

TOTTENHAM GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Haringey
LONDON

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FOREWORD

(Draft to be approved by Cllr Strickland)

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

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an “areas 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. Tottenham Green Conservation Area was designated in 1976, comprising the High Road from Forster Road south to the former Jewish

Hospital on the west side, and from No. 408 to No. 250 on the east side. The boundary was amended in 1998 to include part of the Monument way junction east of Tottenham High Cross, the north side of Philip Lane west to include Nos. 32 to 70 (even) and Clyde Road Depot at the rear of Tottenham Town Hall, and to exclude the Tottenham Green Centre and Elliot Court and Copperfield Drive on the east side.

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



1. TOTTENHAM 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

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



1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Tottenham Green Conservation Area derives from two significant features, first the historic scale and character of the large public open space of Tottenham Green; second the unique concentration of public buildings including civic buildings, health, education and religious buildings and places of entertainment. In contrast to other stretches of Tottenham High Road, which function first and foremost as part of a commercial high street, Tottenham Green has a quite distinctive character and appearance.

1.2.2 The northern part of the conservation area is notable for the change in scale and appearance from that of the Bruce Grove area immediately to the north and this is marked by the police station and the former Tottenham Palace Theatre that denote the transition from one area to another. To the south of these buildings there is a lack of enclosure to the street line as many of the buildings are set back

from the highway, including the former High Cross School (now Old School Court) that, with its high Victorian Gothic architecture, is still a highly visible landmark building.

1.2.3 The High Cross is positioned just before the High Road widens out onto the Green. The west side of the Green is distinguished by a grand frontage of Edwardian civic and education buildings including the former Town Hall, fire station and public baths, a school and a college. Completing this ensemble is the former Jewish Hospital.

1.2.4 The West Green itself is a large triangular open space with a large number of mature trees. At its northern boundary is the Holy Trinity Church and church school buildings. The civic importance of the space is emphasised by the location of the War Memorial at its southern apex.

1.2.5 The east side of the Green has a contrasting more residential character, although only two houses on the east side of the High Road survive as a

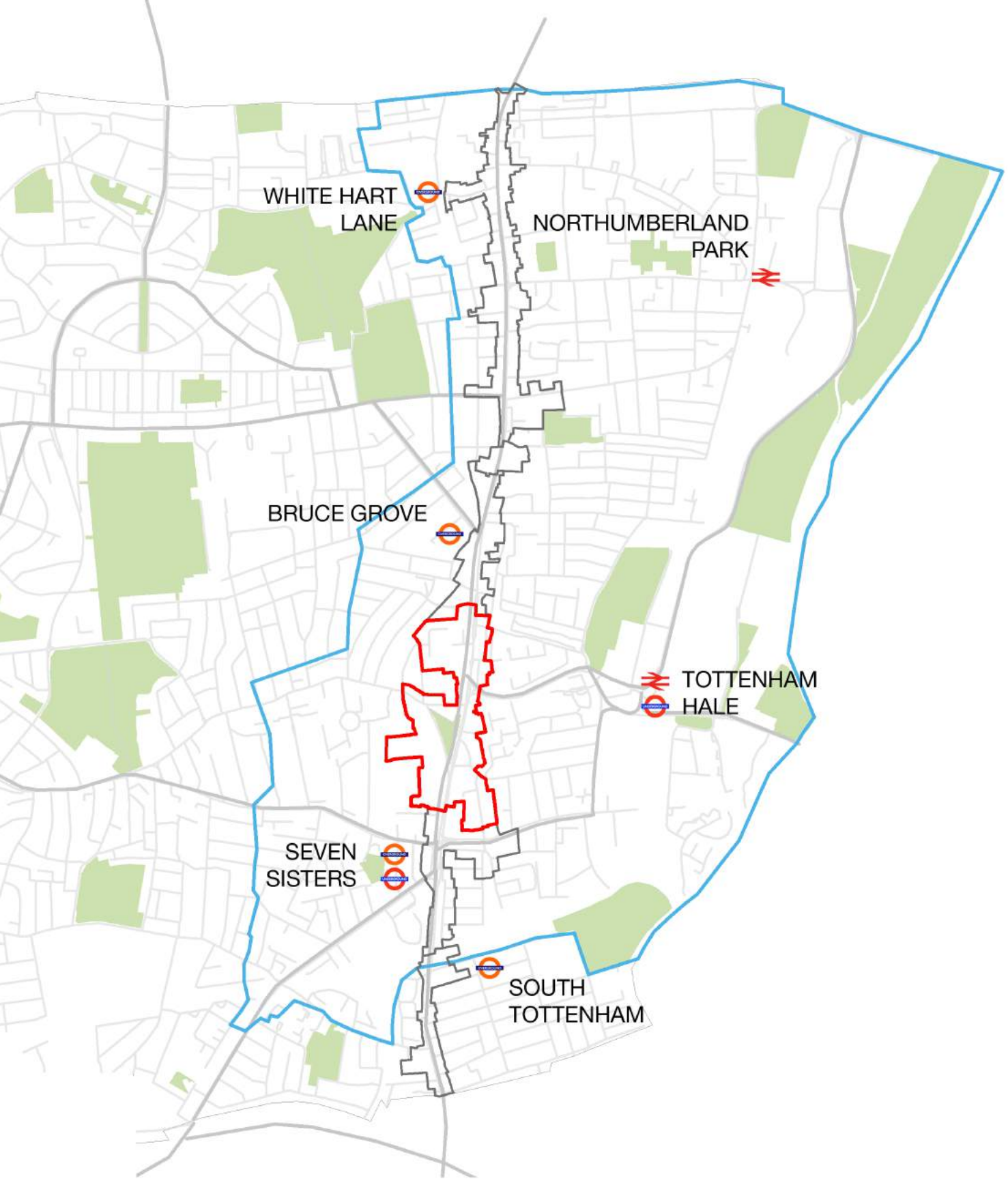


remnant of the large houses and gardens that once surrounded the Green. In keeping with the changes of use of the other public buildings in the area, the former hospital has been converted to housing. To the south-east of the Green the conservation area includes Talbot Road, a street that illustrates a century of changing house types.

1.2.6 The buildings of the conservation area illustrate its evolution, starting in the late 19th century, from a residential suburb into an important municipal centre. Tottenham Green was once the civic hub of the community, where many municipal functions were concentrated. These functions have moved away and although the school and college remain, together with community arts and business facilities, with them much of the vitality and

importance of the area seemed to drain away. Just over one hundred years later this cycle has moved on again and many of the former public buildings have been converted into new uses.

1.2.7 In summary, the special interest of the conservation area derives largely from the character of the Tottenham Green open space and the former civic and municipal buildings that, although now largely converted to other uses, still evoke a sense of their former importance despite the fact that much of the more recent architecture has failed to match the quality of architectural design and the townscape quality of the earlier periods.




Map 1. Location map: Tottenham 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 Tottenham 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 north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

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

1.3.3 The Moselle stream, whose name derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west

side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 As depicted on the 1619 and 1798 maps, Tottenham Green formed a roughly rectangular space aligned slightly north-west/south-east enclosed by Philip Lane (High Cross Lane) on the north side, the present Town Hall Approach Road on the west and the High Road on the east. The 1844 tithe map clearly depicts the triangular form of the village green as evident today, Holy Trinity Church now occupying the northern section. Pre-1864 maps suggest that the landscaped south-eastern section of the present Green formed part of the highway itself.



THE SETTING OF TOTTENHAM GREEN CONSERVATION AREA

1.3.6 East of the High Road, the network of Victorian and Edwardian streets that existed between Chesnut Road and High Cross Road (Monument Way) was largely erased under post-war housing development schemes. In addition, several substantial sites behind the frontages on both sides of the High Road and the Green, e.g. the grounds of High Cross School and the Prince of Wales Hospital, the lager factory/cold store site, and Clyde Road depot, have been incrementally redeveloped for housing. Thus the conservation area is, for the main part, enclosed by modern housing, although this is predominantly low-rise and contained behind the High Road and frontages to the Green. At the south-east, where Talbot Road meets Broad Lane, the conservation area shares a seamless Victorian residential character with the adjoining section of the Seven Sisters/Page Green Conservation Area.

TREES AND OPEN SPACES

1.3.7 The conservation area is generously endowed with mature trees and public open spaces the latter consisting of the Green itself as the focus of the conservation area, and the area fronting the former Grammar School and Rawlinson Terrace. Tree-planted forecourts or verges complement these open spaces: e.g. Reynardson Court, the United Reformed Church, Laseron House and the former Jewish Hospital. Where the pavement width allows, there are a number of street trees, at varying stages of maturity. All make a vital contribution to the area's special character.

VIEWS

1.3.8 Generally views are largely contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at Tottenham Green there are longer views and vistas across the full extent of the public open space.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

The development of Tottenham High Road

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

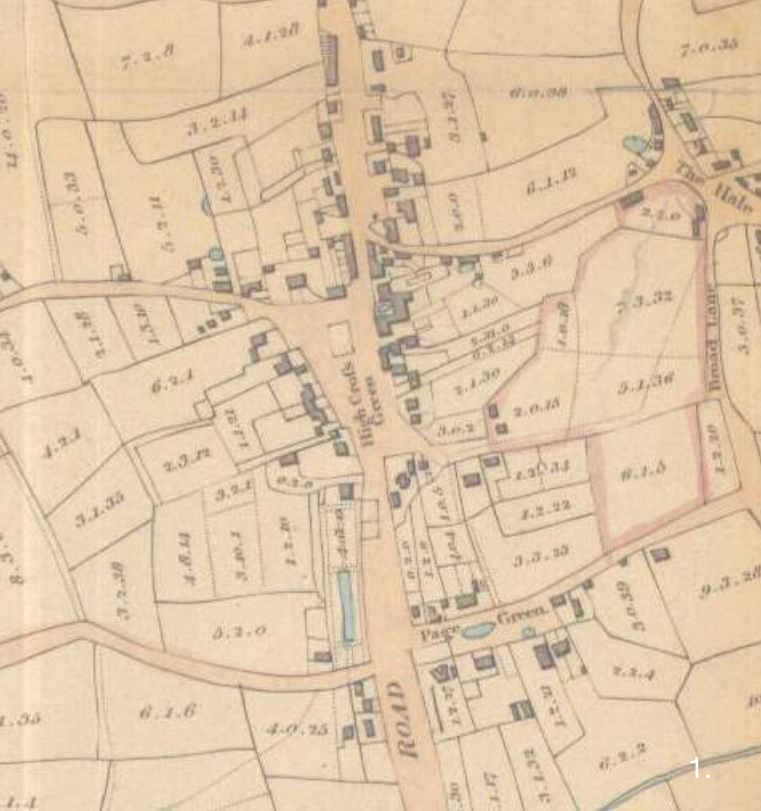
1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted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

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings

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

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

1.4.5 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 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 existing and new 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

Picture 1. Wyburd’s parish map 1798

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

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 Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted



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

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 Tottenham Green and the adjacent parts of the High Road

1.4.10 Tottenham Green was known historically as High Cross Green, commemorating the medieval wayside cross that stood there. The present High Cross monument is an 1809 reworking of an early-17th century brick structure.

1.4.11 The Green was the focus for some of Tottenham's most prestigious houses from the 16th through to the mid-19th century, notably that of the City merchant Sir Abraham Reynardson (1589-1661) which stood on the north side. On the east side the Old Ship and Posting House Inn may have originated as the mansion of Sir Edward Barkham, Lord Mayor of London in 1621. The Swan Inn, on the corner of Philip Lane, which ran coaches to London from the 1820s, was one of the High Road's oldest hostelries. Early prints suggest that it had been rebuilt or remodelled by 1827; it survives today in altered but recognisable form.

1.4.12 Charitable institutions included Reynardson's Almshouses, a row of eight two-storey dwellings built in 1737 with the bequest of Sir Nicholas Reynardson, and a grammar school of 1687. The new Church of Holy Trinity was built 1828-30 to serve the expanding Anglican population; a school was added in 1847. A Congregational church and Sunday school were built in 1868 by John Eames, a wealthy merchant of Bruce Grove, on the site of an ancient house on the east side of the Green.

1.4.13 The 1798 and 1844 title maps shows that the High Road between the present Chesnut Road and High Cross Lane was bordered on both sides mainly by larger properties set back from the highway, in contrast to the preceding stretch to the north that was more intensively built up. South of High Cross, around the junctions with High Cross Lane and Philip Lane, and along the north-east side of the Green, the frontage was again tightly built up: Victorian photographs show a handsome early-18th group to the south of High Cross Lane which included the Rose and Crown Inn. The Green was otherwise bordered by large houses in spacious grounds; two of the largest, Eagle House and Grove House and, stood to the south west. South of the Green, the High Road frontage was bordered by open land or gardens, but by 1844, the eastern side had been continuously built up almost as far as Seven Sisters. In contrast, the west side remained undeveloped until the late-19th century.

