



BRUCE GROVE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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FOREWORD

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

Under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

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

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

The London Borough of Haringey has 29 conservation areas. Bruce Grove Conservation Area was designated in 1991, comprising the section of the High Road from No. 581 to Felixstowe Road

on the west side, and from No. 594 to Reform Row on the east side. The boundary was amended in 1998 to include the area between the railway and the west side of the High Road, Nos. 444 to 462 on the east side, and the builder’s yard and No.22 (the former Royal Mail Sorting Office) on the east side of Moorefield Road.

This document comprises two parts: Part I Bruce Grove 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 Bruce Grove 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 Bruce Grove Conservation Area.



1. BRUCE GROVE CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

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

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

- To inform and guide the associated Conservation Area Management Plan

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

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The length of Tottenham High Road within Bruce Grove Conservation Area is notable as an example of an essentially late-Victorian commercial townscape. The urbanisation of this part of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station on the Liverpool Street to Enfield line. The railway not only ensured the demise of the remaining houses and estates to the west side of the High Road, but was the catalyst for a wave of commercial development along the High Road itself.

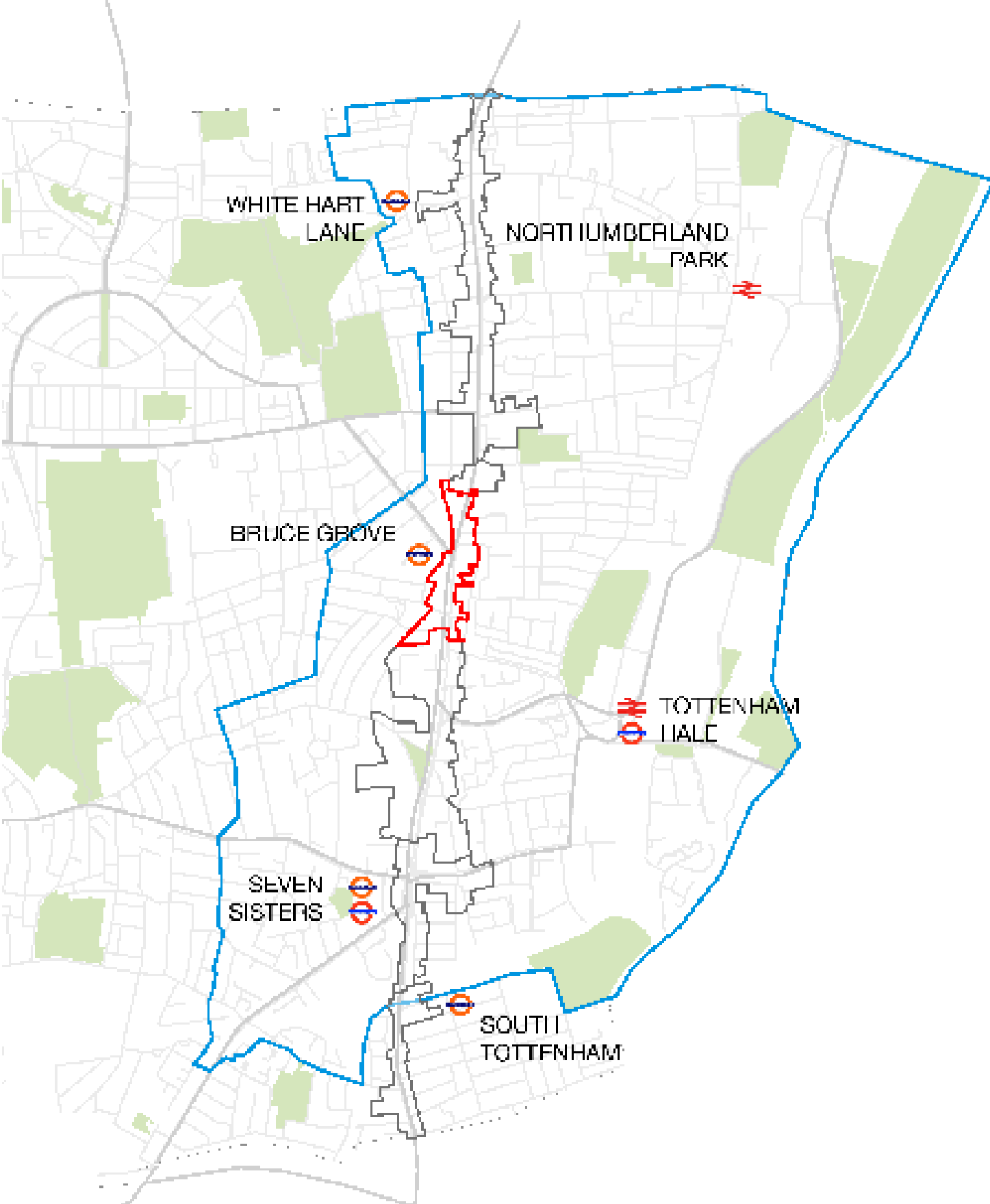
1.2.2 The early-Victorian shopping parade of Warner Terrace, with its simple classically inspired elevation, was later joined by grander versions in an increasingly eclectic range of architectural styles, of which Nos. 527-541 is an unusual example, leading up to Windsor Terrace (1907). This development culminated in the grand classical or Art Deco inspired designs of the Burton's and Marks and Spencer stores dating from the 1930s

1.2.3 Unlike the High Road in North Tottenham, little residential use survived the change to predominantly commercial uses, resulting in a relatively uniform three-storey building height and regular building line with very few if any set backs, which contributes to the enclosed street frontage that is very much part of the character of the 'traditional' Victorian and Edwardian high street, marked also by its density of activity. Only the

station buildings break the visual enclosure of the High Road, with their direct presence on the street frontage.

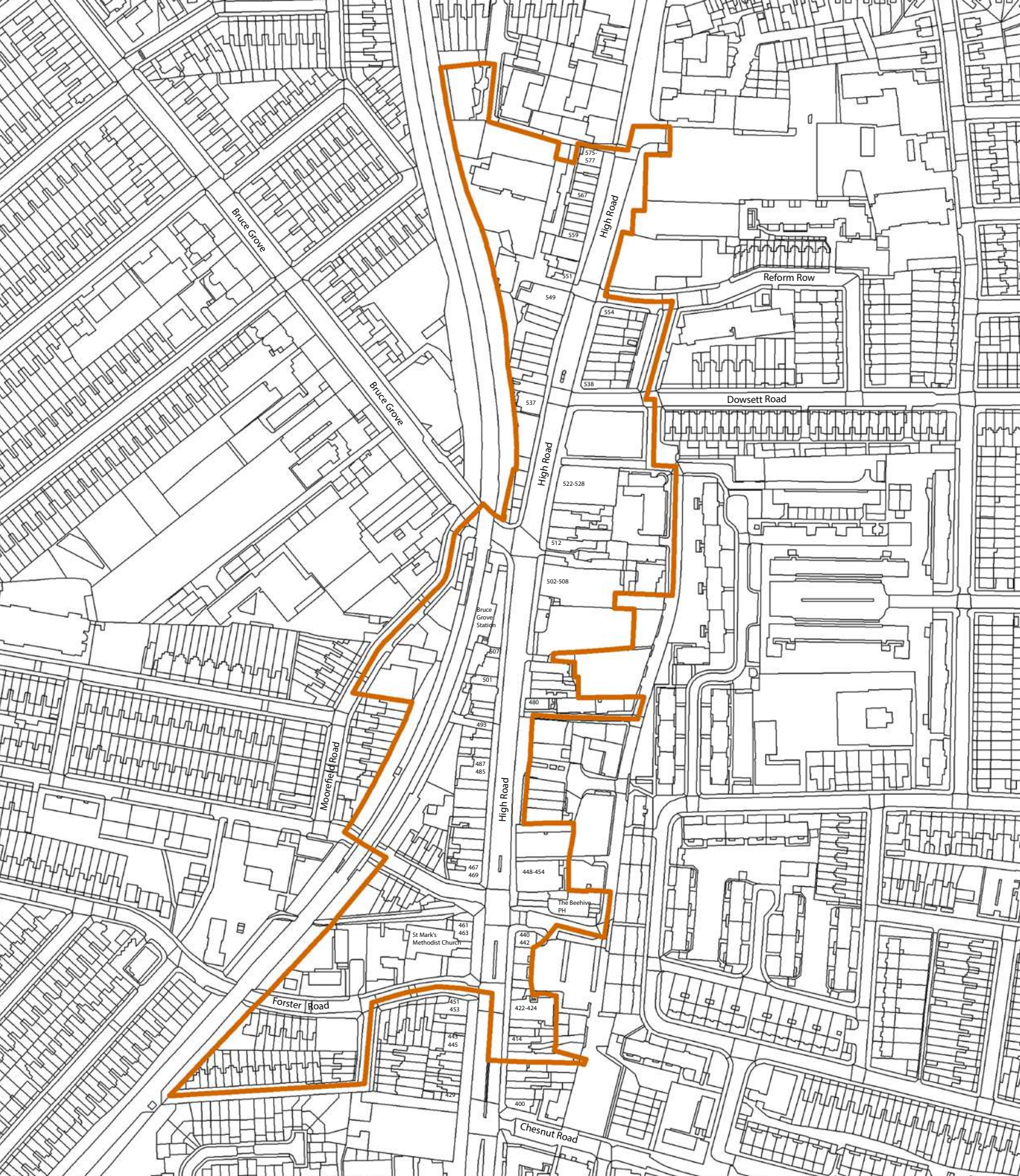
1.2.4 The south side of Bruce Grove was built up with larger houses as an early offshoot from the High Road but the surroundings remained undeveloped until the commercially driven building boom of the late-19th century led to the building of the shopping parades and the cinema that formed an adjunct to the burgeoning town centre on the High Road.

1.2.5 Most of the buildings that helped to create the original bustling nature of the high street survive but much of this essential character has been lost in the 20th century. Due largely to changes in retailing and in shopping patterns, Bruce Grove's shopping centre has declined in the quality of the street frontages. The success of the various grant-aided townscape improvement schemes is notable but the character of the conservation area is also being eroded by new infill development of poor-quality design, compounded by signage and advertising hoardings that detract from the appearance of the High Road.



Map 1. Location map: Bruce Grove 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 Bruce Grove 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 from Fore Street, Edmonton to Stamford Hill.

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, 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

Picture 1. View looking north from Bruce Grove Station showing the narrow pavements



River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 Bruce Grove runs northwest in a straight line from the High Road to Bruce Castle, following the line of one of the avenues of Bruce Castle Park. The road slopes gently downhill towards the High Road.

THE SETTING OF BRUCE GROVE CONSERVATION AREA

1.3.6 On the east side of the High Road, the conservation area boundary generally follows the rear property boundaries of those buildings facing the High Road. The Victorian street pattern behind the High Road between Factory Lane and Chesnut Road has been virtually erased by post-war housing developments.

1.3.7 The railway embankment delineates the western conservation area boundary. The extensive network of late-Victorian and Edwardian terraced

housing beyond the railway have survived virtually complete, although these streets have no visual relationship with the High Road itself.

TREES AND OPEN SPACES

1.3.8 There are very few street trees along this stretch of the High Road, where pavements are generally narrow and there are few properties set back behind gardens or forecourts. Trees along the railway embankment however provide a backdrop to views from the High Road into Bruce Grove and into other streets along the west side. A small number of trees remain in the forecourts of the listed buildings in Bruce Grove.

VIEWS

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

Picture 2. Forecourts with trees, Bruce Grove



2.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

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

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

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

Picture 3. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 4. Wyburd's parish map 1798





Picture 5. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front

gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

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

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A

significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD AND BRUCE GROVE

1.4.10 The development of Bruce Grove was enabled by the break-up of the Bruce manorial lands in 1789. Building commenced on the south-west side near the junction with the High Road with a series of villas (Nos. 5-16), soon to be associated with wealthy Quaker families, which were completed by 1798, followed a couple of decades later by a short terrace, Nos. 1-4. The opposite side was still undeveloped in 1894.

1.4.11 The 1844 tithe map shows that the frontage of the High Road north of Bruce Grove was less intensively built up than that further south, especially on the west side where large detached properties or undeveloped plots fronted the highway, while further south it appears that considerable redevelopment and infill had taken place since 1798, including the partly built Warner Terrace (Nos. 479-491). Also apparent are several back land developments of narrow streets and courts, for example the as yet un-named Reform Row close to the rubber factory, with a concentration of buildings near the junction with Bruce Grove. The development of Stoneleigh Road had also begun.

1.4.12 On the east side, at the north boundary of the conservation area, stood Sanchez Almshouses, a row of eight single-storey dwellings founded in 1600 by Balthazar Sanchez (c1544-1602), confectioner to Philip II of Spain, who came to England in 1554 on the King's marriage to Mary Tudor and bought the manor of Stone Lease to the east of the almshouse site. The almshouses made way for Burgess's department store in 1923. Other charitable foundations included the Pound Almshouses of c1744, extended southwards over the parish pound in 1847, and immediately to the north, the Green Coat School or School of Industry of 1792.

1.4.13 The area also contained three of the High Road's oldest hostelries. On the east side, now the site of No. 490, stood the 16th-century George and Vulture, rebuilt in 1829 and demolished in the 1960s and the Plough Inn of 1537, rebuilt in 1891 and again in the 1960s (No. 474). On the west side the Ship Inn (No. 499) was rebuilt in the late-19th century.

1.4.14 Places of worship included a Methodist chapel of 1818 fronted by a burial ground. Now the site of Nos. 522-528, it was superseded in 1867 by St Mark's church and destroyed by fire in 1904. Brook Street Chapel, built in 1839 for the Plymouth Brethren, survives in altered form.

1.4.15 The 1864 OS map suggests limited change to the frontage, although some redevelopment of existing plots had evidently taken place, e.g. the

terrace at Nos. 482-488. A notable addition on the west side was a public lecture hall, built c1845 by the local Quaker William Janson, which survived after various changes of use until the 1960s; its site is now occupied by No. 545. On the east side, Chestnut (now Chesnut) Road was substantially developed. St Mark's Methodist Chapel was built in 1867 on a large plot acquired from the Forster family, with a Sunday school added to the rear in 1880.

1.4.16 The arrival of the railway in 1872 prompted a major transformation in the built form of the High Road, beginning with the clearance of the buildings around the junction with Bruce Grove to make way for the station and viaduct, followed by the redevelopment of the flanking wedges of land between the curve of the railway line and the High Road. By 1894 two shopping parades (Nos. 515-541), a post office, later a Salvation Army hall, now the site No. 547, a bank (No. 549), and Nos. 551-553, had been built on the north side. Tottenham Brewery (now Morrison Yard) had been established

behind the frontage, and would expand considerably in the next two decades. South of Bruce Grove station, another commercial group (Nos. 497, 499 and 501-507) included the rebuilt Ship Inn, while further south, a long shopping parade, Nos. 467-477, had been built. Two new residential streets: St Loy's Road and Forster Road, intersected with the High Road.

