

NORTH TOTTENHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

695

Abel

WARNING
This is a protected area
Unauthorized entry or removal of
monuments or structures is prohibited
by law. For more information
see the Conservation Area
Notice on the wall.

Haringey
LONDON

CONTENTS

FOREWORD	1
GENERAL INTRODUCTION	2
1. NORTH TOTTENHAM CONSERVATION AREA APPRAISAL	3
1.1 The purpose of conservation area appraisals	3
1.2 Summary of Special Interest	4
1.3 Location and Setting	8
1.4 Historical Development and Archaeology	11
1.5 Architectural quality and built form	19
1.6 Public realm	52
1.7 Condition and development pressure	52
2. NORTH TOTTENHAM CONSERVATION AREA MANAGEMENT PLAN	55
2.1 The purpose of conservation area management plans	55
2.2 Summary of the implications of conservation area designation	55
2.3 Development context of North Tottenham	56
2.4 Managing change in the conservation area: Key principles	57
2.5 The quality of planning applications	57
2.6 Recommended steps	59
2.7 The conservation area boundary	59
2.8 Monitoring and review	60

3.	PRESERVING AND ENHANCING THE CONSERVATION AREA	62
3.1	When is Permission Needed?	62
3.2	Shop Fronts	64
3.3	Listed Buildings	73
3.4	General Maintenance and Improvements	75
3.5	Extensions	81
3.6	Energy efficiency in historic buildings	84
3.7	Demolition	85
3.8	Uses for historic buildings	86
4.	APPENDICES	87
4.1	Appendix A - Audit	87
4.2	Appendix B - Planning policy context	91
4.3	Appendix C - Planning policy guidance links	92
4.4	Appendix D - Sources	94
4.5	Appendix E - Glossary	95

FOREWORD

(Draft to be approved by Cllr Strickland)

It is with great pleasure that I am able to present the draft North Tottenham Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of North Tottenham Conservation Area and be a guide for developers, residents, planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. 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.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. 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. North Tottenham Conservation Area was designated in 1972, comprising the area around the junctions of White Hart Lane and Northumberland Park and the High Road. A second, detached section of the High Road from

Brereton Road to Lordship Lane was designated in 1978; the small central section between Brereton Road and Whitehall Street was designated in 1991, joining the two. Chapel Place, northwest of the junction between the High Road and White Hart Lane, was included in a further extension in 1995. In 1998 a further amendment included the section of the High Road between the northern borough boundary and Brantwood Road, together with several other minor additions and deletions.

This document comprises two parts: Part I North Tottenham 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 North Tottenham 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 North Tottenham Conservation Area.



1. NORTH TOTTENHAM 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 Tottenham High Road Conservation Area is notable for preserving, until very recently, an almost intact 19th century townscape incorporating notable surviving examples of earlier periods. While its hinterland (the areas immediately to the east and west) has changed dramatically.

1.2.2 The early history of the High Road is still traceable in its townscape and the surviving 18th and early-19th century buildings. The High Road has been subject to a number of changes principally relating to:

a) The change from residential to mainly commercial uses as the land to either side changed from houses with their gardens and farmland to industry and terraced housing for the new workers;

- b) Changing transport modes in the 19th century especially the tram and the railway, bringing the High Road closer to the city and opening up the surrounding areas for new development;
- c) The location of the Tottenham Hotspur football ground in the early-20th century changed the character and perception of the local area, adding a new and potent layer of history and interest;
- d) The deterioration in the quality and utility of high street shopping in the second half of the 20th century due mainly to changing retail patterns and leading to a drop in property values.

1.2.3 In spite of these changes the townscape retains a high degree of historical continuity, maintaining a contained linear street pattern forming a sequence of linked spaces and sub spaces, and with a notable variety and contrast in architectural

styles and materials. The street width and alignment very much still follows the form established by the mid-19th century. There are good surviving examples of buildings dating from the 18th and 19th centuries including outstanding groups of Georgian houses and mid and late-Victorian shopping parades illustrating the changes to this building type in scale and style, together with examples of the inter-war style of the mid-20th century.

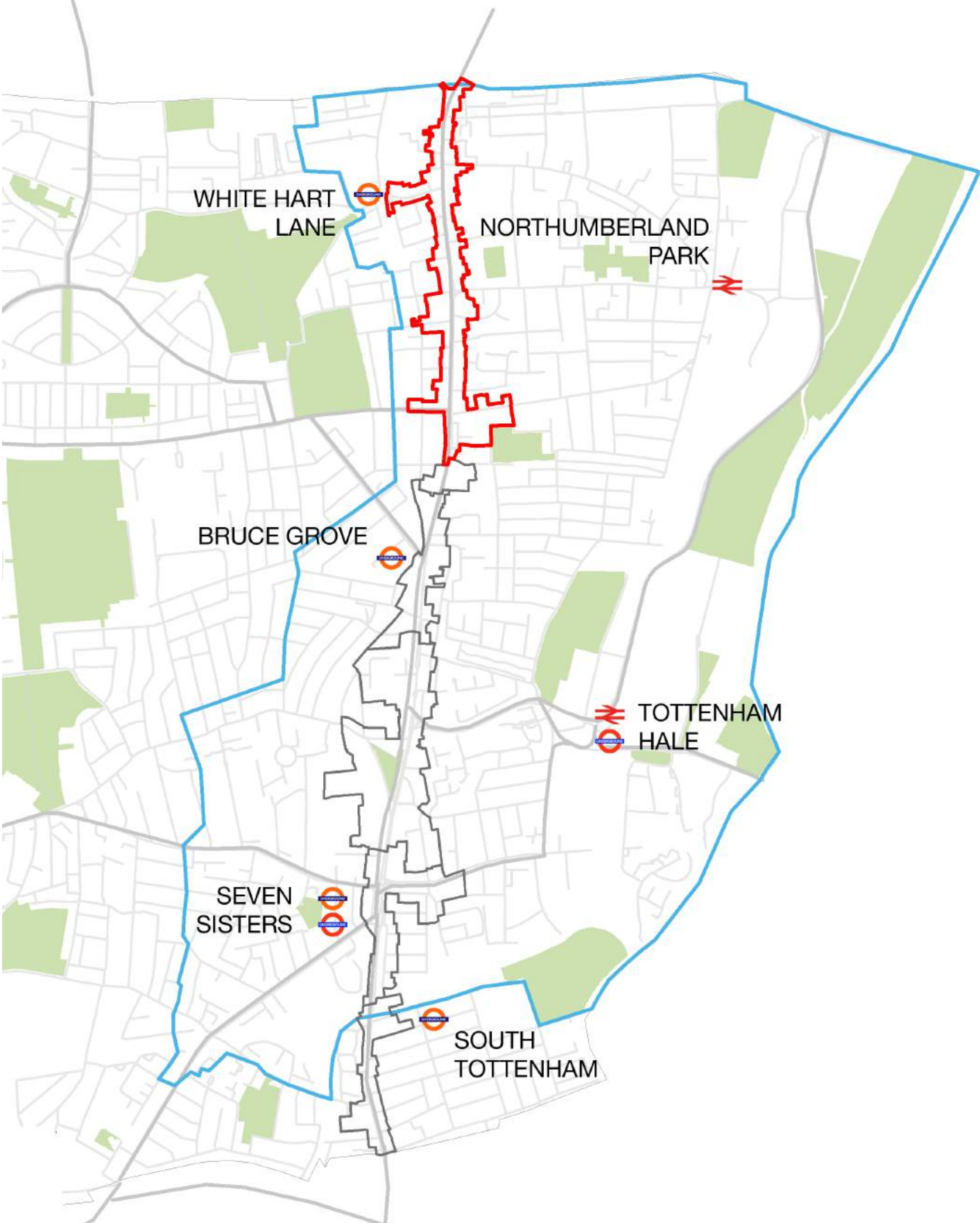
1.2.4 The Spurs football ground was originally set behind and apart from the High Road, within a dense network of residential streets, a situation common to many football grounds in urban areas. The continuity of the 19th-century buildings on the High Road was largely maintained. This helped to create an explicit experience of arrival at White Hart Lane, walking from the station to the High Road and along Bill Nicholson Way and other side streets into the ground. The larger scale redevelopment of the football stadium together with its associated new buildings presents a challenge in resolving the conflict between the larger spaces needed to accommodate bigger crowds and the importance of preserving the historic linear character of the High Road.

1.2.5 The evolution of the built form of the High Road and its surroundings is mirrored in the social evolution and changes that have taken place over time within the local community. The High Road

has been significant for many generations of the local community and continues to fill an important function for small local shops and businesses. The area is also important to those football fans coming on match days, bringing their own perception of the locality within the context of the history and culture of the 'White Hart Lane' experience.

1.2.6 In summary, the northern part of the conservation area (Sub-area A, refer to Map 2 on p10) is the best surviving townscape section of the High Road, containing some outstanding Georgian buildings. White Hart Lane (Sub-area B) is notable for examples of buildings of every period including early railway buildings although the townscape quality is poor. The central part of the High Road (Sub-area C) is the section most at risk from the proposed new development of the Spurs ground and the associated buildings. The lower half of the conservation area (Sub-areas D and E) continue the historic mix of Georgian and Victorian development although with some 20th century interventions.

1.2.7 Key features of the conservation area that need to be preserved and enhanced include the historic linear continuity of buildings either side of the High Road, maintaining the character of the townscape and its sense of spatial sequence highlighted by the mix of Victorian and Georgian buildings that help to give the street its scale and sense of place.



Map 1. Location map: North Tottenham 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 North Tottenham Conservation Area

 Conservation Area Boundary



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 northwest. The High Road is almost three miles long, running north south 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 name 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, 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 NORTH TOTTENHAM CONSERVATION AREA

1.3.5 This is essentially a linear conservation area within a densely built-up urban setting. The boundary largely conforms to the rear property boundaries of the buildings lining the High Road and the short sections of inter-connecting roads that are included in the conservation area.

1.3.6 The northern conservation area boundary is currently defined by the Borough boundary with Enfield, where the High Road continues northwards as Fore Street, Edmonton (the latter is not within a conservation area designated by Enfield). The area around the High Road/Fore Street intersection was comprehensively redeveloped from the 1950s onwards, and the historic continuity of this part of the ancient highway has been all but erased. The High Road's northern 'entrance' is now defined on the west side by Nos. 867-869, an imposing group of early-18th century houses, and by the Coach and Horses public house opposite, of early-19th century origins, which announce the predominantly Georgian character of the northernmost stretch of the High Road.

1.3.7 A considerable proportion of the land to the east and west of the conservation area boundary is occupied by post-war housing or by light industrial uses, the latter mainly located to the northwest. The majority of housing is low rise; the high-rise elements of Love Lane Estate to the west having limited impact on views from the High Road. The large tract south of Northumberland Park is now cleared for the Spurs redevelopment scheme, and the setting of the conservation area here will change dramatically.

1.3.8 A number of houses survive in the Victorian residential streets that intersect with the High Road: e.g. Northumberland Park, Bromley Road and Lansdowne Road. The most impressive and intact of the adjacent Victorian developments is the grid of streets on the west side of the High Road fronted by Criterion Buildings and including Ruskin Road, Cedar Road and Pembury Avenue. These residential streets are a good example of a planned residential development with an integral commercial frontage and make an important contribution to the High Road's setting and to the story of its Victorian development.

1.3.9 At the southern end near the boundary with Scotland Green Conservation Area, a screen of mature trees along the frontage mitigates the impact of the architecturally undistinguished Millicent Fawcett Court, which is not within a conservation area.

TREES AND OPEN SPACES

1.3.10 The northern part of the High Road (sub-area A) has a small number of mature street trees, and few buildings have front gardens or forecourts. Further south, street trees are more abundant, complemented by mature trees screening properties that are set back from the street – for example Tottenham Sports Centre, St Francis de Sales School and some of the post-war housing developments to the south of the conservation area. There are trees and shrubbery in some of the front gardens in residential streets off the High Road. Hartington Park, which borders the south-east boundary of the conservation area is an important green space and local amenity.

VIEWS

1.3.11 Views are largely contained within the linear form of the High Street, with views in and out of the conservation area only occurring at junctions with side roads. Some passageways and alleys also contribute more contained local views to either side.

Views from the side streets such as Northumberland Park and White Hart Lane each illustrate a distinct change in scale and character from that along the High Road.

1.3.12 At the northern end of the conservation area, views north and south from Brantwood Road illustrate the open character looking north, contrasting with the enclosed character of the High Road looking south. Generally, the views looking south are contained only by the slight curve in the road alignment and large street trees. Looking north from the junction with Lordship Lane, however, the long street vista is closed by the Altair Close tower block in the far distance.

Picture 1. Mature trees screening properties that are set back from the street





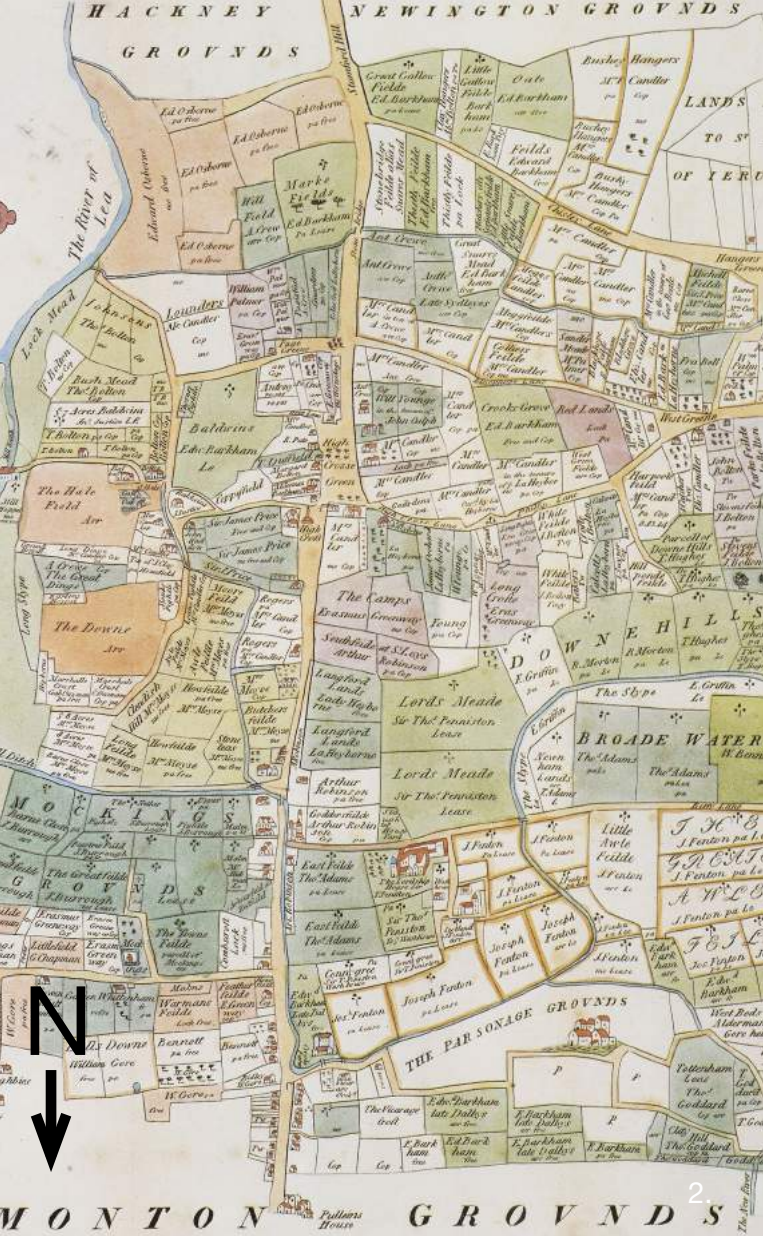
1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

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 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, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. 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.

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). The then un-named, Marsh Lane (Park Lane) ran eastwards 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 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and 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. The face of Tottenham High Road was hugely varied; few of the many timber-built



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

Picture 3. Wyburd's parish map 1798

small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. 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. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

1.4.7 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 Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds.