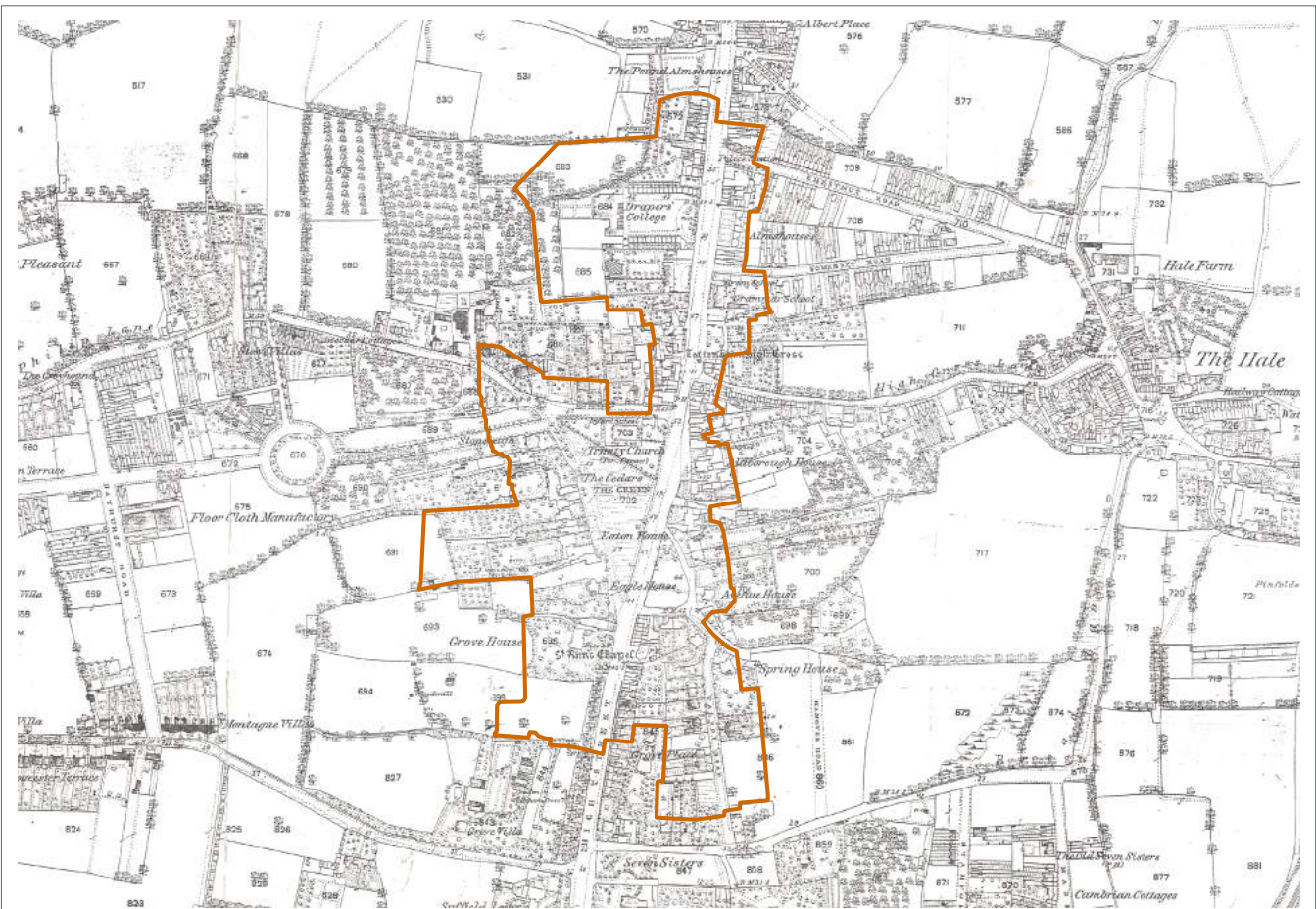
1.4.14 The most substantial intervention shown on the 1864 OS map was the Drapers' Company College, built in 1860-62 to the design of the Company's architect, Herbert Williams, comprising a boys' school behind a deep forecourt flanked by almshouses. A few villas had replaced older properties in the Green. Chesnut Road and Somerset Road connected the High Road with Tottenham Hale, the former road with a police station at its southern junction. To the south-east of the Green, running south to Broad Lane, Talbot Road had been laid out as a residential offshoot of the Green, although it was only partially

developed at that time. By 1894, also on the east side, Welbourne Road had been developed (this was swept away in post-war redevelopment), and Colsterworth Road by 1915, as part of a network of new residential streets between the High Road and Tottenham Hale.

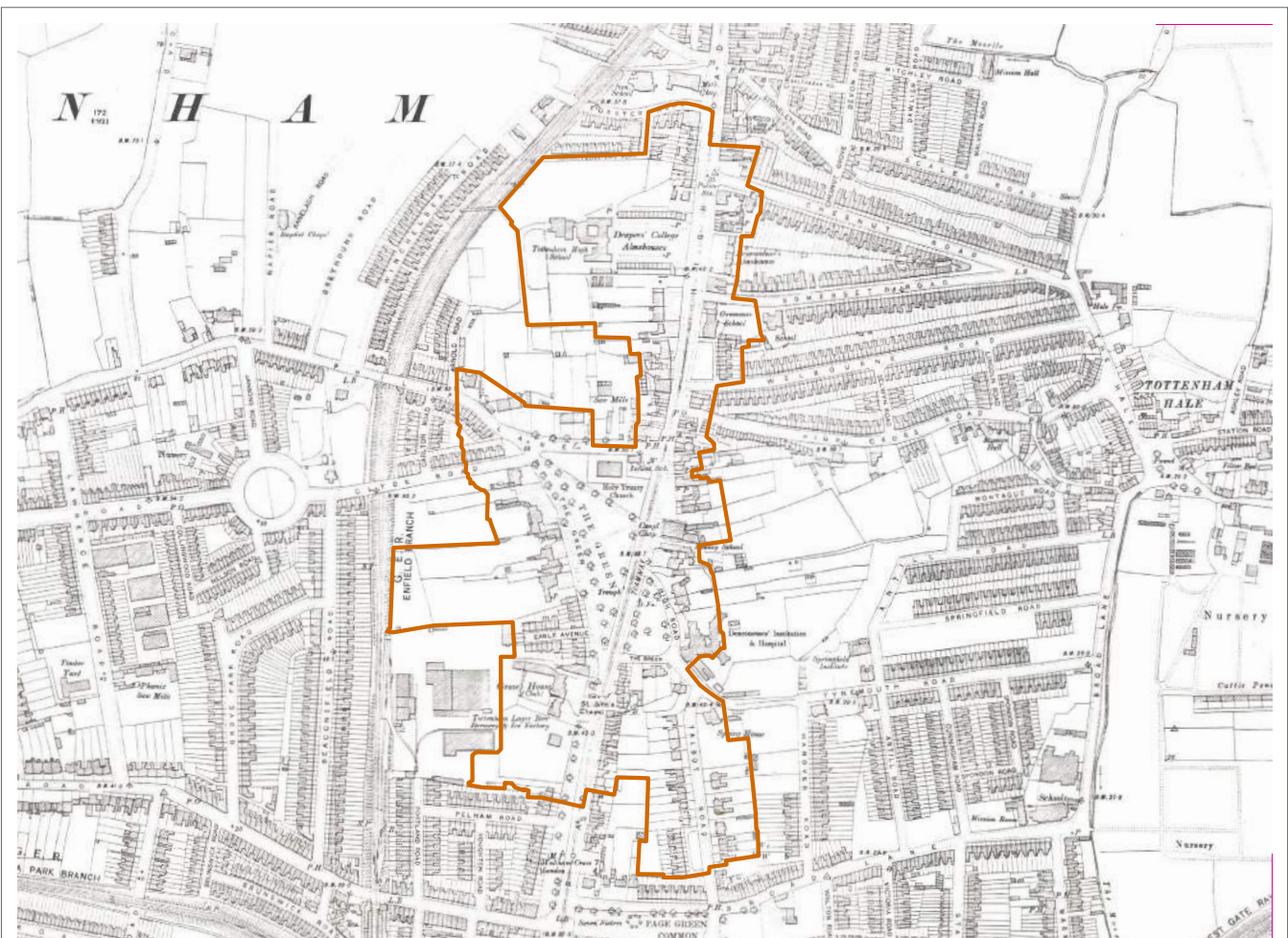
1.4.15 Although the Green and its environs were some distance from the railway line and avoided the intensive commercialisation seen further north at Bruce Grove, its attraction for the wealthier classes was beginning to ebb by the 1880s. A German lager factory was built behind Grove House in 1881, the house itself becoming Tottenham Polytechnic in 1892, and by 1894 its neighbour, Eagle House, had made way for a small terraced development, Eagle Avenue, which survived until the 1960s.

1.4.16 The area was also becoming established as the civic focus of Tottenham, which would entail the acquisition of many of the large villas whose ample grounds would provide ideal sites for new public buildings, a process that had begun c1860 with the building of a police station at the junction with Chesnut Road. In 1881, Avenue House on the east of the Green, occupied by the Evangelical Protestant Deaconesses' Hospital, made way for a purpose-built hospital of the same name which was extended and renamed the Prince of Wales Hospital in 1907; the hospital complex would eventually absorb most of the land to the east of the Green. The main catalyst for change, however, was local government reorganisation with the creation of Middlesex County Council in 1889,

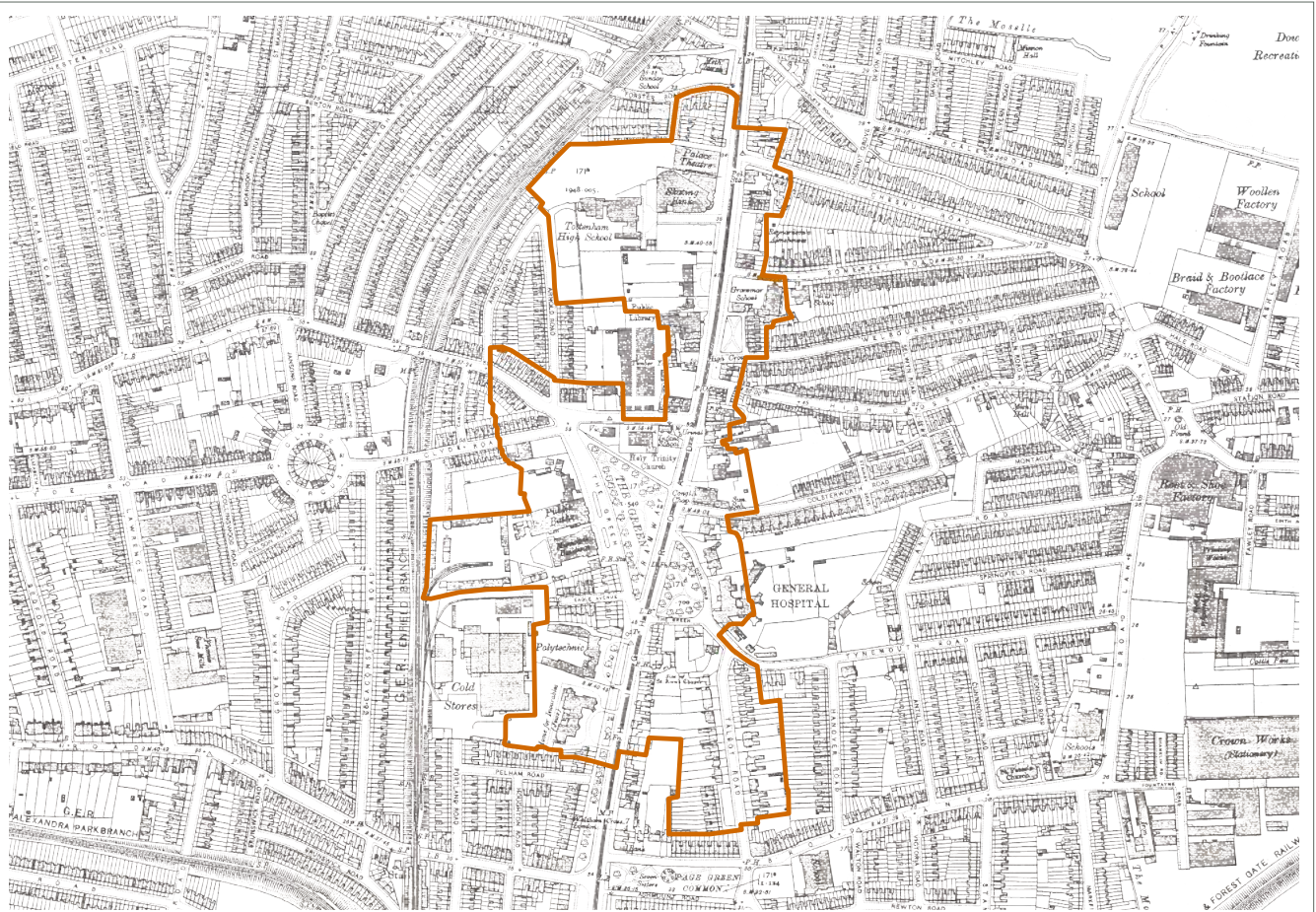
which held responsibility for secondary education provision, followed by Tottenham Urban District Council in 1894. Tottenham UDC built a public library in 1896, and on the west side of the Green the Council acquired a number of large villas as the site for a new municipal complex. Completed in 1905 to the design of AS Taylor and R Jemmett, this comprised the town hall, public baths and fire station, and a maintenance depot to the rear. These buildings were complemented in 1913 by the County School designed by the Middlesex CC architect, HG Crothall. Further south, the Home for Jewish Incurables was built in 1903, a response to Tottenham's popularity as a place of residence for Jews leaving the squalor of London's East End, but also serving the capital's wider Jewish population. In Somerset Road, behind the old grammar school, the new Tottenham Grammar School was built by MCC in 1908-10, also to Crothall's design. The police station was rebuilt and enlarged in 1913 to the design of J Dixon Butler, Architect to the Metropolitan Police. Other significant Edwardian buildings were the Tottenham Palace Theatre of 1908 designed by Oswald Wilson and Charles Long, the last survivor of a chain of suburban theatres built by the United Variety Syndicate, followed in 1909 by the adjacent Canadian Ice Rink. The latter, a short-lived venture becoming first a dance hall and then a night club, was demolished c2005 to make way for Lauriston Apartments. The bus garage on the north side of the Green in Philip Lane (outside the conservation area boundary) was built in 1913.



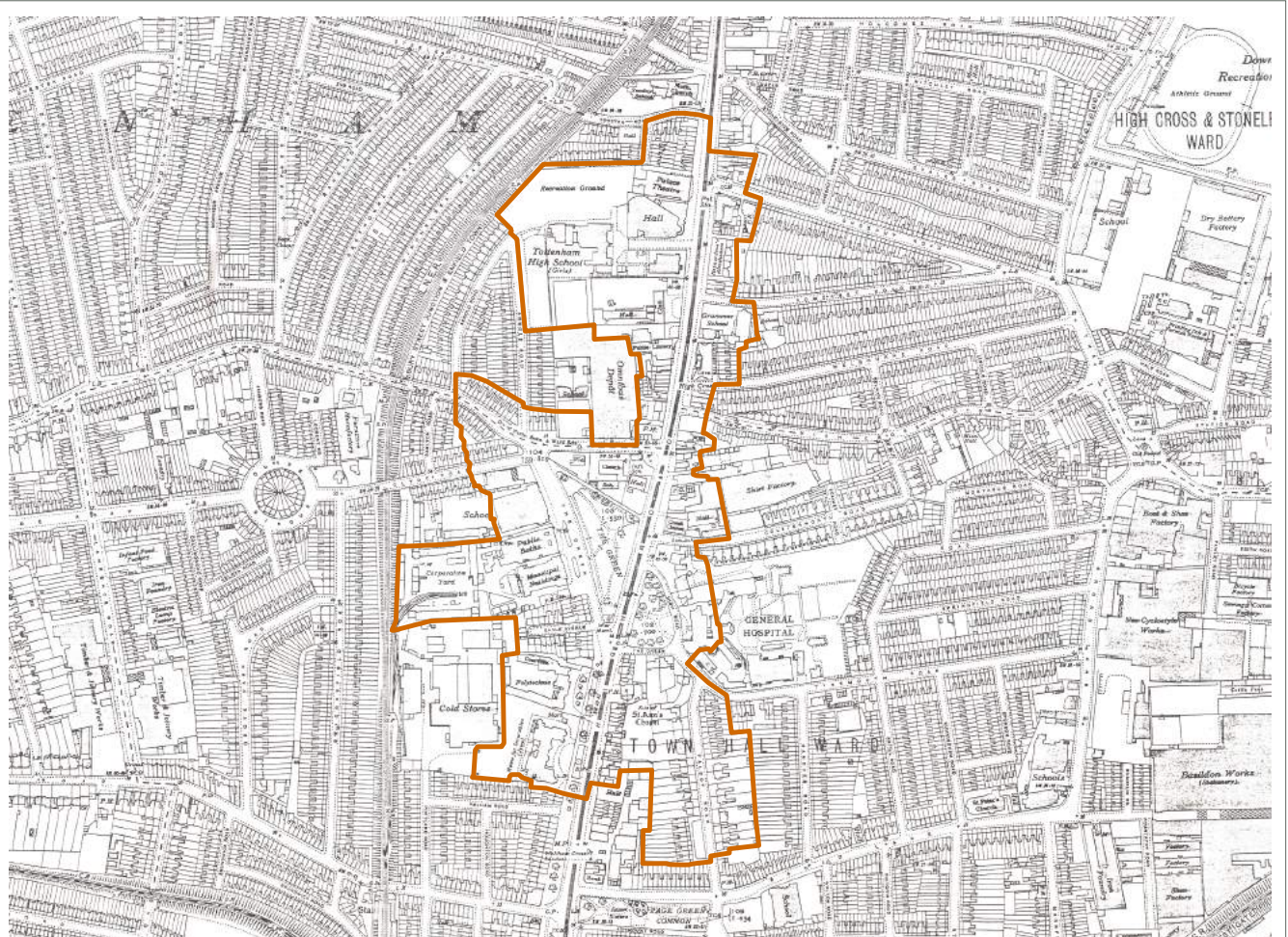
Map 3. The area in 1864



Map 4. The area in 1894



Map 5. The area in 1913



Map 6. The area in 1935

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

1.4.17 Although some inter-war redevelopment took place, notably the Tottenham Technical College of 1936-9 on the site of Grove House, this period has left a limited mark on the area in terms of surviving buildings. The creation of the gyratory at Monument Way in the 1960s, a dual carriageway superseding High Cross Road, had a major impact on the area's character, leaving the High Cross monument stranded in the centre of a traffic island. More recently, significant changes have occurred with the conversion of the municipal buildings fronting the Green, the redevelopment of Clyde Road depot, and the expansion of the College of North East London (CONEL), as well as a number of residential developments on the site of older buildings.