1.4.17 The most substantial Edwardian/pre-1914 redevelopment took place on the east side, notably Windsor Parade (Nos. 538-554) of 1907; Nos. 522-528, premises of GL Wilson & Co. builders' merchants, and two parades: Nos. 492-502 and 504-510 of 1907 and 1908 respectively. Dowsett Road was begun around this time.

Picture 6. Historic photograph of Tottenham High Road, view looking north from Bruce Grove Station

Picture 7. Historic photograph of Bruce Grove Station looking south



1.4.18 Commercial redevelopment resumed in the inter-war years with new high-street stores designed in the ‘moderne’ spirit of the age, beginning in 1923 with Burgess’s department store on the site of Sanchez Almshouses. A Burton’s tailors (Nos. 448-454), a Marks and Spencer (Nos. 502-508) and some small shopping parades: Nos. 424-440, on the site of the The Pound Almshouses, and Nos. 559-565 and 567-577 were built in the 1930s. Among these developments can be counted the frontage of St Mark’s Methodist Church, rebuilt in 1938 due to the spire’s structural instability, incorporating ground-floor shops.

1.4.19 The Tottenham Cinema and Entertainment Co. Ltd opened the Bruce Grove Cinema in 1921 by. The cinema was designed by the local architect Charles Blackbourn who was also commissioned to design the adjacent Bruce Grove Ballroom which opened in 1923.

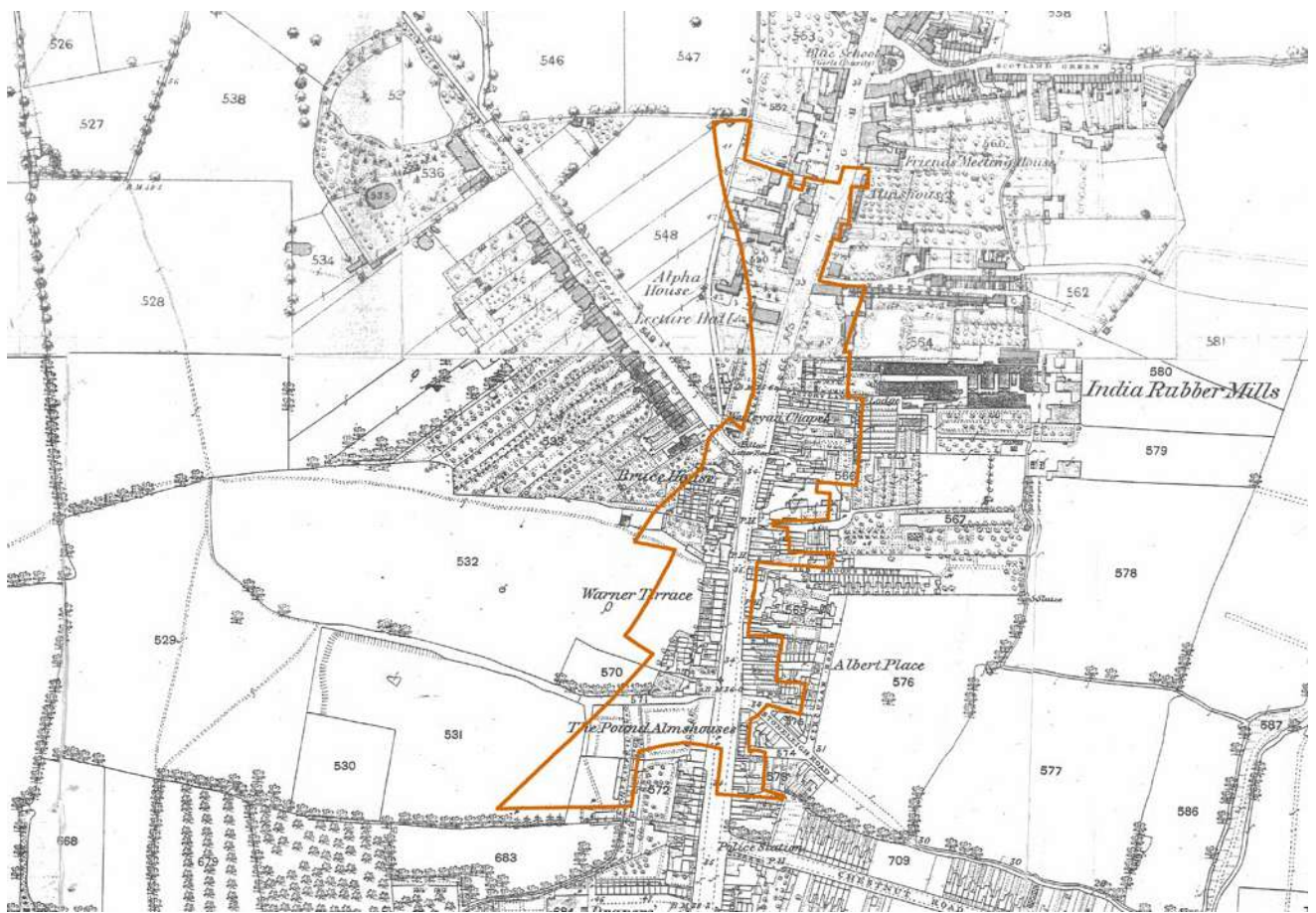
1.4.20 The most extensive post-war redevelopment occurred on the east side of the High Road between the northern conservation area boundary and Windsor Parade, and further south at Nos. 466-476. More recently, a locally listed early-19th century terrace, Nos. 530-536, was destroyed in the Tottenham riots of 2011 and has been redeveloped as flats.

ARCHAEOLOGY

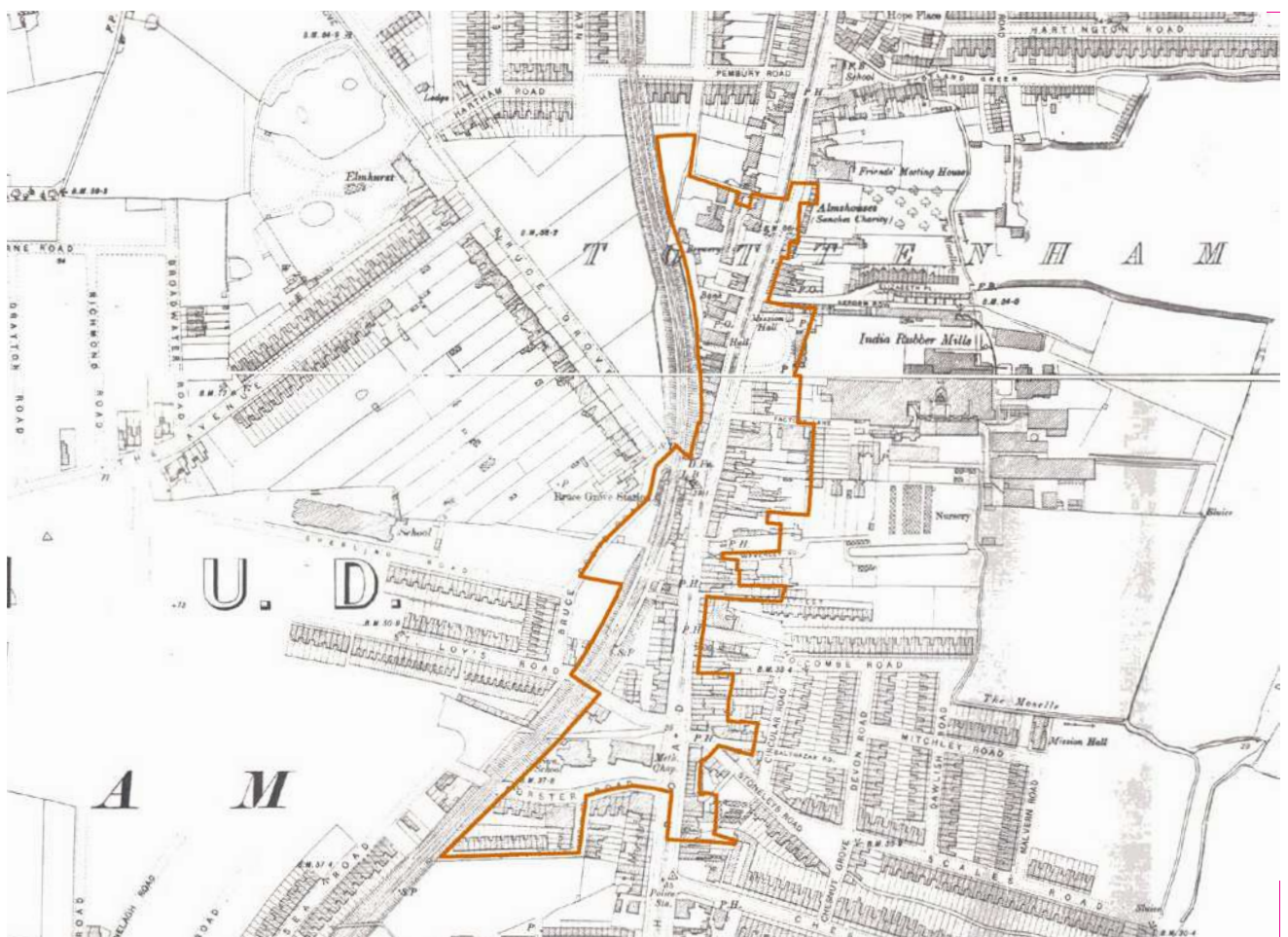
1.4.21 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle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

Picture 8. Historic photograph of Bruce Grove Station Forecourt on Tottenham High Road

