



SCOTLAND GREEN CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN

FOREWORD **(Draft to be approved by Cllr Strickland)**

It is with great pleasure that I am able to present the draft Scotland Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Scotland Green 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

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GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number at 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. Scotland Green Conservation Area was designated in 1990 comprising the Blue

School island, the south side of Scotland Green from the junction with High Road east to include No. 40 and the adjoining part of the High Road that includes Nos. 594 to 614 (even) and Nos. 579A to 585 (odd). The section of the High Road to the north as far as Lordship Lane and Lansdowne Road was designated in 1998 to join it to the North Tottenham Conservation Area.

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

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

This document will be treated as a material consideration in assessing planning applications affecting the Scotland Green Conservation Area.



1. SCOTLAND GREEN 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 Scotland Green Conservation Area is significant as preserving a mainly 18th and early-19th century townscape that is still recognisable in spite of modern replacements of many of the earlier buildings. Scotland Green represents a break in the late-19th century linear development of the High Road with continuous retail frontages that can be seen in the conservation areas both to the north and to the south. The area was notable for the location of the Bluecoat School and the original Tottenham Friends Meeting House.

1.2.2 The two principal areas of significance remaining within the conservation area are the group of Georgian houses on the west side of the High Road and the surviving terraces of cottages including the two former public houses on the south side of Scotland Green.

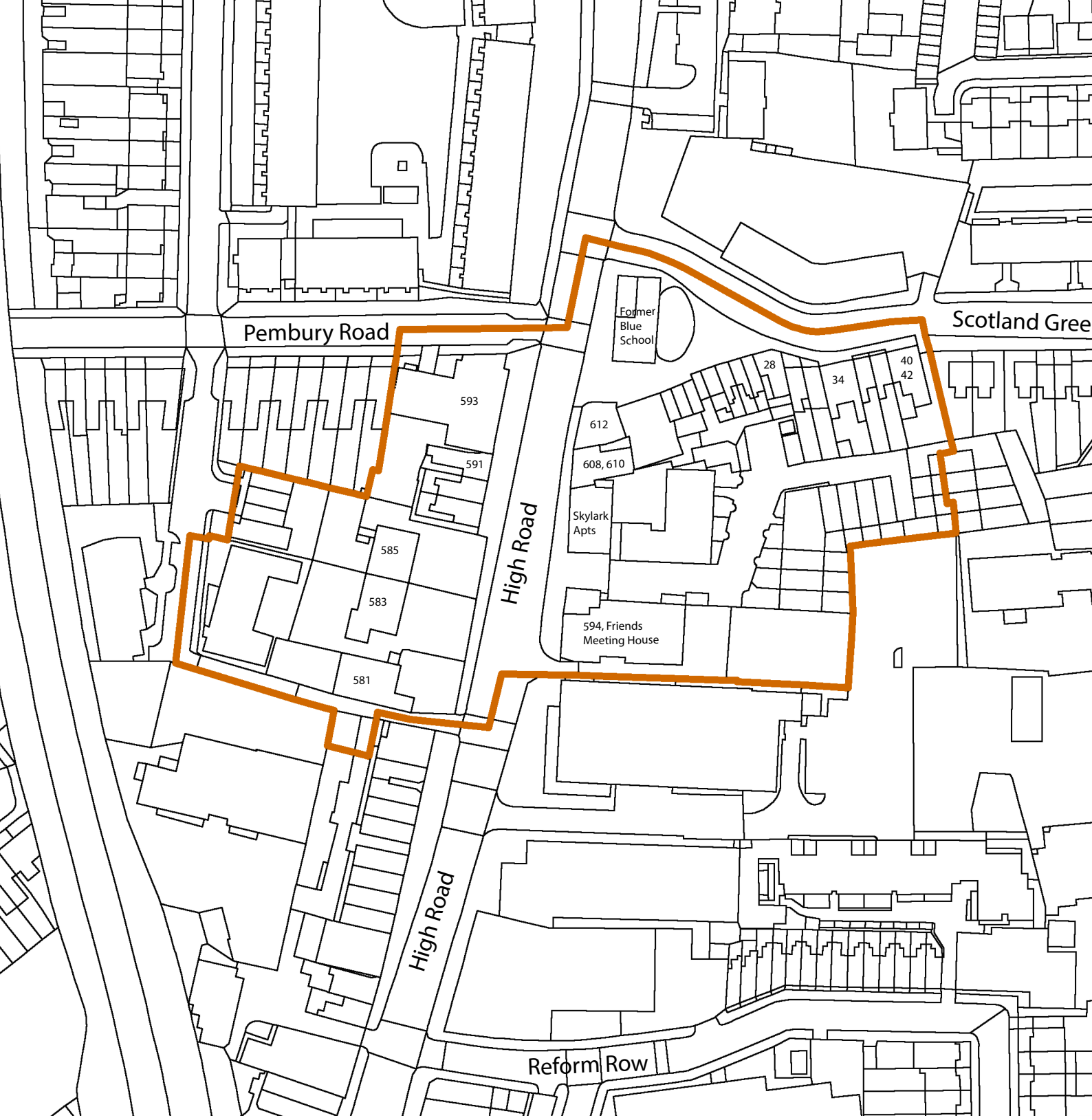
1.2.3 The architectural quality and the setting of the 18th-century houses still retains, at least on the High Road frontage, the spacious formal townscape character of that period. In contrast, the informal character of the terraces of cottages on Scotland Green, although much altered in detail, is an important survivor of the residential development typical of the early-19th century that was built adjacent to the High Road and it remains an attractive piece of townscape.

1.2.4 Although many of the other buildings on the east side of the High Road have been replaced, and the former rear gardens, apart from the Friends' burial ground, filled in by new development, the scale and historic character of this small area has at least in part been retained.




Map 1. Location map: Scotland Green Conservation Area

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



Map 2. The boundary of the Scotland Green 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 in an almost straight line from Fore Street, Edmonton at the north and continuing as Stamford Hill at 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-east 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 SCOTLAND GREEN CONSERVATION AREA

1.3.5 The northern boundary with the North Tottenham Conservation Area runs along the centre line of Pembury Road and Scotland Green. The conservation area consists of a largely 19th-century road layout where Scotland Green meets the High Road. Larger houses were located on the High Road, with smaller terraces of cottages built on side roads such as Scotland Green. Historically, the focus of the area was centred on the Bluecoat School on its island site together with the cottages and public houses located along Scotland Green.

1.3.6 The forecourts to the Georgian houses remaining on the west side of the High Road provide a reminder of the open character of large houses set within their own gardens that was typical of much of the better class of development from this period of Tottenham's history.

1.3.7 Originally, a mix of 18th and 19th-century buildings, including the Bluecoat School and Friends' Meeting House, fronted the High Road with rear gardens and open spaces including the Friends

burial ground to the rear. These open spaces, apart from the burial ground, have been almost completely infilled by new development so that the western and eastern boundaries, once defined by gardens and open space, have been merged with surrounding buildings. To the south, where Bruce Grove Conservation Area commences, the mainly linear character of the High Road resumes.

TREES AND OPEN SPACES

1.3.8 There are a small number of street trees in the conservation area where the pavement width allows, complemented by mature trees in the front and rear gardens of the three large Georgian houses on the west side, Nos. 581-585. The Quaker burial ground at the rear of No. 594, also tree planted, is a secluded green space with important historical associations.

VIEWS

1.3.9 Views are largely contained within the linear form of the High Street, with limited views in and out of the conservation area only occurring at junctions with side roads.