Picture 4. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service



Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 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.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. 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 5. Northumberland Park, North side, c1900, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Picture 6. White Hart Lane Adjacent to the High Road showing the former Fremlin's stores entrance and warehouse c1900, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service





THE DEVELOPMENT OF THE HIGH ROAD IN NORTH TOTTENHAM

1.4.10 By 1844 the frontage from the parish boundary to White Hart Lane was densely built up. Back land developments of low-status terraces were emerging, notably around Love Lane and Church Road, probably housing workers at the lace factory, and Wagon Lane on the east side.

1.4.11 Further south however, the post-1844 development pattern of the west side differed from that of the east in one key respect, due to the greater abundance of detached properties in large plots, and other tracts of undeveloped land that still bordered the highway. As owners sold up, several of these plots were developed with a series of uniform frontages to the High Road, typically three-storey terraces with shops: by 1864

Picture 7. Tottenham High Road, 1952, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

the frontage, from the present No. 773 down to No. 731, hitherto devoid of buildings and enclosed by an open stretch of the Moselle brook, was lined with a series of terraces, with new streets of terraced housing behind (Whitehall and Moselle Streets) complemented by 1894 with Nos. 783-791 and 1-5 White Hart Lane on the site of a villa named The Yews. Further south, another large property was developed with a Presbyterian Church and St Francis de Sales Catholic Church (1895), separated by Brereton Road. By 1894, a large villa, the Sycamores, had made way for a long shopping parade, Criterion Buildings, intersected by Ruskin and Cedar Roads, while at southern end (outside the

conservation area boundary) one of the High Road's last ancient dwellings was redeveloped with houses, now the site of Millicent Fawcett Court.

1.4.12 Key Edwardian and inter-war developments were the Tottenham Gas Company offices (1900-13), and Tottenham Technical College (1937-9). Post-war redevelopments include Brook House, a 17th-century mansion adjacent to the parish boundary, making way for the Cannon Rubber Factory, recently redeveloped as a mixed-use complex (outside the conservation area boundary), and Kathleen Ferrier House, which occupies the site of the Presbyterian Church. The expansion of St Francis de Sales School absorbed the sites of Beech House, an early-19th century villa, latterly a Marist convent, and also a contemporary terrace to the south, which had been demolished by 1949 possibly due to bomb damage.

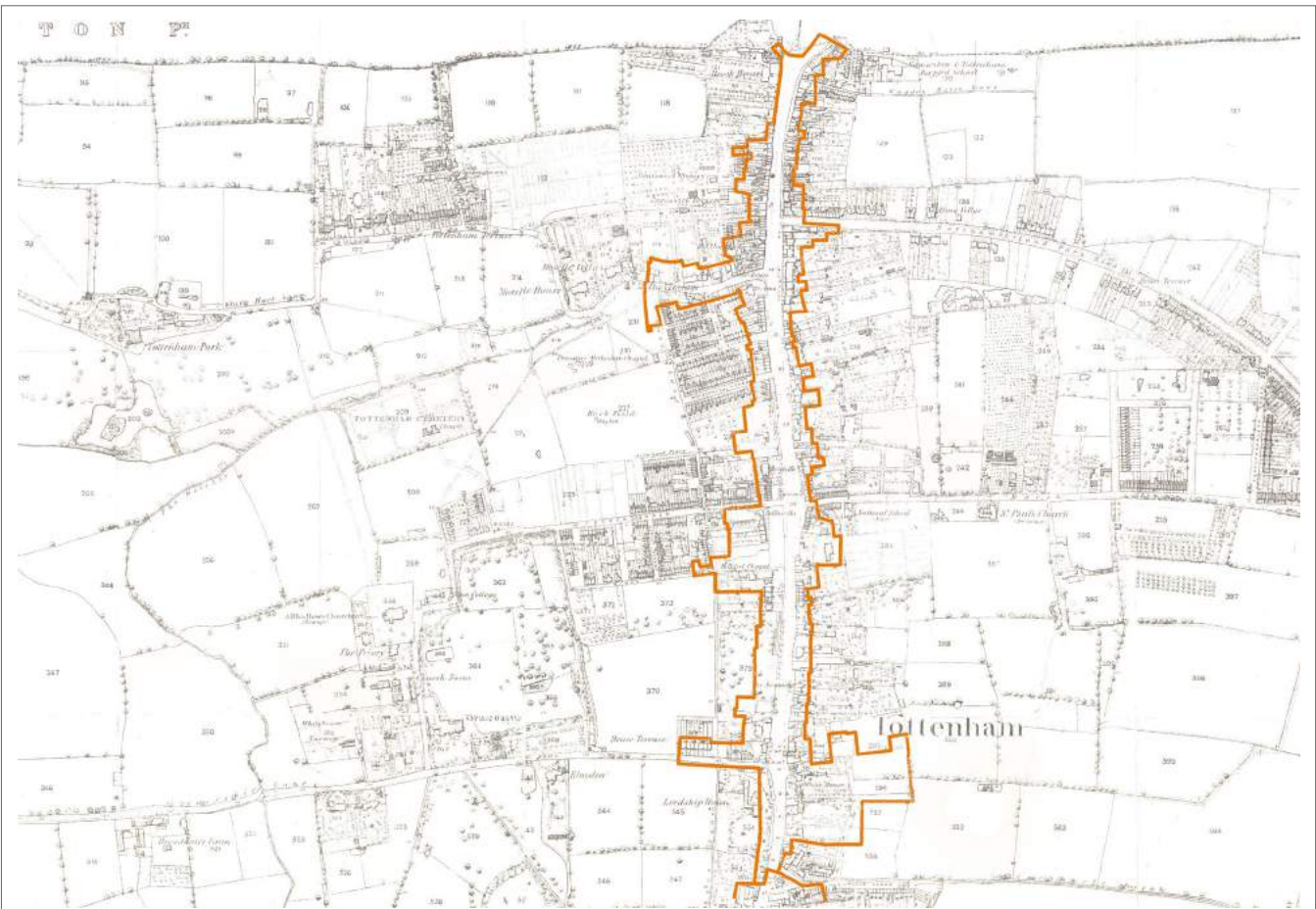
1.4.13 The east side of the High Road had relatively few undeveloped plots by 1844, and rebuilding up to the 1930s was mainly confined to individual plots or small groups. Several new residential streets were created: Northumberland Park, Bromley Road, Lansdowne Road and Brantwood Road. Surviving Victorian and Edwardian redevelopments include the Bell Brewery (1864); the Tottenham and Edmonton public dispensary (rebuilt 1910); the Red House (c1878), a former temperance 'coffee tavern', and the former White Hart pub, rebuilt c1900 on the site of the ancient inn of the same name; and of the inter-war years, the former Co-operative building (1930),

rebuilt in facsimile following its destruction in the 2011 riots.

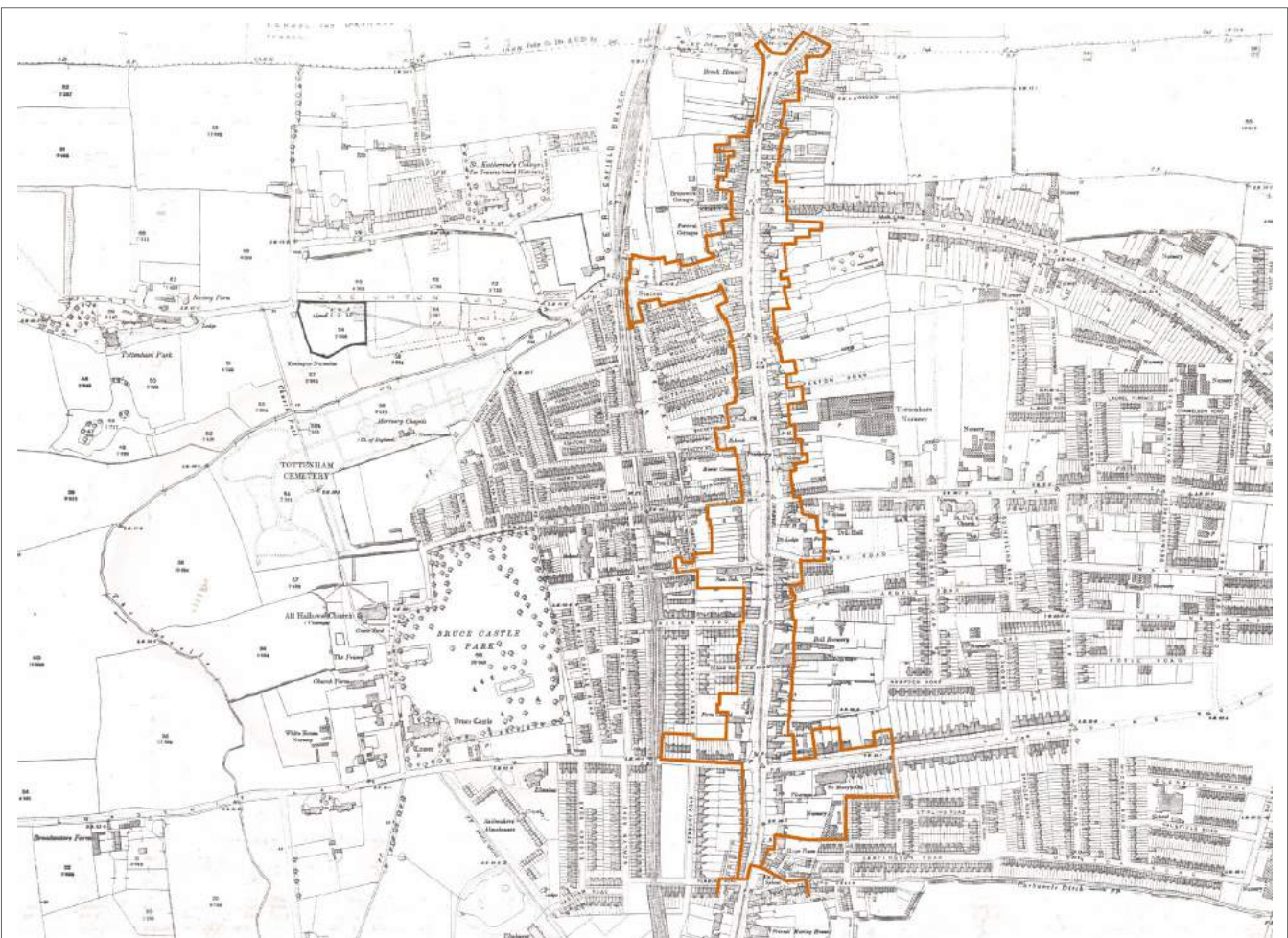
1.4.14 Post-war redevelopment saw the clearance of all the buildings from the parish boundary to Brantwood Road, including the network of terraces in Wagon Lane, by now notorious slums, to make way for Altair Close flats. South of this, little redevelopment took place, hence the remarkable stretch of Georgian townscape. Recently, the land between Dial House and the former White Hart pub, comprising Nos. 752-788, has been cleared of buildings in advance of the Spurs stadium redevelopment. The former parish workhouse, known as Coombes Croft House, subsequently the Local Board office and fire station, then a public library, is now the site of Coombes House flats. The High Road from the present Hampden Lane to Scotland Green has undergone extensive redevelopment since the 1960s.

ARCHAEOLOGY

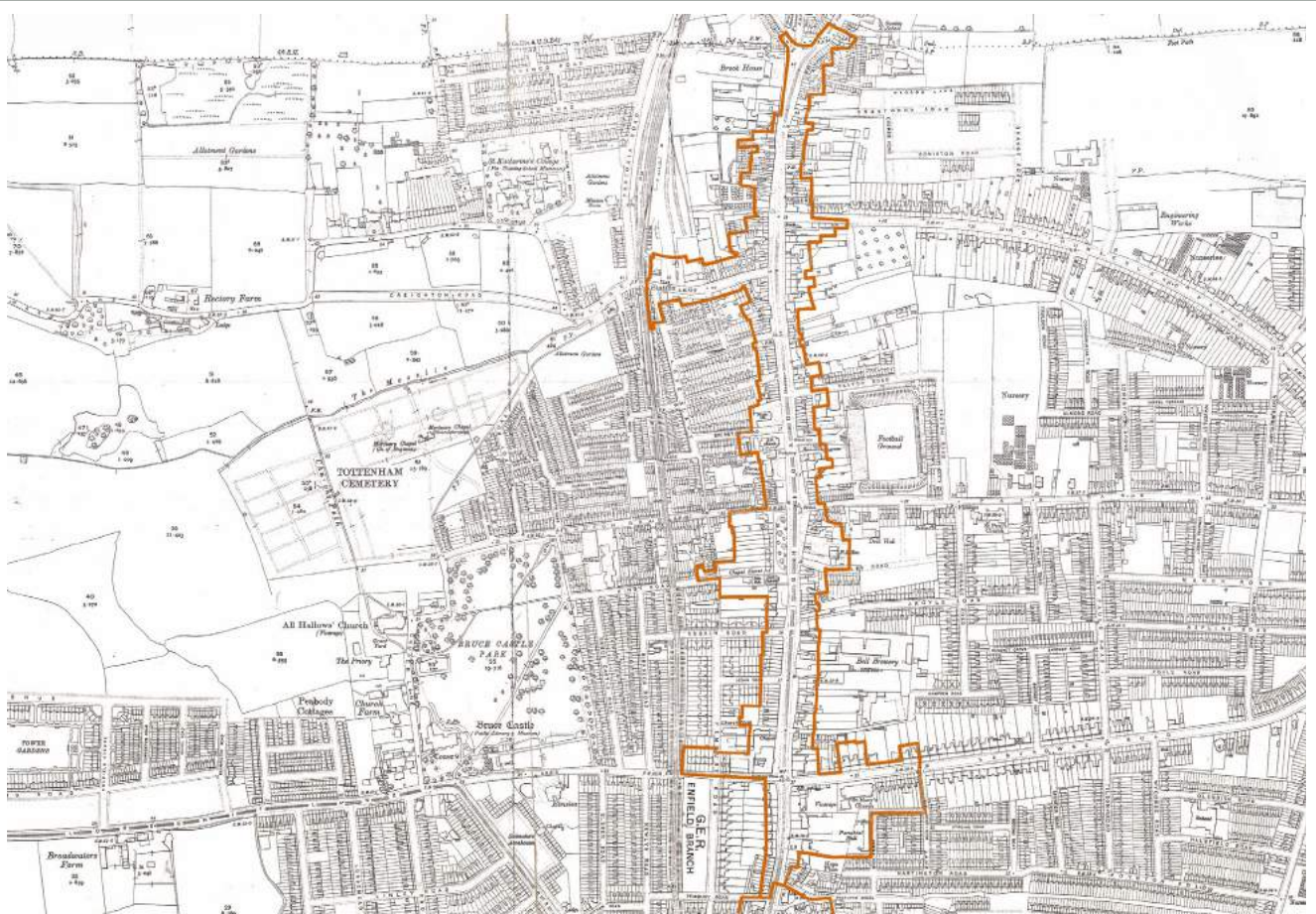
1.4.15 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle 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.