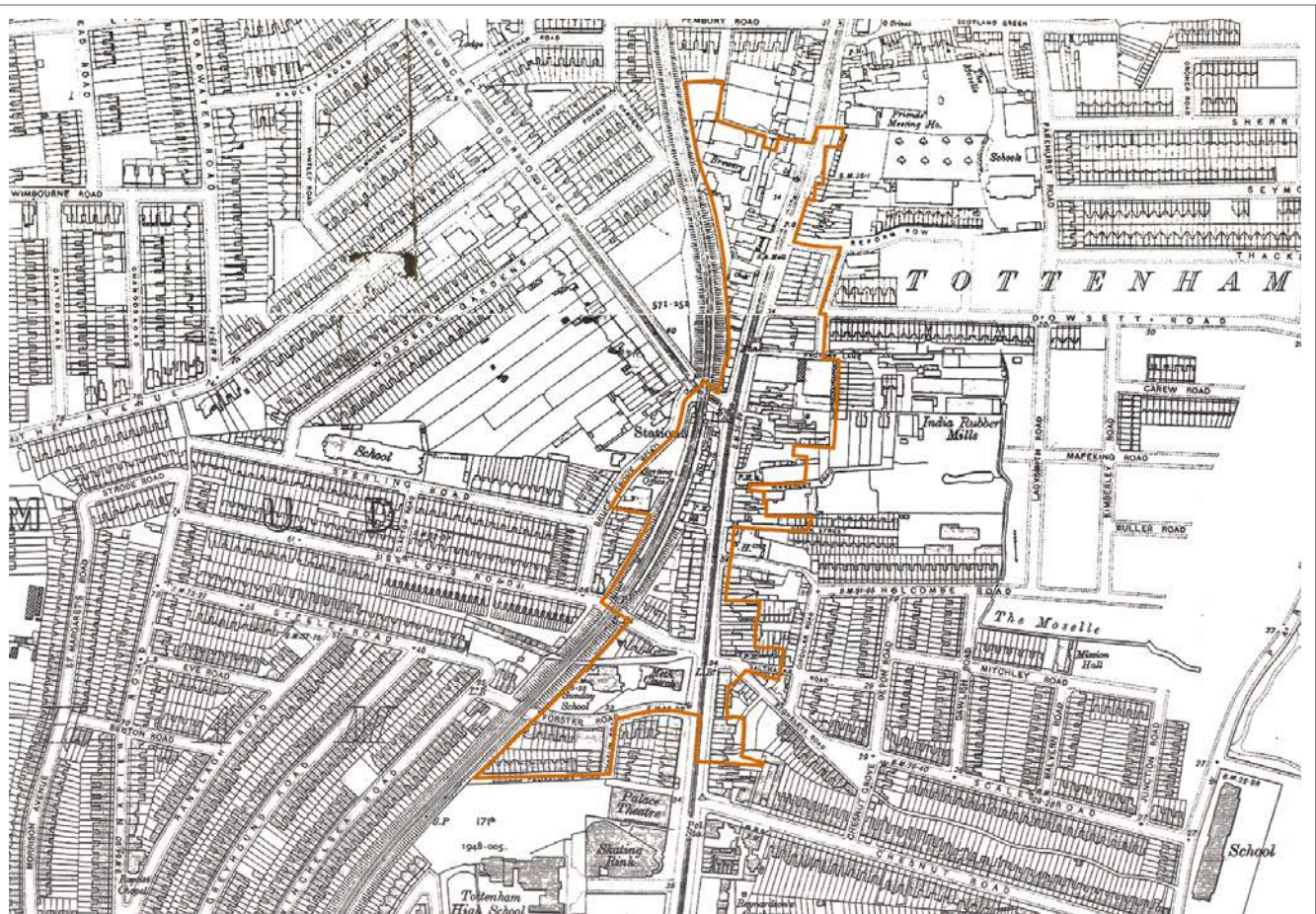




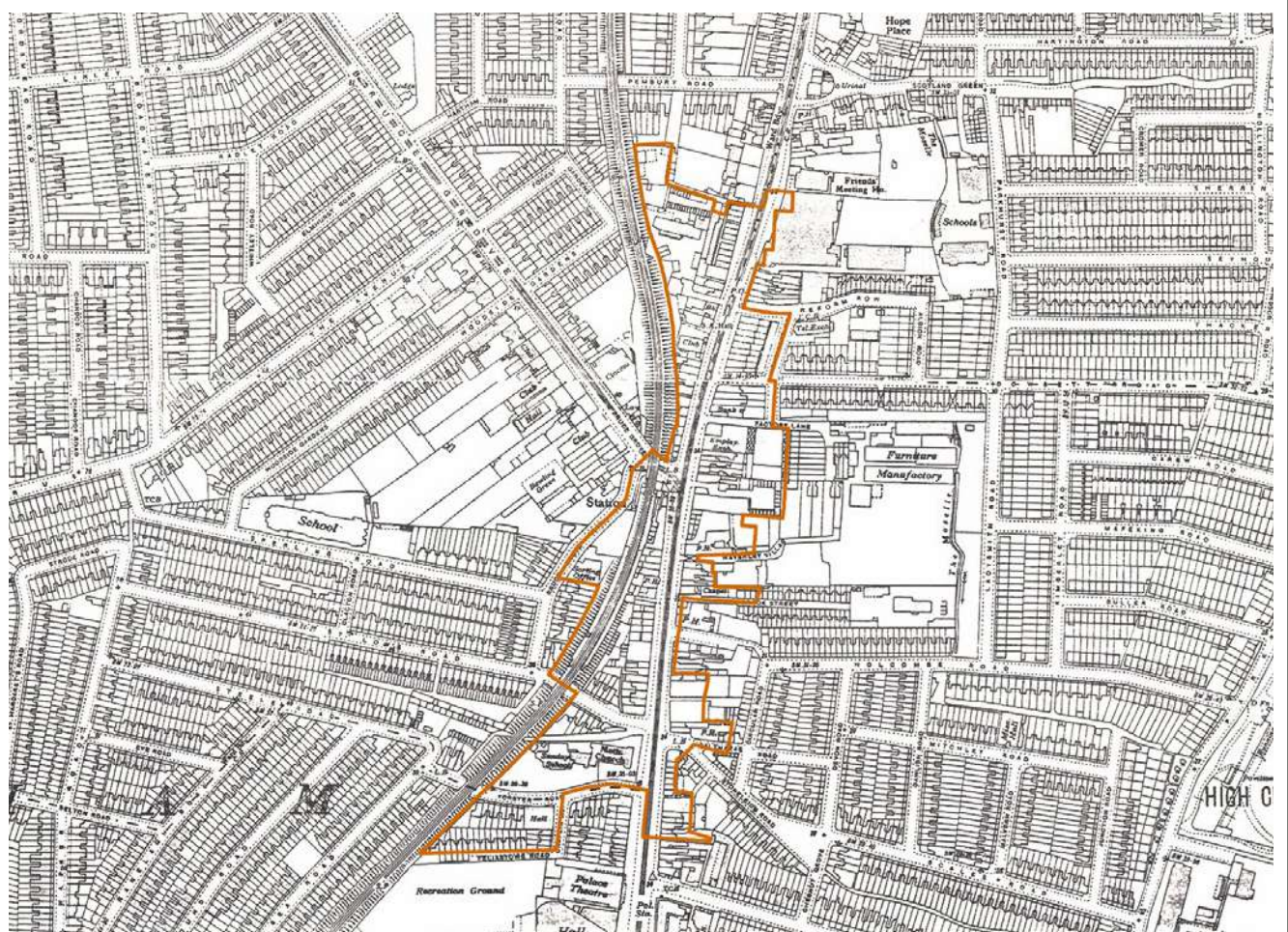
Map 3. The area in 1864



Map 4. The area in 1894



Map 5. The area in 1913



Map 6. The area in 1935

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



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

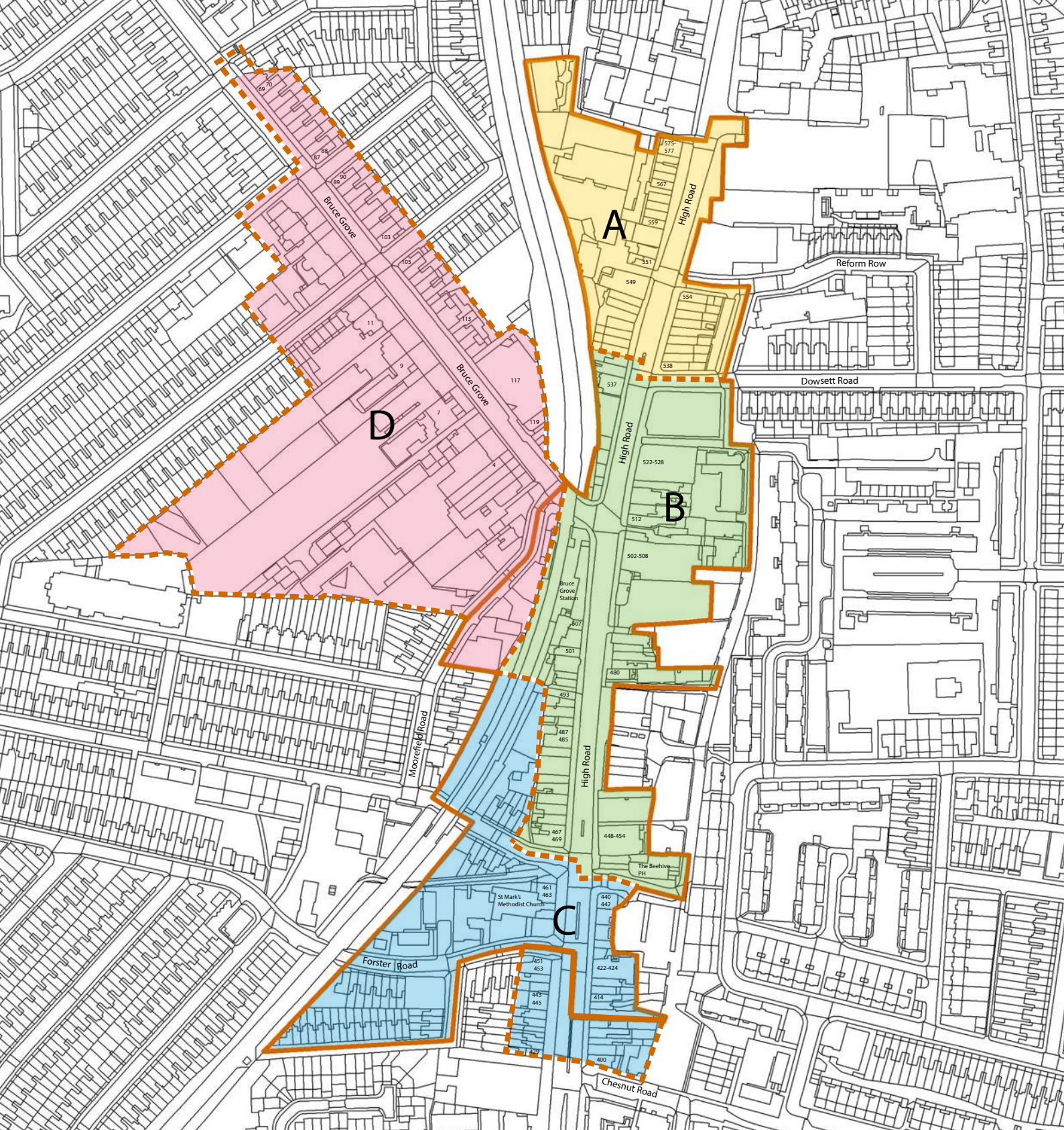
CHARACTER SUB-AREAS

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



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

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

- A The High Road from the northern boundary with Scotland Green Conservation Area to Dowsett Road
- B The High Road from Dowsett Road to St Loy's Road
- C The High Road from St Loy's Road to the southern boundary with Tottenham Green Conservation Area at Chesnut Road
- D Bruce Grove



Map 7. Character sub-areas

-  Conservation Area Boundary
-  Character Area Boundary



9.

CHARACTER SUB AREA A: FROM THE NORTHERN CONSERVATION AREA BOUNDARY TO DOWSETT ROAD

1.5.4 In contrast to the more open character of the Scotland Green Conservation Area just to the north, Bruce Grove Conservation Area has a much more enclosed high street feeling, which is quite apparent looking south along the High Road from Scotland Green. However, the interest of the first section encountered is focussed on two groups of buildings, separated by lower scale and poorer quality street frontages. On the west side the first group are Nos. 549-553 and the buildings behind in Morrison Yard, while on the east side the outstanding group is Windsor Parade.

1.5.5 The street frontage on the east side between No. 594 (the Friends' Meeting House) and Nos. 538-544 (Windsor Parade) is excluded from the conservation area. The supermarket (No. 570-592) replacing Burgess's department store and the Grove Business Centre which itself replaced a series of early-19th-century houses, detract from the architectural and historical continuity of the High Road.

Picture 9. Brown brick terrace at 567-575 High Road (west side)

High Road west side

1.5.6 On the west side Nos. 567-575 is a 1930s two-storey terrace in red/brown brick with a stone cornice and parapet. The end units and the central two units project slightly, with brick quoins and a shallow stone pediment emphasising the centre of the symmetrical composition. The original steel Crittall windows on the first floor have all been replaced and this, together with the modern shopfronts, detracts from the character of the group. Nevertheless the continuity of the first-floor elevation still makes a modest but positive contribution to the conservation area.

1.5.7 Nos. 559-565 is a group of four single-storey shop units with fascia signs mounted both on and beneath a brick parapet, and collectively the group detracts from the quality of the street scene. No. 555-557 is a late-20th century four-storey building of flats above ground-floor shops, in red brick with grey-brick soldier courses above the windows. The poor proportions and over scaled shop



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fascia, coupled with the added impact of the large advertisement hoarding on the north flank wall, all detract from the appearance of the street.

1.5.8 By happy contrast a handsome pair of late-19th century buildings flanks the entrance to Morrison Yard. Nos. 551-553 is a pair of three-storey buildings in yellow stock brick with shallow arched timber sash windows beneath white-painted stone lintels. The party wall line is emphasised by a narrow recessed panel with a pointed red-brick arch. The left-hand building, No. 551, retains all its original decorative features including the stone entrance with engaged foliate columns and elliptical headed arch, a ground-floor triple sash window with stone surround, and a first-floor square oriel window supported by shaped stone brackets. No. 553 has a

Picture 10. 559-565 High Road - single storey shops that detract from the character of the area

Picture 11. Entrance to Morrison's yard, flanked by 549 High Road (originally a bank) and 551 High Road, forming an attractive pair.

Picture 12. 551-553 and 555-557

simple Art Deco style stone shop surround probably installed in the 1930s with a late-20th century shop front and a first-floor triple sash window in place of the oriel window. This is an attractive pair of buildings that were both restored with grant aid as part of the High Road Regeneration Scheme, and which make a significant contribution to the townscape.



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Picture 13. 551B - The former brewery gatehouse

Picture 14. 551A - The former brewery building

Picture 15. 545-547 - Projecting single storey shop fronts

1.5.9 On the south side of the entrance to Morrison Yard, No. 549 is a tall three-storey late-19th century building, originally a bank, in red brick with stone string-courses, window heads and with a balustraded parapet. The ground floor has lost its original timber windows but retains the tall round-headed window openings with their alternating brick and stone voussoirs.

1.5.10 No. 551B closes the view when looking from the High Street into the entrance to Morrison Yard. It is an attractively proportioned, single-storey late-19th century classically detailed building in stone that was originally the gatehouse and electricity sub-station of the former Tottenham Brewery. It has a prominent pedimented portico with Tuscan columns, to one side of three windows separated by Tuscan pilasters beneath an entablature and projecting cornice.

1.5.11 No. 551A is the former brewery building, converted into commercial units in the late 20th century. It is a four-storey building in yellow stock brick with red-brick shallow arched lintels, arches and string-courses. The main block has a prominent stepped and gabled, slated roof visible from the adjoining railway line but largely unseen from the High Road. A smaller single-storey building in the same materials formed the gatehouse to the site.

1.5.12 The next sequence of buildings on the west side of the High Road, Nos. 545-545C and 547A and B, consists of single-storey shop fronts projecting forward of two-storey buildings of poor quality that detract from the character of the townscape.



High Road east side

1.5.13 Windsor Parade (Nos. 538-554) is an elaborately detailed three-storey shopping parade dating from 1907 and constructed of red brick with stucco dressings, with a slate roof and moulded chimneystacks. The design incorporates 'neo-Mannerist' features such as the tall angular pediments and elongated keystones typical of the later Edwardian period. The symmetrical elevation consists of nine pilastered bays, with decorated and rendered full-height canted bay windows, alternating with paired casements surmounted by prominent gables, some of which have broken pediments and obelisk finials in stone. The central three pediments contain the name and date 'WINDSOR 1907 PARADE' in either bronze or copper. The corner bays, designed as octagonal stuccoed turrets supported on fan-shaped corbels above a

Picture 16. The uniform decorative frontage of the Windsor Parade (538-554 High Road)

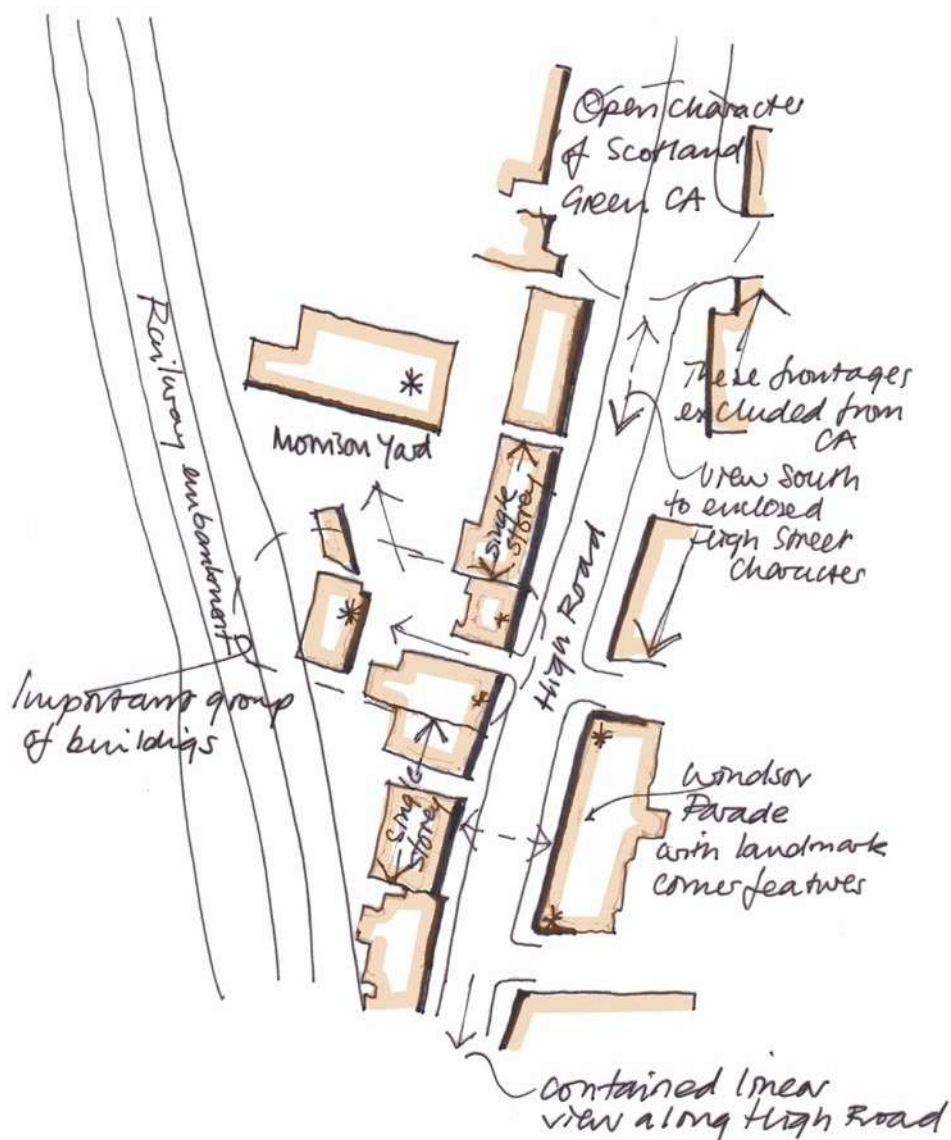
recessed porch, have decorative panels at parapet level incised with '1907' and 'ISLV', crowned by an octagonal lead cupola. The shop fronts and their surrounds, including the polished granite pilasters and corbel brackets, were restored with the help of grant aid as part of the Townscape Heritage Initiative regeneration works programme for the High Road. The uniform shop fascias are contained within the architectural framework. The parade is one of the architectural highlights of the conservation area, and makes a major contribution to the townscape.