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

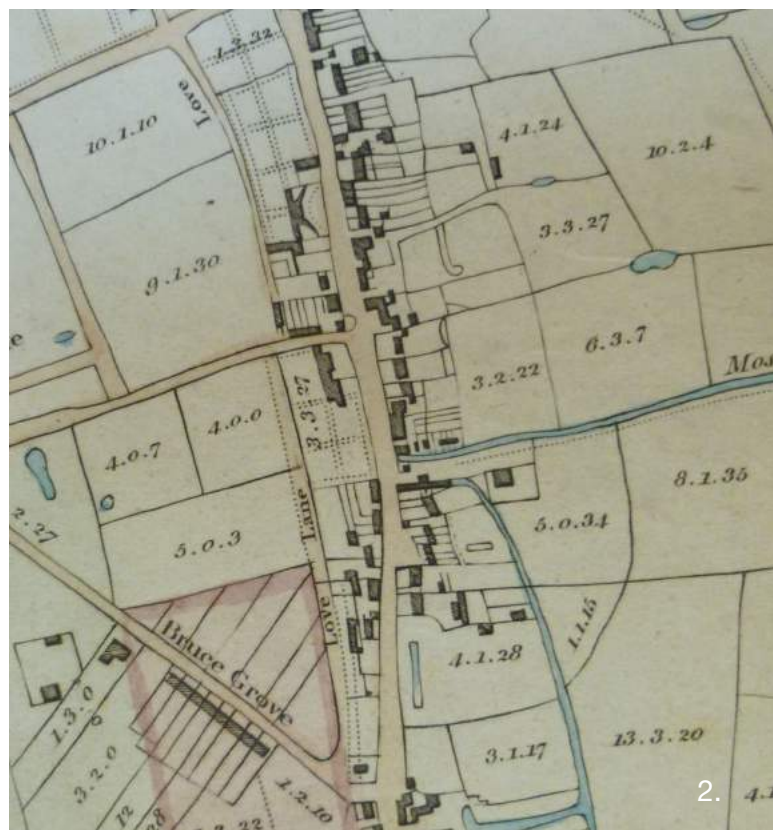
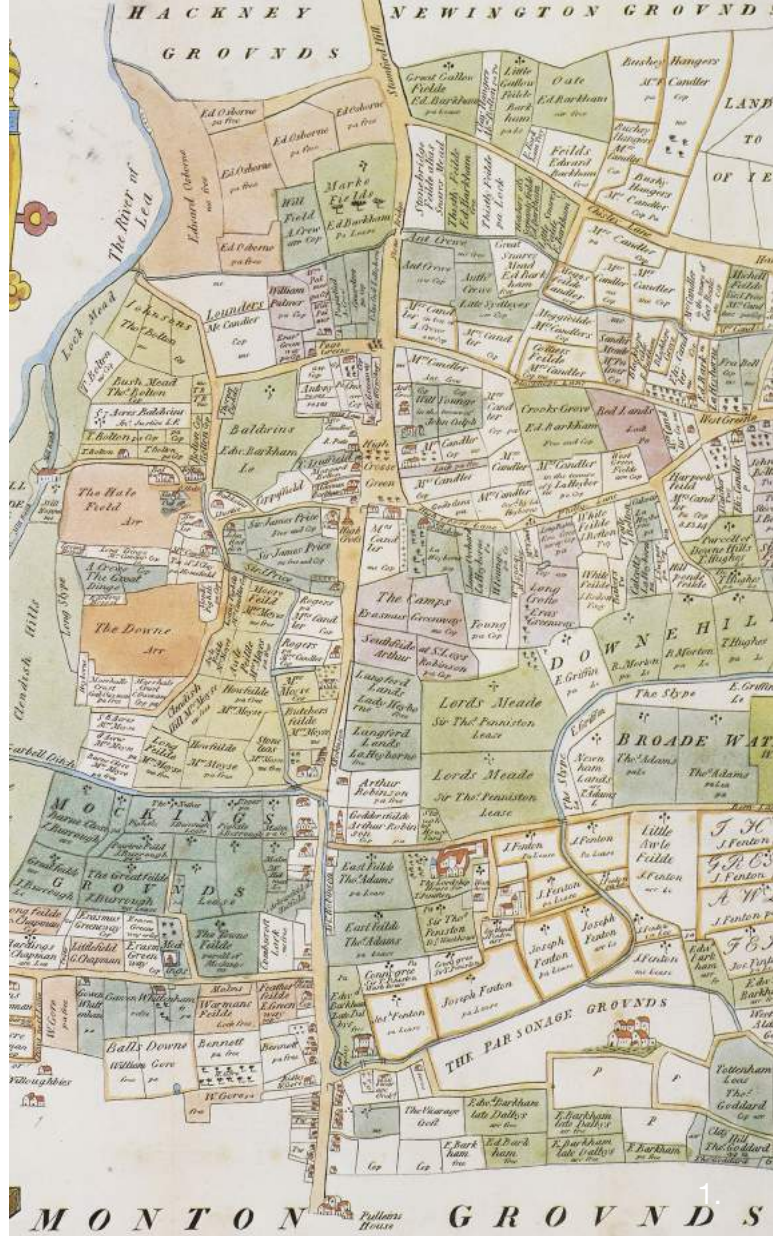
Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). The as-yet un-named, Marsh Lane (Park Lane) ran eastwards and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

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

Picture 2. 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. 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



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

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 hostelrys 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.

THE DEVELOPMENT OF THE HIGH ROAD AROUND SCOTLAND GREEN

1.4.10 The 1798 parish map shows the High Road bordered on both sides with buildings, including a number of detached and semi-detached houses, some set back behind gardens. Of these, one substantial pair of houses (Nos. 583 and 585), dating from the early-18th century, still stands; Charlton Cottage, No. 581, a detached house immediately to the south, which is not present on the 1798 map, probably dates from the early 1800s. The present Scotland Green, un-named on the map, was little more than a track along the south bank of the Moselle stream or Carbuncle Ditch. At the entrance to Scotland Green stood a

building that was probably the original Bluecoat School, a charitable foundation established by local subscribers c1735 to educate girls aged between 7 and 14 years of age. The school was rebuilt in 1833 and subsequently extended, becoming a private girls' school in 1886 and finally closing in 1930.

1.4.11 To the south, on the east side, stood the Friends Meeting house of 1714, which was subsequently extended and remodelled. Quakers, who were often wealthy merchants or bankers, became established in the area in the late-17th century and were prominent among the middle-class residents of Tottenham; notably the Forster family, which played an important role in the abolition of the slave trade. The burial ground at the rear of the meeting house was extended in 1803.

1.4.12 By 1844, terraces of small cottages had been built along Scotland Green close to the junction with the High Road, of which several survive on the south side. Probably occupied by the artisan classes, these were a grade up from some of the meaner back land developments that had proliferated further north in the High Road, for example in Love Lane, which were swept away under post-war slum clearance.

1.4.13 By 1864 the site at the junction with Scotland Green, now named as such on the map, had been redeveloped with the present No. 612, which became the Prince of Wales public house in the late-19th century; soon after two houses (Nos. 608 and 610) were built as infill. Subsequent rebuilding saw the replacement of the remaining