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



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

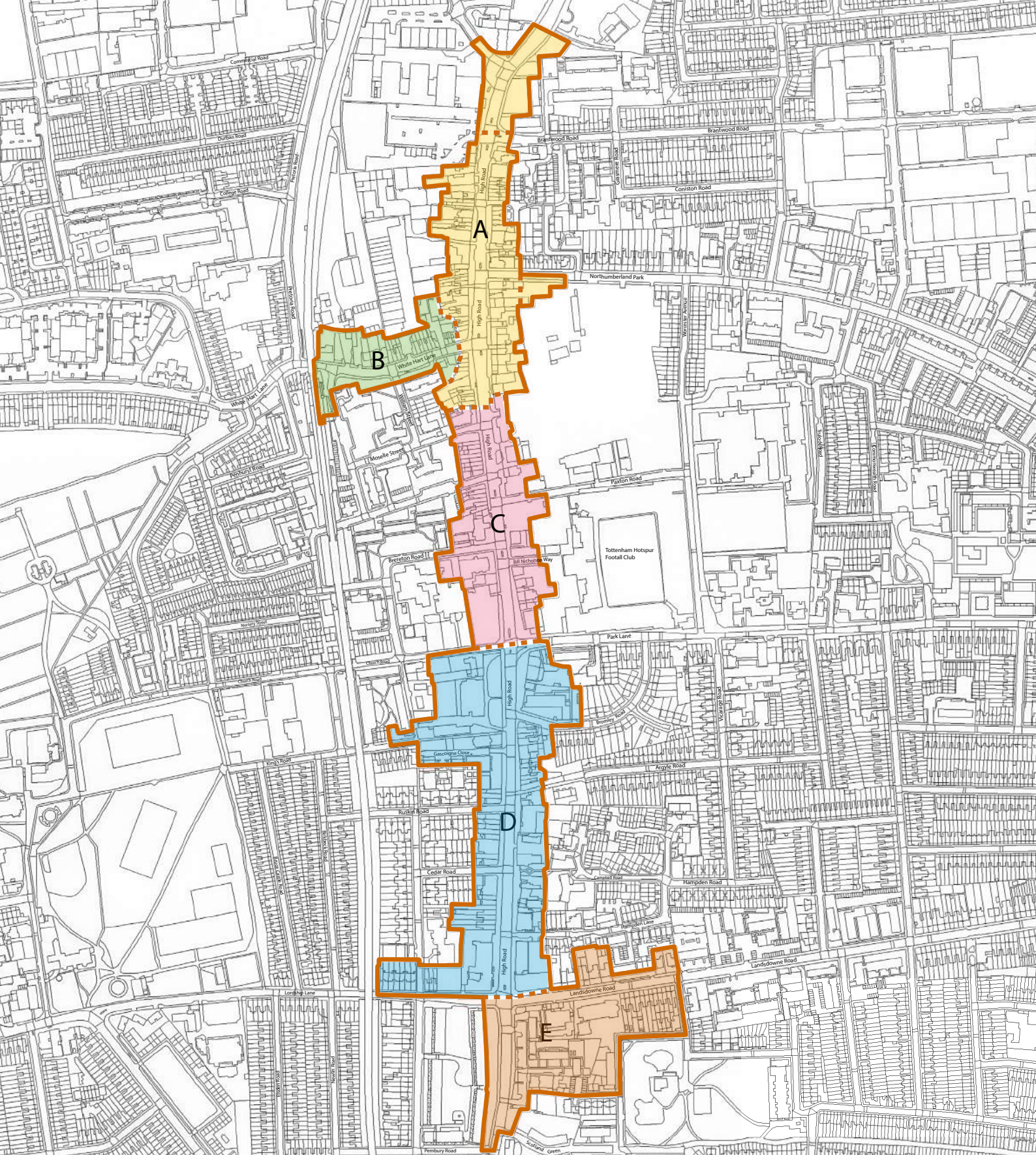
CHARACTER SUB-AREAS

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 North Tottenham Conservation Area can be considered as consisting of the following character sub-areas:

- A** The northern part of the High Road between Brantwood Road and White Hart Lane
- B** White Hart Lane
- C** The central section of the High Road between White Hart Lane and Church Road
- D** The southern section of the High Road from Church Road and Park Lane to Lordship Lane, including the section of the conservation area in Lordship Lane
- E** The east side of the High Road from Lansdowne Road to the conservation area boundary, including the section of the conservation area in Lansdowne Road.



Map 7. Character sub-areas

-  Conservation Area Boundary
-  Character Area Boundary

CHARACTER SUB-AREA A TOTTENHAM HIGH ROAD NORTH

1.5.4 The conservation area was extended up to the borough boundary in 1998 but this northernmost section has been comprehensively redeveloped and, other than the road alignment, has no remaining buildings of architectural or historic significance. The section of the High Road between Brantwood Road and White Hart Lane, however, is the most complete part of the conservation area in terms of its surviving historic buildings and townscape form, retaining many Georgian and Victorian buildings with their consistency of scale, height and frontage width.

1.5.5 The road alignment is on a very slight curve, accentuated by the widened pavement on the west side that emphasises the slight ‘concave’ shape of the continuous building frontage, creating a sense of place and enhancing the view when looking south along the High Road.

1.5.6 The east side has had more infill development and consequently has a less continuous frontage, with wider sections where the buildings are set further back compared to places where the building line comes forward to the back of a narrower pavement. However, this helps to create interest and contrast in the street frontage.

1.5.7 The linear high street can be split into a sequence of sub-spaces progressing from north to south. The entry sequence to the high street is formed on the east side by a mix of the three-storey Coach and Horses pub, the modern infill of the Barclays Bank building and the two-storey Edwardian terrace of houses with shop fronts (Nos. 840-850).

Picture 8. View looking south from Brantwood Road marking the entry to the High Street and to the conservation area

Picture 9. View looking north from Brantwood Road showing the open character of the townscape



8.



9.



10.



11.



12.

1.5.8 On the west side, the listed three-storey Georgian terrace (Nos. 867-869) has been added to with a newly built Georgian replica at No. 865 that fails to match the proportions and detailing of the original. This short entry sequence terminates with a gap site fronting the timber yard (Nos. 855-863), enclosed by unsightly hoardings, and is marked by the mature street tree on the west side of the High Road.

Picture 10. View of the west side of the High Road showing the continuous shallow curve in the street line, historic frontage widths and varied roofline all giving a traditional high street character

Picture 11. View of the east side of the High Road showing the different character of the later buildings, continuous rooflines and the set back building line.

Picture 12. View looking north illustrating the enclosed linear character of this part of the High Road

1.5.9 Beyond this the pavement widens out in front of the subtle concave curve of the buildings on the west side. On the east side the building line also steps back to increase the width of the High Road, presumably as part of a road widening line implemented on the 1950/1960s redevelopment of Nos. 832-838 and 824-828 (a particularly poor building). The rest of this sequence on the east side consists of three listed buildings. No. 822 is an early-19th century building with windows set in elliptically arched recesses, and Nos. 816 - 818 and 820 both originally fine mid-18th century houses on the corner of Northumberland Park.

1.5.10 The continuous building frontage on the west side contains a mix of 18th, 19th and 20th-century buildings. The three early-18th century houses Nos. 847-851 (locally listed) have modern shop fronts and like the early-19th century building at No. 845 have been altered due to painting, rendering and replacement windows. The former Chequers inn, Nos. 841-843 however, an Edwardian public house with its mock Tudor style and taller gable roof with brick chimney

stacks, is an important punctuation in the street scene. South of the pub come a three early-19th century houses with shops (Nos. 835-839), originally a uniform terrace that may have also incorporated the two houses replaced by the Chequers; No. 835 refaced but fitting anonymously into the street scene unlike the poorly proportioned post-war building at 831-833. After the passageway, No. 829, dating from the early-19th century, was a public house in the 1880s, and No. 827, rebuilt c1900, has a projecting gable that also adds a good punctuation in the roofline; both have well-preserved shop surrounds of c1900. Nos. 823-825, rebuilt in the late-19th century, has a decorative plaster frieze below the cornice and a good shop front with Corinthian columns.

Picture 13. View looking south at junction with Northumberland Park – the mixed informal character of the buildings on the right continues to White Hart Lane.

Picture 14. Nos. 808 – 810 High Road (east side) Georgian houses set back from the later street frontage





1.5.11 From here to the corner of White Hart Lane there is a good sequence of 18th and 19th-century buildings, some listed, e.g. Nos. 819-821, an early-18th century pair, now rendered and with 19th-century shop fronts, and some locally listed. Of the latter, Nos. 809-811 is of particular interest; they have a double-pitched pantiled mansard roof front and back with a central valley gutter. The rear elevation appears to have early sash windows with frames flush with the brickwork. They possibly date from the early/mid 18th century although the shop fronts were added later. The prominent corner building with White Hart Lane (Nos. 793-795) is a late-19th century commercial building that with its cast-iron cresting at roof level and its pilastered ground floor makes a fitting termination to this sequence.

Picture 15. View looking north from Northumberland Park showing the group of Georgian houses on the east side of the High Road. The curved building line is noticeable on the left of the picture.

Picture 16. Nos. 819-821 High Road (west side) – Early to mid 18th century houses converted to shops on the ground floor. The Victorian shop fronts have been redecorated with improved fascia signage that complements the character of the building.

Picture 17. Nos. 809-811 High Road (west side) – an early building of interest with a good shop front spoilt by the blue shutter frames.



1.5.12 The east side continues south of Northumberland Park with a notable Edwardian corner building, a two-storey former bank in red brick with rusticated stone quoins and finely curved red granite pilasters on the ground floor, which partly conceals Nos. 808-810, two outstanding Grade II* houses dating from c1715, set back from the road behind former front gardens. These are the perhaps the finest Georgian buildings to be found within the conservation area. Nos. 804-806 is a late-19th century commercial terrace that steps forward to the Victorian building line and is notable for the foliage decoration in bas-relief on the window lintels. The Georgian sequence resumes with a listed three-storey terrace of houses (Nos.

Picture 18. View of the mixed informal character of the mainly Victorian buildings on the west side of the High Road

792-802, Northumberland Terrace) again set back from the road behind front gardens. No. 796, Percy House (listed Grade II*) is particularly important in the street scene with its fine forecourt railings and gates. No. 792, a mid-18th century house, steps forward slightly from the rest of the terrace and the sequence is visually closed by Dial House, the oldest building thought to date from the late-17th century. Although rebuilt after a fire in 1982 it remains a prominent building in the street scene and provides a suitable termination to this group of important buildings.



Picture 19. View looking north from south of the junction with White Hart Lane. The row of buildings on the west side is terminated by the Victorian corner building.

Picture 20. The more formal streetscape on the west side of the High Road illustrated by the Georgian terrace including No. 796 High Road with its fine gates and railings

Picture 21. View looking north showing the terrace of Georgian houses (796-802) set back from the road behind a wider pavement and front gardens.



1.5.13 Opposite the Georgian terrace, on the west side, the buildings reflect the early phase of Victorian commercial development along the High Road. The building on the southwest corner of the High Road and White Hart Lane (Nos. 791-783) is a typical late-19th century three-storey terrace with shops on the ground floor. Nos. 773-779 is a mid-19th century terrace built with original shop fronts. The prominent keystones and cornice line still contribute to the street scene although the terrace and shop fronts have been extensively altered. Nos. 769-771 originally part of a row of five, also with shops, is of a similar date, with the facades now rendered. Bergen Apartments occupies the site of the remainder of this group, a four-storey block of flats built in 2006 that follows neither the prevailing height nor building line, nor is in any other way sympathetic to its context, such as the prominent

Picture 22. Victorian shopping frontages on the High Road - Nos. 773-779 (mid Victorian) and Nos. 783-791 on the right (later c19th).

Picture 23. View showing the early c19th buildings (Nos. 769-771) that complete this group, with the new development of Bergen Apartments (No.761) on the extreme left.

Picture 24. Georgian and Victorian Architectural details.

Picture 25. Georgian and Victorian Architectural details.

late-19th century building immediately to the south on the corner of Moselle Street, or the two mid-19th century terraces which follow (within sub-area C).

Townscape summary

1.5.14 This character sub-area is the best-preserved and architecturally most diverse part of the conservation area, containing a sequence of buildings reflecting changing patterns of development from the early/mid 18th century through the 19th to the 20th century. The buildings, whilst of varying ages, contribute to a cohesive and contained streetscape that has a definite 'sense of place' in spite of the effects of the wide carriageway and density of road traffic. This is in part due to the general conformity in scale, height and materials (mostly brick) and the variation in silhouette or roofline.

1.5.15 The variation in the building line helps to create a fluid, inter-penetrating and complex sequence of linked spaces and sub-spaces. The transition from a narrower entry section or sub-space in the north of the High Road is marked by the large tree on the west side, from where the pavement widens as the west side follows a shallow curve and on the east side the building line steps back as part of the post war redevelopment. This

central section contrasts the continuous built form on the west side with the varied dates and building frontages on the east side. The deep set-back of the Georgian terrace facing White Hart Lane forms a third sub-space. The projecting Dial House visually terminates this wider space and this effect is reinforced by the slight curve still discernible in the building line on the west side.

1.5.16 There are few outstanding buildings on the west side of the central section, but with its slight concave curve to the continuous street frontage and the rhythm of narrow frontage widths and its varied roofline, this frontage is reminiscent of a 19th century country town high street.

1.5.17 The east side is different in that most of the 19th-century buildings have been replaced by largely inferior 20th-century development. However, the important Georgian houses and terraces survive as a more formal counterpoint to the varied mix of buildings of different dates on the west side of the High Road.



CHARACTER SUB-AREA B WHITE HART LANE

1.5.18 The section of White Hart Lane between the High Road and the station just about retains a semblance of the winding country lane recorded on Thomas Clay's 1619 map of Tottenham and the 1864 OS map. One 18th-century house and some small early-19th century houses remain, but the other villas with their large gardens have long since been replaced by smaller terraced houses now also much changed and in commercial use. To the north, the former gardens have been filled in with industrial uses and on the south side the 19th-century streets of terrace houses were replaced post war with local authority housing including three twelve-storey point blocks of flats.

1.5.19 Immediately behind the High Road, at the eastern end of White Hart Lane, are the surviving remnants of the early-19th century houses seen on the 1864 OS map. On the north side are Nos. 2-4, a pair of modest houses that have been much

Picture 26. View looking east towards the High Road showing the surviving early cottages and the entrance to Chapel Place

altered. The windows have been replaced and a shop front has been added to No. 4. No.6a was originally one of a pair of small houses, partly rebuilt after the adjoining house was demolished to widen the entrance to Chapel Place. However, the front elevation has kept its original brick arch over the front door and the two sash windows beneath flat rubbed brick arches.

1.5.20 Chapel Place links White Hart Lane, originally via a narrow lane, with the High Road through the archway between Nos. 811 and 813 High Road. The former Catholic Chapel and Pastor's house date from 1826 but the building is now surrounded and obscured by modern sheds and extensions.



27.



28.



29.

1.5.21 Opposite on the south side Nos. 1-5 is a three-storey terrace with shops including an original carriageway, otherwise all much altered. No. 7 is a villa dating from c1840 set back from the road with steps up to the front door. The building is rendered with incised stucco, and the sash windows together with the panelled front door with fanlight could all be original. However, the house now sits uncomfortably between the Victorian development to its left and the void created by the post-war housing development behind.

Picture 27. View looking west along White Hart Lane showing the change of scale from the High Road

Picture 28. View of Nos. 8-18 White Hart Lane looking east, showing the visual impact of alterations and later shop fronts

Picture 29. View showing the setting of the listed building (No. 7 White Hart Lane), between the larger Victorian development (Nos. 1-5) on the left and the open frontage of the post war flats on the right.

1.5.22 The late-19th century two-storey terraces on the north side (Nos. 8-18 and 24-30) were originally one but Nos. 20-22 was demolished early in the 20th century. All but one of the original small houses has been converted to commercial use with a motley collection of added shop fronts. The original builder lavished some attention on this modest terrace making use of the classically inspired pattern-book elements readily available to the Victorian developer, including in this case on the first floor the moulded and chamfered window heads with the reeded central column between the paired sash windows. The elevation is also decorated with a dogtooth brick cornice, a band of nail-head ornament at first floor and narrow vermiculated pilasters separating the houses at ground floor. Unfortunately, half of the original first-floor window surrounds have been lost, some replaced with wider window openings beneath concrete lintels, and all of the original windows have been replaced by different patterns of uPVC windows. The character of the group has been severely compromised by the resulting loss of over fifty per cent of its original

detailing together with the poor-quality shop fronts and added satellite dishes and signage.