ARCHAEOLOGY

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

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

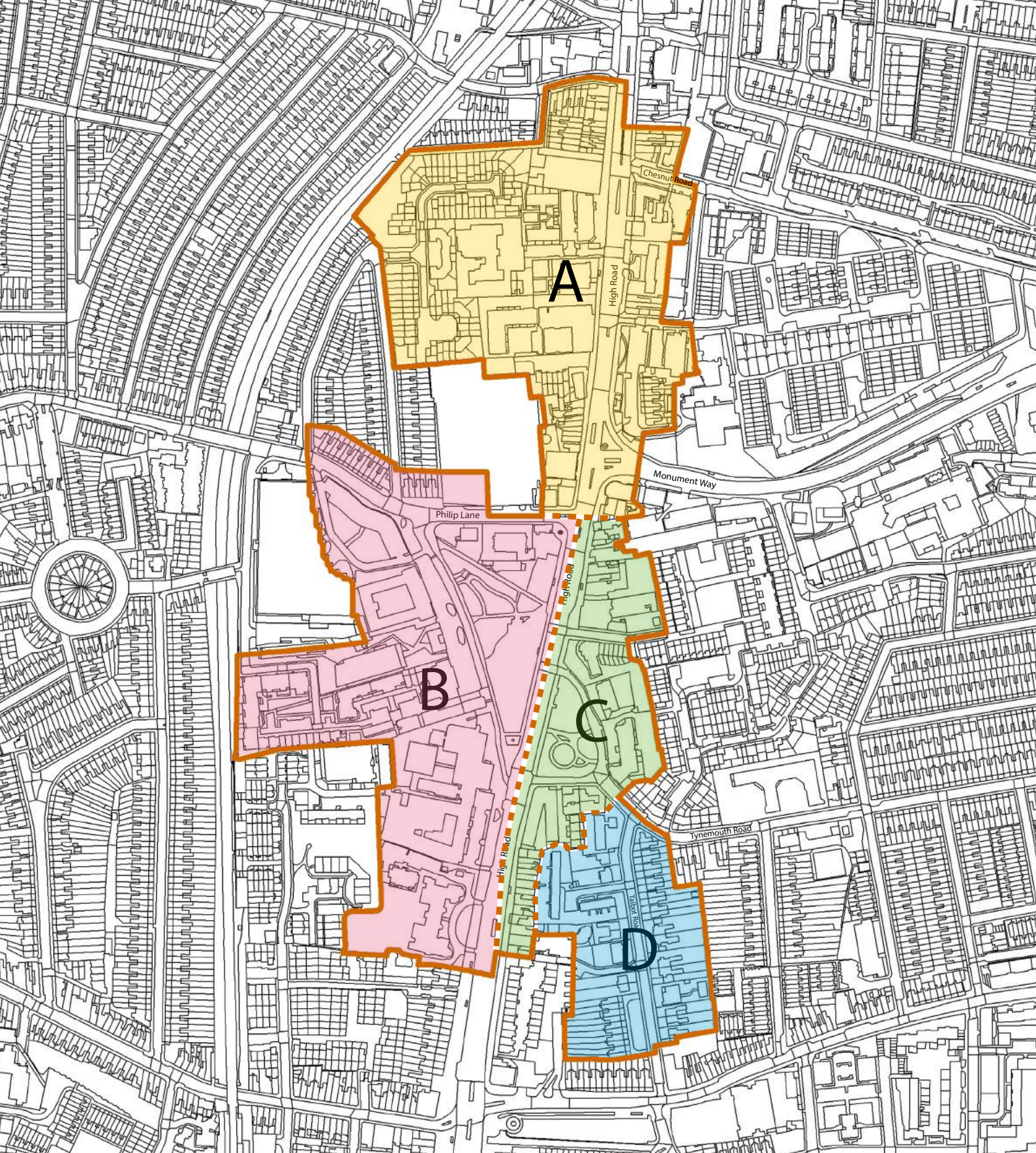
CHARACTER SUB-AREAS

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



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

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

- A The High Road from Chesnut Road to Philip Lane
- B Philip Lane, Tottenham Green (west side) and High Road (west side)
- C Tottenham Green (east side) and High Road (east side)
- D Talbot Road



Map 7. Character sub-areas

-  Conservation Area Boundary
-  Character Area Boundary



CHARACTER SUB-AREA A: CHESNUT ROAD TO PHILIP LANE

High Road (west side)

1.5.4 The sub-area commences with the former Tottenham Palace theatre, an exuberant composition in the Edwardian Baroque style, built in red brick with lavish stone dressings. The projecting end bays have segmental pediments, the recessed pedimented centre, a balustraded balcony and giant ionic pilasters. Its ornate façade stands in contrast to the similar but much more restrained architectural language of the near-contemporary police station opposite.

1.5.5 The adjoining building, Lauriston Apartments, at the north-west corner of Draper's Road, forms the frontage of a series of three four-storey blocks built on the site of the skating rink. The façade is finished in white and blue-painted render and timber cladding, with angular balconies that strike a discordant note in the streetscape. The development as a whole pays little heed to its

Picture 4. The Former Tottenham Palace Theatre

context and detracts from the view of High Cross School seen from the High Road.

1.5.6 The former High Cross School, set back behind an approach road (Drapers Road), is a striking High-Victorian Gothic building in stock brick and stone with a series of angular gables and a central spirelet (reinstated in 1998 when the building was converted into flats). The original railings, gates and gate-piers enclose the forecourt. Immediately to the south-east of the school is a semi-detached pair of early-20th century brick cottages (Nos. 1 and 2 Drapers Road), probably staff accommodation, which contributes to the setting of the Grade II listed former school. To the south of Drapers Road, the former Felvers Hall, now a church, is a neo-Tudor addition of 1926 in brown brick with stone dressings, enclosed by its original gate piers and railings. It is another good example of the buildings designed by HG Crothall for the MCC, which makes a significant contribution to the townscape and to Tottenham's impressive legacy of educational buildings.



5.



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1.5.7 Nos. 399 and 401, a three-storey semi-detached pair, is the sole survivor of the large Georgian houses that stood along this stretch of the High Road. Converted to a British Legion club in the inter-war period and now an arts centre, the building was extensively reconstructed in the 1980s after a fire. The right-hand house has lost its entrance and the left has a side extension of various construction dates. The setting of the Grade II listed building is badly compromised by car parking over the front and side gardens, the latter incorporating an access road to Nicholson Court, a 1980s housing development, and by poor-quality front boundary walls and railings. While badly in need of improvement, the open aspect of this section of the street frontage does preserve significant views of

Picture 5. The High Cross School in its contemporary context

Picture 6. Badly compromised setting of 399 and 401 High Road

Picture 7. Views through to high cross school

High Cross School and Felters Hall, which make an important contribution to the area's character.

1.5.8 To the south is an access road leading to Library Court, a 1990s housing development fronted by the former Tottenham Library. The library, built in 1896 to the design of Edmeston and Gabriel, has a lively Queen Anne style façade in red brick and stone with oriel windows rising into pargetted gables. The adjacent building, No. 387, is a two-



storey rendered building of very poor quality, possibly of mid-20th century date. The following terrace, Nos. 381-385 is a three-storey red-brick Edwardian shopping parade. The shop units are divided by pilasters that rise through to the parapet, each topped by a ball finial. The first floor has full-width mullion and transom casements, although the window units have been replaced; on the second floor are segmental-arched windows with keystones, moulded aprons and cross-frame casements. The shop fronts are entirely modern although the consoles survive.

1.5.9 Nos. 375-379 is a recent development intended to replicate No. 373, the adjacent late-Victorian commercial building to the south. This is achieved with a measure of success at the upper levels, but the effort is undermined by poorly integrated ground-floor shops; No. 379 bizarrely with glazing in place of a fascia. No. 373 itself is a three-storey building in brown brick with stucco dressings and contrasting dentil decoration around the parapet and attic, the latter with a shaped gable containing an elongated oculus. The shop retains heavy console brackets, features that could have been reproduced at Nos. 375-379.

Picture 8. The Former Library

Picture 9. 381-385 High Road

1.5.10 Nos. 367-371, a late-20th century adjunct to Tottenham Bus Garage in Philip Lane, is a six-bay building in brown brick with contrasting red-brick banding and tall steel-frame windows. While of limited intrinsic merit, the façade, relieved by narrow recessed bays, is well modulated and integrates with the streetscape with a degree of success.

1.5.11 No. 365 is a striking early-20th century commercial building, built in brown brick with red-brick dressings, framed by rusticated red-brick pilasters. The first floor has triple windows with flat arches and the second a Venetian window, all with rubbed brick arches and elongated keystones, and original sash windows with multi-paned upper sections.

1.5.12 The former Swan Public House, at the junction with Philip Lane, is two-storeys high, faced in stucco, with modern sash windows and a hipped roof behind a parapet. 19th-century engravings and photographs show a series of sunken rectangular panel below the parapet but these are



no longer evident. The pilastered pub front of c1890 is contemporary with the single-storey extension on the south side, which has ornate cast-iron cresting. The Swan was converted into a restaurant and flats in c2010, when the pub's rear portion and a pair of one-storey shops (No. 2a and 2b Philip Lane) were redeveloped with a three-storey flat-roofed block. The rendered façade and moulded window surrounds of the 'extension' make a gesture to the style of the older building, but it is a clumsy adjunct whose blank, exposed flank wall detracts from streetscape at this prominent corner.

High Road (east side)

1.5.13 The sub-area commences with Tottenham Police Station, a dignified, symmetrical three-storey composition in the 'Wrenaissance' manner built in 1913, a good example of the work of John Dixon Butler, architect to the Metropolitan Police. It is built in brick with stone dressings; the ground floor with channelled multi-coloured brickwork and the upper floors with fine red brick and moulded brick window surrounds. The central pedimented bays and side elevation are framed with Ionic pilasters; within the pediment is an oculus, while the return elevation to Chesnut road is accentuated by a two-



Picture 10. 373-379 High Road

Picture 11. Former Swan Public House at the Junction with Philip Lane

storey bay window. The building retains its timber sash windows, geometric-pattern railings complete with police lamp, and cells and stables to the rear. The adjoining modern extension to the south is a weak pastiche with an incongruous blind-fronted lean-to projection at ground floor, which detracts both from the principal building and from the streetscape.

1.5.14 To the east of the police station, the former Eagle Public House, No. 2 Chesnut Road, is a three-storey, three-bay detached building, shown on the 1864 map. The red-brick Italianate façade with moulded stucco window surrounds, the central first-floor window pedimented, and a heavy bracketed cornice. The remainder of the building has been demolished and the retained façade will form part of a redevelopment scheme for student housing scheme.

1.5.15 Set back behind a forecourt screened by mature trees, Reynardson Court is a four-storey block of flats built in 1951 which takes its name



from the almshouses that previously stood on the site. The building is faced in brown brick and retains its original steel Crittall windows. Contrast is provided to the elevation by vertical recessed bays with balconies and tall stair windows above the entrances. It is a competent and little-altered example of its period that makes an understated but positive contribution to the streetscape.

1.5.16 Nos. 372-376, a three storey mid-19th century terrace at the corner of Somerset Road, is built in yellow stock brick with stucco dressings and gauged brick window arches, some now rendered. Between each house is a narrow, full-height recessed arch, while the curved corner bay is slightly recessed, characteristic features of the period. Nos. 374 and 376 have broader windows, those at first floor with stuccoed surrounds and bracketed cornices; No. 376 retains its original tripartite sash windows, but most other windows have been replaced and the ground-floor shop fronts are of poor quality. Despite these alterations, the group has townscape interest at this prominent corner site.

Picture 12. Tottenham Police Station - The poor quality extension seeks, but fails, to complement the exiting building

1.5.17 South of Somerset Road the buildings are set well back behind a green area planted with trees and shrubbery. The first section of the green was the site of the old grammar school demolished in the 1930s; the remainder perpetuates an historic widening of the High Road that continued as far as High Cross. An inter-war public conveniences, now disused, fronts the green; this is pleasingly composed and constructed to a high standard in brick and half-timbering with herringbone brick nogging, a clay tile roof and twin gables with deep eaves.

1.5.18 The former Tottenham Grammar school of 1908-10, now workshops, is a fine and little-altered example of the secondary schools built by Middlesex County Council under its architect HG Crothall. It is designed in the Baroque/Mannerist style of the late-Edwardian period, built in red brick with abundant Bath stone dressings, mullion-and-transom windows and a timber bracketed eaves cornice. The long symmetrical west elevation to the



High Road has steep paired gables to the central bays, the short elevation to Somerset Road, also with paired gables and an elaborate two-storey stone porch, is particularly striking.

1.5.19 Rawlinson Terrace, a row of eight two-storey houses built c1881, occupies the site of a Georgian house known as Turner's House. While essentially typical of the area's numerous small late-Victorian terraces, it is distinguished by its quoined window surrounds and a heavy crenellated parapet inset with decorative ironwork. Several houses retain sash windows and original glazed panelled doors. The southernmost house has a simple pilastered Victorian shop front with a splayed corner entrance, probably an original feature, while its neighbour has a modern shop window. Both properties have painted façades and share a continuous modern shop fascia, detracting from the cohesion of the terrace. Adjoining the north end of the terrace is a former synagogue, converted from a brewer's premises in 1904, a very simple single-storey brick building with triple Gothic arched entrances.