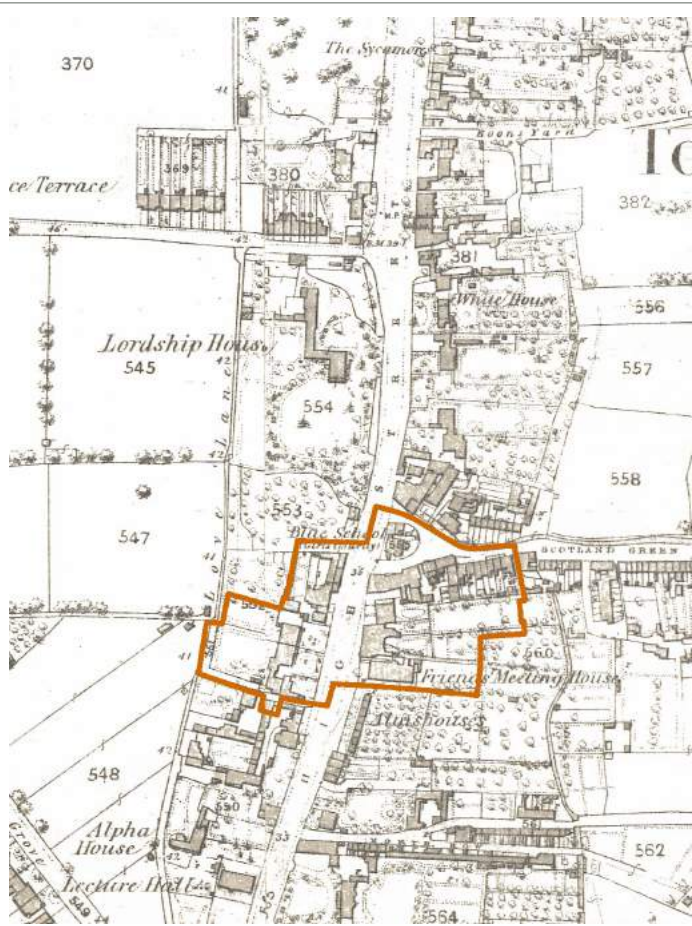
houses along the High Road frontage, with the exception of No. 596, which appears to be one half of a truncated pair. The Quaker meeting house was rebuilt in 1962, behind an office frontage and above a supermarket. Nos. 598-608 has recently been redeveloped as shops and flats.

1.4.14 The former Bluecoat School, which had been converted into shops, and is now a public house, was restored in 2007 under Tottenham High Road Heritage Economic Regeneration Scheme (HERS). The rear site was recently redeveloped as flats (Nos. 2-12 Scotland Green).

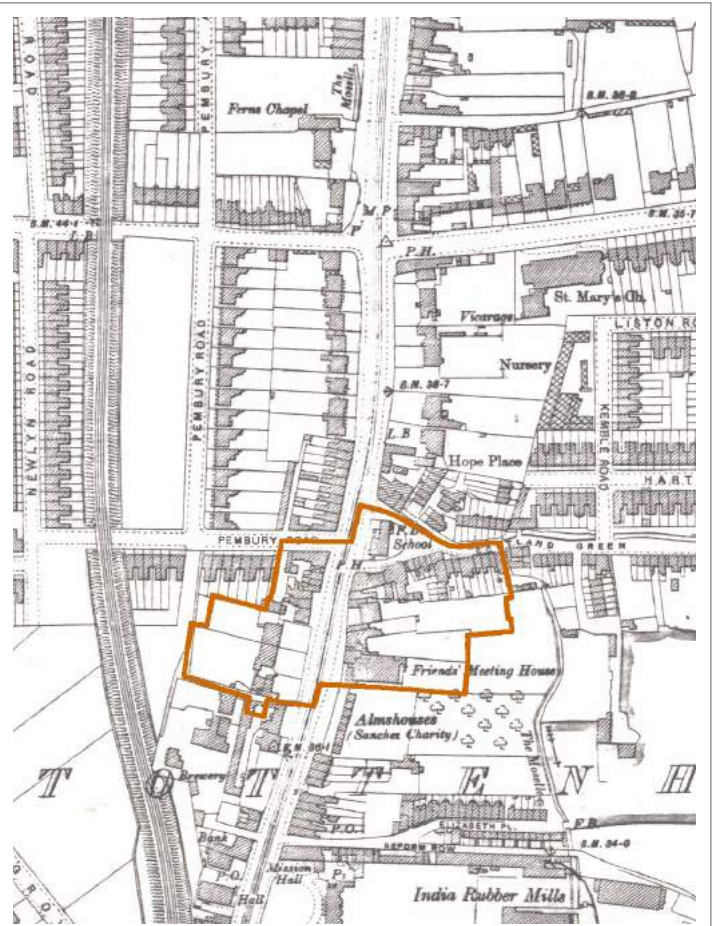
1.4.15 The west side of the High Road was largely unchanged until the creation of Pembury Road c1880, when a group of new buildings was constructed around the southwest of the junction with the High Road. In the late 1930s a parade of shops (Nos. 587-591) replaced a substantial pair of Georgian houses. In the 1950s or 60s, part of the rear gardens Nos. 581-565 was absorbed into a housing scheme, Kenmare Drive. The corner site with Pembury Road (Nos. 593-599) was redeveloped as a block of flats in the 1990s.

ARCHAEOLOGY

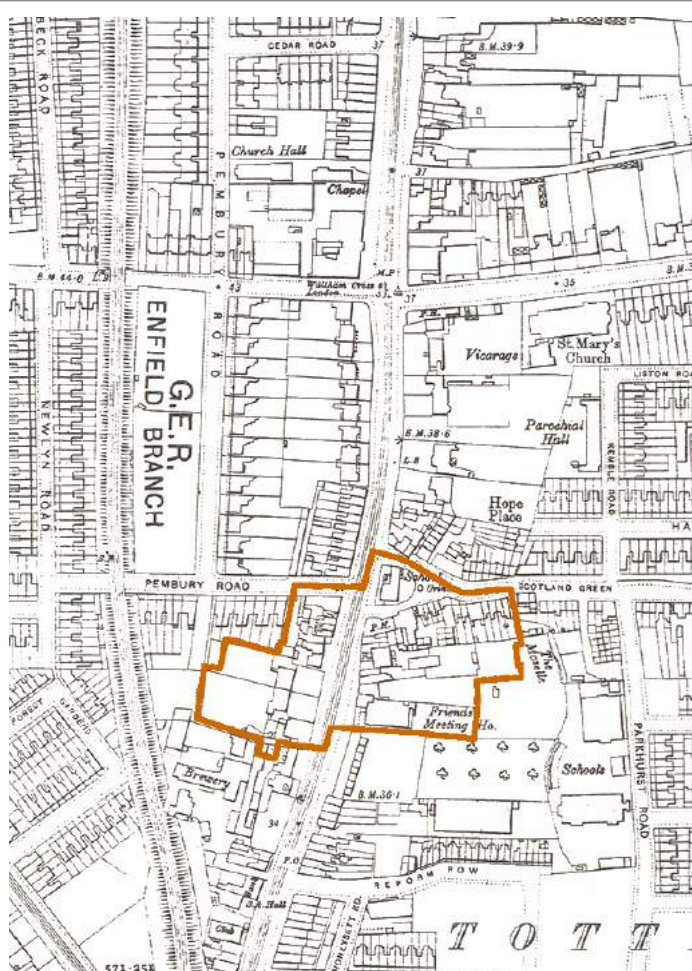
1.4.16 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle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