1.5.23 The Grange (Nos. 32, 34 and 34a) is a mid-18th century house with two wings added to either side in the early to mid-19th century. The house has been restored and has a fine elevation in brown brick with red brick dressings including the rubbed-brick arches over the windows and a good pedimented door case. The later extensions to either side are in a yellow stock brick and have elliptical arched openings deriving from their probable origins as stable and coach house. The house and its extensions form an impressive group but its setting is marred by the projecting blank end wall of the

Picture 30. View of Nos. 24-30 White Hart Lane illustrating the loss of original detail.

Picture 31. View looking east showing the visual effect of the blank end wall on the setting of the listed buildings.





32.



33.



34.

Victorian terrace on one side and the open yard entrance with security fencing on the other.

1.5.24 The remaining building of interest on the north side is No. 52, a detached two-storey house built as the Station Master's house following the opening of White Hart Lane station in 1872. The house appears to be in good condition, in yellow stock brick with gauged brick flat arches over the sash windows and a slate roof. The high stock-brick wall on the frontage also appears to be original. The stock-brick two-storey station building, similar to the one at Bruce Grove, has three brick relieving arches

Picture 32. View looking north showing the gap in the street frontage to the west of the listed building.

Picture 33. The Station Master's House – a locally listed building.

Picture 34. The original station building.

at ground floor and eight windows with pointed arches at the upper, platform level under bracketed eaves.

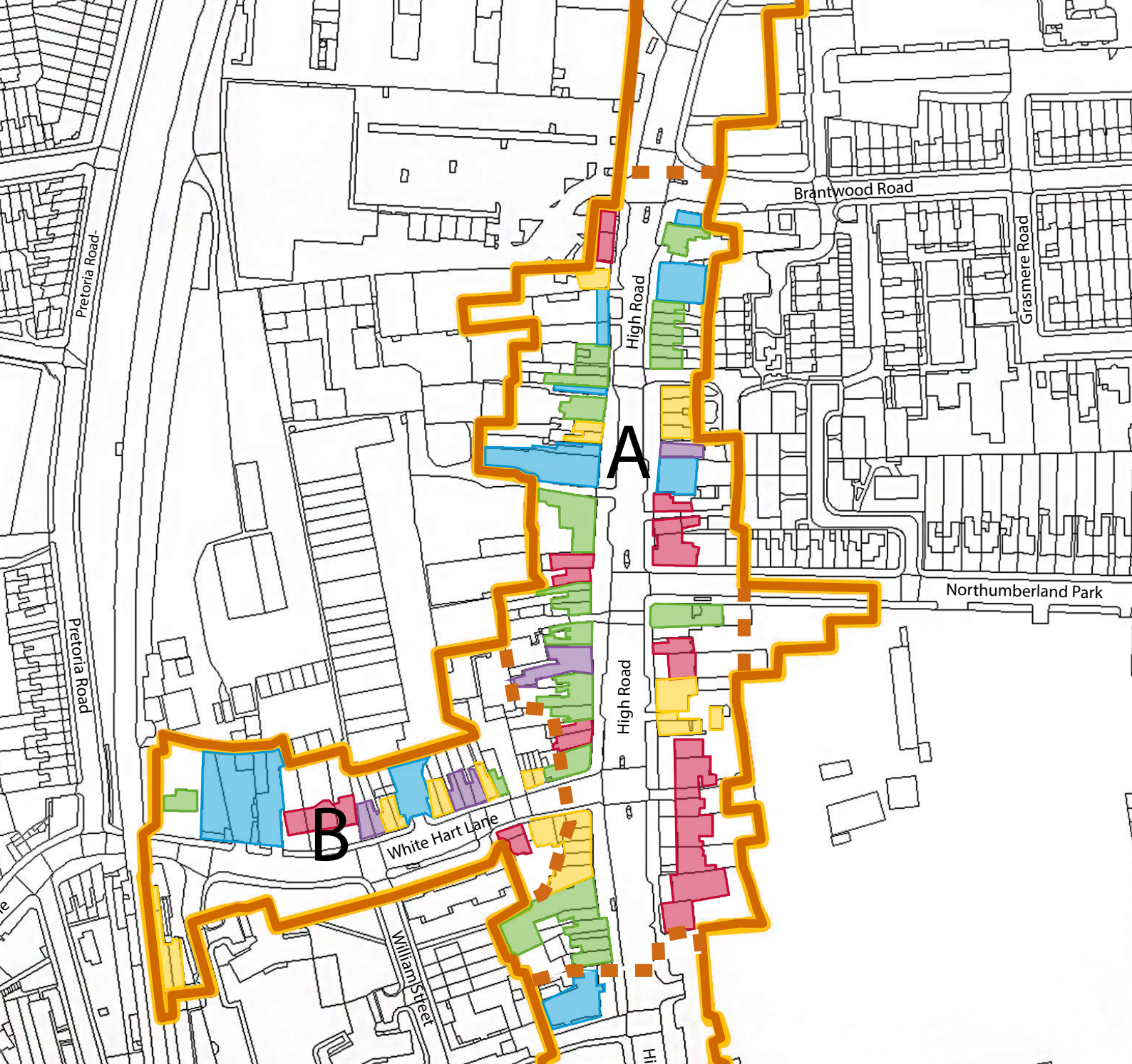
Townscape summary

1.5.25 White Hart Lane is significant in that it has retained buildings representative of each period from Georgian through mid to late Victorian (including the railway-related development) up to post-war housing. However, changes within the sub-area have resulted in a fractured and incomplete townscape. The south side consists of post-war public housing set well back from the street giving an open aspect to the frontage. On the north side the appearance of the 19th-century

terrace has been severely compromised by the extent of the changes it has suffered, and it remains significant only for its group value as a contribution to the street enclosure. Other demolitions to provide access to sites to the north have further broken the street alignment, also compromising the setting of the Grange, a listed building. Taken overall, the character and appearance of this part of the conservation area has been badly diminished.

Map 8. Sub-areas A and B - Townscape Analysis





Map 9. North Tottenham Conservation Area sub-areas A and B, Positive and Negative Contributors

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



35.

CHARACTER SUB-AREA C TOTTENHAM HIGH ROAD CENTRAL

1.5.26 The central section of the conservation area was originally more varied in character, with early Victorian commercial terraces on the west side giving way to the more open appearance of the institutional buildings such as the church and school, contrasting with the more or less continuous built frontage on the east side of the road, with the Spurs stadium visible behind.

1.5.27 On the west side of the High Road Nos. 743-757 is a three-storey terrace of houses with projecting ground floor shops, notable for its prominent keystones and cornice but otherwise much altered in appearance by rendering and painting of the façade, replacement windows and modern shop fronts. Nos. 731-741, south of Whitehall Street, is another three-storey Victorian terrace of houses and shops, slightly smaller in scale with plain brickwork elevations, also much altered and with modern shop fronts. These terraces are shown on the 1864 OS map and were built when the

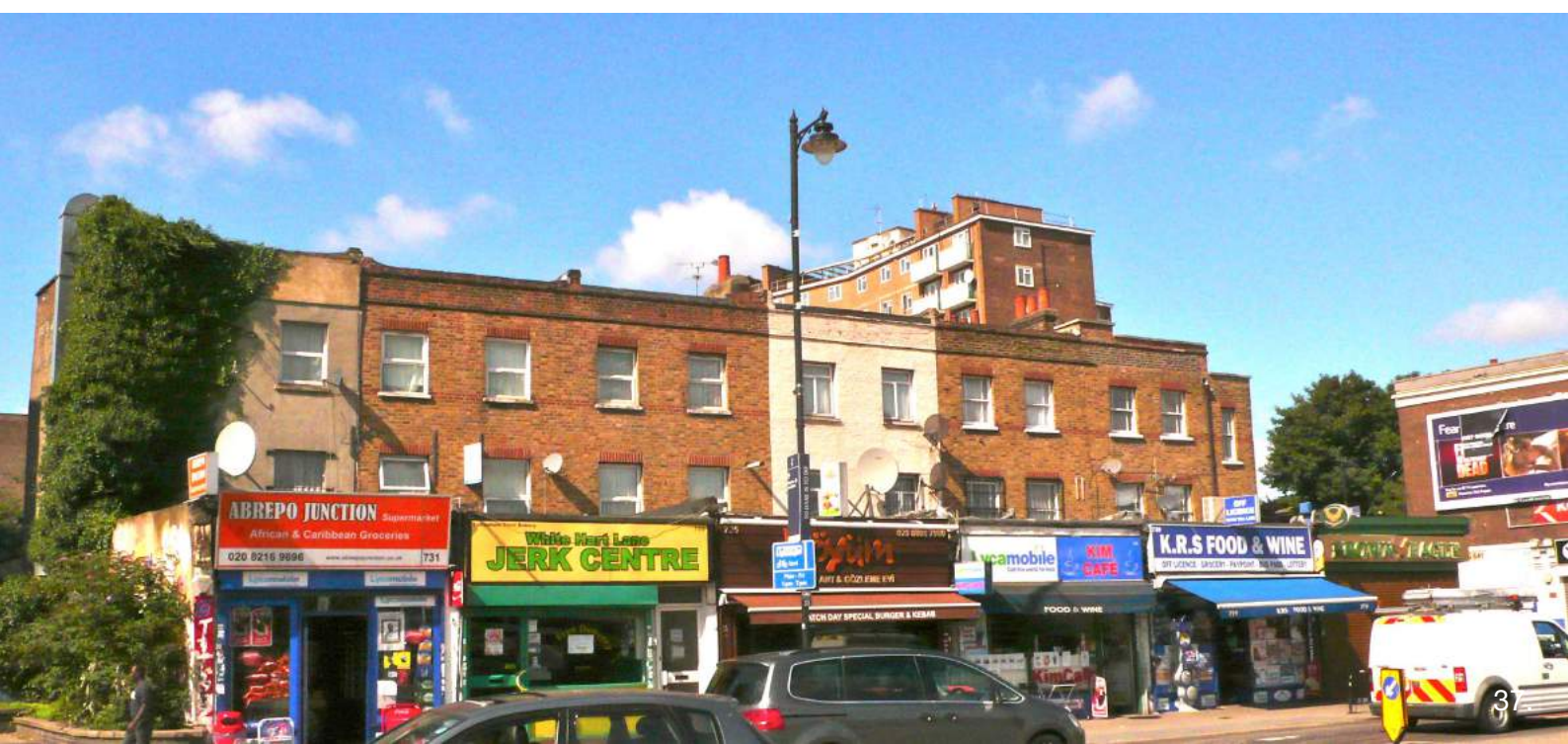
Picture 35. Nos. 743-757 High Road, a mid c19th terrace and No. 759, a late c19th former pub, maintaining the street line on the west side of the High Road.

streets behind were developed with densely packed small-scale terrace housing, all now replaced by post-war public housing. Although much altered, these two terraces remain important components of the townscape for their group value.

1.5.28 South of these terraces, the west side always had a more open character, with a large mansion and gardens being replaced by a Presbyterian church c1866, and south of Brereton Road, by Roman Catholic schools and a presbytery associated with the adjacent Marist Convent. The former church site is now occupied by No. 729 High Road, Kathleen Ferrier Court, a mid-20th century block of flats set back from the road, a good example of its period incorporating a public library extension on the frontage (2010) and a small early-20th century vaguely Gothic-style sub-station



36.



37

in brick. The Church of St Francis de Sales dates from 1895 and has a good east window facing the High Road; the adjacent presbytery is slightly earlier. The remainder of the frontage as far as Church Road now consists of St Francis de Sales school playground.

Picture 36. View of the High Road looking north showing the open aspect resulting from the demolition of the buildings on the east side of the road, and illustrating the lower scale of the terraces on the west compared to the width of the High Road along this frontage.

Picture 37. Nos. 731-741 High Road, the plainer of the two mid c19th terraces on the west side.



1.5.29 In contrast, the east side of the High Road formed a continuous street frontage, consisting of mainly mid-to-late Victorian buildings with some 20th-century replacement and infill. Most of these buildings, including the late-Georgian Fletcher House, have now been demolished as part of the proposed redevelopment of the Spurs football ground. To the south of Dial House the frontage is now entirely open with only a small group of buildings remaining between Bill Nicholson Way and Park Road.

1.5.30 The former White Hart public house (No. 750), rebuilt c1900, was a typical 'Queen Anne' style pub of the late Victorian/Edwardian period. To the south of Bill Nicholson way No. 748, The Red House of 1878-80, was a three-storey building in red brick with twin gables facing the street. No. 746 High Road was the former Tottenham and Edmonton Dispensary dating from c1906, an interesting and historically significant building in red brick with Portland stone dressings with a good ground-floor frontage. All were locally listed. No. 744, Warmington House, is a Grade II-listed building

Picture 38. Nos. 743-757 High Road, a mid c19th terrace and No. 759, a late c19th former pub, maintaining the street line on the west side of the High Road.

dating from about 1828, a rare survivor in this part of the High Road of the residential development of the late-Georgian period.

1.5.31 This group of surviving buildings had lost its original context through the demolition of the rest of the street frontage. The public house was originally a corner building to Bill Nicholson Way with a terrace of housing to the north, and Warmington House was originally part of a group of three Georgian houses extended with later houses on the same building line. The demolished building will be replaced by buildings forming part of the 'Tottenham Experience' development proposed by Tottenham Hotspur Football Club.



39.



40.



41.

1.5.32 Historically, the street frontage widened out to reflect a similar widening to the south of Park Road where the buildings are set at an angle to the High Road. The recently demolished buildings, taken individually and collectively were an important part of the conservation area, valued for their historic and architectural interest, and for the significant contribution they continue to made to the street scene. Their demolition disrupts the linearity of the Conservation Area and has lead to a loss od street enclosure.

Picture 39. The west side of the High Road showing the open character of the school playground resulting in the loss of enclosure to the street line.

Picture 40. The locally listed buildings (now demolished) together with Warmington House, illustrating the street enclosure provided by this group of surviving buildings on the east side of the High road.