Picture 13. Rawlinson Terrace

Picture 14. Former Tottenham Grammar School

Picture 15. High Cross

1.5.20 At this point, the High Road meets the junction with Monument Way, formerly High Cross Lane, where the historic street pattern has been erased. High Cross monument, albeit ill served by its current setting, is the High Road's definitive historic landmark. It is finely detailed in the early-19th century 'Gothick' manner with traceried panels, surmounted by a crocketed pinnacle.

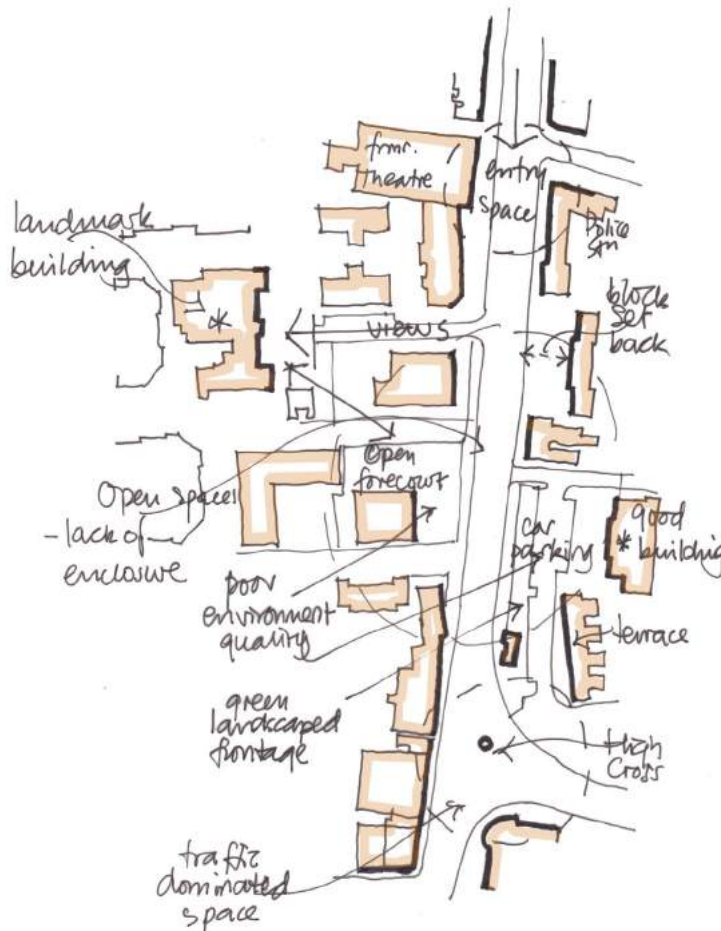
1.5.21 The south-east junction of the High Road and Monument Way is occupied by Nos. 332-334, Rosecrest Court, an assertive and over scaled residential development of 2008 on the site of the Rose and Crown public house (itself a 1930s rebuilding and resiting of the Georgian original); after this, No. 330 is a small 1960s office building of little architectural merit. The blank exposed flank wall of the adjacent building, No. 328, is an unsightly feature that detracts from the streetscape.

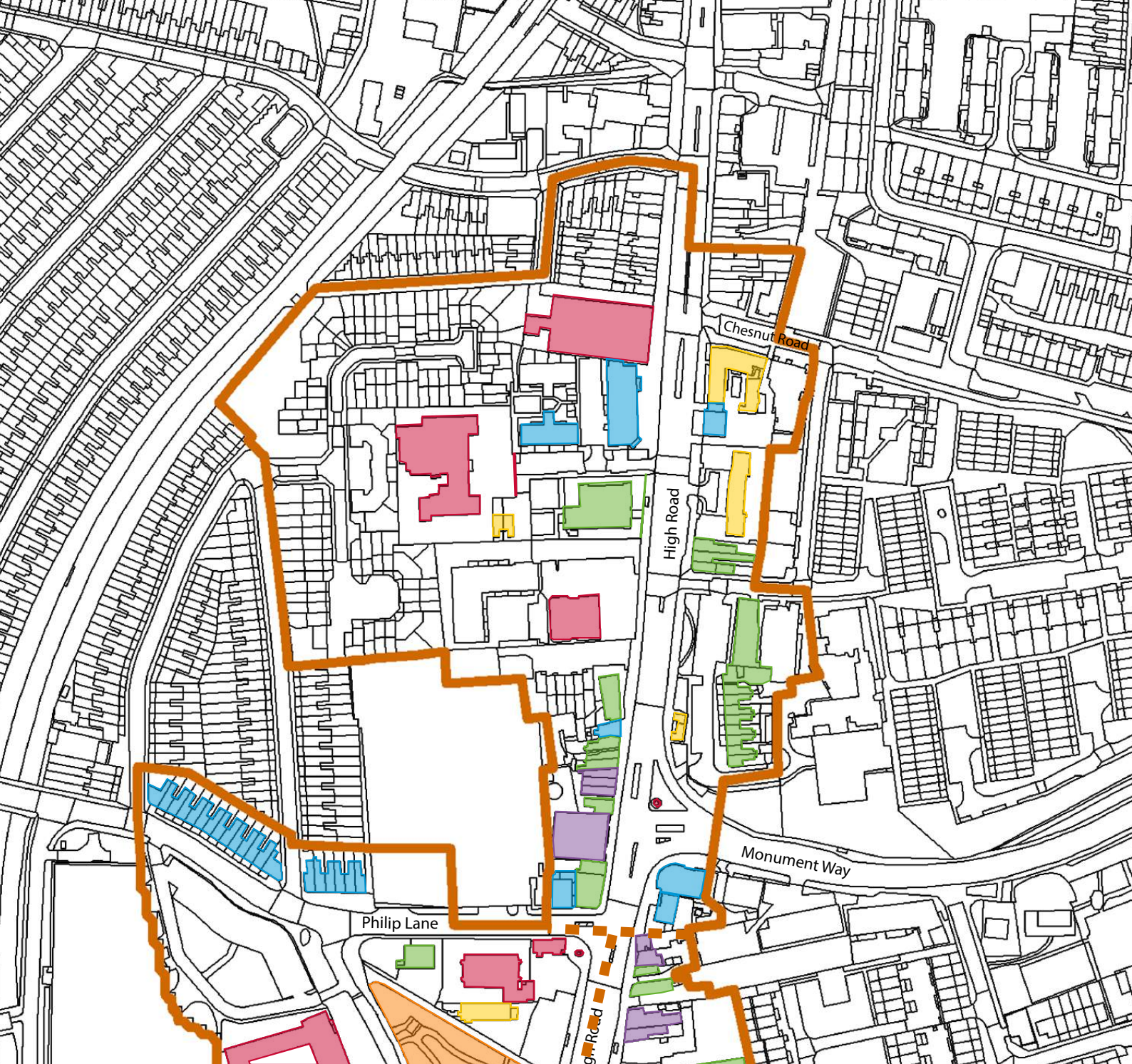
Townscape summary

1.5.22 In contrast to the preceding section of the High Road (within the Bruce Grove Conservation Area), which consists mainly of a tightly knit, domestic-scale frontage and a uniform building line, the streetscape of the northern section of the Tottenham Green Conservation Area has greater variation in scale with several properties set well back from the highway. Little remains of the Georgian or early-Victorian periods, and the special character of the area derives principally from

its surviving Victorian and Edwardian buildings. Beginning with the 1850s Gothic Revival High Cross School, these comprise some very good examples of civic and public architecture that illustrate the stylistic trends of the ensuing decades and announce the Green as Tottenham's civic hub. However, poorly designed and over scaled new development, piecemeal alterations to older buildings and poor shop fronts, have all impaired the quality of the townscape.

Map 8. Townscape Analysis





Map 9. Sub-area A, Positive and Negative Contributors

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

CHARACTER SUB AREA B: PHILIP LANE, TOTTENHAM GREEN (WEST SIDE) AND HIGH ROAD (WEST SIDE)

Philip Lane and the north side of the Green

1.5.23 The Edwardian terraces on the north side of Philip Lane close the views to the north. Nos. 44-68 Philip Lane, a two-storey terrace, has full-height bay windows with turret roofs. They follow a ubiquitous design and their modest architectural quality has been badly degraded by extensive alterations. The terrace forming Nos. 32-42 Philip Lane is more visible from the Green. It is identical to the neighbouring terrace save for its ground-floor shops; each house originally having a first-floor projecting canted bay window with a turret roof. The westernmost house has had the bay replaced with an ill-proportioned modern window, all chimneystacks have been removed and only one of the turret roofs survives. All windows have been replaced with uPVC and the shop fronts are all modern. These buildings are of dubious value to the conservation area. The modern addition to the bus garage is notable only for the shallow curved front part of the roof which projects forward of the gridded elevation.

1.5.24 The prominent building on the northern part of the Green is Holy Trinity Church, together with its separate vicarage and infant school. The church, dating from 1828-30 by James Savage, is described in Pevsner (London 4: North) as a 'typical plain Commissioners church...all rather thin and bare,

with no excesses of feeling'. The church is built of white Gault bricks with octagonal corner towers and a shallow pitched roof between the tall gables. The gable on the east elevation contains a prominent clock with black enamelled face and gilded Roman numerals. A single-storey Edwardian hall on the south side of the chancel is unfortunately marred by a toilet block, as is the adjoining school annexe to the south. The London stock-brick boundary walls have a stepped stone coping on Philip Lane and the High Road, with wrought-iron gates and tall square piers with pyramidal stone caps.

1.5.25 The Vicarage to the west of the church is a two-storey red-brick Edwardian building with a tiled roof, stone window surrounds and timber sashes with glazing bars in the top sections. The Philip Lane elevation has a large canted bay window and a round-headed recessed entrance porch with brick and stone voussoirs.

1.5.26 To the east of the church is the best building of this group, the Holy Trinity Church School with a stone plaque on the east gable inscribed "AD 1847 Sunday School and Infant School". It is designed in the Tudor Gothic style, built in yellow London stock brick with gault brick dressings and a steep pitched roof with bands of fish-scale slating and fleur-de-lys ridge tiles. It has Tudor style chimneys with diagonal brick shafts, stone gable copings and casement windows with lozenge glazing. To the south of the church is the single-storey former infant school annexe, added in the early 20th century. This is built in grey brick



with large stone mullion-and-transom windows and slender chimney stacks with tall terracotta pots. This building, currently boarded up and in a poor condition, would make a positive contribution to the group if sensitively refurbished.

1.5.27 On the corner of Philip Lane and High Road is the Old Well and Well House, a reminder of the problems of providing a clean and safe water supply before local Boards of Health were established in the mid-19th century. The well was sunk in 1791 to replace an older well to the west of the Green. The pump and well, situated immediately to the east of the school, with its conical tiled roof and

- Picture 16. The group of buildings at the North end of the green, seen from the east
- Picture 17. Holy Trinity Church School
- Picture 18. The Old Well
- Picture 19. Unsightly toilet extension to Holy Trinity Infants Annexe

pump wheel date from a rebuilding in 1876 to the designs of P.P. Marshall, the parish surveyor. The Art Nouveau style wrought-iron railings were added after the well was taken out of public use in 1883. Seen from east, from the other side of the High Road, this group has a high townscape value.



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Tottenham Green (west side) and High Road (west side)

1.5.28 Town Hall Approach on the west side of the Green contains an impressive group of Edwardian public buildings, dating from the time when civic buildings exemplified the pride taken by municipalities in providing education, health and social welfare, culture, safety, power, transportation, sanitation and hygiene for their burgeoning populations, as well as being important local employers.

1.5.29 The centrepiece of the group is the former Tottenham Town Hall, flanked to the left by the former fire station and to the right by the surviving frontage of the former public baths. The buildings, designed by AS Taylor and R Jemmett, date from 1905 and are in the Baroque style that was popular for such buildings at the time, in red brick with stone dressings, columns, pediments, a hipped roof and a cupola. The fire station and public baths are similar in style, if slightly more restrained. Behind

Picture 20. The Former Fire Station on Town Hall Approach

the fire station is a small two-storey terrace, possibly firemen's cottages, built in brown brick with red-brick banding.

1.5.30 This group is now joined by the Bernie Grant Performing Arts Centre, built in 2007 to the design of David Adjaye on the site of the demolished baths and swimming pool. The frontage block of the baths was retained to preserve the Edwardian grouping facing the Green and the foyer and offices contained in the new extension at its rear is finished in a rather severe slate cladding. The Arts Centre building itself is offset from the central axis so as to be visible from Tottenham Green through the gap between the town hall and the baths building. The Adjaye building has a wide inverted canopy floating above the ground floor lined with purple-heart timber and clad in dark brown aluminium. The building faces onto an open space which is somewhat lacking in character. The chimney of the



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old swimming pool has been kept as a landmark feature.

1.5.31 The former Clyde Road depot at the rear of the town hall has been redeveloped with new blocks of flats in red and grey brickwork wrapping around three sides of the site, incorporating two of the retained former workshop buildings within the scheme, albeit the façade only of one of the blocks was kept with the rest being completely rebuilt including the rooftop clock tower.

1.5.32 To the north of this group is the former Tottenham County School built in 1913 by the Middlesex County Council to the design of HG

Picture 21. Civic buildings on Town Hall Approach - the former Town Hall and surviving frontage of the former public baths

Picture 22. Former Tottenham County School

Picture 23. Cottages behind the former fire station

Crothall, now the Tottenham Community College. This is also in red brick and stone, designed in the 'free Baroque' style with a formally arranged classical façade with seven bays in the Ionic order to the central range beneath a hipped roof with a cupola, and with the entrances in the two lower side wings. The original railings including lamp standards

with globe lanterns remain intact on the front and flank boundaries.

1.5.33 Beyond the community college, at the northern end of Town Hall Approach, the conservation area boundary has been drawn along the frontage of the Tottenham Green Centre, an undistinguished red and yellow brick clad 1980s building. The open space in front of the building consists of a car park and isolated areas of landscaping. The hedge and railings forming the site boundary fail to screen the car park from view and this detracts from the appearance of this part of the conservation area.

1.5.34 At the southern end of Town Hall Approach Road, at its junction with the High Road, is the Tottenham War Memorial, erected in 1923. It consists of a stone pedestal and base of grey Cornish granite, surmounted by a slim bronze statue of winged Victory holding a laurel wreath, by the prominent sculptor LF Roslyn.

1.5.35 The west side continues to the south along the High Road frontage with two more large institutional buildings. First, the Tottenham Technical College, founded in 1892, is now the College of North-East London (CONEL). It dates from 1936-9 and is in the 'stripped' classical style of the Middlesex County Council's education buildings of the inter-war years, in brick with stone dressings and a large pediment above the recessed central entrance. The 1970s brick and concrete tower block towards the rear of the college site is over-dominant

in views of this side of the High Road and detracts from the overall appearance of the group. The recent extension facing the High Road, however, makes a more positive contribution in a fully contemporary style with red terracotta and dark metal cladding, and gives the college a more interesting and welcoming frontage to the High Road.