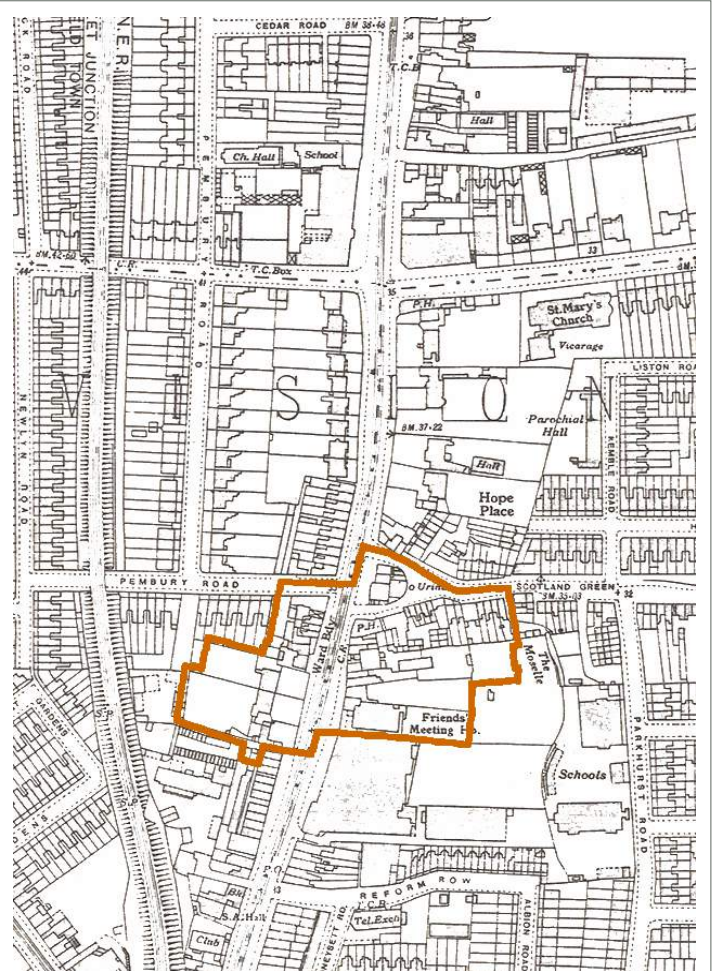
Map 3. The area in 1864



Map 5. The area in 1914



Map 4. The area in 1894



Map 6. The area in 1935



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD WEST SIDE

1.5.1 The significant aspects of the west side of Scotland Green relate to the surviving 18th-century houses and their frontages (Nos. 581-585). The other buildings on the frontage date from the mid and late 20th century.

1.5.2 No. 593, on the corner of the High Road and Pembury Road, dates from the late 20th century and is a four-storey building in red brick with grey metal windows and recessed balconies. The three-storey front section projects forward of the rest of the block with four shop units with steel roller shutters on the ground floor. The solid brickwork at the ground floor on the corner with Pembury Road is especially unfortunate and the building is generally over scaled for its context as well as being poorly proportioned and detailed.

Picture 4. 18th Century houses, 583-585 High Road

1.5.3 Nos. 587-591 is a 1930s symmetrical group of three two-storey buildings with shop units on the ground floor. Built of red/brown brick with a moulded stone cornice, the central unit projects forward slightly with tiled quoins and a stone pediment with a central crest. Since the last appraisal in 2009 only No. 587 retains its Crittal metal windows, the windows in the other two units having been replaced with different patterns of uPVC windows. This change harms the visual integrity of the terrace, reducing the positive contribution it makes to the streetscape.

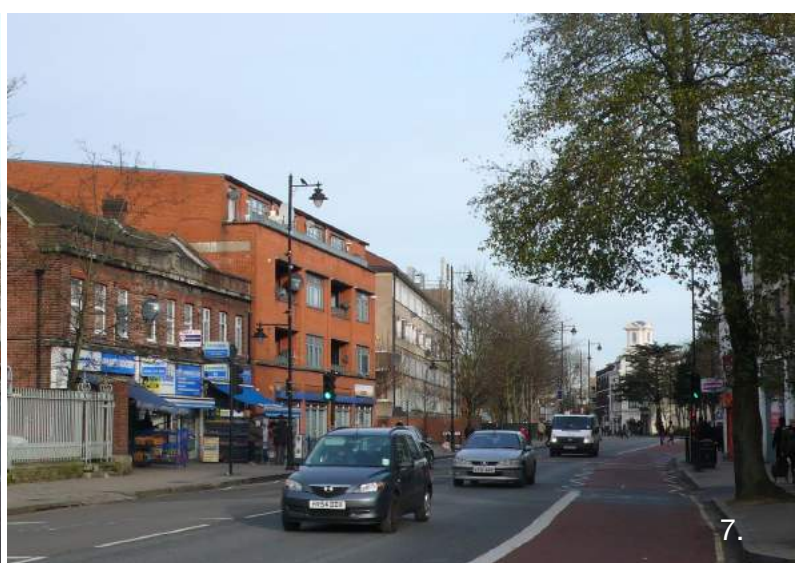
1.5.4 The three Georgian houses, Nos. 581-585 are each set well back from the road behind former front gardens which, although now used mainly for car parking, still contribute a spacious and green setting to the High Road aided by the mature trees.



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1.5.5 Nos. 583-585 is a pair of large semi-detached early-18th century houses (Grade II*) of three storeys with a semi basement. They are each four windows wide with six-over-six sashes, of brown brick with red brick pilasters, a moulded red-brick cornice and red-brick rubbed flat arches to the windows with a central keystone. Both houses have six-panelled entrance doors with leaded fanlights. No. 583 has its entrance door in the original two-storey side addition, whilst No. 583 has had a later door case added, with painted Tuscan pilasters and

Picture 5. 587-591 High Road.
 Picture 6. 593 High Road
 Picture 7. View of entablature, in place of one of the ground-floor sash windows, and the side addition has been enlarged. The very fine ornate metalwork and gates on the street frontage (Grade II) were restored as part of the 1997/98 Conservation Area Partnership Scheme.

1.5.6 The third building in this group is No. 581, known as Charlton Place, a late-Georgian two-storey house in brown brick with three dormer windows set in a slate roof behind a brick parapet. Originally four windows wide but now only three, the house has six-over-six pane sashes and a six-panelled door set in a stone surround with attached Tuscan columns and a pediment. The single-storey brick extension built onto the front of the house is an unfortunate addition that unbalances the elevation and intrudes into the setting of the house. A large single-storey extension has also been added to the rear of the house.

1.5.7 The front wall and railings to No. 581 are modern and of no interest. However, the Grade II listed boundary wall that formerly enclosed the rear gardens of the three Georgian houses extends along the southern boundary and turns the corner onto Kenmare Drive. The conservation area boundary encloses the whole of the site of the former rear gardens. However, the post-war blocks of three-

storey flats and houses are of no interest and make no contribution to the conservation area.

1.5.8 The conservation area also includes No. 579A on the south side of the lane. This is a two-storey timber-framed barn structure, weather boarded and with a pantiled roof, possibly dating from the 18th century. It is locally listed and now the sole survivor of the vernacular structures that bordered the High Road until the end of the 19th century.

Picture 8. 581 High Road, Known as Charlton Place, set back behind a large front garden

Picture 9. The timber framed 579a on the south side of the lane



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High Road east side and Scotland Green

1.5.9 The broad splay of the junction with Scotland Green, reflecting the eastward curve of the Moselle stream, inset with the D-shaped ‘island’ site occupied by the former Blue School, is one of the High Road’s most distinctive topographical features. The locally listed former Blue School (now a public house), a good example of the picturesque Tudor Gothic style favoured in school architecture in the early/mid 19th century, provides an attractive focal point in the conservation area, but its setting has been badly compromised by the four-storey building (Nos. 2-12 Scotland Green) which rises directly behind it and blocks the rear view of the school from Scotland Green.

1.5.10 The undulating form of the Moselle stream (or Carbuncle Ditch), which was still unculverted at the end of the 19th century, can be clearly discerned in the irregular building line of Scotland Green, which lends interest and contrast to the streetscape. A small gap after the Three Brewers marks the

Picture 10. The locally listed former Blue School on its D-shaped island with the four story apartment building visible behind

point at which a secondary ditch forked southeast towards the Hale.

1.5.11 The houses along the south side of Scotland Green are single-bay, two-storey terraced cottages built in stock brick with pitched slate roofs. Although most have lost their original sash windows and doors, and have over-painted facades, they are the most complete surviving run of the smaller dwellings that were built on the side streets of the High Road in the early-19th century, in distinct contrast to the higher-status terraces and villas that stood in the along the main highway, and are thus of significance in the conservation area and wider locality. One house (No. 38) retains a radial-pattern fanlight typical of the late-Georgian period.