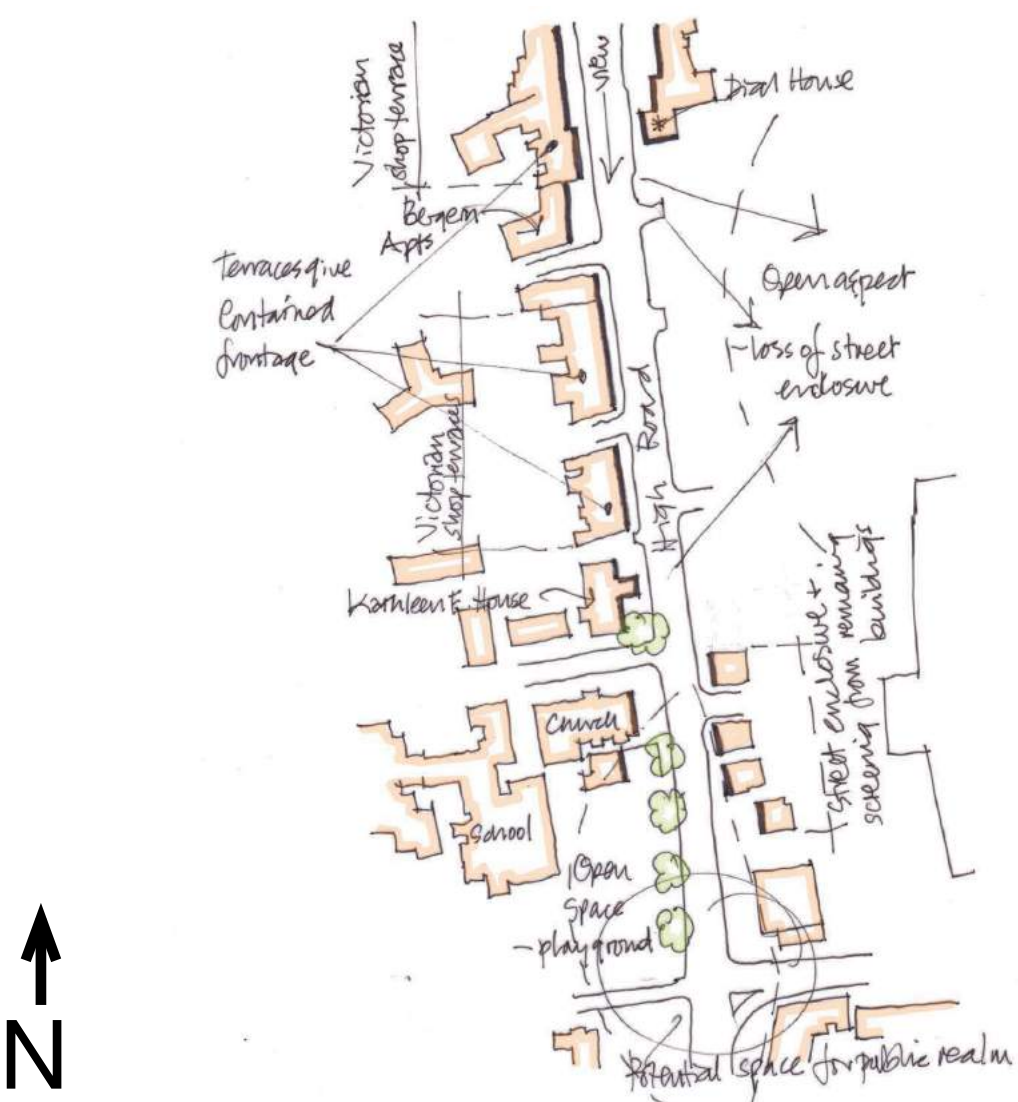
Picture 41. The former White Hart pub, No. 748 High Road and the Dispensary building – all locally listed, now demolished

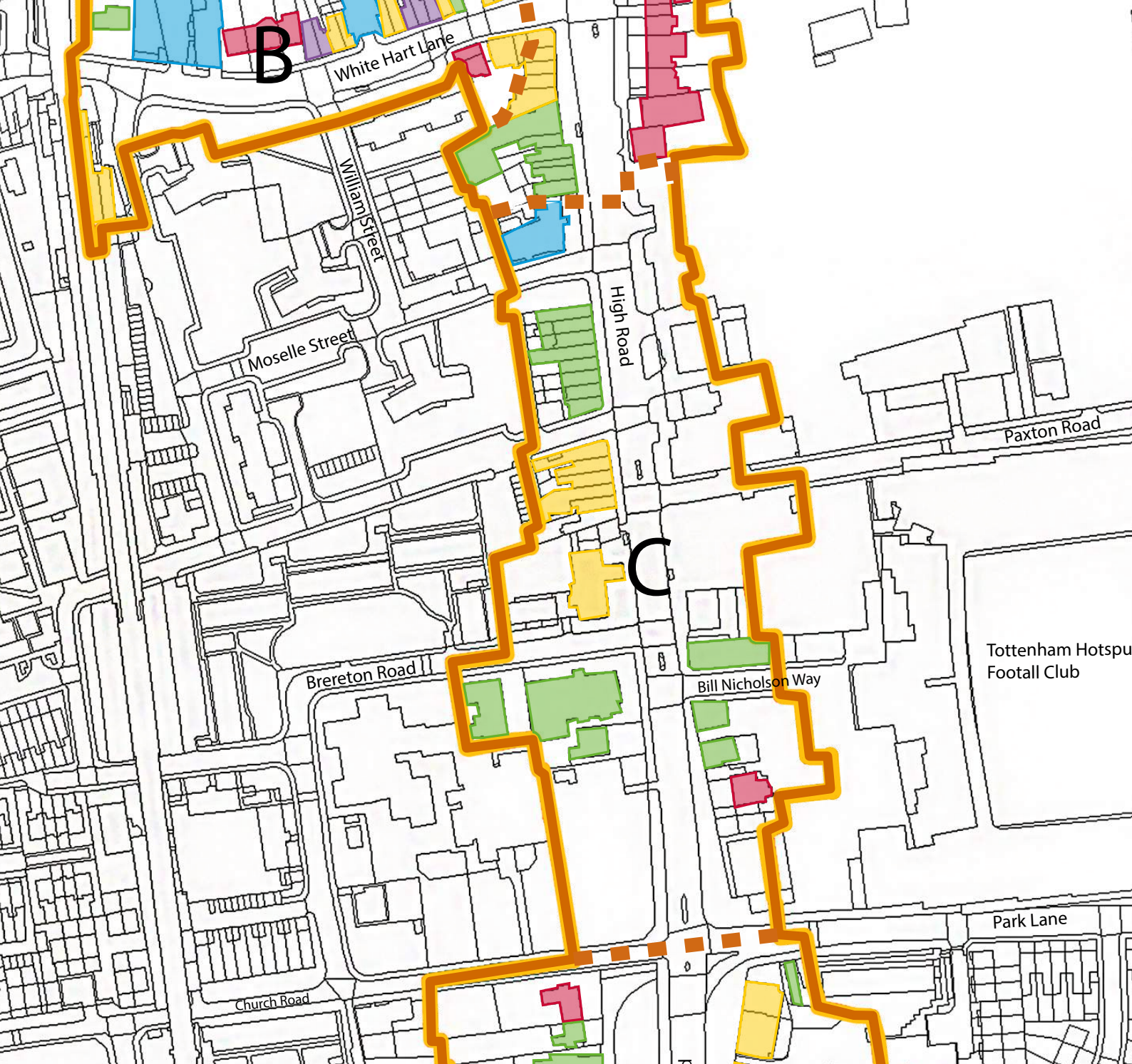
1.5.33 **Townscape summary**

1.5.34 This character sub-area has lost much of its historic integrity with the demolition of most of the buildings on the east side of the High Road as part of the proposed Spurs redevelopment. There is a real danger that the historic linear continuity of the High Road will be lost entirely if redevelopment extends to the west side. Thus the two surviving Victorian commercial terraces, although much

altered, are important components in preserving the linear continuity of the High Road, giving essential enclosure to the new open character of the east side of the road. Similarly, the remaining group of buildings between Bill Nicholson Way and Park Road preserve a semblance of the linear continuity of the east side of the road opposite the church and the open space of the school playground.

Map 10. Sub-area C - Townscape analysis





Map 11. North Tottenham Conservation Area, Positive and Negative Contributors

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



CHARACTER SUB-AREA D TOTTENHAM HIGH ROAD SOUTH

1.5.35 This part of the conservation area retains a distinctively open character, accentuated by a gradual splay in the highway and the building line from Bromley Road to the junction with Park Lane. Dating from the 1690's, Nos. 2-4 Park Lane is of considerable significance as the last recognisable survivors of the smaller vernacular houses that once abounded in and around the High Road. At the south east of the junction with Park Lane, set at an angle, is a mixed group of buildings comprising the former Corner Pin Public House (Nos. 732-726), with a pilastered pub front, dating from the late-19th century, and the Bell and Hare, a well-composed 1930's neo-Georgian rebuild of the 18th-century inn. Between the two, Nos. 728-730 is a bland 1970s pastiche. After this group, a small early-20th century public lavatory is a notable punctuation in the streetscape. Unfortunately, the five-storey 1970s development of the Coombes Croft flats, built on the site of the 18th century parish workhouse, disrupts

the frontage by being built at a right angle to the street with a blind wall facing the High Road.

1.5.36 The group to the south of the junction with Bromley Road (Nos. 686-710), predominantly mid-to-late Victorian but retaining some earlier elements, has strong townscape interest. The corner building (No. 710), created when Bromley Road was developed c1880, has elaborate stuccoed lintels to the windows and a bracketed cornice, whilst No. 708 may be early-19th century. Nos. 704-706 (formerly Glickmans Ironmongers, a long-established local business) probably dates from c1870 and is a strong composition with first-floor bay windows and well-preserved contemporary shop fronts. Nos. 700-702 is a successful recent redevelopment of three fire-damaged buildings, now with a unified Italianate facade to complement Glickman's and with traditionally detailed shops. Nos. 694-698 appears to date from the early-19th century; Nos. 694-6 are disfigured however by cement render and all have poor-quality projecting shop fronts.



1.5.37 Nos. 686-690, a small quasi-uniform shopping parade, has canted first-floor bay windows and altered shop fronts - the earliest (No. 686) has a plaque inscribed 'Argyle House 1881'. The others, distinguished by red brick banding, are a decade or so later.

1.5.38 South of Argyle Passage, No. 684 is a steel-framed commercial building with a rendered facade, designed in the classical manner, with a prominent modillion cornice and metal star-shaped air vents which, despite its current dilapidated state, is a good representative of the High Road's inter-war phase.

Picture 42. High Road east side at junction with Bromley Road

Picture 43. View of the east side of the High Road looking south from Park Road

Picture 44. Georgian Houses (895-897) with contemporary infill



1.5.39 The streetscape sequence, however, is badly disrupted by Nos. 678-682, a poorly articulated 1970s red brick two-storey block with a glazed third floor of 2008, whose horizontal emphasis is at odds with its context. The Grade II-listed former Bell Brewery entrance building, in the mid-19th century Italianate style with a central clock tower, and the associated locally listed former brewery offices built to either side of a long yard, are important survivals of the Victorian brewing industry in Tottenham. Although the remainder of the brewery has gone, the open yard, fronted by railings and gate-piers, preserves the essential character of the original complex.

1.5.40 Nos. 662-670, a series of Grade II-listed Georgian houses, is set at an angle to the street where the road broadens slightly. Despite some unsympathetic ground-floor alterations they constitute an imposing group especially the end house, No. 670, with its Regency stucco and other embellishments. An early-mid 18th century house, Nos. 658-660, which stood immediately to the south

Picture 45. Looking north from the Lordship Lane junction showing the larger scale new buildings on the east side

was replaced c2006 by an assertive and over-scaled block of flats which fails to respect the adjacent listed buildings and this, in conjunction with a long 1970s red-brick block (Nos. 640-656) south of Hampden Lane, forms one of the most negative aspects of the sub-area. The classical former Co-operative building of 1930, recently rebuilt in facsimile, has a canted corner entrance bay surmounted by a cupola, a response to the corner feature of the Edwardian gas offices opposite.

1.5.41 On the west side, the sub-area commences with the former Tottenham Technical College, now Tottenham Community Sports Centre, built 1936-9 on the site of a group of early-19th century villas, of which only two survive: No. 707, Moselle House, named Bellair House on the 1864 map, listed Grade II, and No. 705, locally listed. The group is set well back from the road and fronted by a tree-



46.



47.



48.

planted rectangular open space that has early origins and can be seen on the 1864 OS map. The former college, designed in the classical style with ‘moderne’ details, in red brick with stone dressings, is a good example of the education buildings produced by Middlesex County Council during the inter-war period. Tottenham Baptist Church, built in 1825 by Joseph Fletcher of Bruce Grove and other subscribers, is a fine neo-classical composition, with an associated minister’s house of 1830 to the rear in Chapel Stones (No. 699); the contemporary Sunday school between the church and No. 699 was rebuilt in 1889. Nos. 695 and 697 to the south,

- Picture 46. High Road east side – the Georgian group of houses which are set back from the pavement line
- Picture 47. Looking east along Lordship Lane towards the junction with the High Road
- Picture 48. The former Gas Company office

a symmetrical pair with Doric porches, built in 1829 for Joseph Fletcher, are set back behind a forecourt. These Grade II listed buildings form distinctive late-Georgian group in the conservation area. Next, Nos. 691-3 is an office building of 2007, which although taking its cue from the classical proportions of its neighbour, is not a totally successful example of modern contextual design.

1.5.42 Criterion Buildings (Nos.653-689), probably dating from the 1880's, illustrates how the suburban shopping parade became a much more architecturally ambitious building type in late-Victorian London suburbs, in contrast with the earlier, uniform terraces seen further north on the High Road. Three storeys high, built in red brick with stucco dressings, the tripartite composition has a symmetrical central range distinguished by a taller centrepiece bearing the building name and surmounted by a stone eagle. Above the deep projecting shops, some of which are substantially preserved, the elevations are set well back, maintaining the High Road's spacious character. A

shorter parade of c1900 (Nos. 641-652) follows, which has canted bay windows to the upper floors and a good original shop front, recently restored (No. 641).

1.5.43 At the junction with Lordship Lane, the former offices of the Tottenham and Edmonton Gas Light & Coke Co, built in two stages between 1901-14, is an exuberant neo-Jacobean composition in red brick and terracotta, whose corner clock turret is prominent feature at the crossroads. To the west of the High Road, Nos. 8-18 Lordship Lane, with a plaque inscribed "1826 Bruce Terrace", is an elegant series of three linked pairs of villas, an arrangement popular in late-Georgian suburban houses; the fourth pair in the original sequence made way for the railway in 1872. An adjunct (No. 18a) is a 1980s pastiche, which upsets the balance of the group.