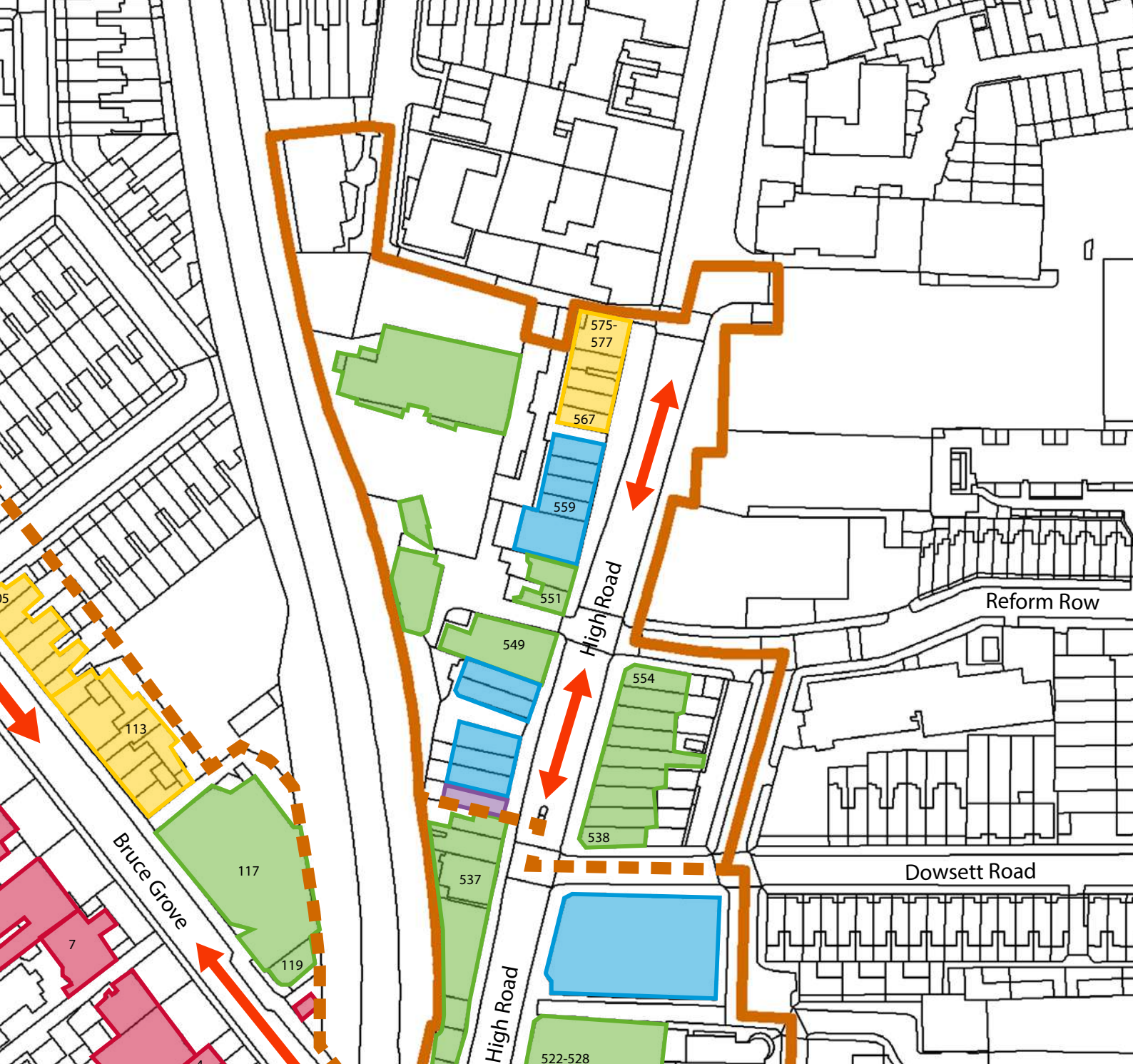
Townscape Summary

1.5.14 The townscape of this sub-area is fragmented, with long frontages of poor quality on both sides of the High Road. The principal interest lies in Windsor Parade on the east side of the High

Road, and on the west side the group consisting of Nos. 549 and 551-3, together with 551A and B to the rear in Morrison Yard, all locally listed. Together these form a group of buildings of architectural interest that make a positive contribution to the character and appearance of the conservation area.

Map 8. Townscape Analysis





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

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



CHARACTER SUB AREA B: FROM DOWSETT ROAD TO ST LOY'S ROAD

Dowsett Road to Bruce Grove High Road (west side)

1.5.15 No. 543 High Road is a modern three-storey building with a ground-floor shop unit, in yellow stock brick with modern sash windows. The rest of the west side of the High Road, as far as the junction with Bruce Grove, consists of a long three-storey shopping parade (Nos. 515-541) distinguished by a continuous glazed enclosure at first floor. The ground and first floors step forward from the main wall of the buildings beneath a curved metal roof. Projecting party walls and consoles at fascia level denote the separate units. Nos. 525-541 has a parapet roof with a stucco cornice and the frontage is split into eight bays successively 6-6-3-4-3-4-4 windows wide (from north to south) with the second, fifth and seventh bays projecting slightly.

Picture 17. Shopping parade at 515-541 High Road. showing alterations to No. 539.

1.5.16 The best of the first-floor units were restored with the help of grant aid and retain the original windows, including their blue and red glass margin lights, set within a decorative metal frame consisting of fluted cast-iron columns with 'capitals' and elaborate ogee arches (No. 525 has lost these features and has later casements). The upper floor has wooden sash windows beneath moulded cast lintels outlined in red brick, also with red-brick band courses set in the yellow stock-brick wall.

1.5.17 No. 539 has been drastically altered with the insertion of a two-storey neo-Georgian façade in red brick, presumably dating from the 1930s and considered more fitting for a bank. The upper windows have also been changed to resemble Georgian sashes. This unfortunate intervention breaks the continuity of the terrace and looks quite out of place in the street scene.



1.5.18 The remainder of the terrace, Nos. 515-523, is three storeys high and slightly lower with a pitched slate roof and an eaves line marked by a red-brick cornice and dogtooth ornament. The second-floor windows are smaller two-over-two timber sashes; the original moulded lintels have been replaced with red-brick segmental arches. The projecting first floors originally had windows with cast-iron columns and arches matching those of Nos. 527-541, but these have been replaced with casement windows with upper opening lights. The first-floor feature turns the corner into a two-storey unit in Bruce Grove but unfortunately the windows of this unit have been further altered.

Picture 18. The South end of the shopping parade which has lost some of the original window details.

Picture 19. Window detail from 527-541 High Road.



19.

High Road (east side)

1.5.19 Nos. 530-536 is a recent four-storey building in red brick with white pre-cast cornice and copings. The projecting front part of the building is three storeys high and approximately aligns with the height of Windsor Terrace to the north. The upper floors have full-height windows and contain storey-height textured panels, presumably intended to alleviate the harshness of the red brick, but in spite of this the building does not sit happily in its context. It is all the more disappointing that this building replaced a locally listed early-19th century terrace with shop fronts restored with grant aid in the 1990s, which was destroyed in the 2011 riots.

1.5.20 Just to the south Nos. 522-528 is a distinctive three-storey commercial building notable for the curved corner to Factory Lane, bands of blue glazed bricks and tall timber-framed windows separated by fluted iron classical pilasters and capitals. The ground-floor shop fascia is over scaled

and poorly integrated with the proportions of the building.

1.5.21 There follows a sequence of buildings of varying dates, height and scale starting with Nos. 518-520, a pair of c1900 three-storey buildings built in red brick with terracotta quoins, banding and a parapet with ball finials. The elevation also retains the original timber first-floor casements and second-floor sashes with glazing bars in the upper sections. They are virtually identical to No. 324 further South on the High Road.

1.5.22 Nos. 514-516 is a pair of plain three-storey buildings of an early to mid 19th-century date and hence smaller scale, set back behind projecting

Picture 20. 530 to 536 and its context

Picture 21. 522-528 with its blue glazed brick banding and timber frame windows, adjoining 518-520



ground-floor shop units. Built in yellow London stock brick with red-brick gauged window arches and timber sashes with glazing bars, No. 516 retains most of its original features but No. 514 has painted brickwork and replacement metal casement windows. No. 512 is a taller, three-storey building of similar date with a painted brick facade and oddly truncated first-floor sash windows that fronts directly onto the High Road. Most of the shops have poorly designed modern shop fronts, but several of the shop surrounds retain their pilasters and corbels and the group forms an integral part of the character and appearance of this part of the conservation area.

Bruce Grove to St Loy's Road **High Road (west side)**

1.5.23 Bruce Grove Station and the elevated railway line form a focal point in this part of the conservation area, dominating the views along the High Road and Bruce Grove. This section of the High Road is mainly lined with three-storey

Victorian buildings that provide the sub-area with an almost continuous frontage and contribute to the enclosed urban character. The continuous terraces also provide a greater degree of uniformity than the surrounding areas. The Victorian properties are interspersed with single-storey commercial premises and recent infill buildings of little or no architectural merit.

1.5.24 Bruce Grove Station, situated at the junction between the High Road and Bruce Grove is a part single, part two-storey Victorian building, built in yellow London stock brick with a hipped slate roof. The station, with its cast-iron bridge spanning Bruce Grove, was originally built to a standard 'stripped Gothic' style that was used for all the stations of the Great Eastern Railway line in 1872, including those at Seven Sisters and White Hart

Picture 22. 512-518 High Road

Picture 23. Bruce Grove Station facing the High Road





24.

Lane, but unfortunately few remain intact following British Rail ‘modernisation’ works in the 1970s when the staircase enclosures and roofs were removed together with the towers on both sides of the bridge.

1.5.25 An original locally listed cast-iron Royal Mail Box inscribed ‘VR’, contemporary with the station building, is set into the ticket office wall to the left of the main entrance doors. Grants were given in 1995-98 to restore and reinstate some of the architectural features including the cast-iron and fretted timber platform canopies and to improve the street frontage by creating an open courtyard out of a derelict coal yard on the High Road frontage using York stone, granite sets, rowan trees and seating behind metal gates and railings.

1.5.26 South of the station, this section of the High Road is fronted by a sequence of imposing late-19th century buildings with ground-floor shops. Nos. 501-507 is a uniform three-storey terrace, built of London yellow stock brick with decorative stucco

Picture 24. Streetscape in front of Bruce Grove Station, looking South

window surrounds and lintels and a deep parapet. Roof and façade repairs and refurbishment were carried out as part of the High Road regeneration programme. Nos. 503-505, were converted into a public house, now named The Elbow Room, in the 1980s.

1.5.27 The Ship, No. 499, is a three-storey, late-19th century red-brick public house with a full-height canted bay forming the right half of the street elevation, and an elaborate openwork stone parapet containing a panel inscribed ‘THE SHIP’. The first-floor windows are round headed while those at second floor have segmental arches, all with moulded stucco surrounds and keystones. Above the first-floor windows on either side of the projecting bay there are decorative painted relief panels depicting a sailing ship. Green glazed bricks distinguish the ground-floor frontage of the building.



1.5.28 The adjacent building, No. 497, is a plainer pair of three-storey red-brick buildings, with bracketed eaves and an attic storey with prominent gabled dormers in a steep slate roof, notable for the pair of triple-arched windows on the first floor. These buildings have also undergone repair and refurbishment works to their roofs and facades as part of the High Road regeneration programme. The gap between this and the next building has been filled by Nos. 491A & 493, a pair of single-storey late-20th century retail units of poor visual quality that leave an unfortunate gap in the street frontage.

Picture 25. 501-507 south of Bruce Grove station

Picture 26. Original cast iron royal mail post box in the Bruce Grove station ticket office wall

Picture 27. The Ship public house with its distinctive facade in green glazed brick

Picture 28. The gap in the building line adjacent to 497 High Road



1.5.29 Warner Terrace, Nos. 479 to 491, is a symmetrical three-storey terrace built in the early 1840s, with shop units on the ground floor. It is built in yellow London stock brick with timber sash windows in a plain façade with a parapet roof set between slightly projecting pavilions at each end, each with a shallow pediment, the southern one in brick, the northern one picked out in white painted render. The appearance of the terrace has been badly compromised by the painting of the brickwork of No. 489 but even worse by the large mosaic tiled fascia covering the first-floor windows of Nos. 479 & 481, and painted brickwork above at second floor.

1.5.30 A photograph of c1890 shows Warner Terrace with ground-floor arched windows and entrance doors in Nos. 479 and 491 at each end, while the other units had early shop fronts with bow windows and glazing bars. This illustrates the extent of the loss of the High Road's original character since the late-Victorian period.