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1.5.12 The Two Brewers public house (No. 42), which appears to be a late-19th century conversion of two houses, is a good example of a modest side-street pub, its tiled pub sign with relief lettering now a relatively rare feature. By contrast, the Victoria public house (No. 34), designed in the Queen Anne style, is a scaled-down version of the ornate high street ‘gin palaces’ that characterised the late-Victorian period, faced in red brick with pilasters, terracotta capitals, a moulded brick cornice and a tall pedimented dormer.

Picture 11. Buildings on the South side of Scotland Green, showing the modest Two Brewers pub and the Queen Anne style Victoria Public House

Picture 12. Modest cottages on Scotland Green

Picture 13. The irregular building line of Scotland Green



1.5.13 The transition in scale between the two-storey buildings in Scotland Green and the taller frontages to the High Road has been undermined by an obtrusive rear extension to the Prince of Wales pub, which raised the height of the former saloon bar from one storey to four when the pub was converted into flats. The locally listed pub, possibly a remodelling of an earlier building, has a late-19th century rendered facade, mullion-and-transom windows and is notable for its green-tiled pub front with the Prince of Wales feathers emblem.

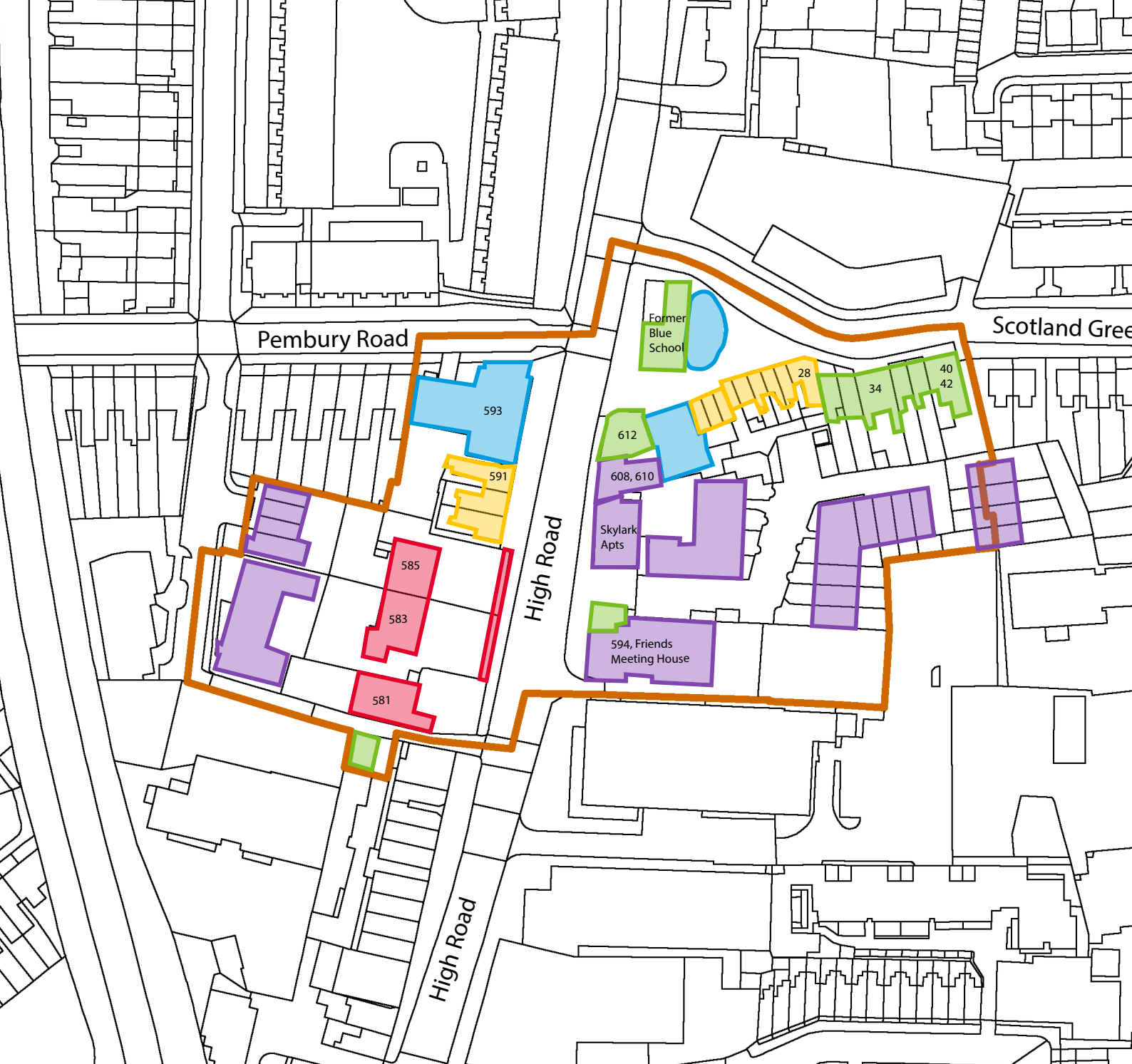
- Picture 14. The converted Prince of Wales pub with its large rear extension
- Picture 15. High Road looking South
- Picture 16. 594 High Road and the Friends Meeting House

1.5.14 Continuing southwards along the High Road, Nos. 608 and 610 are rendered later 19th-century buildings, No. 608 with a recent third storey. Nos. 598-608, which replaced a group of derelict 20th-century buildings are of little distinction but preserve the rhythm and scale of the frontage. No. 596, the sole survivor of the Georgian houses that stood along this stretch of the High Road, has upper-floor windows set in recessed arches typical of the 1820s or '30s and a

late-19th century ground-floor shop which retains its original surround. The Friends meeting house of 1962 reflects a 20th-century trend in some non-conformist denominations of incorporating their places of worship within larger mixed-use buildings. While of some historic interest as the successor to the original meeting house of 1714, it has little architectural merit or townscape interest.

Map 7. Townscape Analysis





Map 8. Scotland Green, 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 pavements with granite kerbs. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement.

1.7 CONDITION AND DEVELOPMENT PRESSURE

1.7.1 Apart from the Friends Meeting House burial ground, the former open space behind the rest of the buildings on both the High Road and Scotland Green frontages has been infilled with extensive new development. Although the height has been kept low enough so as not to interrupt the roofline of the High Road buildings, this intensification has altered the historic character and setting of the eastern half of the conservation area. The new block attached to the rear of the former Blue School and the recently completed development on the north side of Scotland Green has reinforced this step change in the scale of new building.

1.7.2 Some of the recent developments on both sides of the High Road have been of a poor standard of design, which has failed to compensate

for the increased height and scale of these buildings.

1.7.3 Although the listed buildings on the west side are largely protected from piecemeal changes, this does not apply to the surviving buildings along the south side of Scotland Green, which have lost the majority of their original windows and doors, and where the loss of other architectural details would undermine their remaining townscape value.

PRESSURES FOR CHANGE

1.7.4 The conservation area has suffered from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, principally:

- Replacement of the majority original timber sash or metal casement windows in uPVC or aluminium, and loss of original doors
- Painting or rendering of brickwork
- Satellite dishes on front elevations
- Poor-quality shop fronts and signage - typically over-scaled fascias, solid metal roller shutters, and loss of original architectural elements

OTHER DEVELOPMENT PRESSURES

1.7.5 Further infill development is unlikely as all of the available sites are now built up.

1.8 AUDIT

STATUTORILY LISTED BUILDINGS

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

| High Road (West side) | Grade |
|--|--------------|
| No. 581 (Charlton Cottage) | II |
| Nos. 583 & 585 | II* |
| Walls, gates & railings in front of Nos. 583 & 585 | II |
| Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585 | II |

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596
No. 612 (former Prince of Wales Public House)
Nos. 614A to F (inclusive) former Blue School

High Road (west side)

No. 579A (former barn)

Scotland Green

Nos. 30 & 32
No. 34 (The Victoria Public House)
Nos. 36 & 38
Nos. 40 & 42 (The Two Brewers Public House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Nos. 14-28 Scotland Green
Nos. 587-591 High Road

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road
Nos. 16-19 Kenmare Drive and Ashling House

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

Nos. 593-599 High Road
Nos. 2-12 Scotland Green
Extension to rear of No. 612 High Road



2. SCOTLAND GREEN 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

2.3.1 Tottenham High Road is to be the focus of major new development associated with the Spurs redevelopment project, coupled with the Council's master plan for a regeneration project to the west of the High Road in the White Hart Lane area.