Picture 49. Tottenham Baptist Church

Picture 50. One of the linked villas at 8-18 Lordship Lane

Picture 51. Criterion Buildings

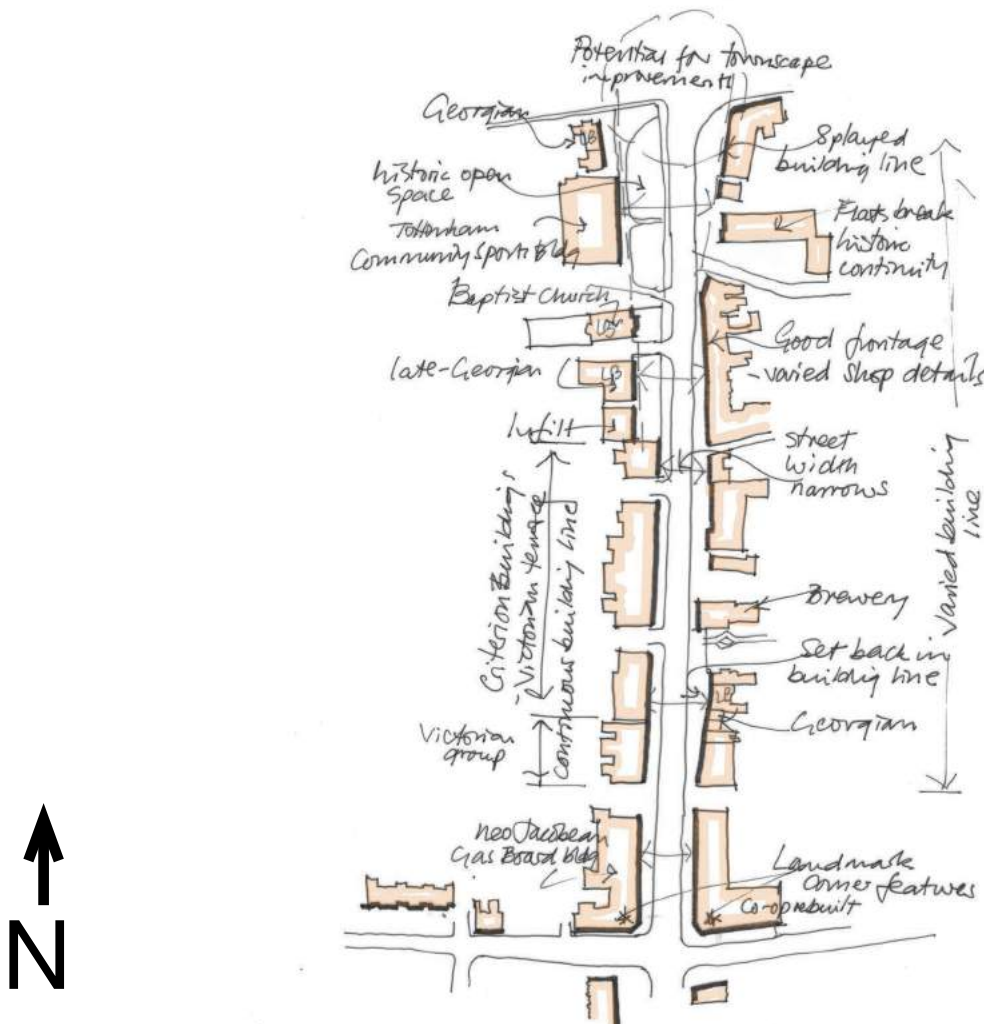


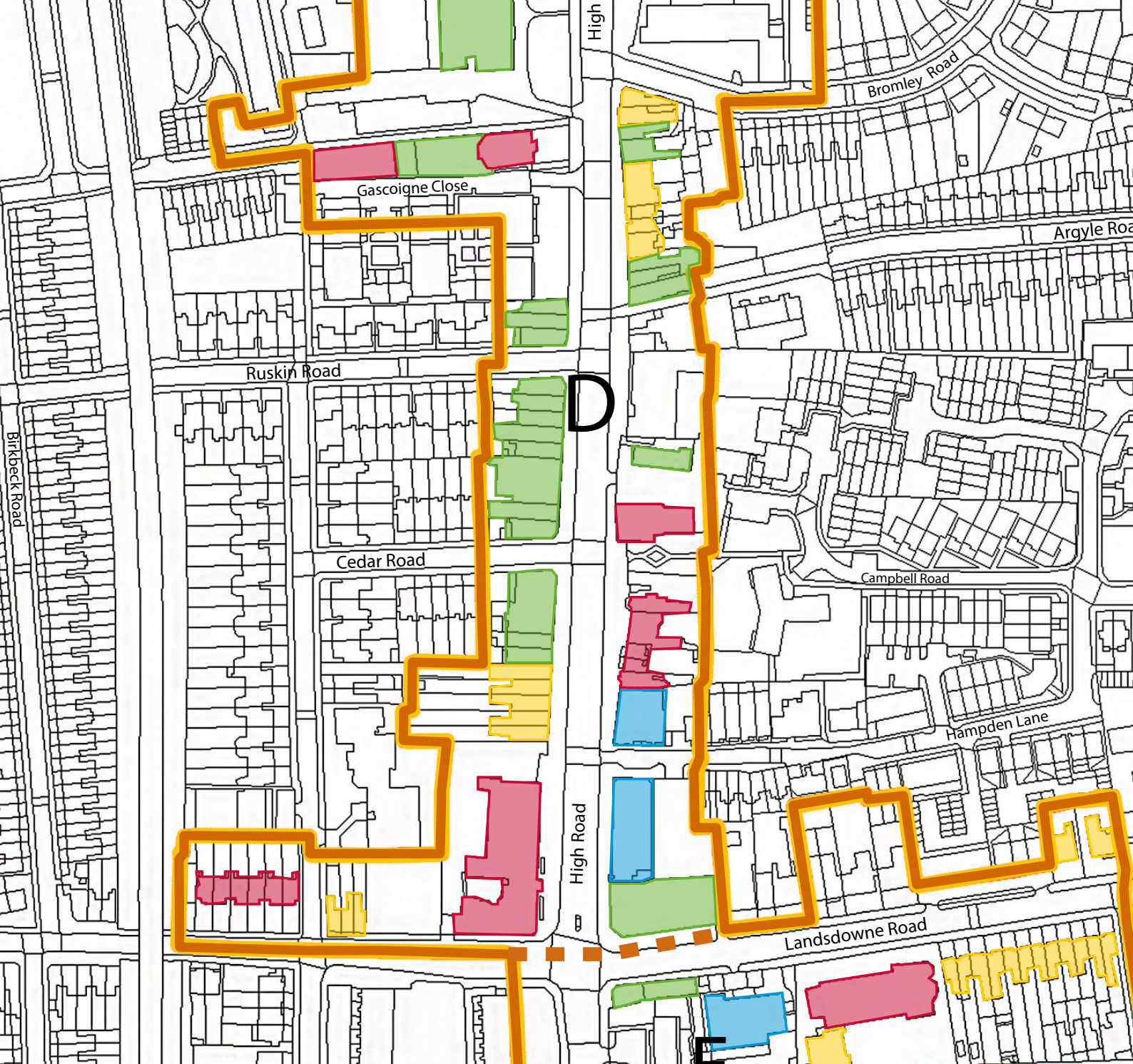
Townscape summary

1.5.44 This stretch of the High Road is significant in two main respects. First, the preservation of the historic open character and variety in the building line, which is accentuated by changes in the road width and the alignment of the buildings on the east side, and complemented on the west side by the survival of former front gardens and forecourts, most notably the landscaped area in front of the former technical college.

1.5.45 Second, the variety and contrast in architectural style and materials: principally the classical proportions, stock brick and stucco of the later Georgian period, mid-Victorian Italianate, the more elaborate red-brick compositions of the late-Victorian and Edwardian period, with a few notable instances of the 'stripped' inter-war classical style. The rebuilding in facsimile of the 1930 Co-op building has preserved the important visual relationship with the Edwardian former Gas company offices opposite, the pair forming an impressive 'portal' into north Tottenham; viewed eastwards from Lordship Lane with the former Red Lion pub, they form a contrasting trio of architectural styles at this prominent crossroads.

Map 12. Sub-area D - Townscape





Map 13. North Tottenham Conservation Area, sub-area D, Positive and Negative Contributors

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



52.

CHARACTER SUB-AREA E

1.5.46 Lansdowne Road, begun in 1870, represents the more affluent end of the speculative housing developments built off the High Road in response to the arrival of the railway. Although many of its original houses have made way for post-war flats, those that survive serve to illustrate the eclectic range of architectural styles and embellishments employed by speculative builders in late-19th century suburbs. On the north side, Nos. 3-7 and 13-15 are detached stock-brick villas with varied stucco detailing to the windows and entrances, such as the Gothic porch at No. 13. On the south side, St Mary's Church of 1886-7, is a mission church founded by Marlborough College and designed by JE Cutts. In the Early English Gothic style in red brick with stone dressings, it is the dominant feature of Lansdowne Road. Nos. 2-20 Lansdowne Road is a characterful gabled group in red brick with blue-brick dressings, two unfortunately over painted. They are designed in the picturesque manner with deep eaves, some retaining elaborate bargeboards, prominent moulded

Picture 52. St Mary's Church and Vicarage, Kemble Road

stacks, porches with fretwork ornament and doors with Gothic glazed panels and paterae ornament, and form a strong group with the church.

1.5.47 Behind, in Kemble Road, the south elevation of St Mary's Church, the Vicarage, a large gabled red brick building contemporary with the church, and Kemble Hall, the former parochial hall, a single-storey red brick composition with a cupola and weather vane, form a cohesive group of considerable character. The grounds of the church and vicarage, with the communal gardens of the adjacent Rheola Close flats, and Hartington Park to the east, form an attractive green enclave at the south-east boundary of the conservation area.



1.5.48 The south-east junction of Lansdowne Road and the High Road is marked by the former Red Lion public house, built in 1870 to replace an earlier pub of the same name that was demolished when the road was laid out. The building has lost its cornice and chimneys, but remains a very striking composition in the Venetian Gothic style; its timber pub front with Gothic arched windows and colonnettes is an unusual and rare feature.



1.5.49 The remainder of the sub-area along the east side of the High Road consists of Rheola Close, a 1950s development of four-storey flats built on the site of a group of large villas. The estate is a competent development of its period, in multi-coloured brick with tile panels and clay-tile roofs, set well back behind an access road screened by mature trees. One of the villas, No. 628, survives; dating from the mid-19th century on the site of an earlier house, it represents the last of the large residences built in the High Road before the area's character began to change.



Picture 53. Victorian villas in Lansdowne Road with tree-planted front gardens

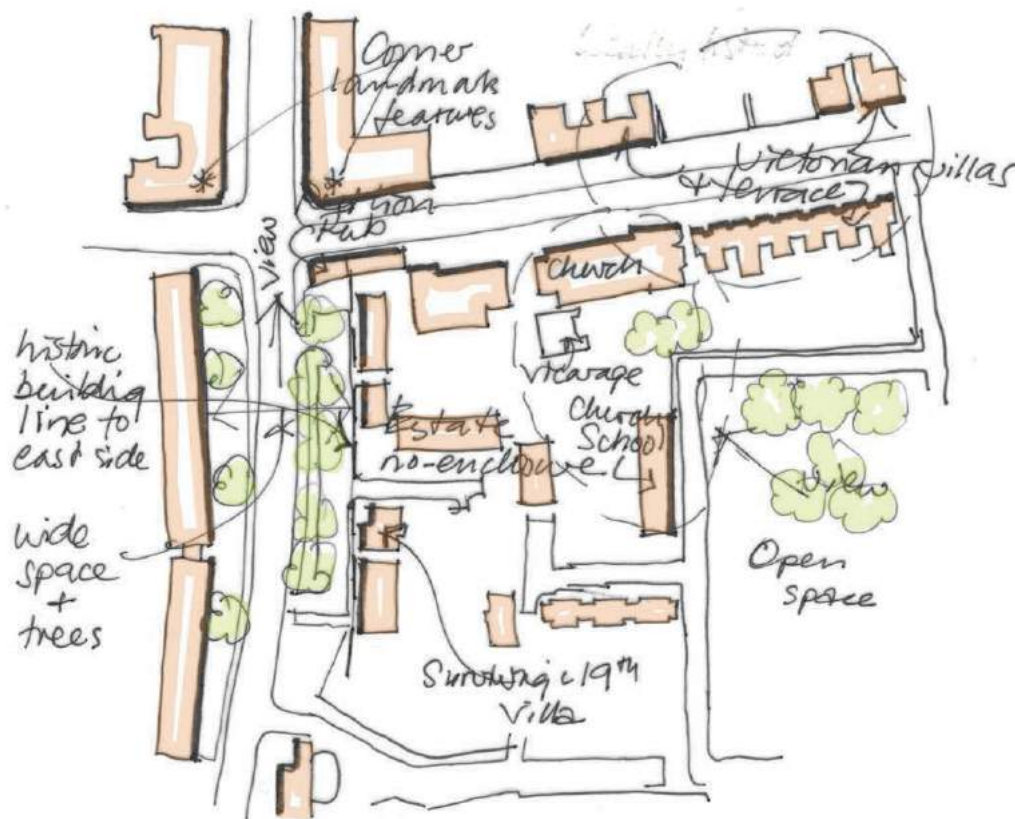
Picture 54. Houses on the south side of Lansdowne Road looking towards St Mary's Church

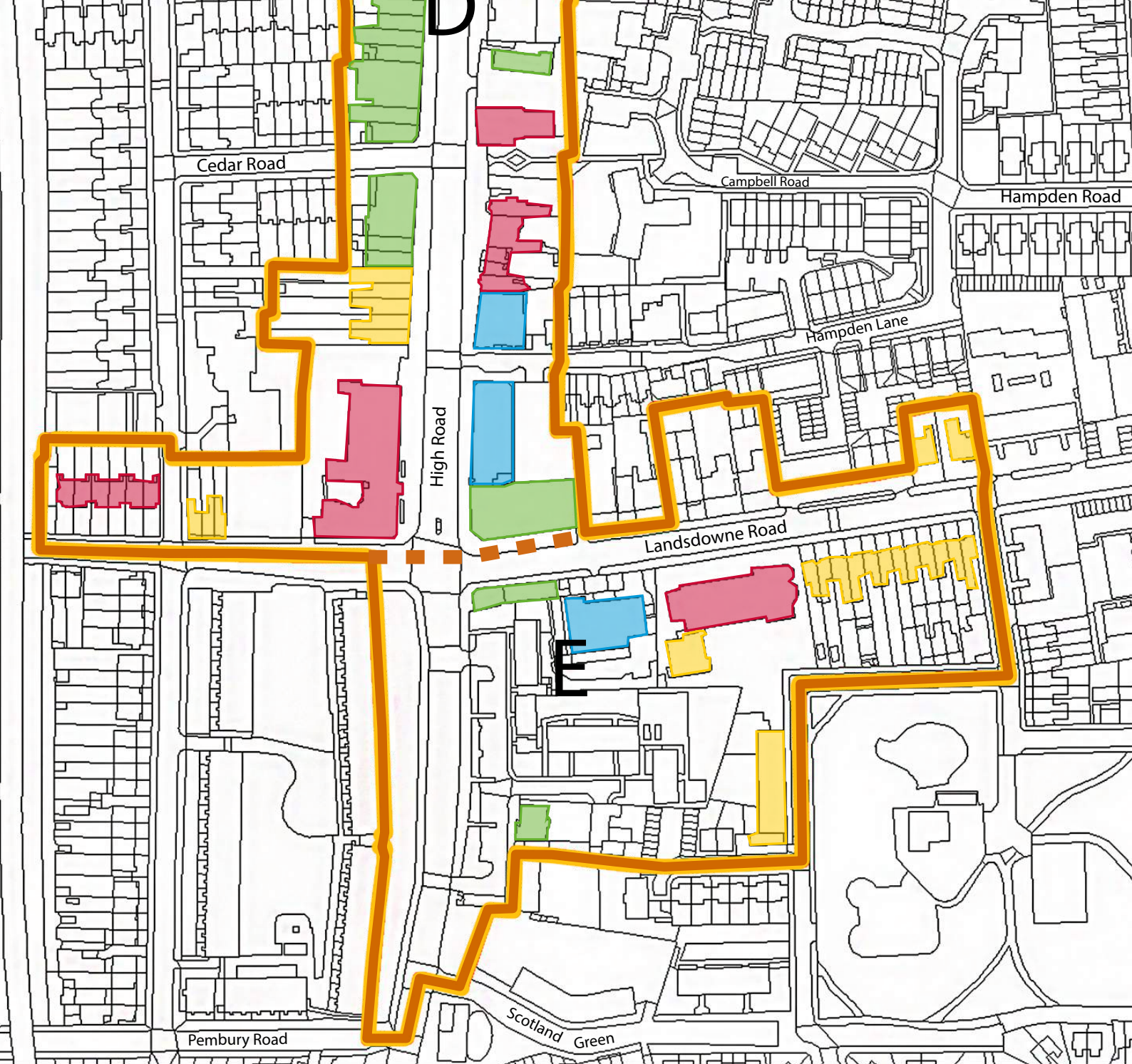
Picture 55. Lansdowne Road (south side) – late-Victorian villas

Townscape summary

1.5.50 Although the frontage to the High Road in this sub-area has lost much of its historical integrity due to post-war redevelopment, the set-back of the housing estate on the east side, which perpetuates the building line of the villas it replaced, complemented by the tree-planted verge fronting Millicent Fawcett Court opposite, preserves something of the original green and spacious quality of this stretch of the High Road.

Map 14. Sub-area E - Townscape Analysis





Map 15. North Tottenham Conservation Area sub-area E Positive and Negative Contributors

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



1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal (2009) the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete paviours with granite kerbs. With the exception of the cattle trough at the north end, there are no surviving examples of historic street furniture. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement. There are some instances of clutter however at road junctions.

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

1.7.1 North Tottenham Conservation Area is included in Historic England's Heritage at Risk Register (2015), which records the conservation area's condition as 'very bad', but recognizes that the overall trend is 'improving'. Much of the degradation is due to incremental alterations and poor standards of maintenance, as detailed below.

1.7.2 There are few national retail chains along the High Road, other than betting shops although there is a Sainsbury's local in Criterion Buildings, and a major new Sainsbury's supermarket in Northumberland Park. It remains to be seen what impact this will have on local shops and whether this will help to raise or further depress the current low levels of investment.

1.7.3 The shops are mainly independent small businesses serving local ethnic communities. Building condition varies but there are generally poor standards of maintenance and where ‘improvements’ have taken place these often involve rendering of facades and unsuitable replacement windows.

1.7.4 Signage is an issue and although this can be indicative of a certain degree of vitality within an area in this case the plethora of signs and large shop fascias contributes to a cluttered street scene. A shop front design policy backed up by a design guide and actively implemented is needed to effect improvements over time.