1.5.36 The final building in this sequence is the former Jewish Hospital built 1897-1901 to the design of HH and Marcus Collins, with a south wing of 1913. It is a well-proportioned building in the popular 'Free Jacobean' style of the time, in red brick with shaped and stepped gables, and with two-storey bowed windows to the central block. The building is surrounded by a group of mature London plane trees and the original red-brick boundary wall with ornate railings enhances the frontage, although the ironwork is in need of repair. Within the public footpath in front of the building is a 19th-century cast-iron Royal Mail pillar-box with VR insignia that also makes a positive contribution to the street scene.

Townscape summary

1.5.37 This part of the conservation area retains the character established by the municipal and educational developments of the early 20th century that derives from the scale and architectural style of the buildings complemented by the generous areas of public realm and open space. The mature plane trees of the Green are a major feature of the conservation area.



1.5.38 The wide pavement alongside the High Road to the south of the Green, together with the mature trees, is also a positive benefit to the area. However, the north-west corner including the buildings on the north side of Philip Lane, together with the frontage to the Tottenham Green Centre, detracts from the character and appearance of the conservation area.

Picture 24. The college entrance on High Road

Picture 25. Tottenham War Memorial

Picture 26. Former Tottenham Technical College and view of the High Road looking south

Picture 27. Redevelopment of the former Clyde Depot site

Character Sub Area C: Tottenham Green (east side) and High Road (east side)

1.5.39 The east side of Tottenham Green is quite different in that it preserves some of the buildings and character of the earlier period. From north to south, Nos. 312-328 High Road is a mixed group of two and three-storey buildings with ground-floor shops. Of these Nos. 326 and 326A may be of early-19th century origin, but are heavily altered. The only two of interest are Nos. 320 and 324, on either side of a narrow alleyway. No. 324 dates from c1900 and is in red brick with buff-coloured faience blocks forming a framework of pilasters, parapet cornice and banding. The façade is virtually identical to that of Nos. 518-520, further north in the High Road. It retains a largely intact original timber shop front and surround with Corinthian pilasters, partially hidden by modern signage and cabling. No. 320, of mid-19th century appearance, has a parapet, a splayed corner, and sash windows with glazing bars, stucco surrounds, pilasters and pediments. The inter-war shop front has granite stall risers and a recessed entrance with a black and white chequer tile floor inset with a mosaic monogram: 'AS & S Ltd'. Both buildings make a positive contribution to the character and appearance of this otherwise bland part of the conservation area.

1.5.40 No. 318 is a late-19th century two-storey yellow stock brick building with a parapet and hipped slate roof set back from its neighbours. No. 316, a late-20th century addition, is of note only for the blue plaque put up by the London Missionary

Society in 1949 on the previous building on the site. It states: Near this site was born on June 29th 1796 John Williams missionary and shipbuilder martyred at Erromanga southwest Pacific November 20th 1839. At the south end of the group, No. 312 is an early-20th century brick commercial building with a 1960s curtain wall façade that detracts from the street scene.

1.5.41 At the junction with Colsterworth Road is the High Cross United Reformed (originally Congregational) Church, set back from the High Road behind a paved and landscaped forecourt created when the original church was demolished in 1983. The current church is the two-storey former memorial hall of 1929, designed in a late Arts-and-Crafts style in yellow London stock brick with a wide segmental-arched stone entrance surround. The entrance doors set are between projecting piers, beneath a band of quatrefoil decoration and with leaded windows. The entrance screen links the new church to the adjoining single-storey church hall of 1868, originally a Sunday school, on Colsterworth Road. This is constructed in random rubble Kentish ragstone with ashlar dressings, red brick banding and a hipped slate roof with a massive stone chimneystack. The Colsterworth Road elevation has two gables with oculus and lancet windows. The rendered west flank wall of the hall, which originally adjoined the church, has a Haringey Green plaque put up on 2nd May 2008 that is inscribed "Priscilla Wakefield 1751 – 1832 Quaker Author And Founder Of The Penny Savings Bank Lived Near Here". The current church and hall, together with



the landscaped forecourt and ironwork gates, have a positive role in the townscape.

1.5.42 On the south side of Colsterworth Road is Laseron House, a block of flats in red brick dating from the late 20th century. It is Y-shaped on plan, with three-storey wings beneath hipped roofs, either side of a four-storey central block that is curved on the corner with a faceted elevation facing the Green beneath a complex roof form. It is set back from the High Road to align with the adjoining Mountford House, behind a wide grassed frontage with spearhead railings.

1.5.43 To the south of Laseron House is the eastern section of Tottenham Green, a surviving green space that retains some landscape features

Picture 28. Tottenham Green

Picture 29. The east side of the Green

Picture 30. The High Cross United Reform Church

and winding paths and is surrounded by mature trees and the remnants of the original wrought-iron boundary gates, posts and railings. The Green's dense planting creates a screen from the High Road that gives a surprisingly quiet and secluded character to the attractive cluster of Georgian and neo-Georgian buildings that line the east and south sides.



1.5.44 The first of these, Mountford House, is a three-storey, symmetrical semi-detached pair, probably dating from the 1790s; the left-hand house with an early-19th century single-storey bow-fronted side extension; the right with later extensions. Built in brown brick with stuccoed Doric porches, they are exemplars of the elegant villas that were built in Tottenham during the late-Georgian period. The houses have been added to extensively at the rear. The front boundary wall has original spearhead railings incorporating a wrought-iron lamp holder.

1.5.45 South of Mountford House is Deaconess Court, the former Prince of Wales hospital which was converted into flats in 1992. It is an impressive four-storey building in red brick with stone dressings and timber sash windows. A round-arched portico dominates the front elevation, surmounted by a curved and stuccoed bay window incorporating the Prince of Wales feathers motif. The building is set back from the road behind a boundary wall with railings and gate piers. No. 2A Elliot Court is a former hospital building on the corner with South

Picture 31. The former Prince of Wales hospital

Picture 32. Mountford House

Side that has also been converted for residential use with the addition of a set back penthouse at roof level above a two-storey elevation in red brick.

1.5.46 Nos. 1 and 2 South Side, a semi-detached pair of three-storey early-19th century houses, is of similar character to Mountford House. The ground-floor windows are set in recessed arches, and the entrances in lower set back side wings. Both buildings have large side extensions although, unlike Mountford House, the rear elevation has escaped alteration. The front boundary gates with brick piers and railings on dwarf walls, although not original, add to their setting and make a positive contribution to this section of the Tottenham Green Conservation Area.

1.5.47 Forming the corner with South Side and extending along the High Road is Nos. 278-296 High Road, a long four-storey housing development



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dating from 2008, built in red brick and grey metal cladding with shops at street level. It is a coarsely proportioned and detailed building that is over scaled and detracts from the historic character and townscape quality of the High Road.

1.5.48 Between this new development and the south boundary of the conservation area, Nos. 250-276 are a mixed group of buildings which incorporates elements, albeit in fragmentary form, of the long row of dwellings that was present on the site by 1844.

1.5.49 Nos. 270-276, a three-storey row with gauged-brick window arches and concealed roofs behind a continuous parapet, may date from the early-19th century although much altered; Nos. 270-274 form a uniform terrace of two-bay houses; No. 276 is of three bays with a flat roof and a crudely rebuilt second floor. All have poor-quality shop fronts, although two retain their Victorian pilasters and corbel brackets. Nos. 266 & 268 High Road is a two-storey late-20th century rebuild with a

Picture 33. The mixed group of buildings on the east side of the High Road

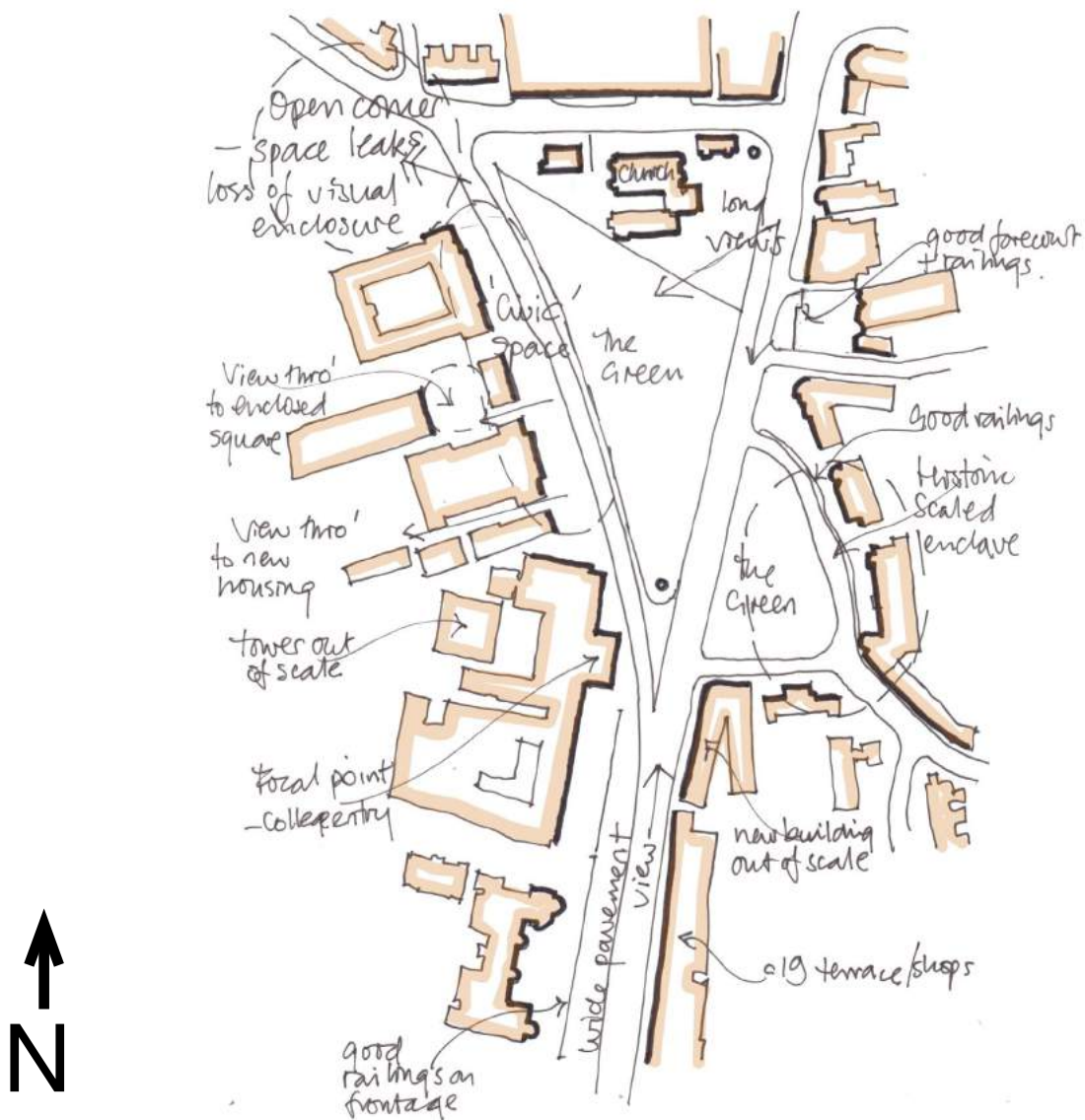
slate mansard roof; the ground floor replicates some traditional shop-front features. Nos. 258-264 have mid-20th century façades with a continuous parapet, of no architectural interest, although the rear mansard roof slope of No. 258 suggests that this building was re-fronted rather than rebuilt, and may have formed part of the same group as the following group, Nos. 250-256. This group comprises four two-storey double-fronted buildings whose proportions and mansard roofs suggest early-19th century origins. No. 256 is the only one to retain its residential elevation with a central entrance door with timber door case with flat hood and flight of stone steps. The other three buildings have ground-floor shops and have been re-fronted at various stages. However, as a group the buildings make a positive contribution to the character and appearance of this section of the conservation area.

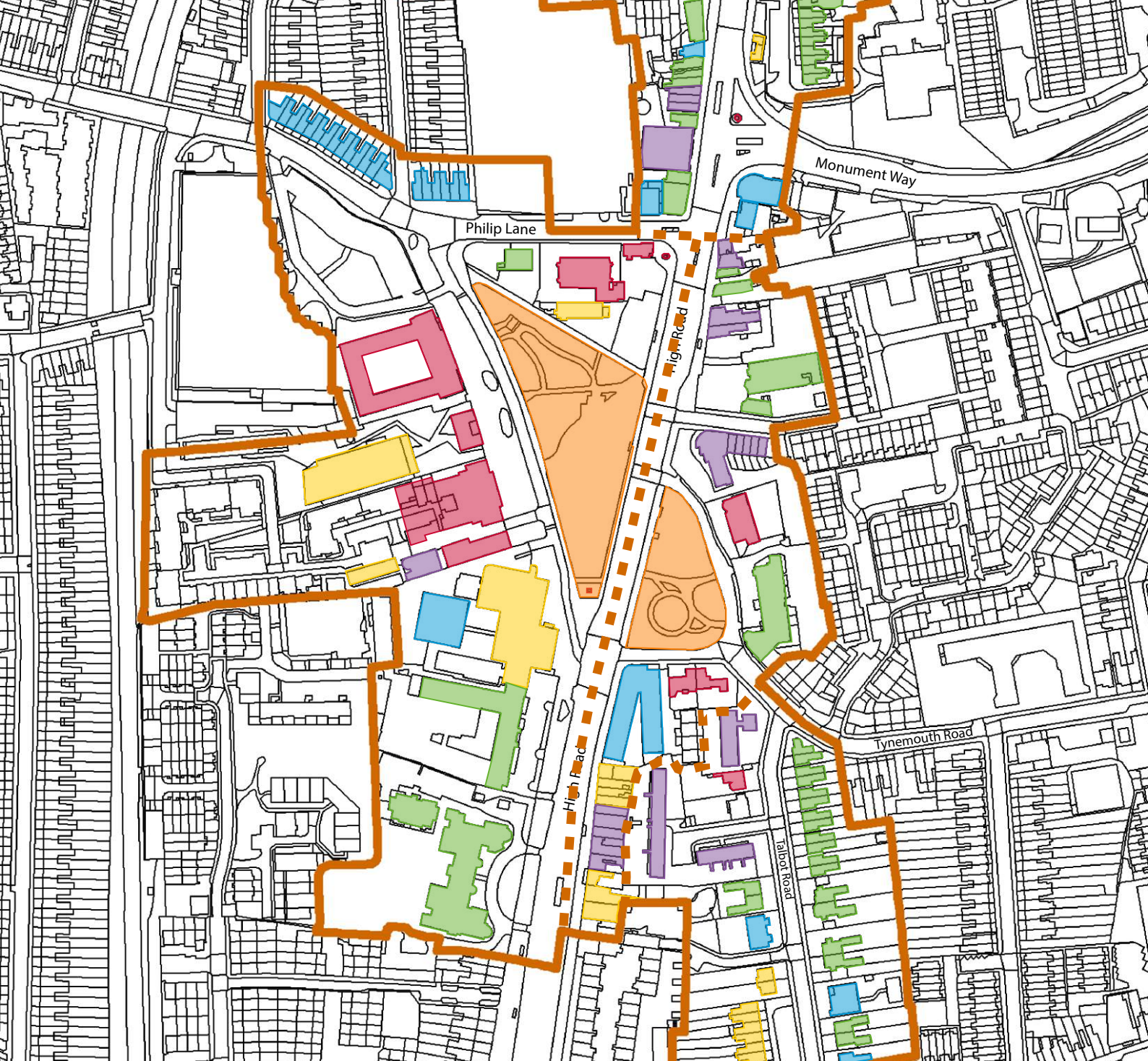
Townscape summary

1.5.50 The east side of the High Road has a more varied character with both good and bad examples of buildings of different periods. The most significant element in townscape terms is the east side of the Green that preserves a welcome semblance of its earlier residential scale and character that is quite different to the municipal emphasis found to the west of the High Road.