2.3.2 The direct impact of this major investment just to the north of Scotland Green is likely to be limited in terms of new development as the available building sites within the conservation area have already been developed. However, there could be subsequent pressure for further intensification of development and if so this could threaten the character of the surviving historic townscape.

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 as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action by the Council. 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. Many 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 - eg. replacement windows - 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.
- Opportunities for further tree planting should be explored, as part of a wider scheme for the High Road The conservation area boundary

2.7 THE CONSERVATION AREA BOUNDARY

2.7.1 The appraisal has highlighted that the review of the conservation area boundary should include:

- West side of the High Road - exclude the flats on the east side of Kenmare Drive and redraw the conservation area boundary to follow the new property line at the rear of the listed buildings
- East side of the High Road and Scotland Green - exclude the new in-fill housing development and redraw the conservation area boundary at the rear of the frontage buildings, retaining the Friends burial ground.

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 9. Scotland Green, Proposed Boundary Alterations

- Proposed area to be excluded from the conservation area
- 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 17. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

TRADITIONAL SHOPFRONT DESIGN

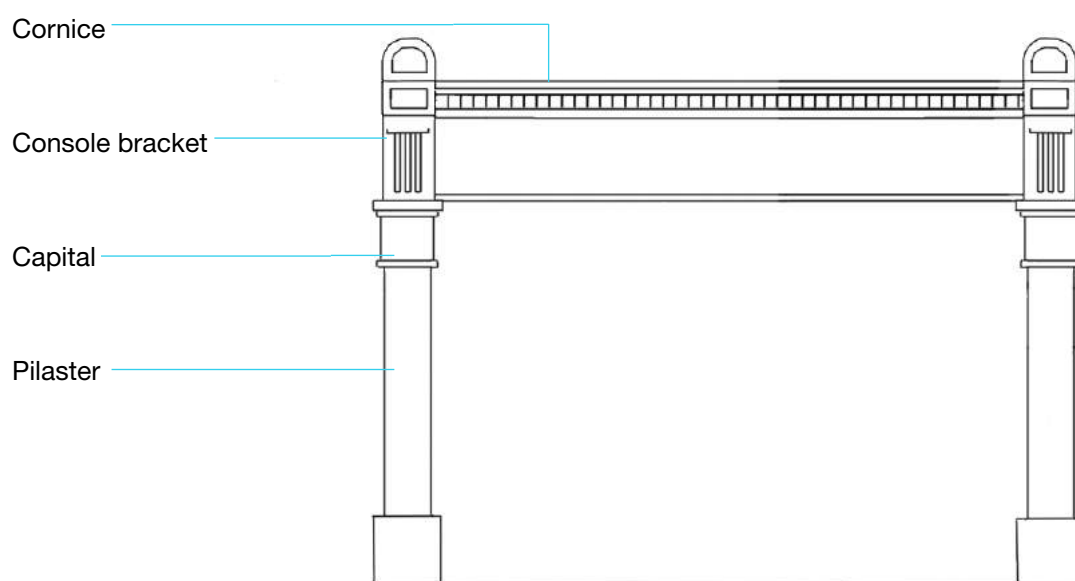
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

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;

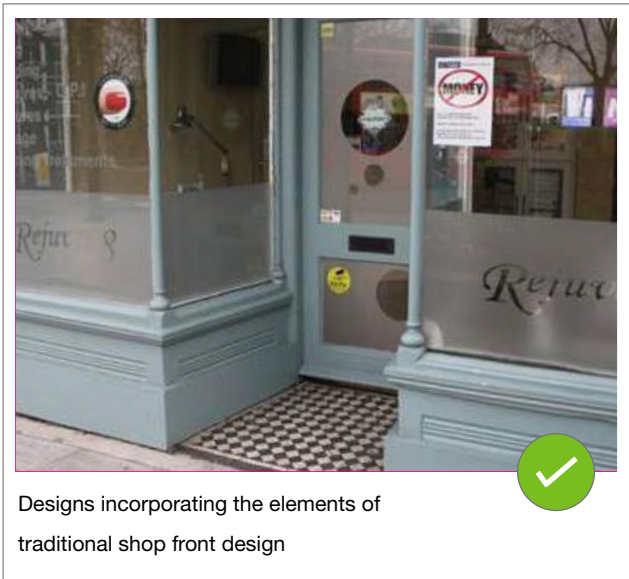
- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are 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 18. The traditional architectural details that frame the shop front.

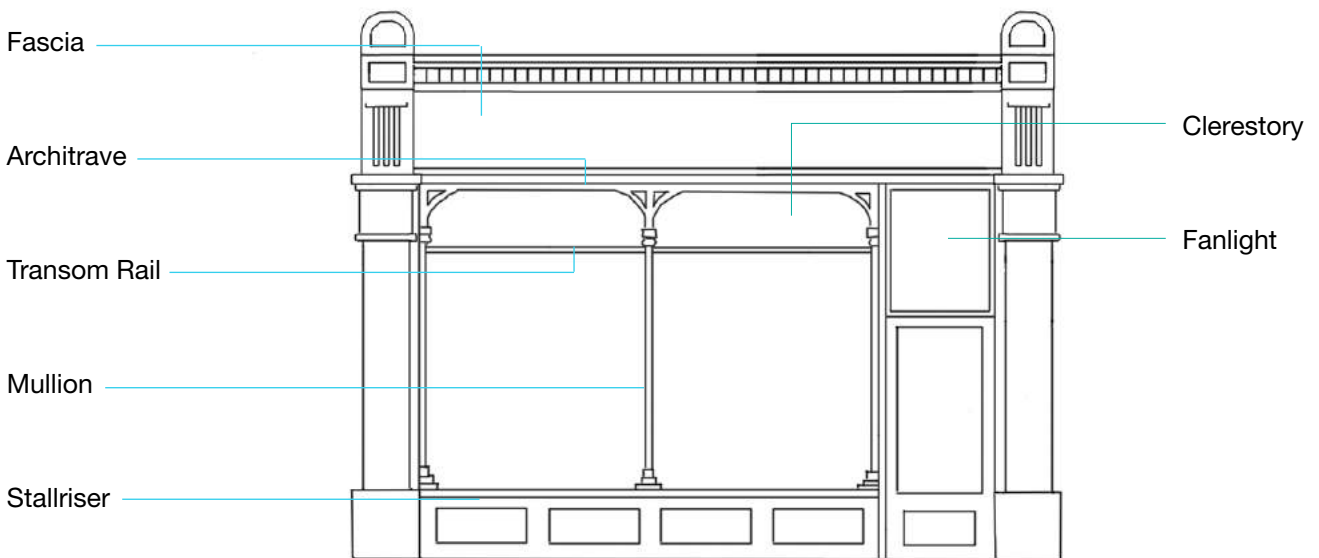


- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in 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 19. 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.

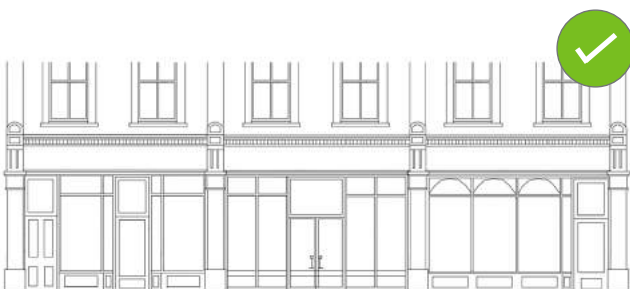
3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over

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 20. 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.