1.5.31 No. 477A is a late-20th century infill building replicating 19th-century details and materials, linking the two adjoining terraces. Nos. 467-477 is a late-19th century three-storey parade in red brick with a moulded brick cornice and



Picture 29. Mosaic Fascia at 479 and 481 High Road, compromising the appearance of Warner Terrace

Picture 30. The corner of St Loy's Road

parapet surmounted by ball finials, string-courses and decorative pediments over the central first-floor windows. No. 467, at the junction with St Loy's Road, has a splayed corner with a gablet surmounted by a ball at parapet level. The upper floors retain most of their original timber sash windows but the modern fascias mostly obscure the original projecting brick cornice line above the shops. At first floor the south elevation onto St Loy's Road bears a painted sign of a tent advertising "O'Meara Camping Ltd".

1.5.32 Although spoilt in part by the disfiguring alterations to Warner Terrace, the gap in the frontage and the poor general quality of the modern shop fronts, the frontage from Bruce Grove station to St Loy's Road is still one of the best sequences of Victorian high street buildings in this part of the conservation area.



High Road (east side)

1.5.33 No. 510, on the south side of an alleyway providing access to No. 510A, is an attractive single bay, three-storey red-brick building with stone quoins and keystones, whose elevation to the High Road is dominated by a richly detailed painted stucco gable bearing the inscription '1907'. It is the sole survivor of a symmetrical parade of four shops: Nos. 504-510, of which No. 504 had an identical gable. The building retains its original timber sliding sash windows with glazing bars in the upper sections; the first-floor window is in the form of a shallow canted oriel window.

1.5.34 Nos. 504-508 was rebuilt in the 1930s as a Marks and Spencer's store, absorbing No. 502, the end unit of the adjacent shopping parade to the south. It is an impressive three-storey Art Deco style building, the upper floors set back from the building line of the flanking Edwardian buildings, with a cream painted stucco facade and original

Picture 31. 510 High Road and 504-508, rebuilt as a Marks and Spencer store in the 1930s

Picture 32. Stuccoed gable of 510 High Road with inscription

Crittall metal windows. The ground floor has poorly integrated shop fronts.

1.5.35 Nos. 492-500 is a five, originally six-bay, two-storey parade stylistically similar to No. 510 and possibly by the same developer, built in red brick with a stone cornice, quoins and window dressings. The first-floor windows are in the form of shallow canted oriels and the two end units have decorative stucco gables with the date 1908, the gable of No. 500 apparently relocated from the demolished No. 502. The overall effect of this once-attractive terrace has been diminished by the painting of the brickwork of three of the five first-floor units. Most of the decorative ground-floor pilasters in green glazed tiles with floral panels remain intact, as do the large console brackets and fascia cornices, but all now



suffer from poorly designed modern shop fronts and from over-sized fascias.

Picture 33. Two-storey parade at 492-500 High Road

1.5.36 On the site of the George and Vulture, No. 490, now a supermarket, is an unattractive late-20th-century two-storey flat-roofed infill building with a blank rendered first-floor elevation that has a negative impact on the street scene. Nos. 482-488 is a mid-19th century three-storey terrace with a white-painted stucco facade lined out to replicate stone coursing and a roof parapet with recessed panels above the second-floor windows. All the units have similar replacement timber sash windows with glazing bars and the ground-floor shops have surrounds with traditional features. However No. 488 has a larger shop frontage at ground-floor level with an oversized fascia and false consoles masking the original. The former open carriageway to the left of the shop front is now an additional shop unit.

1.5.37 At the junction with Brook Street, No. 480 is a late-19th century three-storey red-brick building with Tudor style half-timber detailing at second-floor

and at gable level. The building makes an interesting contribution to the street scene, particularly as it steps forward of the adjoining building frontages. However, the poor-quality modern shop front and large fascia wrapping around the corner of the building detract from the appearance of the building at ground-floor level. A prominent high-level advertisement hoarding and access platform dominates the south facing flank elevation, also obscuring the first and second-floor windows.

1.5.38 Brook Street Chapel, a single-storey building of 1839 with later alterations, is situated to the rear of No. 480. It is built in yellow London stock brick and has a west-facing gable-end with a high-level bulls-eye window and projecting entrance porch with round-headed door case which are visible in views down Brook Street from the High Road.

1.5.39 South of Brook Street, the High Road frontage between Nos. 466-476 inclusive, consisting of poor design quality modern buildings, has been excluded from the conservation area.

1.5.40 No. 462 is a three-storey early-19th century building with a parapet and white-painted brick facade with one window on each of the upper floors. The modern shop front at ground-floor level has an over-scaled applied fascia that has resulted in the first-floor window being shortened - to the detriment of the building's appearance. Nos. 456-460 is a three-storey building, which appears to be a late-20th century reworking of a 1930s Art Deco style building with faience tile cladding. The faience is still visible on the south flank elevation but the main elevation has been refaced in brickwork in poor imitation of the original.

1.5.41 Nos. 448-454, on the south side of Albert Place, is a large three-storey building that was built in the 1930s as a Burton's tailors store with an upper-floor billiard hall, later the Tottenham Snooker Hall. The upper floors have a well-modulated stone facade with classical detailing that includes double-height pilasters and an entablature framing large metal windows. The ground floor originally had a large fascia bearing the Burton name but the effect has been damaged by the addition of the separate shop fronts, each with a different fascia. On the corner of Stoneleigh Road, Nos. 444 & 446 is an unattractive late-20th century two-storey red-brick building with an attic storey in a steep tiled mansard roof and modern shop front.



34.



35.



36.

Picture 34. 482-488 High Road, showing the oversized fascia at No.488

Picture 35. Tudor-style half timbering on the corner of Brook Street

Picture 36. 456-460 with faience tile cladding visible on the flank elevation, next to the stone facade of 448-454, the former Burton's tailoring store

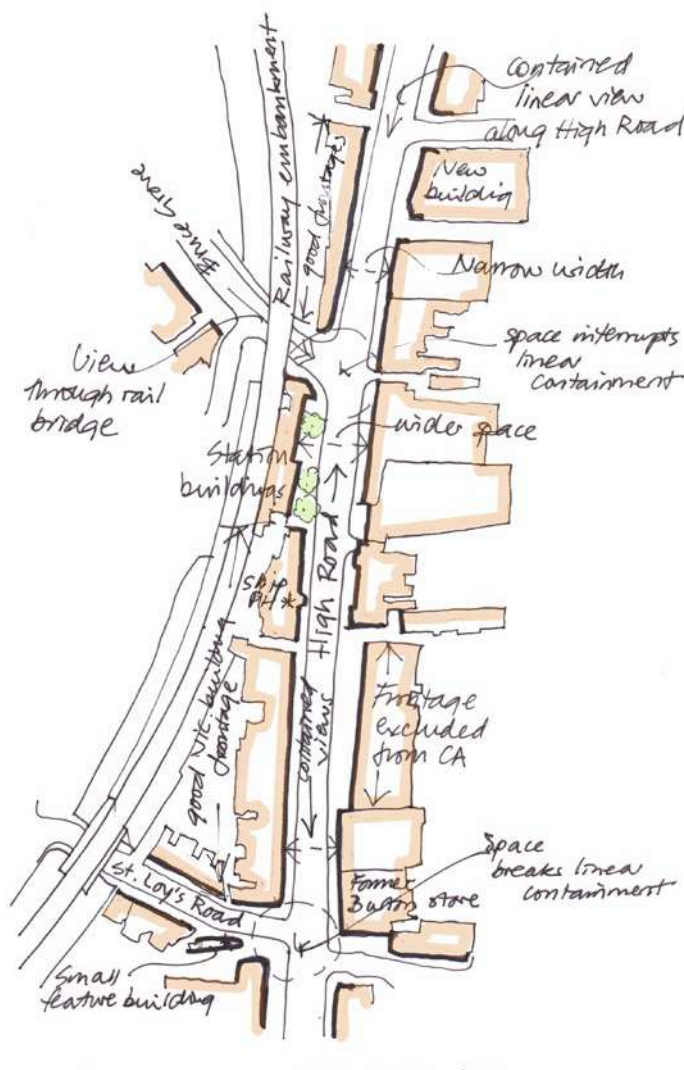
Townscape Summary

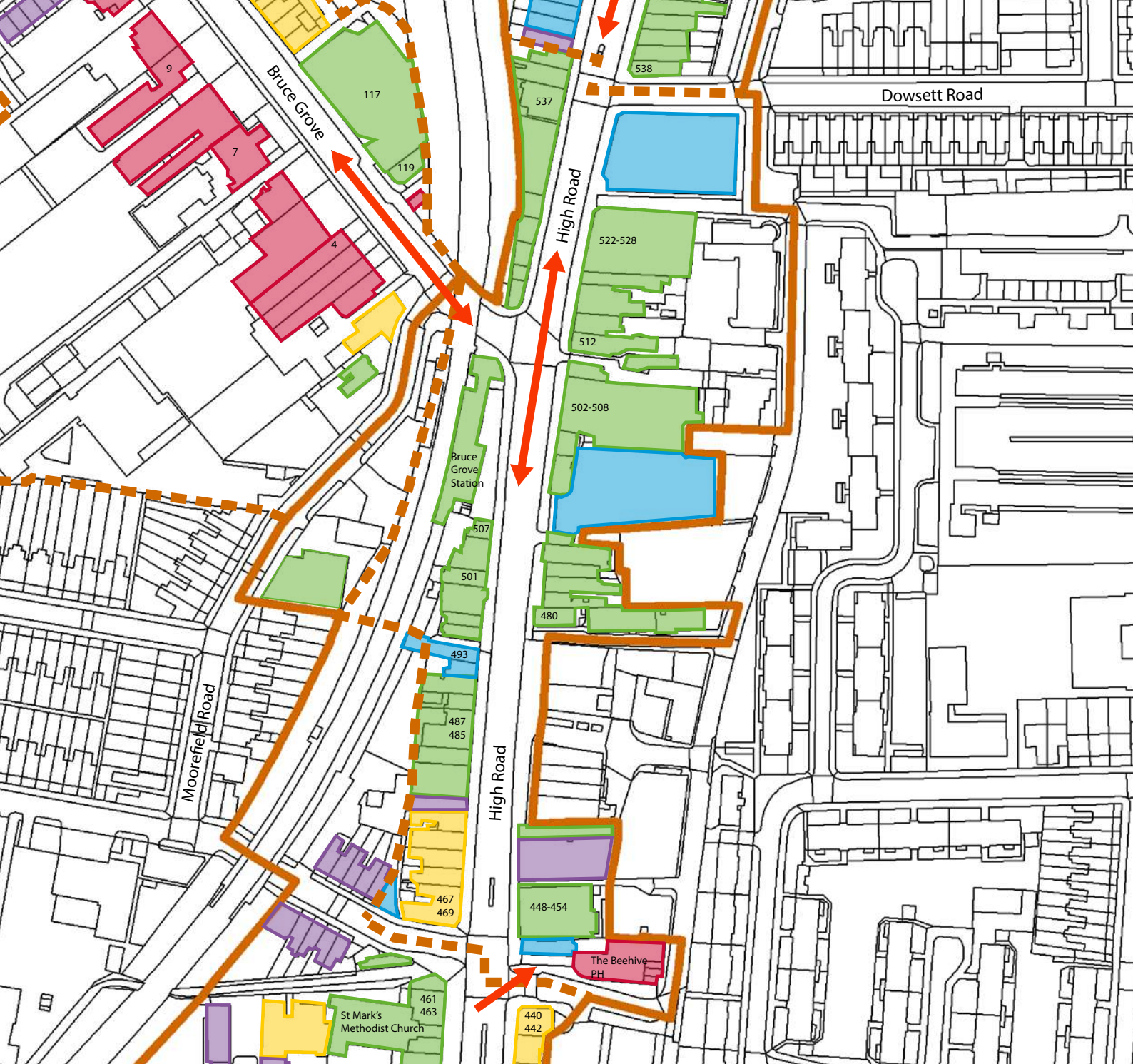
1.5.42 This part of the High Road still preserves the essential character of the late-Victorian high street, showing very clearly the development in the size, scale and pretensions of the shopping parades of this period when compared to the earlier development seen in the North Tottenham Conservation Area. This development culminated in the grand classical or Art Deco inspired designs of the Burton and Marks and Spencer stores.

1.5.43 Although a small number of older buildings remain, the scale of the High Road is mainly set by the three-storey shopping parades with little variation in the building line, creating a definite sense of enclosure reinforced by the slight curve in the road that helps to close the long views when looking either north or south.

1.5.44 However, poorly designed modern buildings with a multiplicity of shop fronts and uncoordinated signage, exacerbated by some examples of large advertising hoardings, impair the quality of the townscape.

Map 10. Townscape Analysis





Map 11. Sub-area B, Positive and Negative Contributors

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



37.

Character Sub-area C: St Loy's Road/ Stoneleigh Road to Chesnut Road

High Road (west side)

1.5.45 The sub-area begins with St Mark's Methodist Church, whose entrance and tower form the centrepiece of a small shopping parade, Nos. 455-465. The original Gothic Revival church of 1867 was built in ragstone with a tall eastern spire. The eastern end of the church facing the High Road was rebuilt in 1938 and subsequent wartime land mine damage destroyed much of the nave and the 1880 Sunday school. The church, rebuilt in brick in 1963, retains elements of the original building including the lower masonry courses and the western apse and vestry. While the architectural cohesion of the original group has been lost, the Art Deco style frontage to the High Road is of architectural note in its own right. It is faced in pre-cast stone with a central stepped tower with vertical glazing incorporating a cross, and (mainly) original horizontal steel glazing divided by fluted panels; despite

Picture 37. The rebuilt eastern end of St Mark's Methodist Church forming the centrepiece of a small Art Deco parade

altered shop fronts it is one of the High Road's most distinctive inter-war buildings.

1.5.46 The south-west corner of Forster Road is occupied by a single-storey inter-war shop (No. 449) which took the place of a farrier's. It retains a stepped parapet characteristic of the period but is otherwise much altered. The adjacent Edwardian block, Nos. 443-449, comprising ground-floor shops (King's Parade), is a typical example of the 'mansion' flats more commonly associated with inner London. It is a striking, symmetrical red-brick composition, four storeys high plus a tall attic with pedimented dormers and prominent moulded chimney stacks, but marred by poor replacement windows and shop fronts and a huge advertisement board on its north flank wall.



38.



39.



40.

Picture 38. View looking north from the corner of Chesnut Grove showing the four storey King's Parade and the St Mark's Methodist Church

Picture 39. Corner detail, 465 High Road

Picture 40. The side elevation of St Mark's from Forster Road

1.5.47 King's Parade replaced four houses that formed part of a long row present on the 1798 map. Of this row six houses survive and of these four, Nos. 433-441, are locally listed. Possibly of mid-18th century date, they are two storeys high with mansard roofs and altered 20th-century shop fronts. The facade of Nos. 433-437, originally a single house, was rendered in the 1930s and embellished with jazzy Art Deco mouldings with a bold keystone, an ambitious treatment for a building of this small scale. Although altered, these are important representatives of the High Road's smaller 18th-century houses, of which only a handful remain. Also part of the original row, Nos. 429 and 431 have been more extensively altered, the mansard roof is a modern addition, and are primarily of interest for their group value. The remainder of the houses made way for the Tottenham Palace Theatre of 1908, which stands within the Tottenham Green Conservation Area.