1.5.51 However, the remainder of the High Road frontage exhibits some of the negative features found elsewhere along the High Road, namely poorly designed and over scaled new development and poorly maintained older buildings with a multiplicity of shop fronts and uncoordinated signage.

Map 10. Sub-areas B and C - Townscape analysis





Map 11. Sub-areas B and C, Positive and Negative Contributors

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

Sub Area D: Talbot Road

1.5.52 The surviving houses of the street's mid-Victorian phase are mainly semi-detached, of two or three storeys, built in stock brick with stucco dressings. Most have shallow hipped roofs and deep eaves and some have side porches. They vary in detail, with features including bracketed eaves or cills, moulded stucco window surrounds, canted bay windows or and tripartite windows with bracketed cornices. The majority retain sash windows. The least-altered example, No. 41 (Spring Cottage) dated 1857, is listed Grade II.

1.5.53 On the west side, several houses made way for a 1970s housing development, comprising Beaufort House, a four-storey block at the junction with the Green and Talbot Close, a cul-de-sac of two-storey houses, and Kenmare Court. While of little architectural note, they are set back from the street behind tree-planted verges and their impact on the conservation area is neutral.

1.5.54 After Spring Cottage, No. 39 is the surviving partner of a semi-detached pair, truncated when Talbot Close was created. Nos. 31 and 33 are a three-storey, stuccoed Italianate pair; Nos. 21 and 23 have paired porches, the right-hand house pebble-dashed, the left over painted, but otherwise among the best preserved in the street.

1.5.55 At the south end, set back behind a deep green area fronted by mature trees, Nos. 1-9 is a late-19th century terrace, built in stock brick with stucco dressings and full-height canted bay windows with turret roofs. The porches and windows have columns with foliate capitals.

1.5.56 On the east side, Nos. 18-40, a terrace-like series of closely spaced Edwardian semi-detached houses, occupies the site of Spring House, the largest and shortest-lived of the villas in Talbot Road. They are built in red brick with canted bay windows and recessed porches; a few retaining their original sash windows with multi-pane upper margin lights.

1.5.57 Further south is a series of Victorian villas, with varying degrees of alteration. Nos. 14 and 16, Spring Villas, were originally a symmetrical pair, but No. 14 has a later 19th century full-width, full-height bay window and the brickwork is over painted. Nos. 10 and 12 have single-storey side porches, that to No. 12 with a cast-iron Gothic canopy but marred by a toilet extension on its roof. No. 8, a 1980s block of flats fronted by an open parking forecourt, is a clumsy pastiche of its neighbour, Nos. 4 and 6, a three-storey Italianate pair. At the south end, No. 2 has been altered beyond recognition.



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Townscape summary

1.5.58 Although of lesser stature than the houses fronting the Green, the mid-Victorian villas in Talbot Road clearly benefitted from their close proximity to this desirable part of Tottenham, and represent Tottenham's last phase as a genteel suburb before the late-19th century development boom. The street's interest – and its inclusion in the conservation area – rests principally on these earlier buildings, which constitute about half the original number, and their relative rarity in the vicinity of the High Road. The later terraces at either end follow

Picture 34. Spring Cottage on Talbot Road

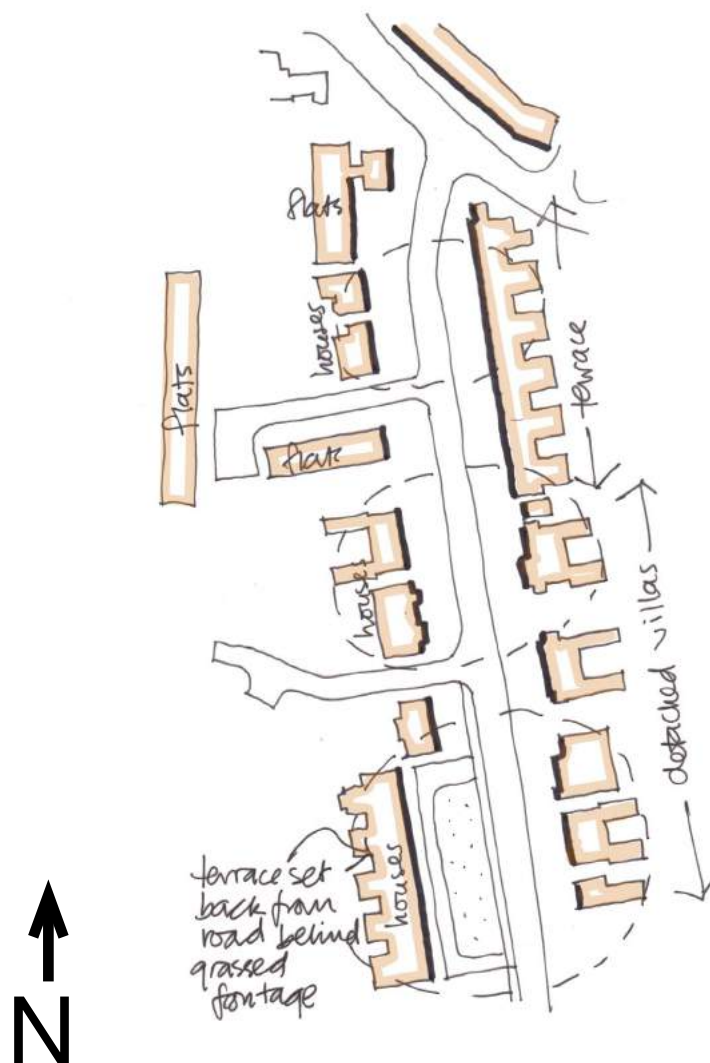
Picture 35. 21 and 23 Talbot Road

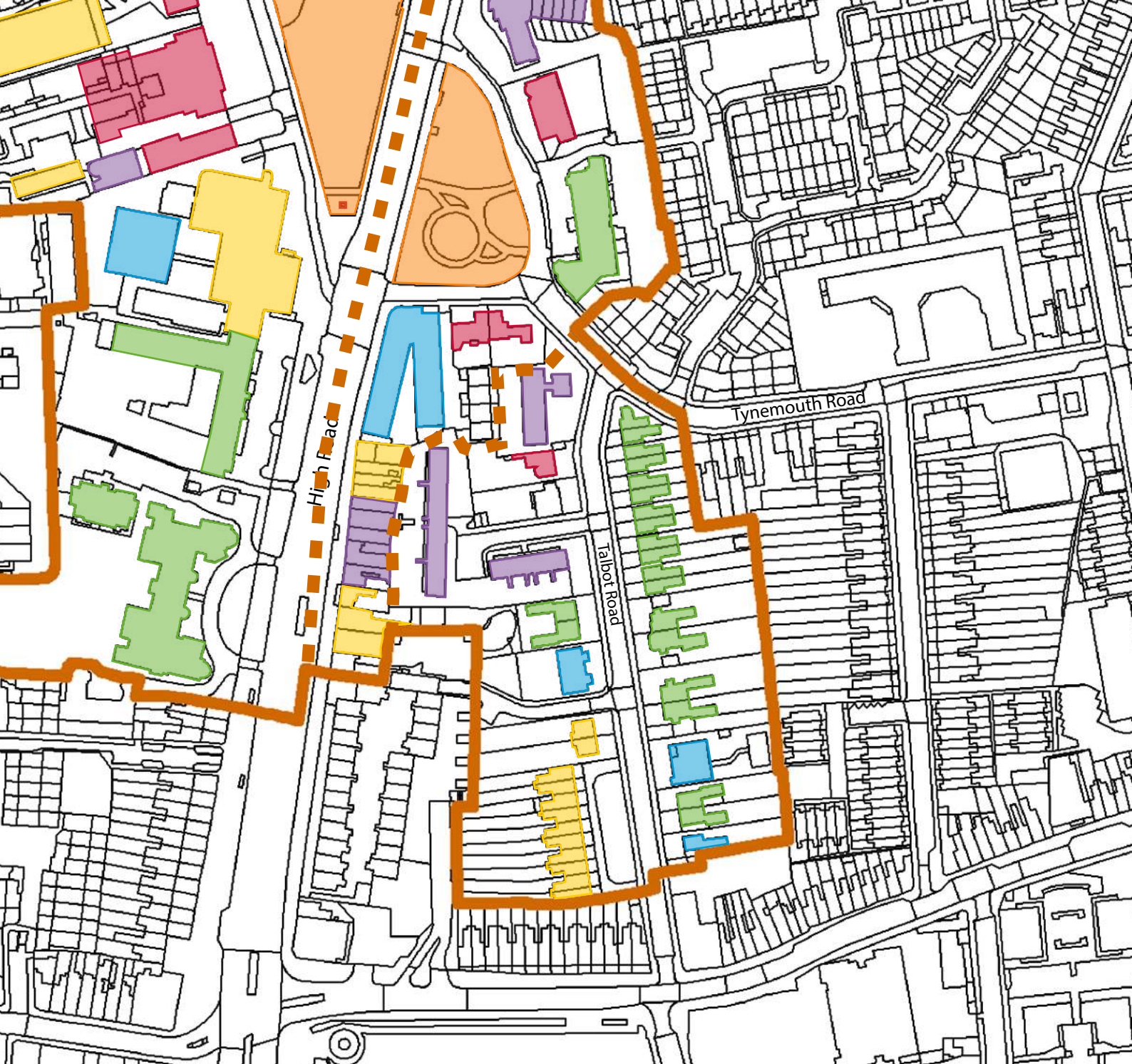
Picture 36. 2 Talbot Road

1.5.59 a ubiquitous type seen in the wider area and have been badly affected by alterations including the over painting of brickwork, replacement windows and doors, loss of decorative detail and replacement of the original slate roof covering with concrete tiles.

1.5.60 There are only a few instances of the conversion of front gardens to parking hard standings, but these detract badly from the streetscape. The greenery of the front gardens, enclosed by walls and gates, preserves the continuity of the frontage and separation between public and private space, and makes an important contribution to the character of this residential enclave.

Map 12. Sub-area D - Townscape analysis





Map 13. Sub-area D, Positive and Negative Contributors

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

PUBLIC REALM

1.5.61 The public realm is dominated by the Green itself, a significantly large open space within a generally densely built up area. The Green has a managed informal landscape character - mainly grassed with areas of taller planting including taller grasses along the High Road edges, beneath the impressive canopy of the large mature plane trees.

1.5.62 The west side of the Green, along Town Hall Approach, originally had a more formal layout with traditionally designed flower beds and seating areas in front of the Town Hall. Most of this arrangement has been removed and replaced by informal groupings of benches on islands of grass with tree planting, set within a mainly featureless asphalt surface. It is a pity that an opportunity was not taken

Picture 37. The public space in front of the Adjaye Building

Picture 38. Cluttered public realm on Town Hall Approach

to create a co-ordinated hard landscape design for the whole length of Town Hall Approach, providing a suitable setting for the frontage of listed buildings. The square in front of the Bernie Grant Centre, at the rear of the former Public Baths, is also somewhat lacking in character and features.

1.5.63 The wide pavement on the west side of the High Road south of the Green has been successfully repaved and provided with benches, with mature trees protected in raised beds. Elsewhere, traffic and cars dominate the public realm. For example, the road space in front of Rawlinson Terrace is used as a car park and although partly screened from the High Road by a strip of green landscape, this is not a welcoming area for pedestrians who are forced to walk alongside the busy High Road.

1.5.64 The High Cross itself, which should be a central feature of the townscape, is stranded on a traffic island surrounded by high kerbs to protect it from damage.



CONDITION AND DEVELOPMENT PRESSURES

General condition

1.5.65 Tottenham Green Conservation Area is an example of the gains and losses involved in the transition from a formerly municipal area, an important part of the public sphere, to a more diverse mix of uses and occupiers. Along with this change comes the potential for a weakening of overall control in the management of individual buildings and their immediate surroundings, reflecting a difference between those buildings remaining in a public and educational uses and those privately owned following conversion to residential or other uses. In this instance, the management of the extensive public realm has a major role to play in maintaining the character of the area.

1.5.66 As elsewhere along the High Road, signage is an issue and the plethora of traffic signs and other street furniture contributes to a cluttered street scene. There are few opportunities for new development within the conservation area apart from the site of No. 330 on the east side of the High Road, where development should relate to the scale of the earlier frontage and not to that of the adjoining Rosecrest Court to the north. The damage caused to the area by poorly designed and over scaled new development is illustrated by both Rosecrest Court and by the 2008 building at 278-296 High Road.

Picture 39. Poorly designed and over-scaled new development at Rosecrest Court



Other development pressures

1.5.67 The former civic and educational buildings around the Green, and elsewhere in the conservation area, have remarkably well-preserved façades. Several of these buildings are protected by statutory listing, and conversions of unlisted buildings, for example the former library, hospital buildings and grammar school, have generally retained the original timber windows or replaced them like-for-like. However, in common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Shop fronts and signage

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone

- Illuminated box signs
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

Elevations

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Satellite dishes on front elevations
- Poor quality repairs, re-facing and loss of original architectural detail

Picture 40. Inappropriate signage

Picture 41. Extensive alterations to facades detract from character



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

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

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

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

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

- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

ENFORCEMENT

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

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

2.4 QUALITY OF PLANNING APPLICATIONS

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

support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.4.2 A typical planning application might include:

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

drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

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

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

ARCHAEOLOGY

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

MATERIALS AND WORKMANSHIP

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

EXPERIENCED CONSULTANTS AND BUILDERS

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

2.5 RECOMMENDED STEPS

- An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective
- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork generally, and replacement of windows/doors in dwellings, which are highlighted in the Appraisal as significant issues

affecting the conservation area. The majority of properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Appropriate new uses for the disused Holy Trinity Infants' school annexe, and the public conveniences in front of Rawlinson Terrace, should be actively sought to avoid their falling into further disrepair

2.6 MONITORING AND REVIEW

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

2.7 THE CONSERVATION AREA BOUNDARY

2.7.1 The following boundary changes are proposed:

A Modification of the north-western boundary to exclude Eleanor Close and Library Court

This land originally fell within the historic property boundaries of High Cross School and the public library, but has been redeveloped with new housing that makes no contribution to the special architectural or historic interest of the conservation area. The continuing inclusion of these areas within the conservation area is therefore very difficult to justify.