1.7.5 There appear to be few shop vacancies although the extent of turnover of local businesses is unknown. Some of the upper floors appear to be unused especially above the smaller shop units. Some of the most significant buildings are vacant and appear to be kept deliberately so, including a number of the listed Georgian houses owned by Tottenham Hotspur FC. At the time of writing, Spurs were looking to sell on some of their properties. It is

expected that this would provide an opportunity to find new uses for these buildings.

PRESSURES FOR CHANGE

1.7.6 There has been some demolition and infill development on both sides of the High Road but this has rarely resulted in new buildings that are sensitive to their context. However, the major pressure for change comes from the impending redevelopment of the Spurs football ground together with its associated development, including some tall buildings. The greatest level of immediate impact will be felt in the central section of the conservation area, where much of the east side of the High Road has already been demolished and the potential effect on the remaining shop terraces on the west side is unclear. The few existing taller blocks of flats close to the conservation area boundary have little direct impact on the conservation area and do not overly impinge on the skyline. The proposed tall buildings associated with the new stadium, however,

Picture 56. Fascia with projecting signs

Picture 57. Shop fronts with projecting signs



will have a wider impact on the conservation area and its surroundings, and will come to dominate views along the High Road.

OTHER DEVELOPMENT PRESSURES

1.7.7 The conservation area has suffered considerably from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, as follows:

Shop fronts and signage

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Old 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

Elevations

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium, many with tilting lights which have a disruptive visual impact
- Painting or rendering of brickwork
- Satellite dishes on front elevations, frequently several dishes per property
- Poor quality repairs, re-facing and loss of original architectural detail

Picture 58. Nos. 801-805 (centre), a unified composition whose cohesion has been spoilt by the over painting of the facade brickwork

Picture 59. Painting of Brickwork on Landsdowne Road





2. NORTH TOTTENHAM 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 115m³ 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 1.5m² 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

2.2.2 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.

2.2.3 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.

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

2.3 DEVELOPMENT CONTEXT OF NORTH TOTTENHAM

2.3.1 The Northumberland Park Development Project is an ambitious scheme focusing on the proposed new Tottenham Hotspur FC stadium and associated sports and leisure complex, with the provision of housing, community and commercial space. The first phase, comprising Lilywhite House and the new Sainsbury's in Northumberland Park, was completed in 2015.

2.3.2 Haringey Council's High Road West Master Plan aims to harness the opportunities and investment offered by the Spurs development. This proposes extensive redevelopment of the area between the High Road, the railway line and Brereton Road, to provide housing, community and leisure facilities, workspace and a new White Hart Lane Station. A key objective is improvements to the High Road frontage, but the demolition of two terraces facing the High Road - Nos. 731-759 - is envisaged.

2.3.3 In March 2015 the Heritage Lottery Fund awarded Haringey Council a £2 million grant for a Townscape Heritage Initiative (THI) to restore historic buildings along the High Road, in partnership with local businesses and the wider community. The THI will focus on the northern section of the conservation area from Northumberland Park to Moselle Street. A key objective is to improve the appearance of the street elevations and shop fronts.

2.4 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

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

2.4.2 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.

2.5 THE QUALITY OF PLANNING APPLICATIONS

2.5.1 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

2.5.2 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

2.5.3 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

2.5.4 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

2.5.5 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

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

2.6 RECOMMENDED STEPS

2.6.1 An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective

- 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.
- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. The majority of properties in the conservation area are in commercial, mixed or non-residential uses, which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.
- There is considerable scope for additional street tree planting along the High Road. One particular area that would benefit is the triangle

at the south-east junction with Park Lane where the pavement widens

2.7 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

1. Deletion of that part of the existing conservation area north of Brantwood Road.

2.7.2 The current boundary runs north from Brantwood Road as far as the Borough boundary, following the road frontage on the west side and enclosing a small area of land in front of the tower block at Altair Close on the east side. Historically the frontage on the east side was made up of buildings of various dates, all cleared as part of post-war redevelopment. This small section has no remaining architectural or historic interest and makes no contribution to the conservation area and should therefore be deleted, and the boundary redrawn at the junction of Brantwood Road.

2. Northumberland Park

2.7.4 The conservation area boundary needs to be updated to take account of the new Sainsbury's store in Northumberland Park. Three locally listed buildings (Nos. 2-6) on the south side have been demolished for the Sainsbury's supermarket and the boundary should therefore be redrawn to the rear of No. 614 High Road.

3. The central High Road section (Sub area C)

2.7.5 As noted in the appraisal, all of the buildings on the east side of the High Road between Dial House and the former White Hart public house (No. 750) have been demolished. The current boundary of the conservation area should therefore be redrawn to follow the back of pavement line, excluding the sites of these demolished buildings but retaining the existing boundary at the rear of Nos. 744-750 High Road.

2.7.6 The redevelopment of the Spurs football ground removes 3 of the remaining four buildings (Nos. 746 -750), retaining only Warmington House (No. 744), which would be incorporated within a new linear building facing the High Road with the new stadium (approximately equivalent in height to a 15-storey building) and the proposed 20-storey extreme sports building immediately behind.

2.7.7 If the Spurs development takes place as proposed it would, with its overwhelming scale, come to dominate this section of the High Road and have a major impact on this part of the conservation area. In response there would be two possible alternatives. The first is to redraw the conservation area boundary to include only those buildings on the west side of the High Road. Although this situation does occur elsewhere along the high road corridor, Historic England's guidance states that it is spaces that should define a conservation area and boundaries running along the middle of a street should, as a rule, be avoided.

2.7.8 However, the NPPF states in Paragraph 127 that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest." In this case it is doubtful whether the buildings on the west side of the High Road would, on their own, be considered of sufficient special interest to justify continued conservation area designation. Therefore, the second option which is recommended here, is to de-designate this subsection (sub-area C) consolidating the conservation area into two sections consisting of sub areas A and B, and sub-areas D and E.

2.7.9 The possibility of including St Francis de Sales Church (on west side of the road) as part of sub-area D and therefore allowing it remain a part of the conservation area was considered. However the church (and adjacent presbytery) is separated from the frontage to the south by a large open playground which does not make a positive contribution to character, and does not properly form part sub-section D, therefore this option is not recommended.

2.8 MONITORING AND REVIEW

2.8.1 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.



Map 16. North Tottenham, Proposed Boundary Alterations

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

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.8.1 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 curtilage, 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 to 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.
- 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.

Picture 60. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

TRADITIONAL SHOPFRONT DESIGN

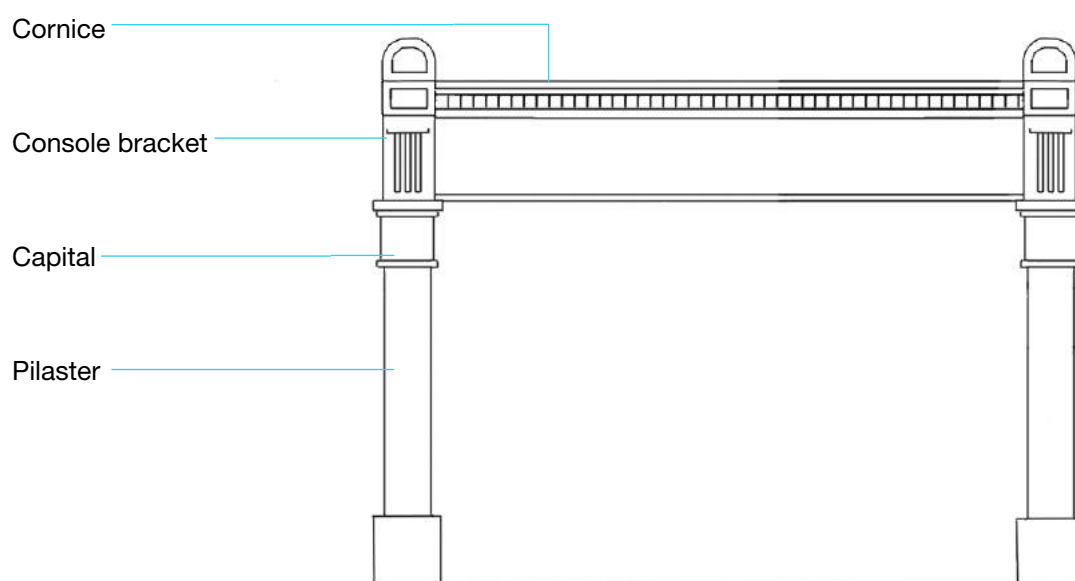
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

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;

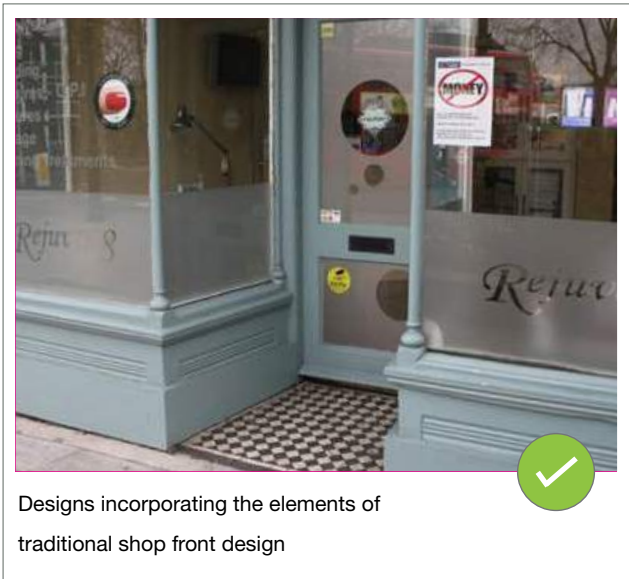
- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are 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 61. The traditional architectural details that frame the shop front.

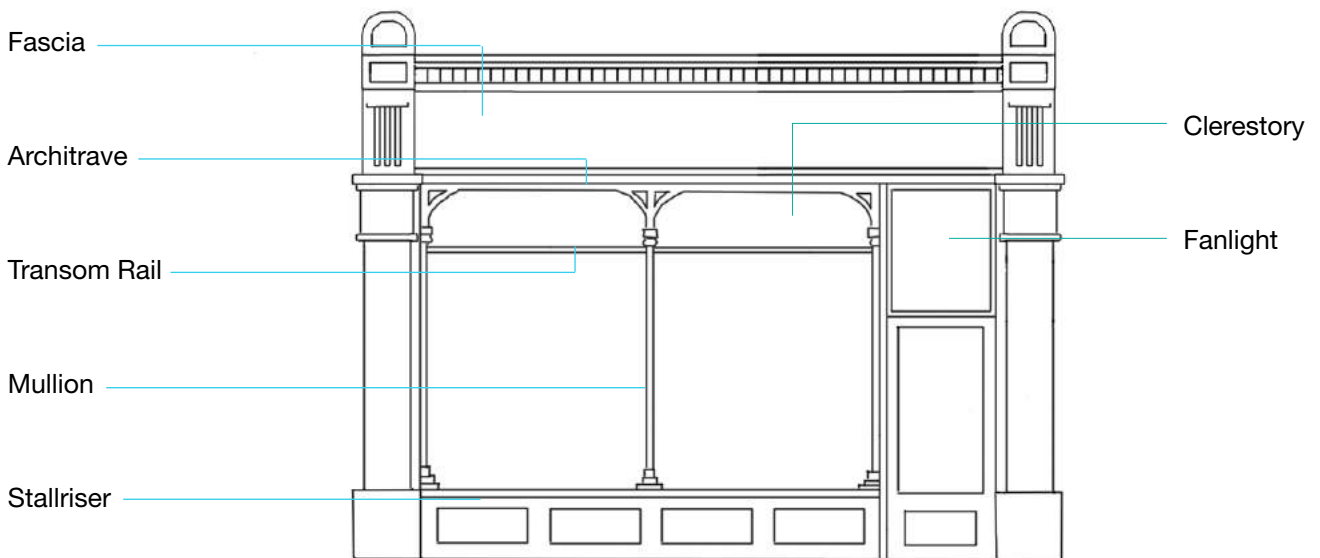


- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in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



Picture 62. A typical traditional shopfront



3.2.7 These traditional elements were incorporated into 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.

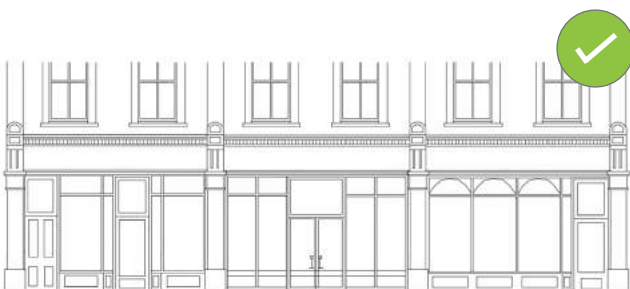
3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over

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.



Picture 63. Shops with a common framework appear ordered. Without this, shops relate poorly to one another and 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 64. Fascia Signs



Hanging and projecting signs

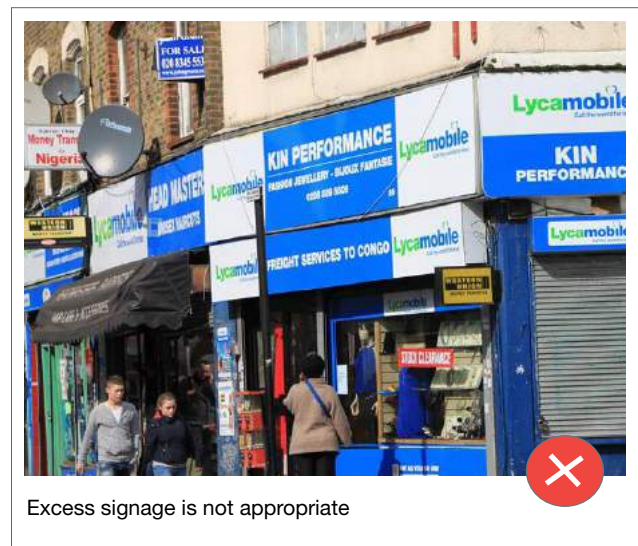
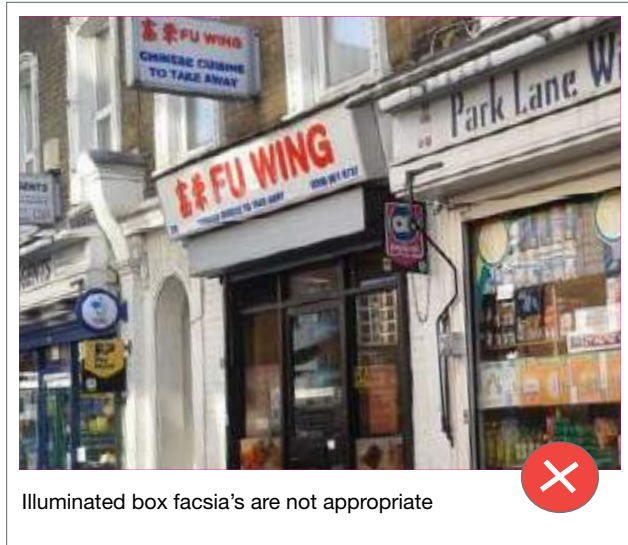
- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered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

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. Fluorescent, glossy or metallic blinds are not appropriate.

Picture 65. Traditional retractable canvas blinds are the most appropriate type of canopy.