High Road (east side)

1.5.48 The sub-area commences with a two-storey shopping parade of c1930, Nos. 428-442, which is faced in dark-red brick with contrasting stone dressings, quoined pilasters dividing each bay, and an ornate openwork parapet; the central entrance leading to the upper floors has unfortunately been lost. This is one of the High Road's most noteworthy inter-war shopping parades, albeit with poor replacement windows and shop fronts.

1.5.49 Immediately to the south is a series of two and three-storey buildings dating from the later Georgian through to the Edwardian period. No. 424 is late Victorian with red and grey-brick segmental window arches; its neighbour, No. 422, has distinctive stone Tudor-Gothic style windows to the upper floor, and may be a Victorian remodelling of an earlier 19th-century building. The following pair of two-storey houses with mansard attics, Nos. 418 and 420 appears to date from the later 18th century; the parapet to No. 420 has an inset balustrade but that to its partner is blocked. Both have been rendered, as have Nos. 412 and 414, a three-storey pair with Tudor gables and a cartouche dated 1901. No. 410, probably of c1870-80 has a striking facade featuring a triple-arched first-floor window with stucco embellishments and frieze of trefoils below a deep dentil cornice; the attic storey is a poorly detailed modern addition. Next, Nos. 406 and 408, a matching pair, and No. 404, probably date from c1845-50; they have the flat, finely gauged-brick window arches characteristic of the late-Georgian and early-Victorian period, those to No. 404 with moulded keystones. The corner pair at the junction with Chesnut Road, Nos. 400 and 402, built in brown brick with red-brick dressings, dates from the end of the 19th century, occupying the former garden of No. 1 Chesnut Road. The canted corner bay of the No. 400 is badly disfigured by a wrap-around advertisement at first floor level.

1.5.50 Overall, this is a characterful group which makes a positive contribution to the townscape, although compromised by the type of alterations - e.g. loss of nearly all original windows, poor-quality shop fronts and obtrusive signage - that affect the wider conservation area.

1.5.51 Probably dating from the 1870s, Stoneleigh House, No. 1 Chesnut Road, is an elaborate three-storey stuccoed house in the Italianate style which seems to have been a one-off design. It was one of the last of the large detached villas to be built in the area before the late-19th century development boom transformed its character. While subdivided into flats and somewhat dilapidated, it is remarkably well preserved externally with an abundance of decorative detail, including an eaves cornice with medallion ornament, an asymmetrical entrance stair with a similarly detailed parapet, and tall moulded chimneystacks.



41.



42.



43.

Picture 41. 429-441 High Road

Picture 42. 428-442 High Road

Picture 43. 410-424 High Road

Picture 44. 400-402 High Road with wrap-around sign



44.

St Loy's Road, Forster Road, Chaplin Road and Felixstowe Road

1.5.52 These streets formed the beginnings of the westward spread of housing from the High Road between Bruce Grove and Philip Lane, the last part of the High Road's hinterland to be developed.

1.5.53 The dominant feature at the entrance to St Loy's Road is a two-storey building, No. 1, which occupies a narrow, elongated wedge-shaped plot at the apex of St Loy's Road and an alleyway running along the northern boundary of St Mark's Church. It is built in stock brick with a red-brick facade and a slate roof, the gable-end has fretted bargeboards and a finial; the ground floor has a modern shop front and the side elevation an obtrusive garage extension. The view into St Loy's Road is compromised by poor-quality infill buildings, Nos. 1A and 2, which precede the terraces on either side.

1.5.54 The houses on the south side of St Loy's Road (Nos. 3-11) follow the typical late-Victorian pattern of the wider area: i.e. two-storey stock-brick terraces with stucco dressings, paired entrances and ground-floor bay windows. The Edwardian houses on the north side (Nos. 2A-10), also typical of their period, have a continuous pentice roof above the ground floor, and gables with roughcast infill and moulded bargeboards. The houses on both sides of the street have been badly affected by the replacement of nearly all windows and doors in varying designs in uPVC or metal, over painting or

rendering of brickwork and rebuilt mismatching front boundary walls.

1.5.55 The north side of Forster Road is mainly occupied by St Mark's Methodist Church complex. The surviving portion of the Sunday school, which appears to have been an early-20th century link between the church and the original 1880 Sunday school, is a pleasing Gothic Revival building in ragstone with a timber bellcote, although partly obscured by the undistinguished 1950s minister's house (No. 33). A concrete slab wall enclosing the site detracts from the appearance of the group as a whole. The Sunday school site was redeveloped in the 1960s with a linked pair of three-storey blocks of flats, which are of limited architectural note. To the west is a small early-20th century electricity sub-station in brick, which is locally listed.

1.5.56 The south side of Forster Road comprises two terraces: Nos. 1-5A and Nos. 6-13, bisected by Chaplin Road which runs south, turning westwards as Felixstowe Road. These streets form a quiet enclave, enclosed on the west side by the railway line. The houses in Forster Road, Chaplin Road and Nos. 15 and 16 Felixstowe Road share a common arrangement of canted bay windows, most with red-brick banding, and moulded detail to the entrances and upper-floor window lintels. Nos. 1-5A Forster Road are the most decorative of the group, with foliated capitals and ornate entrance arches, although several have poor replacement windows. Nos. 5 and 5A have ground-floor shops, possibly original or early additions, but much altered.

1.5.57 Forster Hall, now the Tottenham Tabernacle, occupies the corner of Chaplin Road and Forster Road. Built in 1885 as the Blue Ribbon Gospel Temperance Mission, it had become the People's Palace by 1907, operated by the Walturdaw Animated Picture Co., and continued as a cinema until 1923. It has a pitched roof, a pedimented corner entrance bay and a gabled facade to Chaplin Road with a moulded eaves-cornice and triple windows set in recessed panels. Its architectural character has been diminished however by painting of the brick facade, and signage obscuring the corner entrance.

1.5.58 Nos. 1-14 Felixstowe Road are simple flat-fronted cottages, several retaining their original sash windows, but their cohesion is disrupted by an obtrusive 'Georgian' bow window to one house, another has been pebble dashed, and there is a multiplicity of satellite dishes. The street is bordered on the south side by a boundary wall to a former recreation ground, later developed as housing (Eleanor Close).



Picture 45. The terrace on chaplin Road

Picture 46. Forster Road

Picture 47. Felixstowe Road

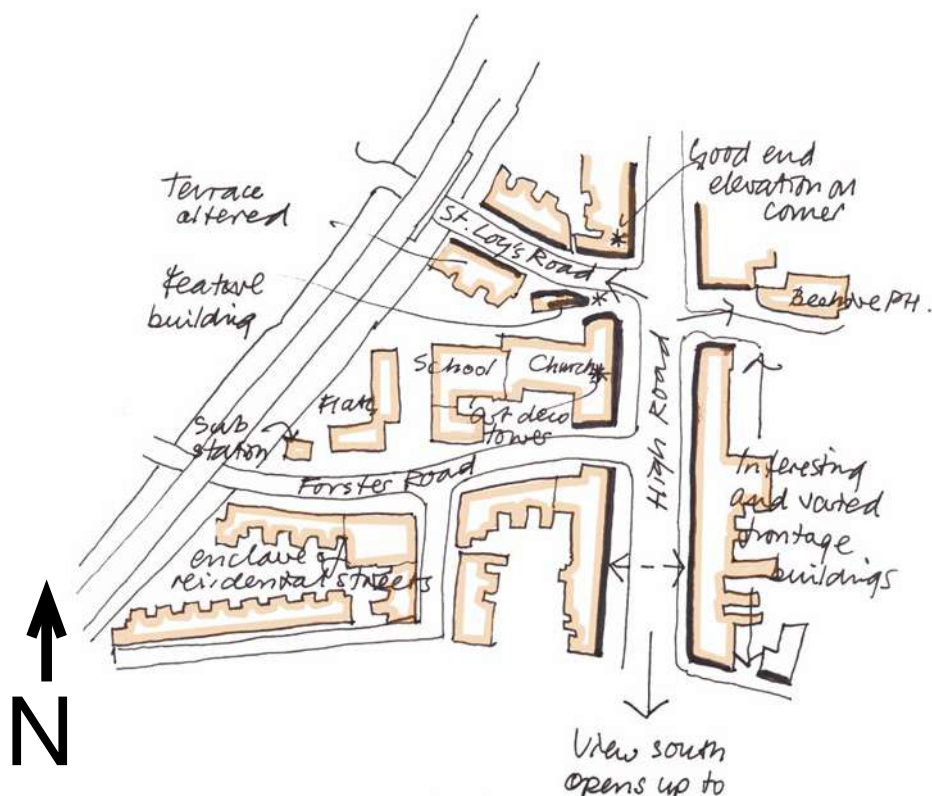
Townscape summary

1.5.59 This stretch of the High Road has suffered little post-war incursion, and in contrast to the larger, purpose-built parades and commercial buildings seen further north, the frontage consists predominantly of domestic-scale buildings, several having originated as modest Georgian or early-Victorian two or three-storey houses, mostly of two bays. With the notable exception of King's Parade, rebuilding and infill has generally perpetuated this scale and rhythm. However the townscape quality is impaired by a multiplicity of poor-quality shop fronts and signage.

1.5.60 The broadening of the highway near St Loy's Road, from where it continues in a virtually straight line southwards to Tottenham Green, affords the longest uninterrupted north-south view anywhere in the High Road. With the lower building heights, this gives a more open character to the High Road than further north within the conservation area.

1.5.61 The late-Victorian residential streets between the High Road and the western boundary of the conservation area share a cohesive character in terms of their scale, design and materials but their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. With the exception of St Loy's Road, these terraces have little or no visual relationship with the High Road.

Map 12. Sub-area C - Townscape analysis





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

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



Character Sub-area D: Bruce Grove and Moorefield Road

1.5.62 The north-east and south-west sides of Bruce Grove are described respectively as north and south for convenience.

Bruce Grove (south side)

1.5.63 At the junction with Moorefield Road, Station Buildings, now a restaurant, is a two-storey early-20th century infill building with ground-floor shops, with a canted east elevation and a single-storey pedimented entrance arch in Moorefield Lane bearing the building name. It is an attractive red brick building in the Domestic Revival style with a hipped tile roof, casement windows with leaded lights and a bracketed eaves-cornice.

1.5.64 Bruce Grove itself commences with Nos.1-4, a Grade II listed three-storey terrace of c1820 with 20th-century shops built over the former front gardens; Nos. 2-4 with painted facades.

Picture 48. Station buildings at the junction with moorefield Road and numbers 1 and 2 Bruce Grove

The next sequence of houses, Nos. 5-16, built by 1798, was one of the earliest and by far the most prestigious of the residential developments that spread outwards from the High Road from the late 18th-century onwards; all are listed Grade II. They are three-storeys high with hipped roofs, built in yellow stock brick with stucco dressings. As built, they comprised six pairs with intervening coach houses, Nos. 9-16 with lower, slightly set back side wings containing the entrances, some with columned porches, and ground-floor windows set in round-arched recesses. The original rhythm and proportions of the group have been eroded by the late-19th century intervention of Woodside Gardens between Nos. 12 and 13, and by ad hoc infill and extensions of varying design quality. All are set back behind deep front gardens, lending a spacious character to the street, but these have mainly been given over to hard standings for car parking, and all



49.



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51.

the original boundary walls and railings have been replaced. There has been considerable extension and back land development over the large rear gardens.

Bruce Grove (north side)

1.5.65 After the railway bridge is a small 1920s public convenience, a Grade II listed building with mock-Tudor half-timbering and remarkably elaborate ironwork, now disused. The former cinema (No. 117), now in mixed uses, dominates the following stretch. The stuccoed entrance block, designed in

Picture 49. Large houses on the south side of Bruce Grove

Picture 50. 15-16 Bruce Grove

Picture 51. Public convenience on the North side of Bruce Grove



Picture 52. Former cinema on Bruce Grove

the classical manner with a (blocked) arched window over the entrance and a heavy dentilled cornice, was originally surmounted by a dome. The east elevation has an incongruous extension built c2002 above a 1930s single-storey kiosk (No. 119), now a minimarket. While the building has considerable local significance, as recognised in its locally listed status, the long auditorium flank wall facing Bruce Grove, disfigured by modern fascias, signage and patchy finishes where lean-to structures have been removed, detracts from the streetscape in its current state.

1.5.66 Next, Nos. 110-116, the former Bruce Grove Ballroom of 1923, now the Regency Banqueting suite, is a two-storey, seven-bay symmetrical composition in the neo-Georgian style - possibly a deliberate response to the Georgian buildings opposite - incorporating emerging 'moderne' details of the period such as the stepped pediment and ironwork. It is faced in brown and red brick with stuccoed pilasters dividing the bays, the round-arched upper-floor windows with

replaced metal casements; the central entrance bay accentuated by a Venetian window and a curved balconet. The ground-floor shops have been much altered.

1.5.67 The frontage continues with a late-Victorian three-storey shopping parade: Nos. 70-88, 89-103 and 105-109, built as three blocks intersected by Woodside Gardens and Forest Gardens. The buildings are in stock brick with red-brick dressings, tripartite windows to the first floor and single windows to the second, all with moulded stucco lintels. Nos. 70-103 have slightly projecting shop fronts framed by glazed-brick pilasters; entrances to the upper floor are set within recessed porches with stuccoed openwork parapets. Shop fronts are modern and generally poor quality, but there is a relatively good survival of features such as consoles and cornices, and a few sash windows remain at upper-floor level. The appearance of these terraces is badly affected by satellite dishes.



1.5.68 A smaller, two-storey asymmetrical Edwardian pair, Nos. 68 and 69 follows. Built in stock brick with red-brick and stucco dressings, it is attractively detailed with pilastered bays and cambered gauged-brick window arches with keystones. No. 69 has a tripartite upper-floor window and a shaped parapet inset with a stucco panel with swagged ornament. The continuous modern shop fascia shared with No. 70 detracts from the group, however. The three adjoining shop units (Nos. 68 B, C and D) were single-storey

Picture 53. 110-116 on the north side of Bruce Grove in the neo-Georgian style

Picture 54. Late Victorian shopping parades on Bruce Grove north side

Picture 55. The former Post Office depot on Moorefield Road

additions; units B and C have recently been raised to two storeys to match No. 68, with moderate success.