B Modification of the Northern Boundary so that the area North of Chesnut Road is included in the Bruce Grove Conservation Area.

These buildings properly form part of the Bruce Grove Townscape.

C Modification of the western boundary to exclude the north side of Philip Lane and the forecourt of the Tottenham Green Centre

As highlighted in the appraisal, the terraces on the north side of Philip Lane are of very modest architectural quality and they have been badly compromised by alterations and poor shop fronts. The forecourt parking area of the Tottenham Green Centre is a detracting feature (the Centre itself falls outside the conservation area boundary) and serves little purpose within the conservation area.

C Modification of the western boundary to exclude the redeveloped Clyde Road Depot site

Of the former depot, only the façade of the western workshop range survives, while the roof and clock are modern reconstructions. The character of this part of the conservation area has been radically altered and no longer makes a positive contribution to the special architectural or historic interest of the conservation area.



Map 14. Tottenham Green, Proposed Boundary Alterations

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

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

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

3.1 WHEN IS PERMISSION NEEDED?

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

MAINTENANCE AND REPAIRS

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

SHOP FRONTS

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

ADVERTISEMENT CONSENT

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

WINDOWS AND DOORS

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

RENDERING AND CLADDING

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

EXTENSIONS

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

BOUNDARIES AND GARDENS

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

VENTS, SATELLITE DISHES AND SOLAR PANELS

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

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works

without consent. If in doubt, please consult the Council's conservation team.

TREES

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

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the 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 42. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

TRADITIONAL SHOPFRONT DESIGN

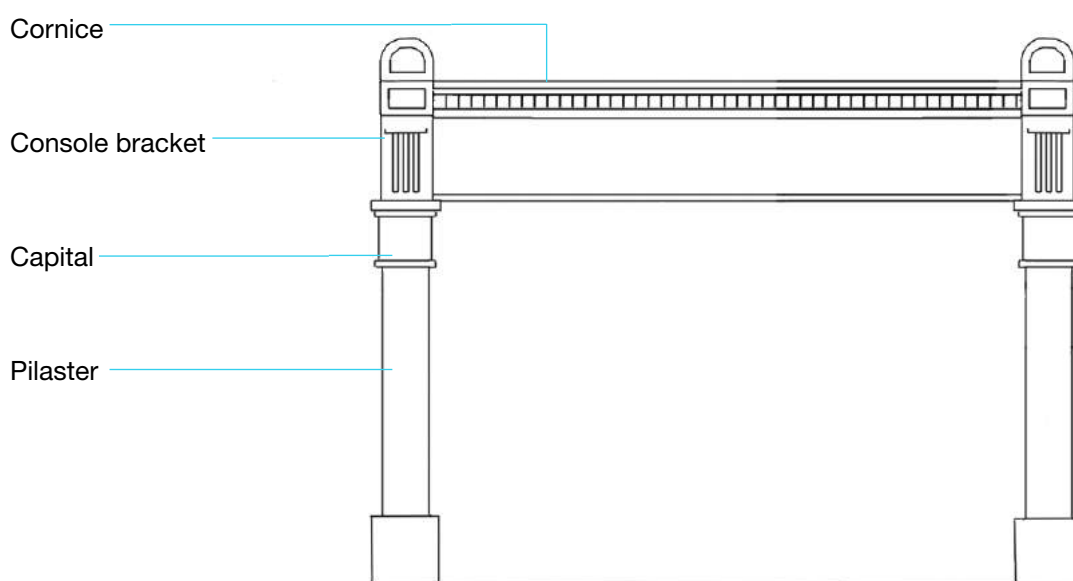
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

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;

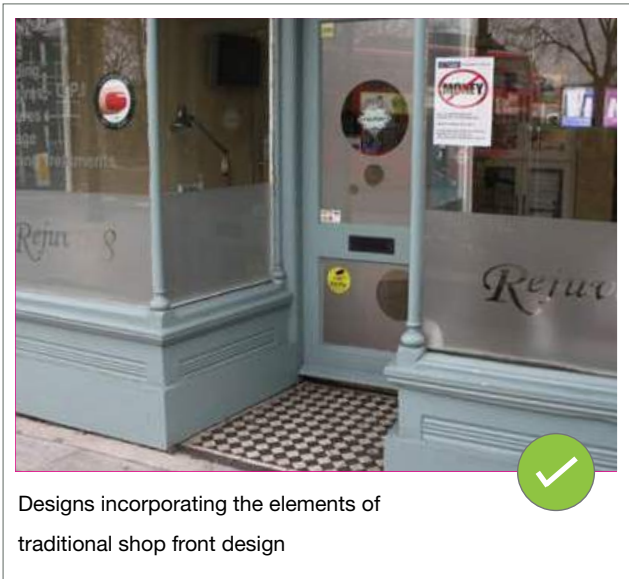
- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are 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 43. The traditional architectural details that frame the shop front.



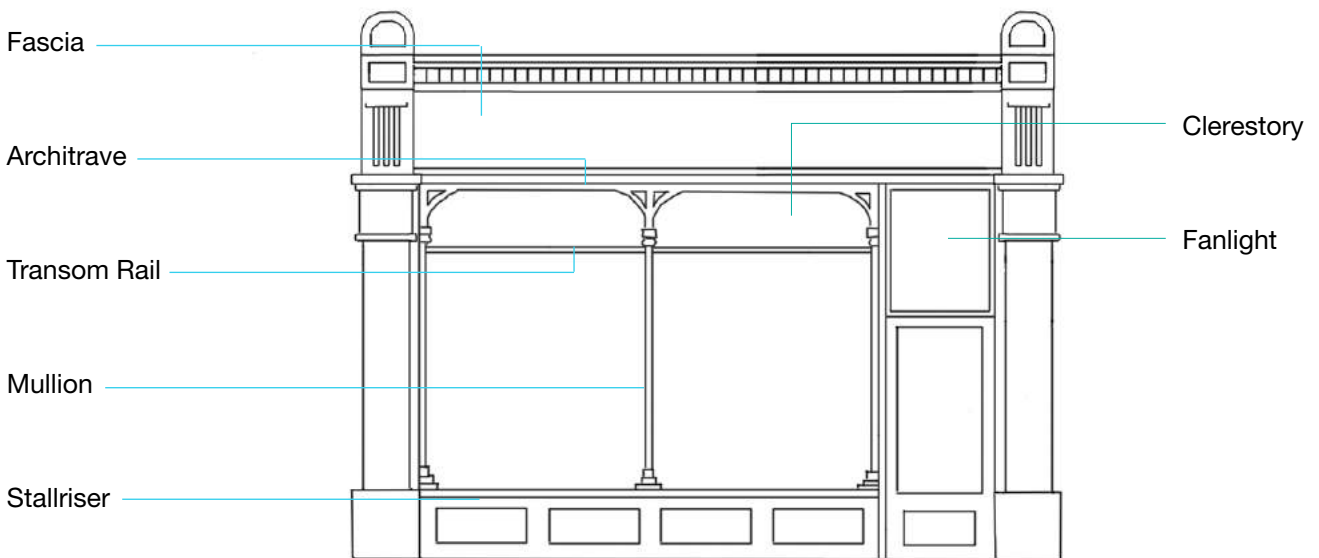
- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

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



Designs incorporating the elements of traditional shop front design

Picture 44. 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.

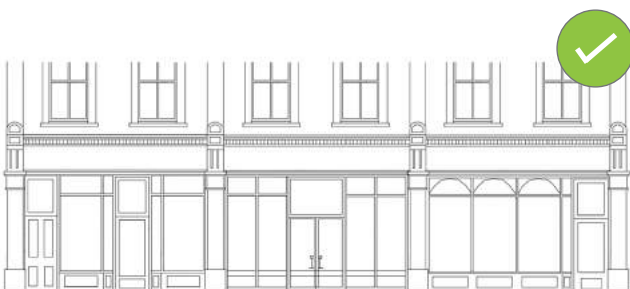
3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over

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 45. 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 46. Fascia Signs



Hanging and projecting signs

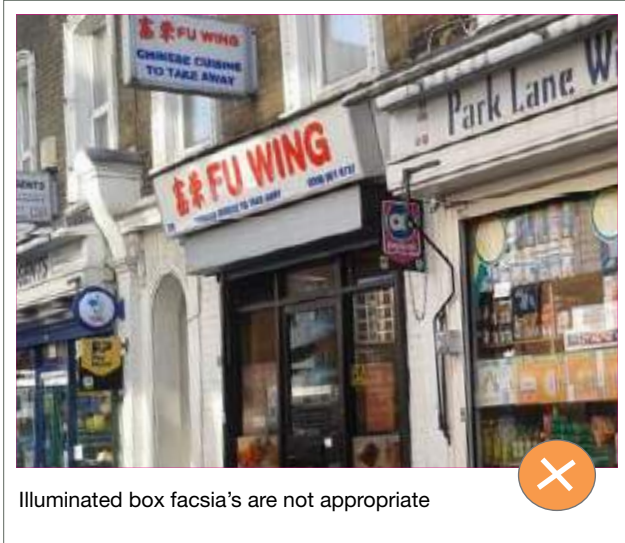
- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered 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 47. Traditional retractable canvas blinds are the most appropriate type of canopy.

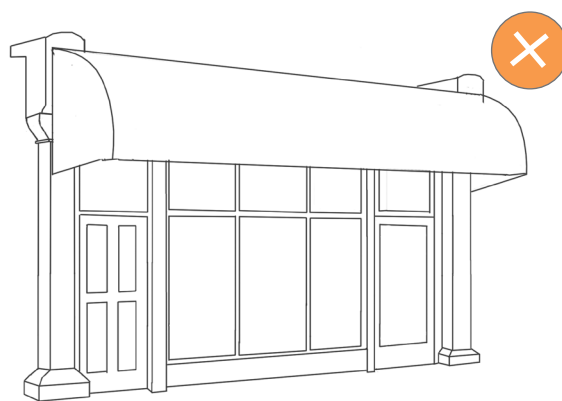


SHUTTERS, GRILLS AND SECURITY

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

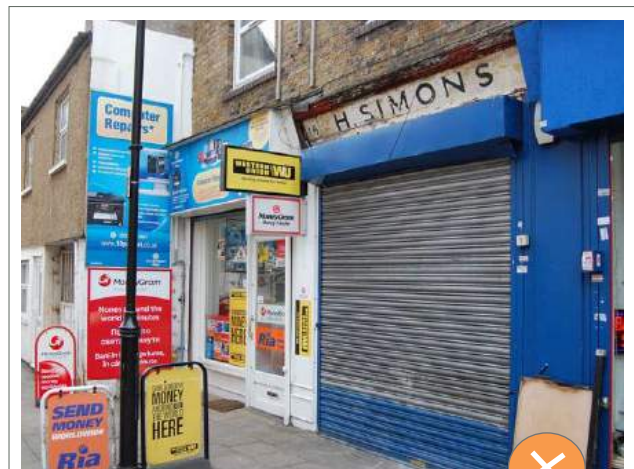
3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 48. 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 49. 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.

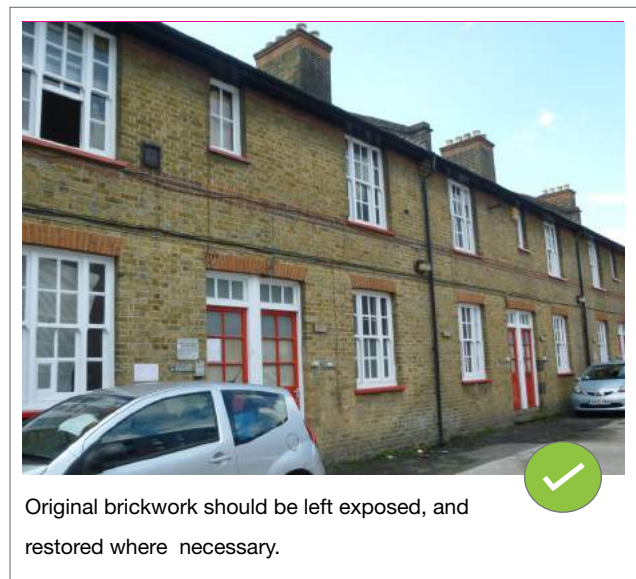
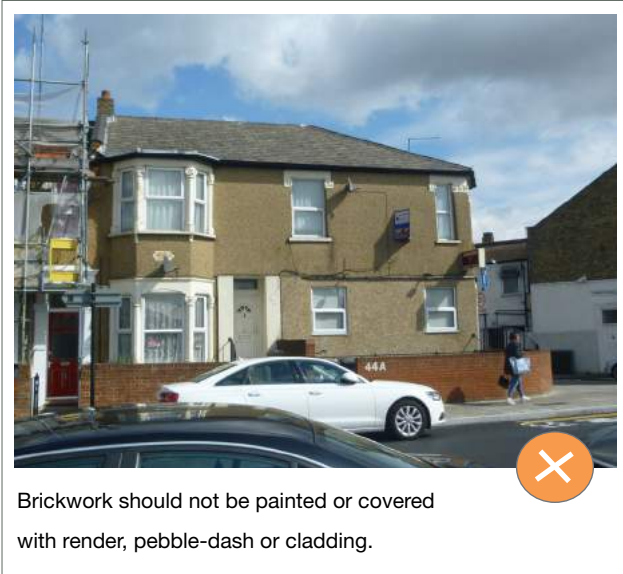
3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

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.



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

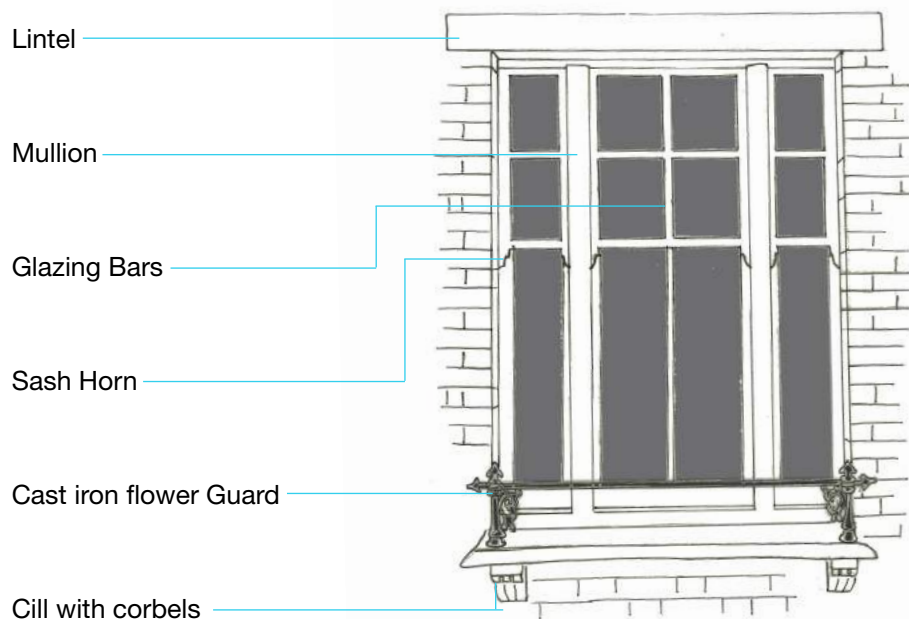
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- 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.