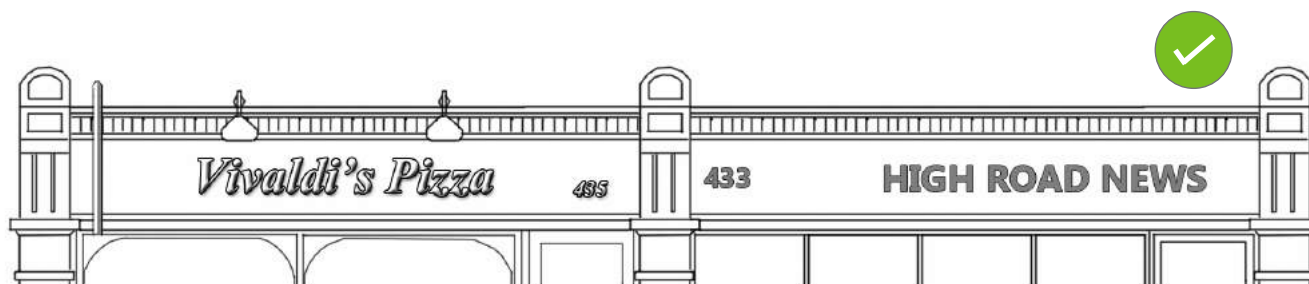
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate

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 21. Fascia Signs



Hanging and projecting signs

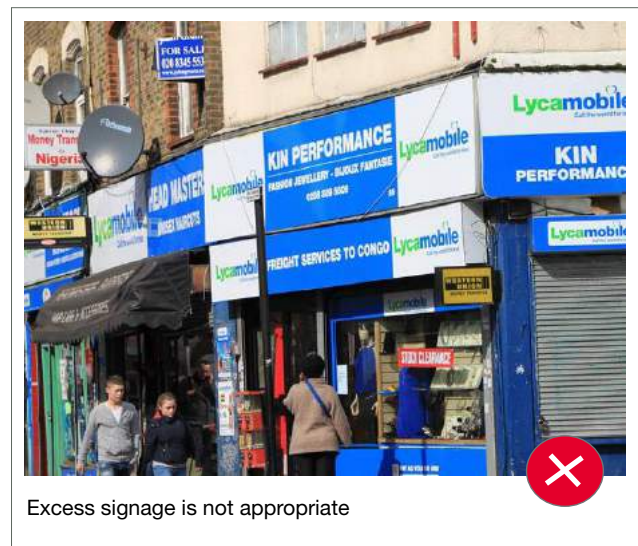
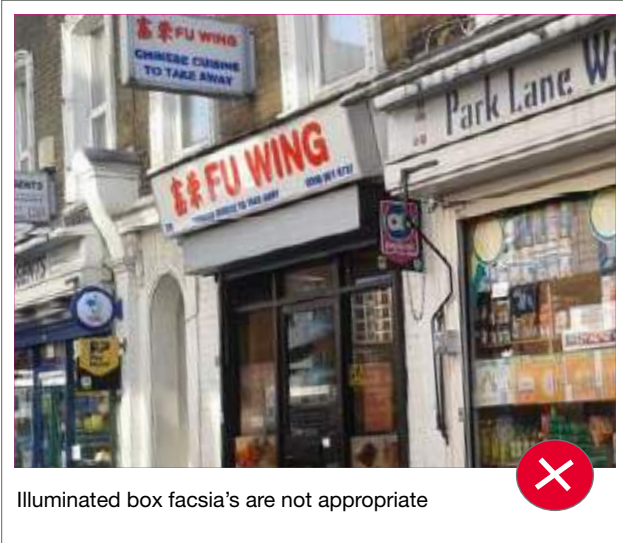
- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered 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 22. Traditional retractable canvas blinds are the most appropriate type of canopy.

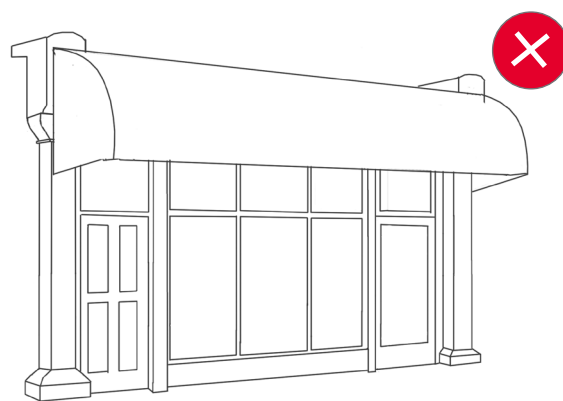


SHUTTERS, GRILLS AND SECURITY

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

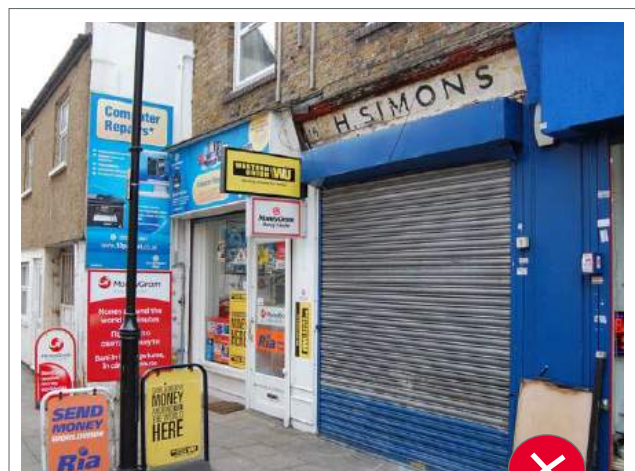
3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 23. 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 24. 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

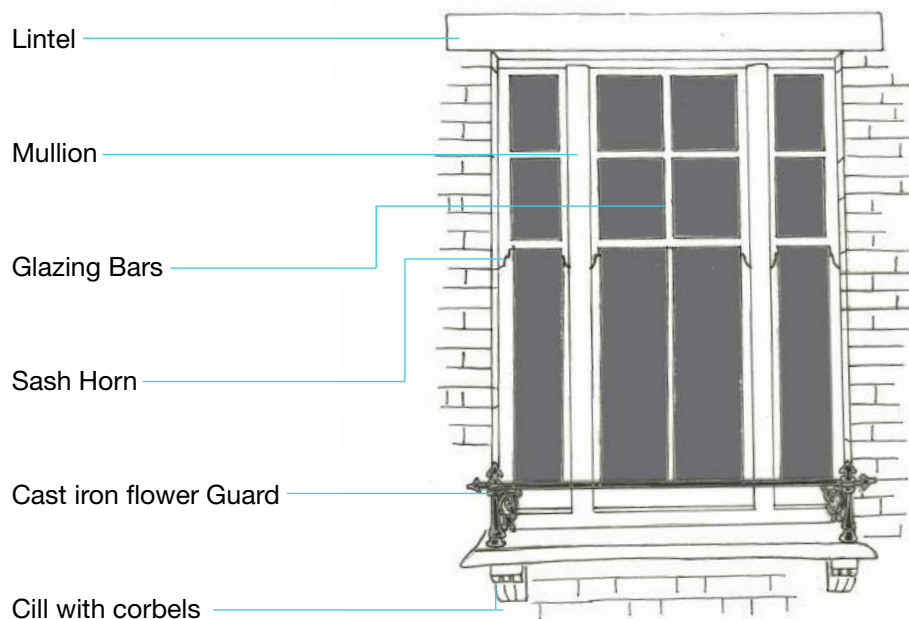
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- 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.