Moorefield Road

1.5.69 Originally named Bruce Grove Road, the street was created in the late-19th century, running south-west from Bruce Grove to St Loy's Road. A short stretch to the north is included in the conservation area to encompass two locally listed buildings: the former Post Office depot (No. 22) on the east side and the former station master's house on the west, which form an important group with the railway station, also locally listed.

1.5.70 The former post office depot dates from 1906 and is a very good and well-preserved example of its type. The front elevation has twin gables in smooth red brick with finely carved stone detailing including band courses, curved kneeler blocks at the base of the gables, copings and a good stone entrance surround with 'POSTMEN'S OFFICE' written above the doorway. It also retains an original letter box set in the wall with the initials GE VII.

Picture 56. The former station master's house

Picture 57. Chimney detail - the former station master's house

Picture 58. Entrance to the former Post Office depot

Picture 59. Letter box set in to the wall of the former Post Office depot

1.5.71 The former Station Master's house, known as Holly Cottage, is a detached gabled house in stock brick with red brick dressings and a slate roof, designed in a Gothic style to complement the station.

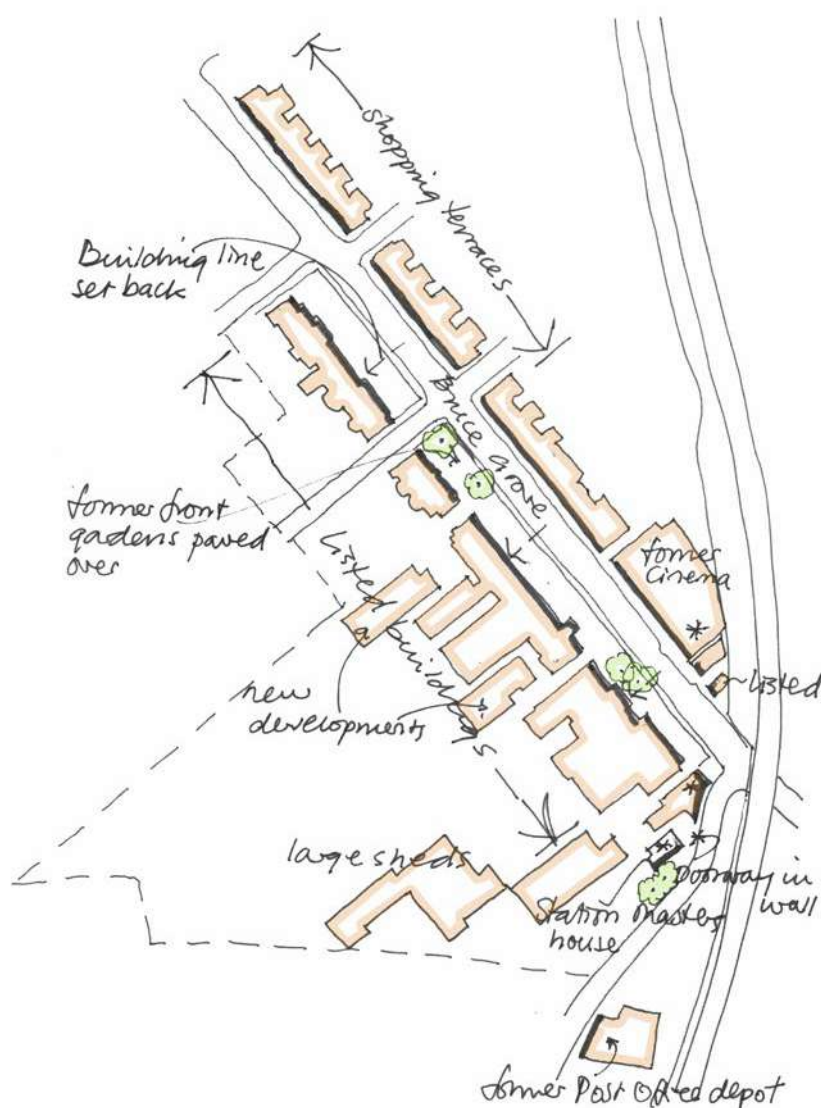
1.5.72 The remainder of the Moorefield Road frontage consists mainly of builders' yards and has nothing else of note.

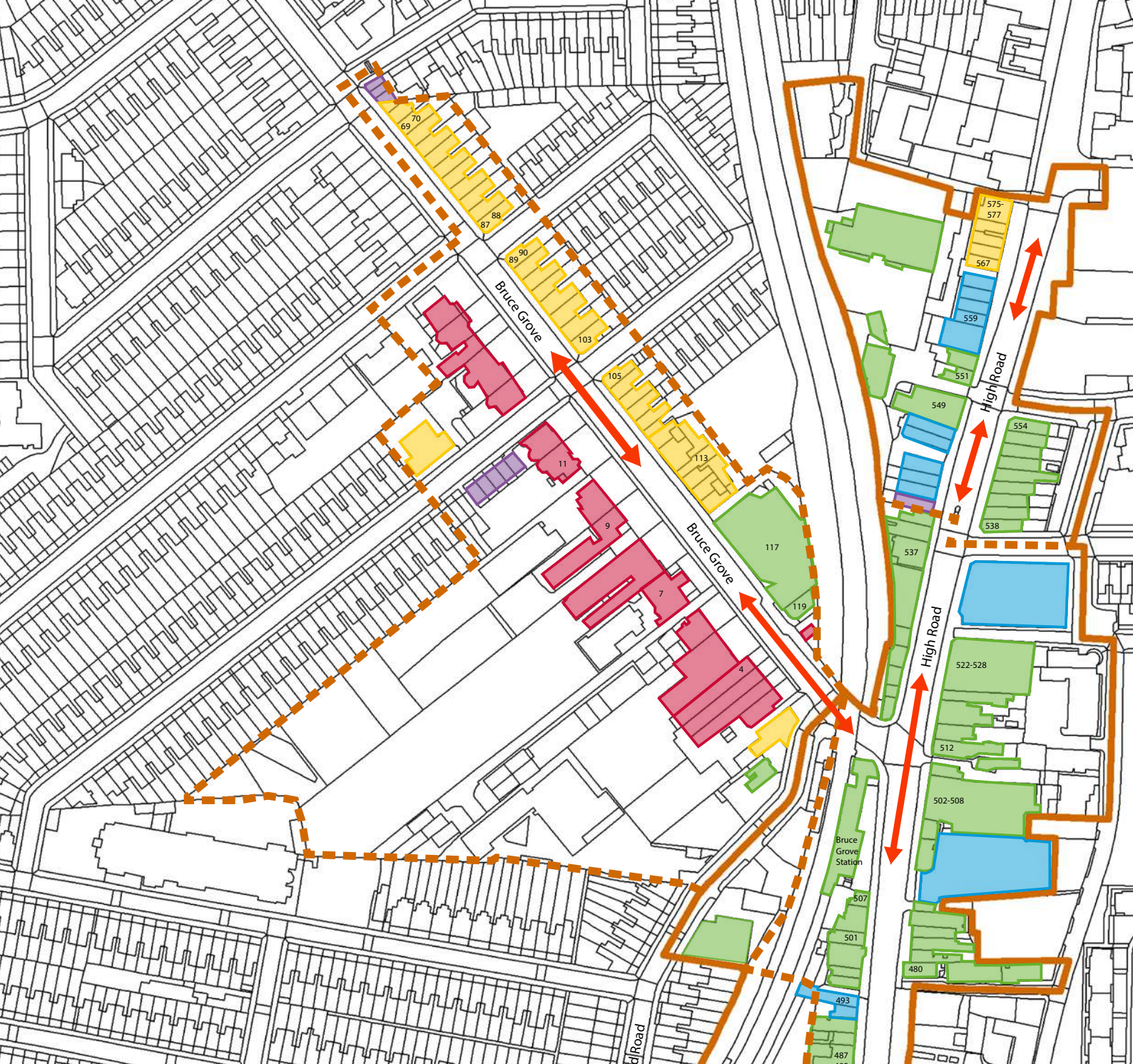
Townscape summary

1.5.73 The south side of Bruce Grove is one of the most substantial stretches of Georgian townscape to survive in the vicinity of the High Road - indeed anywhere in Tottenham - and is thus of major significance in the conservation area. The street frontage, and the setting of the listed buildings, are blighted however by the shop fronts at Nos. 1-4 and by forecourt parking and poor-quality boundaries at Nos. 5-16.

1.5.74 The 'commercial' north side has important group value with the Victorian and inter-war High Road, of which it is effectively a continuation, and the majority of its buildings make a positive contribution to the conservation area. The townscape quality is impaired however by poor shop fronts, signage and satellite dishes, and by a cluster of prominent advertisement hoardings on the railway embankment retaining wall and on the embankment itself.

Map 14. Sub-area D - Townscape





Map 15. Sub-area D, Positive and Negative Contributors

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

1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal was written the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete pavements with granite kerbs. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement.

1.7 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.7.1 Bruce Grove Conservation Area is a good example of a once-important shopping centre containing showpiece buildings of national chain stores now reduced to a purely local function. Formerly large stores such as the Marks and Spencer and Burton's shops have been broken up into separate units with a loss of identity in the street scene. The more recently introduced larger retail units are mainly low-cost food retailers with large sheds behind relatively anonymous frontages.

1.7.2 Although the various grant-aided improvement schemes in recent years have helped to preserve the appearance of parts of some of the best shopping terraces, there are too many examples where ill-judged alterations to individual shop units have marred the overall appearance of

some of the more interesting Victorian buildings. This has been exacerbated by the generally poor quality of the few new developments along the High Road.

1.7.3 As elsewhere along the High Road, signage is an issue and the plethora of signs and large shop fascias contributes to a cluttered street scene. A shop front design policy backed up by a design guide and actively implemented is needed to effect improvements over time. Large advertising hoardings attached to the sides of buildings represent a specific problem.

1.7.4 There are a number of opportunities for new infill development along the High Road, for example the existing single-storey frontages that might follow on from wider investment in the regeneration of the area. Any new development should be informed by clear guidance on appropriate urban design principles.

DEVELOPMENT PRESSURES

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



SHOP FRONTS AND SIGNAGE

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

Picture 60. Oversize shop frontage that detracts from the character of the terrace

Picture 61. Large advertising hoarding

ELEVATIONS

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

Advertisements

1.7.6 There are a number of instances of advertisement hoardings affixed to buildings, or freestanding (for example near Bruce Grove Station), which have a detrimental impact on the streetscape.

2. BRUCE GROVE CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

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

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

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

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

- demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

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

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

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

2.3 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.

2.4 ENFORCEMENT

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

2.4.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this

is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.4.3 Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

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

2.5 THE QUALITY OF PLANNING APPLICATIONS

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

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

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

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

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

HERITAGE STATEMENT

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

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

ARCHAEOLOGY

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

MATERIALS AND WORKMANSHIP

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

EXPERIENCED CONSULTANTS AND BUILDERS

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

2.6 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. Many of the properties in the conservation area are in commercial, mixed or non-residential uses which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is

therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Enforcement action to be taken, where possible within the scope of the advertisement regulations, to control advertisement hoardings placed on buildings within the conservation area.
- While there may be limited scope for tree planting along the High Road, one area that could benefit is the junction with St Loy's Road.

2.7 MONITORING AND REVIEW

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

2.8 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

A. Modification of the western boundary to exclude parts of St Loy's Road, Forster Road and Felixstowe Road.

2.8.1 The terraced houses in Forster, Chaplin and Felixstowe Roads are of modest architectural quality that has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with the High Road. The houses in St Loy's Road have also been extensively altered, whilst the flats on the former Sunday School site contribute little to the conservation area. It is therefore recommended that the current boundary following the railway line be deleted and replaced by a new boundary as follows. From the Post Office depot on Moorefield Road the proposed new boundary crosses the railway line and follows the rear of Nos. 467- 497 High Road, crosses St Loy's Road and follows the west side of the surviving Sunday school building, and finally follows the rear boundary line of Nos. 429-453 High Road to meet the new boundary with Tottenham Green Conservation Area.

B. Extension of the southern boundary to include part of the current Tottenham Green Conservation Area.

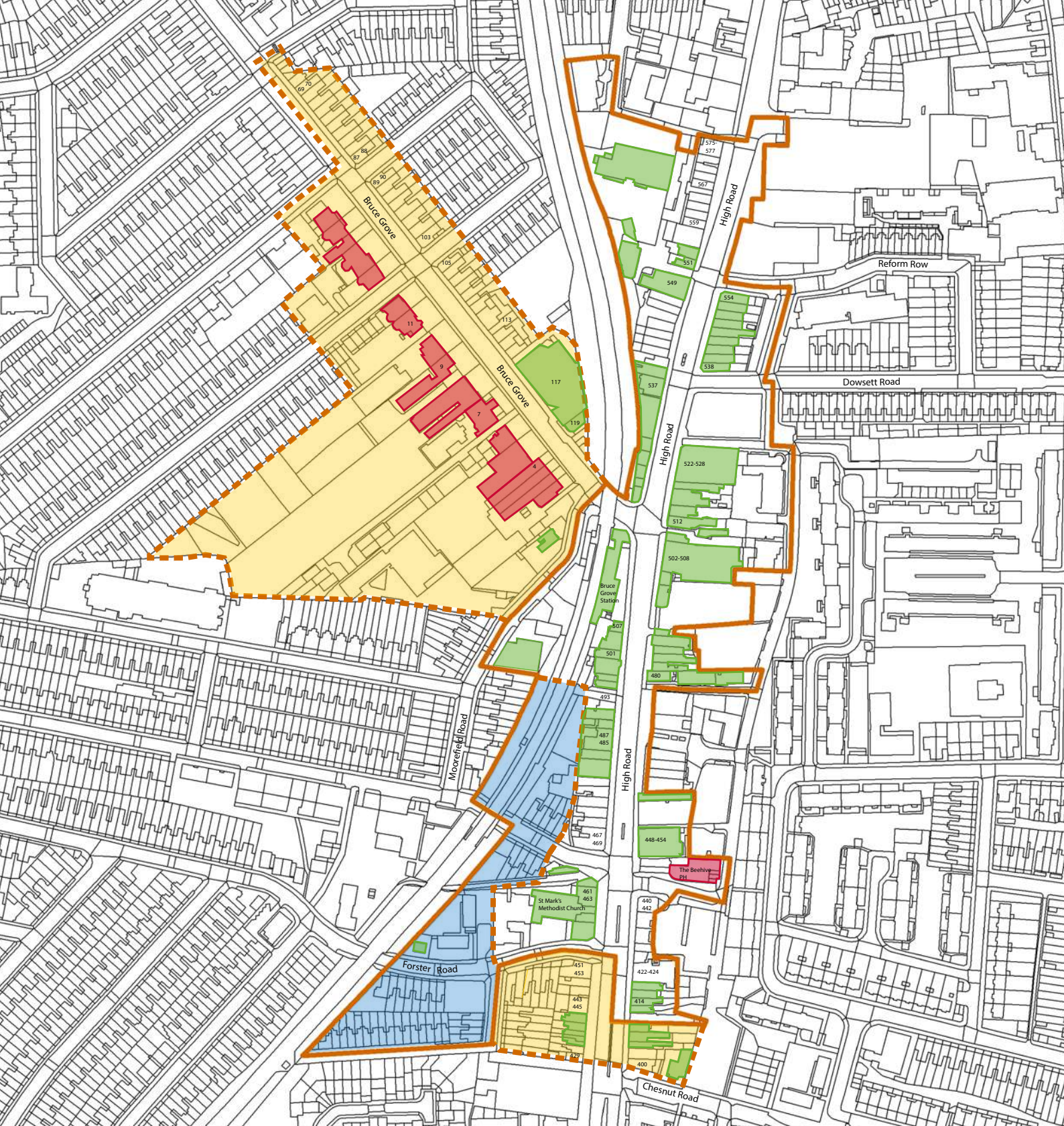
2.8.3 The existing boundary follows Forster Road before running along the centre of the High Road and then turning east, splitting up the existing

group of buildings on the east side of the road.