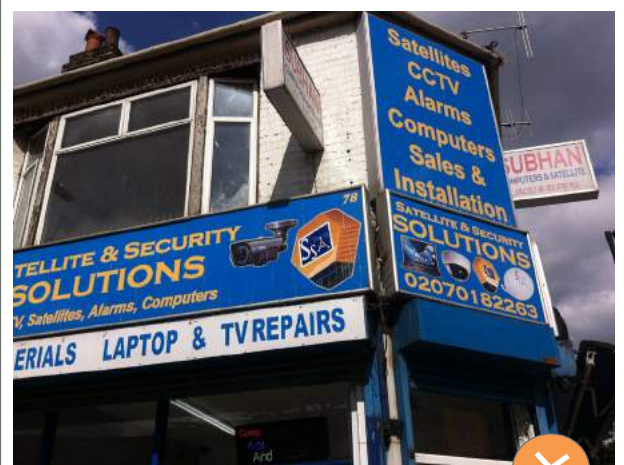
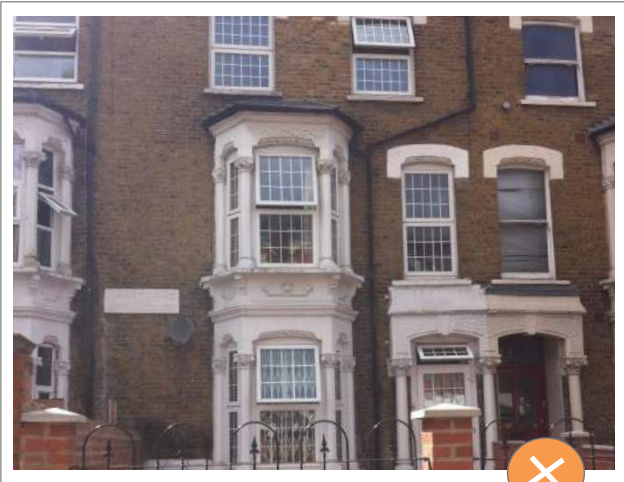
- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate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

Picture 50. The features of a traditional window which should be retained or replicated



- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.
- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.
- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

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



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

ARCHITECTURAL FEATURES AND DETAILING

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

- Repairs to decorative features should usually be carried out by an appropriately skilled craftsman or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)

- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

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

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



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



Architectural and decorative features should be retained and restored



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

EXTERNAL SERVICES AND FITTING

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

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.
- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.
- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.



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

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail.

However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

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



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

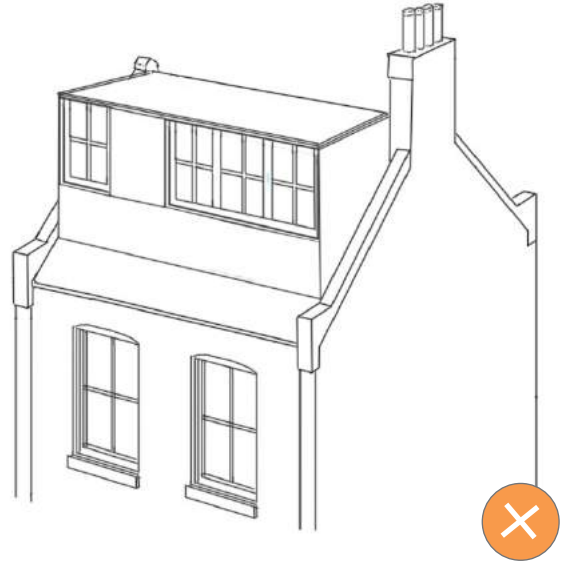
DORMERS AND ROOF EXTENSIONS

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



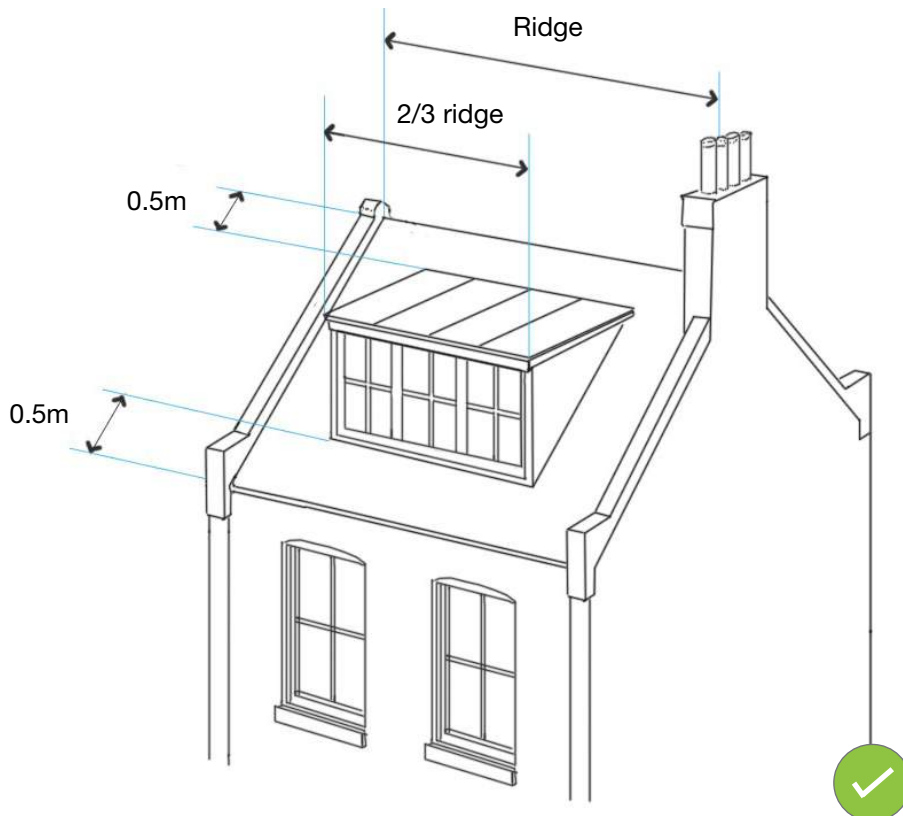
Mansard roof extensions are not usually appropriate

- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.
- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.



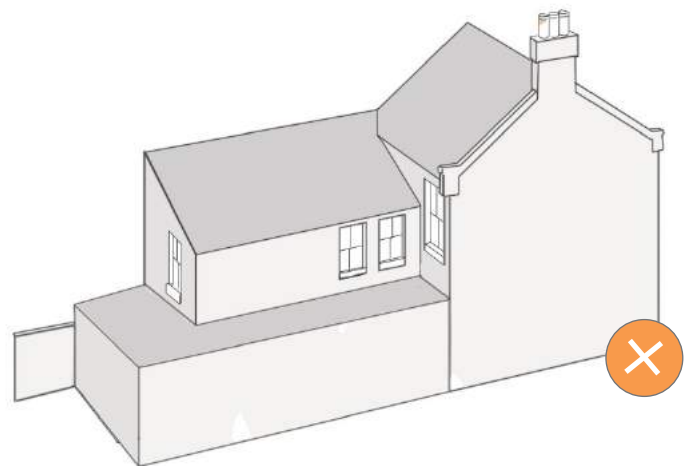
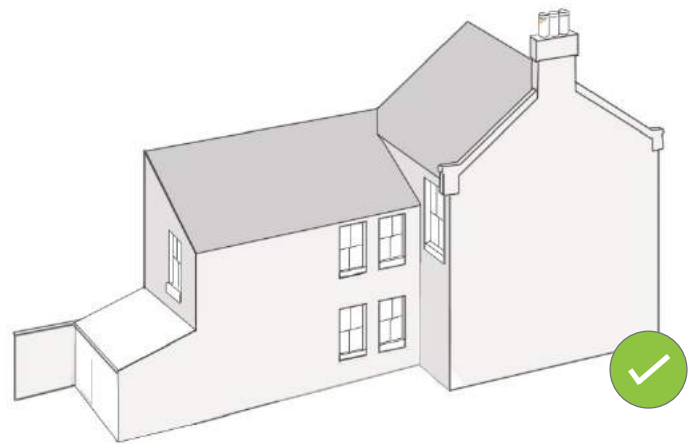
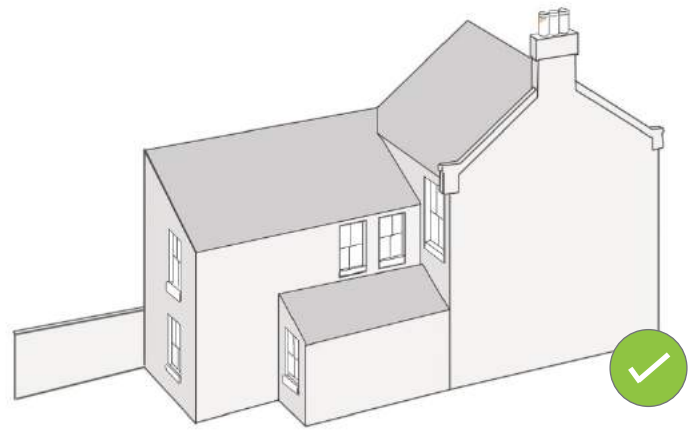
Picture 51. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 52. 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 54. 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.

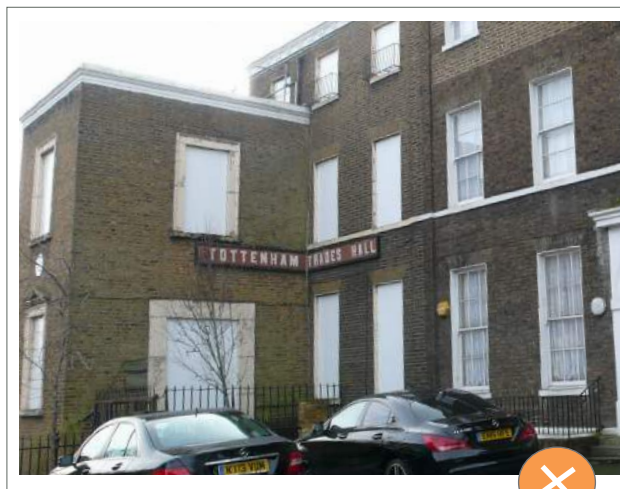
3.8 USES FOR HISTORIC BUILDINGS

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 AUDIT

STATUTORILY LISTED BUILDINGS

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
Old Well and Well House at junction with Philip Lane	II
Nos. 399 & 401	II
Former High Cross School	II
Gatepiers and railings to forecourt of former High Cross School	II
Former Tottenham Palace Theatre	II
High Road (east side)	
Tottenham High Cross Monument	II
Philip Lane (south side)	
Church of the Holy Trinity	II
Forecourt wall to Church of the Holy Trinity with side walls to back of gardens fronting to Philip Lane	II
Holy Trinity Church School	II
Talbot Road	
No. 41 (Spring Cottage)	II
Tottenham Green (west side)	
Tottenham War Memorial	II
Tottenham Green (east side)	
Mountford House	II

Tottenham Green (south side)

Nos. 1 & 2

Grade

II

Town Hall Approach Road

Former Tottenham Fire Station

II

Former Tottenham Town Hall

II

Former Tottenham Public Baths

II

Former County School and boundary railings

I

LOCALLY LISTED BUILDINGS**High Road (east side)**

Nos. 310 (High Cross United Reformed Church & Hall)

No. 320

No. 324

Nos. 352 to 366 (Rawlinson Terrace) and former synagogue

Nos. 372 to 376

High Road (west side)

No. 295 (former Jewish Hospital incl. boundary wall, gates & railings)

Former Tottenham College of Technology (original building)

No. 363 (former Swan Public House)

No. 365

No. 373

High Cross Court (courtyard with views to monument)

Nos. 381-385

Nos. 389 & 391 (former Tottenham Library)

Nos. 413 (former Felvers Hall) incl. boundary wall, gates & railings

Nos. 433 to 441 (odd)

Philip Lane (south side)

Holy Trinity Vicarage

Somerset Road (south side)

Former Tottenham Grammar School

Talbot Road

Nos. 2 to 40 (even)

Nos. 31 & 33

No. 39

Tottenham Green (east side)

Former Prince of Wales Hospital (main building)

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Chesnut Road

No. 2 (façade only)

Drapers Road

Nos. 2 & 3

High Road (west side)

VR cast-iron Royal Mail pillar box outside former Jewish Hospital
Horse trough outside College of North East London
College of North East London new entrance block
K6 cast iron telephone box outside Holy Trinity Church School
Boundary gates and railings to Nos. 407 & 409 (former Felters Hall)
Nos. 429 & 431
Nos. 443 to 449

High Road (east side)

Nos. 252 to 256
Nos. 270 to 276
Public conveniences near High Cross
Portland Stone statue “Embracing Forms” on green in front of Rawlinson Terrace
Reynardson Court
No. 388, Tottenham Police Station and stable block at rear

Philip Lane (south side)

Former infants’ school annexe to south of Holy Trinity Church

Talbot Road

Nos. 1 to 19 (odd)
Nos. 21 & 23

Town Hall Approach Road

Bernie Grant Centre
Former firemen’s cottages to rear of fire station, now part of CONEL
CONEL entrance building

Tottenham Green (east side)

No. 2A

Picture 55. Reynardson Court, High Road, is considered to make a positive contribution.



50.

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Laseron House

Nos. 367-371

Nos. 375-379

High Road (east side)

No. 252

Nos. 258-268

Nos. 326 and 326A

No. 314

No. 316

Talbot Road

Buildings in Talbot Close

No. 8

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 278-296

No. 387

Lauriston, Terrell and Keswick Apartments

High Road (east side)

332-334 Rosecrest Court

330

No. 312

Extension to south of No. 388, Tottenham Police Station

Town Hall Approach Road

Tower block at the rear of the College of North East London

Picture 56. The tower at the rear of the College of North East London detracts from the character of the area.

Picture 57. Lauriston Apartments detract from the character of the area.



4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.
- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).
- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and

notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas
- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.
- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.
- Haringey's Streetscape Manual provides guidance on public realm management
- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

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

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

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

Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

Local

Haringey Local Development Framework

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

Haringey Streetscape Manual

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

4.4 APPENDIX D - SOURCES

Bibliographic

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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