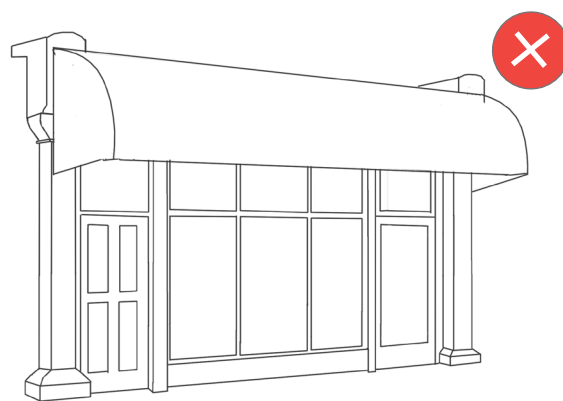


SHUTTERS, GRILLS AND SECURITY

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

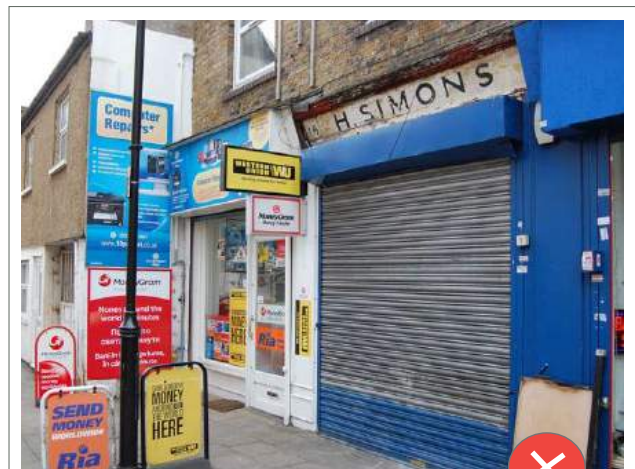
3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 66. 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.



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.

Picture 67. The grade II listed former Fire Station on Tottenham Green

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.

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.

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.



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



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

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, this 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

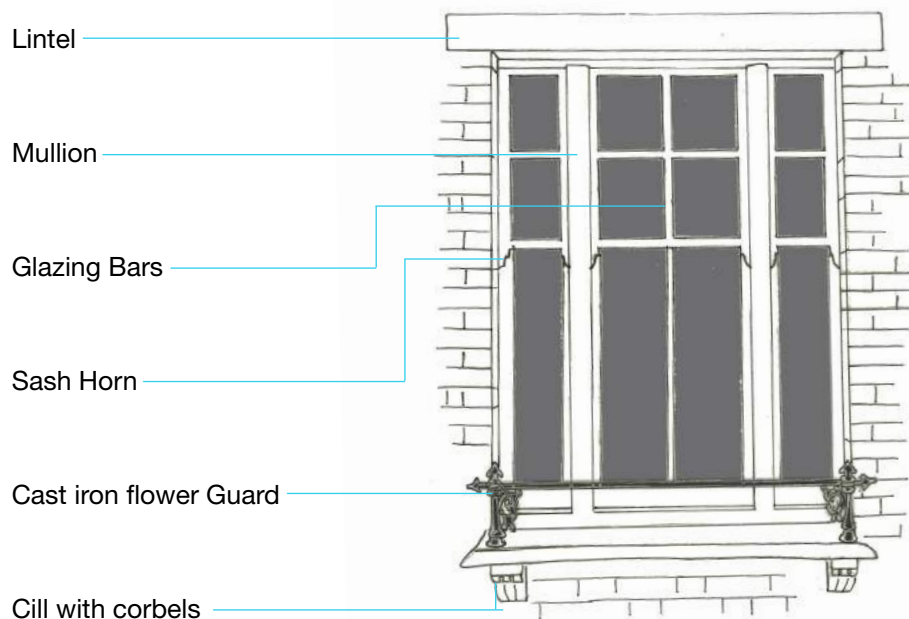
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- 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 68. The features of a traditional window which should be retained or replicated



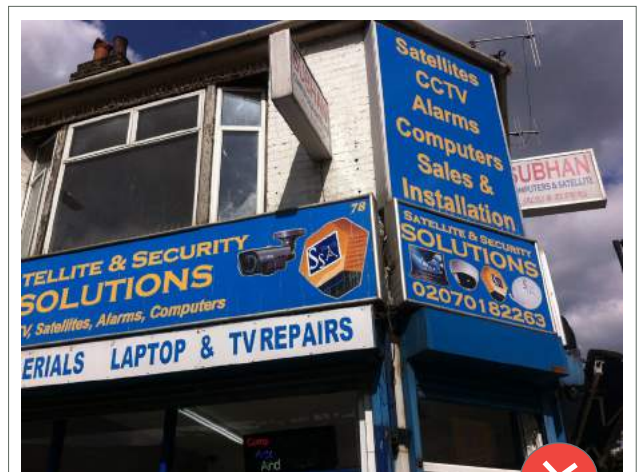
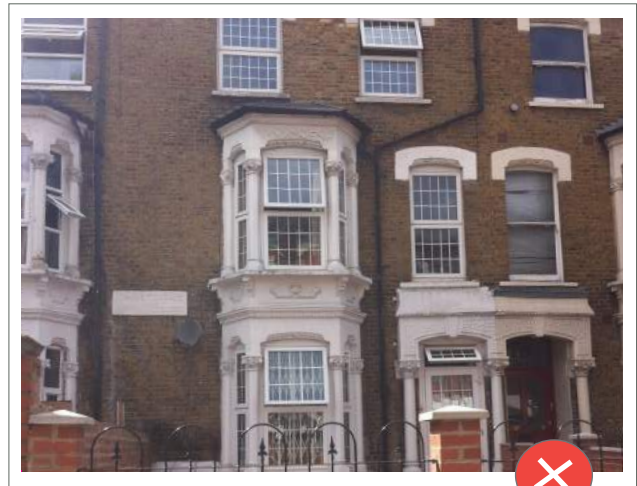
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

- 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 craftsman 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.



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

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.



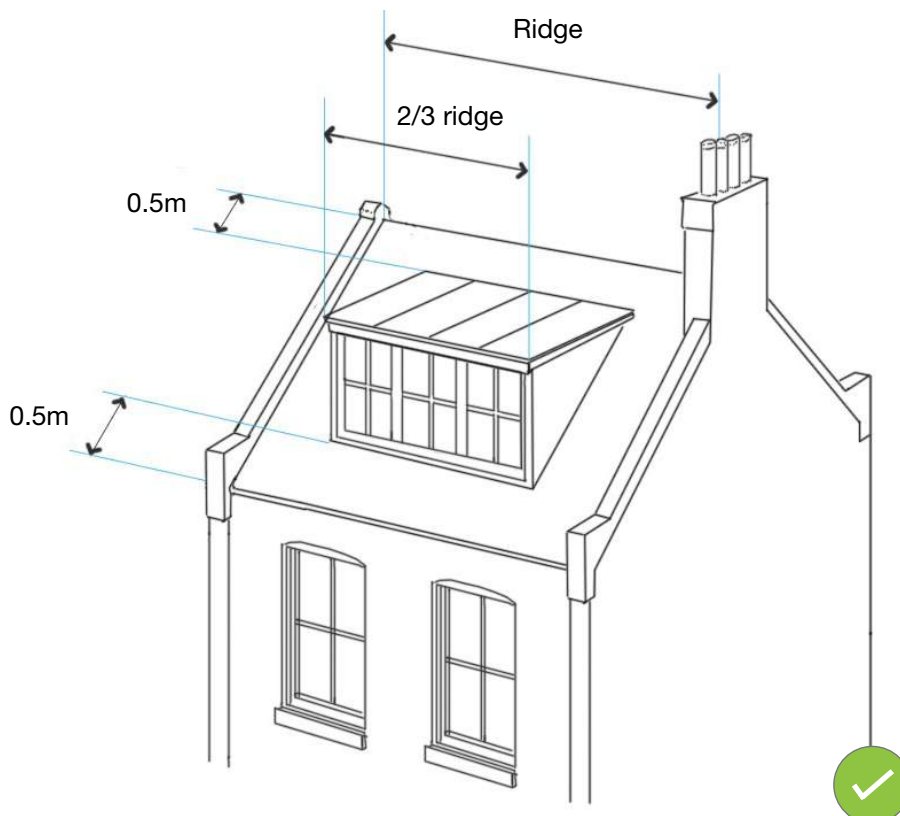
Mansard roof extensions are not usually appropriate

- 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.



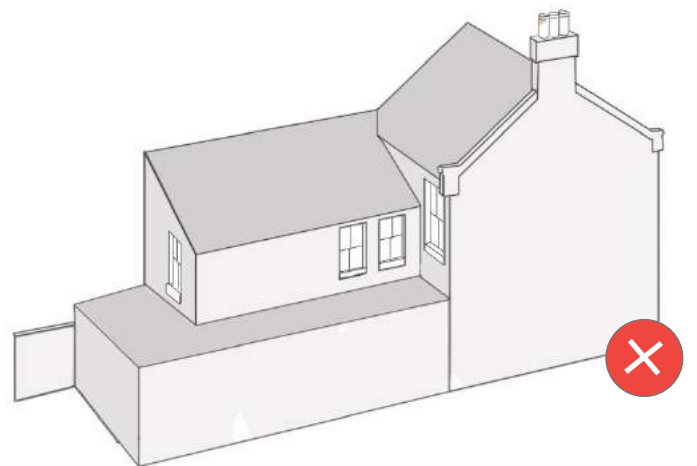
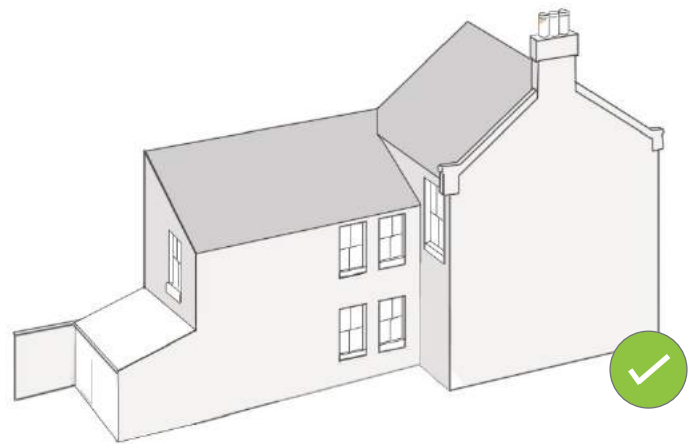
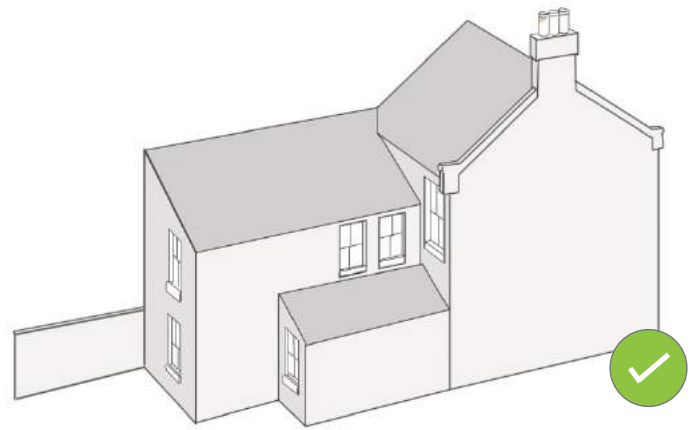
Picture 69. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 70. 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 72. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the building.

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 as 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.

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 DEMOLITION

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 Coconservation 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 (east side)	Grade
No. 662	II
Nos. 664 & 666	II
Nos. 668 & 668A	II
No. 670	II
No. 676 (southern gate building at former Whitbread brewery including gate piers, gates and railings)	II
No. 744 (Warmington House)	II
No. 790 (Dial House)	II*
No. 792	II
No. 794	II
No. 796 (Percy House)	II*
Forecourt walls and railings to No.796 (Percy House)	II*
Nos. 798 to 802 (even)	II
Nos. 808 & 810	II*
Nos. 816 & 818	II
No. 820	II
No. 822	II

High Road (west side)

Grade

No. 639 (including Lordship Lane & High Road boundary walls)	II
Nos. 695 & 697	II
Tottenham Baptist Church (including boundary gates & railings)	II
No. 699 (fronting onto Chapel Stones)	II
Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)	II
No. 707 (fronting onto Church Road)	II
Nos. 797 & 799	II
Nos. 819 & 821	II
Nos. 867 & 869	II

Kings Road

No. 2 (including boundary walls)	II
----------------------------------	----

Lansdowne Road

Church of St Mary	II
-------------------	----

Lordship Lane

Nos. 8 to 18 (even)	II
---------------------	----

White Hart Lane

No. 7	II
Nos. 32, 34 & 34A	II

LOCALLY LISTED BUILDINGS

Brereton Road, N17

St Francis De Sales Church & Primary School

Chapel Place N17

Former Catholic Chapel & Pastor's House

High Road (east side)

No. 628
No. 634 (former Red Lion Public House)
Nos. 636 & 638 (former LCS department store)
No. 676A (former Whitbread's Brewery Offices)
Nos. 684, 684A & B

High Road (east side) continued

Nos. 686 to 690 (even)
Nos. 698 & 700 rebuilt
Nos. 704 & 706
No. 742
No. 746 (former Tottenham Dispensary)
No. 748 (The Red House)
No. 750 (The White Hart Public House)
No 814 (former Barclay's Bank)
Nos. 840 to 850 (even)
Nos. 860 & 862 (Coach & Horses Public House)

High Road (west side)

Nos. 641 to 663 (odd) Criterion Buildings
Nos. 665 to 683 (odd) Criterion Buildings/Dean's
Corner
Nos. 685 to 689 (odd)
Tottenham Baptist Hall (fronting Chapel Stones)
No. 705
Wall to north of No. 707
No. 729 (St Francis de Sales Presbytery)
Electricity Substation (adjoining Library)
Nos. 743 to 757 (odd)
Nos. 769, 771 & 771A
Nos. 773 to 779 (odd)
Nos. 793 & 795 (former Nat West Bank)
Nos. 801 to 805 (odd) (The Bricklayer's Arms PH)
Nos. 809 & 811
Nos. 813 to 817 (odd)
Nos. 823 to 829 (odd)
Nos. 841 & 843 (former Chequers Public House)
Nos. 847 to 853 (odd)
No. 865
Cattle Trough near borough boundary

Park Lane

Nos. 2 & 4
White Hart Lane
No. 7
No. 6A
No. 52 (former Station Master's House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (east side)

No. 694 & 696
Nos. 708 & 710
No. 722 (Public Conveniences)
Nos. 724 & 726 (The Bell and Hare Public House)
No. 732 (The former Corner Pin Public House)
Nos. 804 & 806 (including building at rear)

High Road (west side)

Nos. 1 to 9 (odd) Kathleen Ferrier Court, Coombes
Croft Library
Nos. 701 & 703 (Tottenham Sports Centre)
Nos. 731 to 741 (odd)*
No. 781
Nos. 783 to 791 (odd)
No. 807
No. 835*
No. 837 & 839
No. 845

*Included for group value

Kemble Road

Former Parochial Hall school building

The Cottage

Lansdowne Road

St Mary's Vicarage

Nos. 2 to 24 (even)

Nos. 3, 3A, 5 & 7

Nos. 13 & 15

Lordship Lane

Nos. 2 to 6 (even)

White Hart Lane

Nos. 2 & 4

No. 8

Nos. 16 & 18*

Nos. 24 & 26*

Nos. 1 to 5 (odd)

White Hart Lane Rail Station

*Included for their contribution to group value in the street scene

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

High Road (east side)

Rheola Close

Nos. 728-730

No. 830

Nos. 832-838

High Road (west side)

Nos. 691-93

No. 807

Nos. 835-839

No. 865

White Hart Lane

Nos. 8-14

Nos. 28-30

BUILDINGS AND SITES THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

Coombes House

Nos. 640 to 656 (even)

Nos. 658-660

Nos. 678 to 682 (even)

No. 692

No. 702

No. 734

Nos. 738 & 740

No. 744A

No. 824-828

Nos. 852-858

No. 864

Altair Close

High Road (west side)

No. 761 (Bergen Apartments)

Nos. 831 & 833

Nos. 855 to 863 (odd)

Lansdowne Road

Vehicle depot adjacent to St Mary's Church

Liston Road

Nos. 1, 2 & 3

Rear garden boundary walls to Nos. 2 to 14 (even)

Lansdowne Road

White Hart Lane

Entrance to Peacock Industrial Estate on site of Nos.

20 & 22

Nos. 36 to 50 (even) including land

Nos. 46-50

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