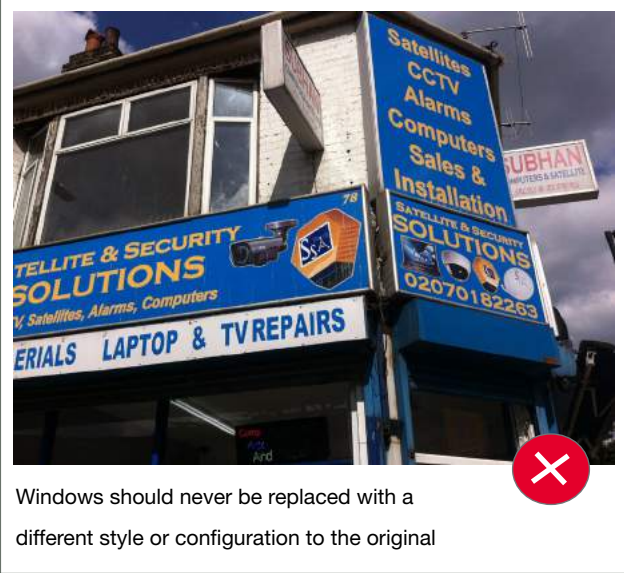
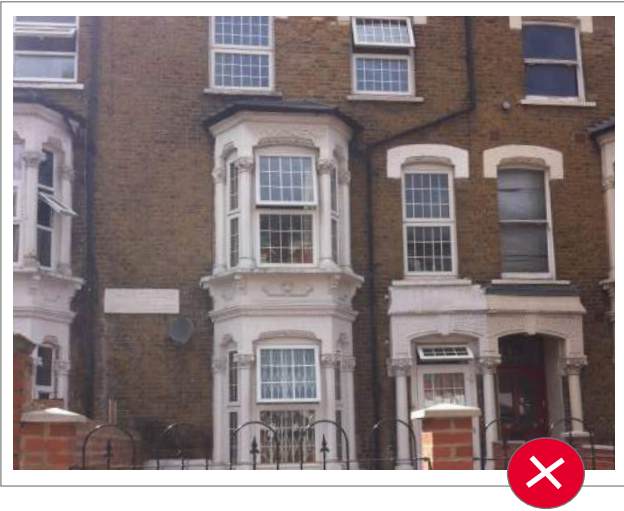
- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate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

Picture 25. 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.



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.



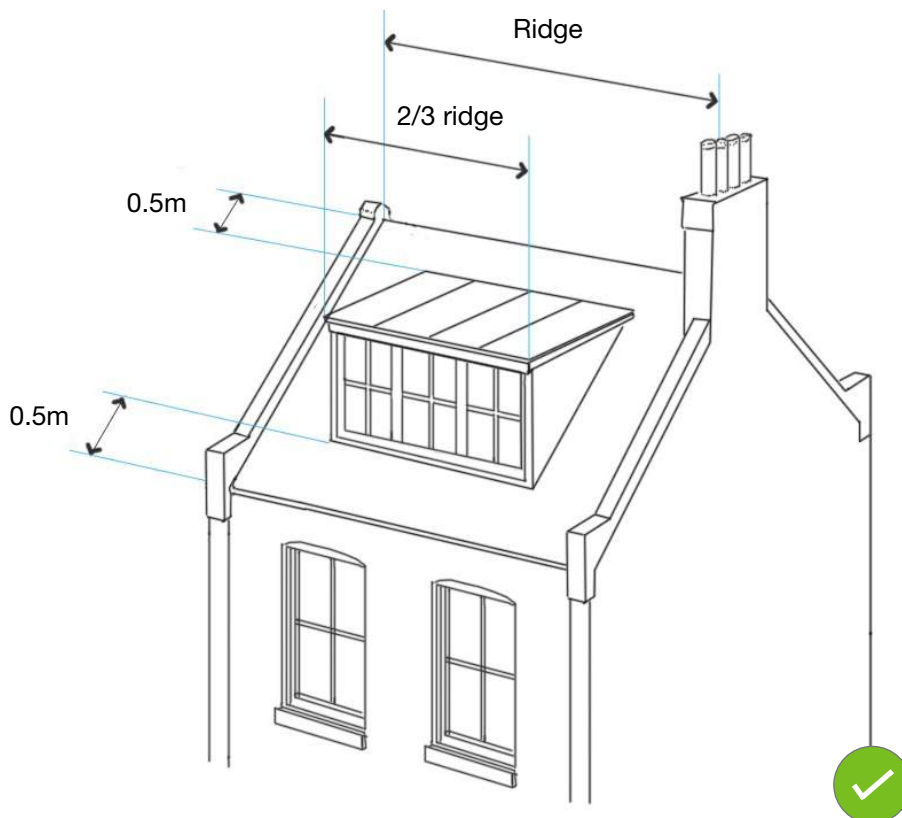
Mansard roof extensions are not usually appropriate

- 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.



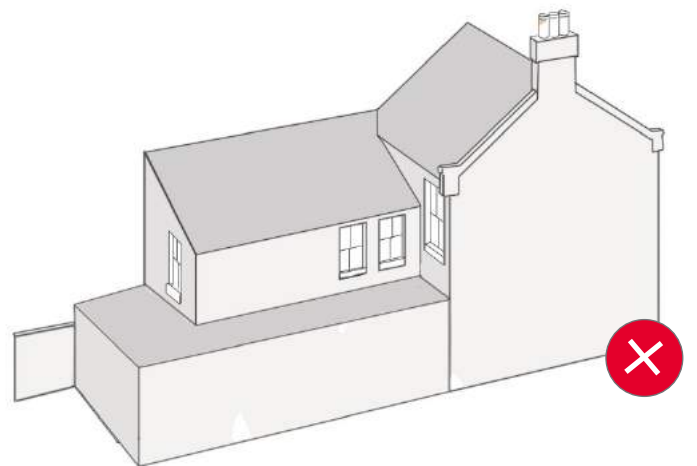
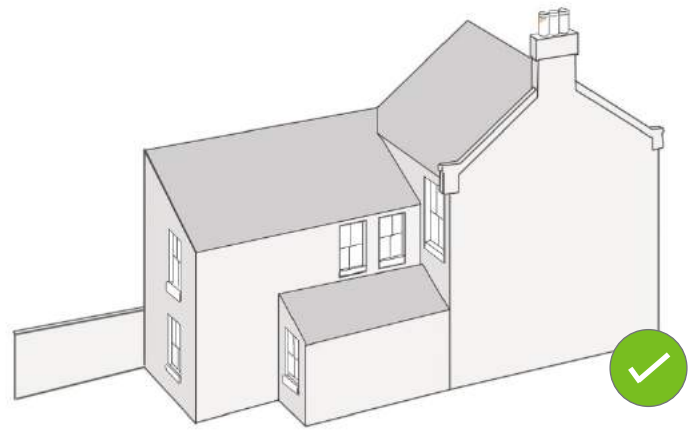
Picture 26. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 27. 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 29. 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 (West side) | Grade |
|--|--------------|
| No. 581 (Charlton Cottage) | II |
| Nos. 583 & 585 | II* |
| Walls, gates & railings in front of Nos. 583 & 585 | II |
| Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585 | II |

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596
No. 612 (former Prince of Wales Public House)
Nos. 614A to F (inclusive) former Blue School

Nos. 36 & 38

Nos. 40 & 42 (The Two Brewers Public House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

No. 579A (former barn)

Nos. 14-28 Scotland Green

Nos. 587-591 High Road

Scotland Green

Nos. 30 & 32

No. 34 (The Victoria Public House)

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road

Nos. 16-19 Kenmare Drive and Ashling House

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

Nos. 593-599 High Road

Nos. 2-12 Scotland Green

Extension to rear of No. 612 High Road

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/60777/2116950.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