These buildings properly belong to the townscape of the Bruce Grove Conservation Area and it is recommended that the boundary be adjusted to follow the rear boundary of Nos. 429-453 High Road and then across to Chesnut Road as far as No. 1 Chesnut Road

C. Extension of the western boundary to include part of Bruce Grove which is currently within the Bruce Castle Conservation Area.

2.8.4 Historically the development of this section of Bruce Grove was part of the increasing urbanisation of the High Road rather than any connection with Bruce Castle. It is therefore recommended that the part of the current Bruce Castle Conservation Area as far as Hartham Road, including the Georgian listed buildings at Nos. 1-16 on the south side and the Victorian commercial frontages on the north side should be incorporated within the Bruce Grove Conservation Area. Consideration should also be given to reviewing the southern boundary of the conservation area, which currently includes the former rear garden plots of the listed buildings (Nos. 1-16) fronting the south side of Bruce Grove. Several of these plots are now in separate ownership and have been developed with buildings that contribute little to, or even detract from, the conservation area.



Map 16. Bruce Grove, Proposed Boundary Alterations

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

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

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

3.1 WHEN IS PERMISSION NEEDED?

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

MAINTENANCE AND REPAIRS

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

SHOP FRONTS

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

ADVERTISEMENT CONSENT

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

WINDOWS AND DOORS

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

RENDERING AND CLADDING

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

EXTENSIONS

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

BOUNDARIES AND GARDENS

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

VENTS, SATELLITE DISHES AND SOLAR PANELS

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

DEMOLITION

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

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

TREES

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

LISTED BUILDINGS

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

CHANGE OF USE

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



3.2 SHOP FRONTS

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

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

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.
- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.
- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.
- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.
- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.
- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

Picture 62. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

TRADITIONAL SHOPFRONT DESIGN

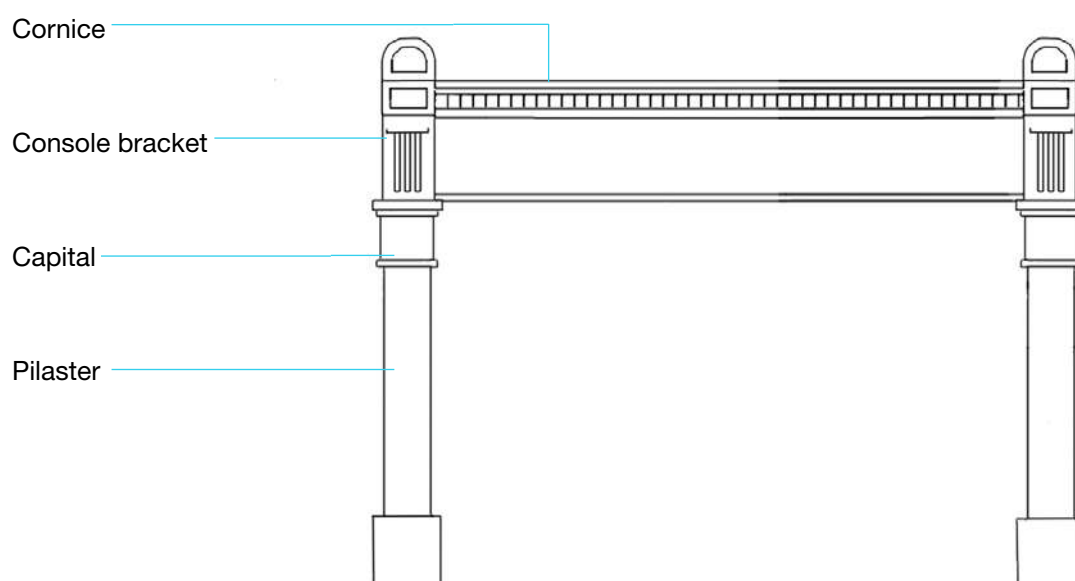
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

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;

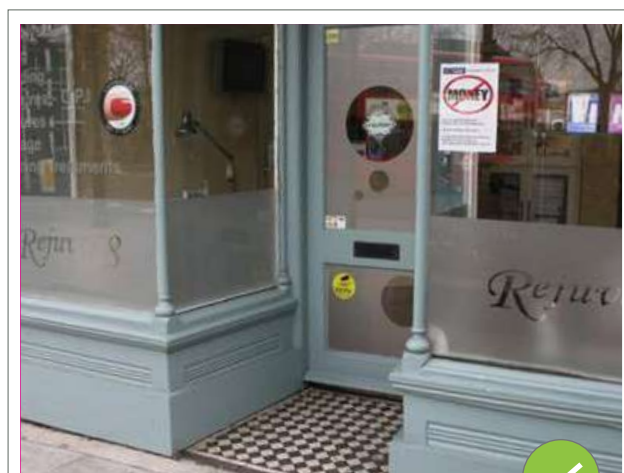
- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are 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 63. The traditional architectural details that frame the shop front.



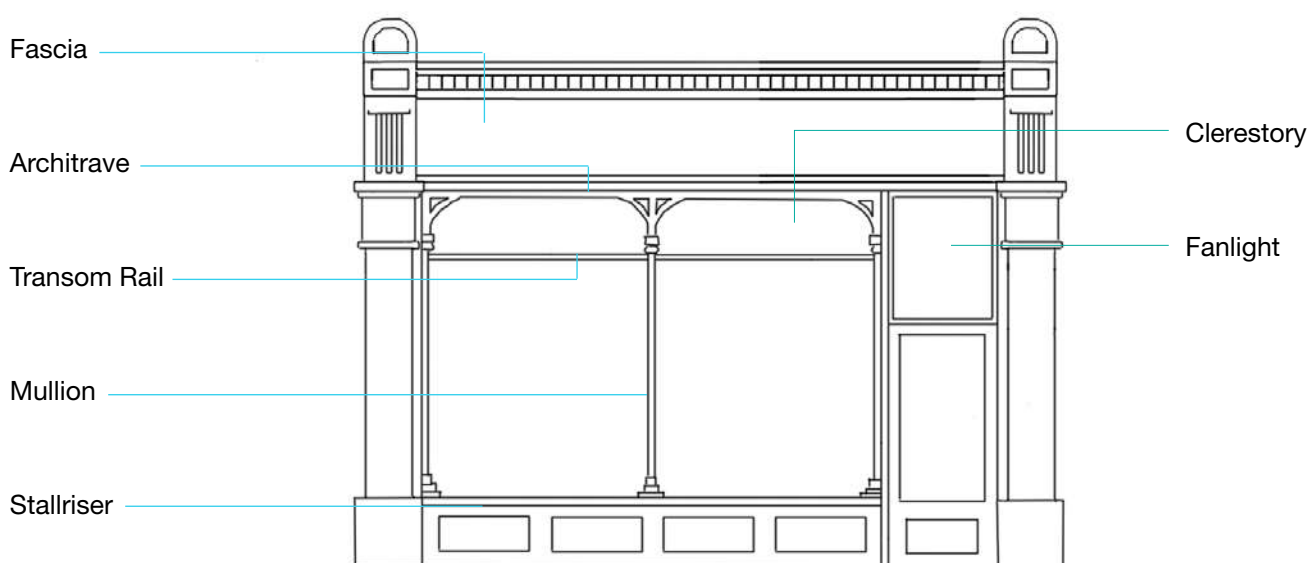
- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in 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 64. A typical traditional shopfront



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

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

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

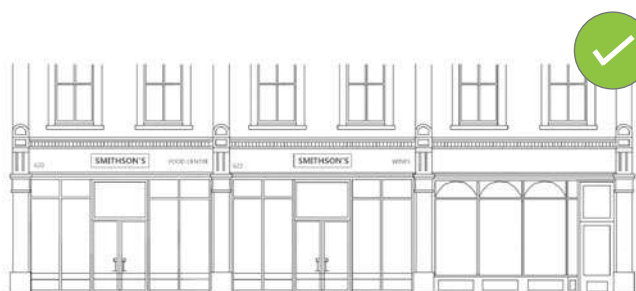
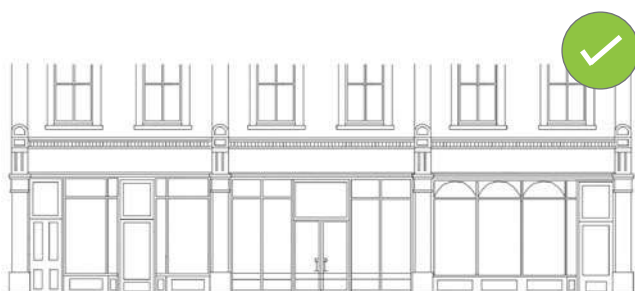
multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.



Double aspect frontage on a corner shop

Picture 65. 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 66. 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.



Illuminated box fascia's are not appropriate



Excess signage is not appropriate

CANOPIES AND AWNINGS

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

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

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

Picture 67. Traditional retractable canvas blinds are the most appropriate type of canopy.

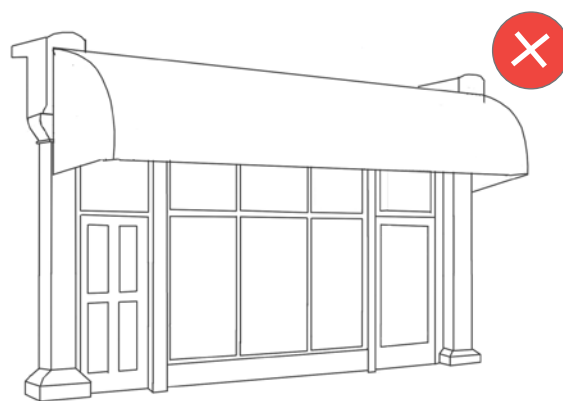


SHUTTERS, GRILLS AND SECURITY

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 68. 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 69. The grade II listed former Fire Station on Tottenham Green

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

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

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

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.
- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.
- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.
- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

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

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

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

INTERIORS

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

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

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

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

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



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



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

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

ROOFS

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

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

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to

be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

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

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

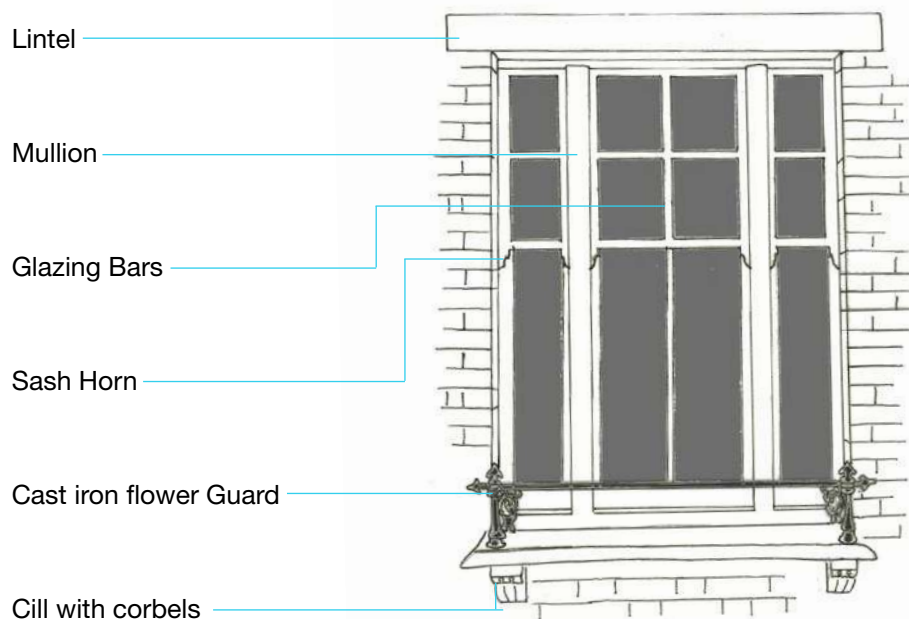
3.4.10 Where additional ventilation is required, this should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

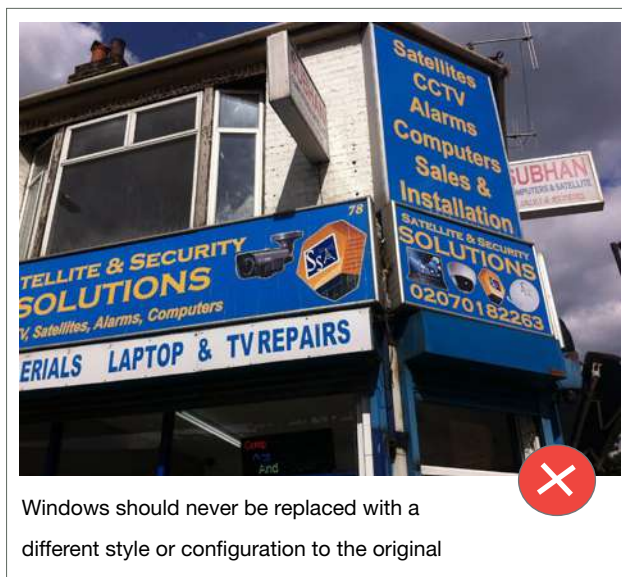
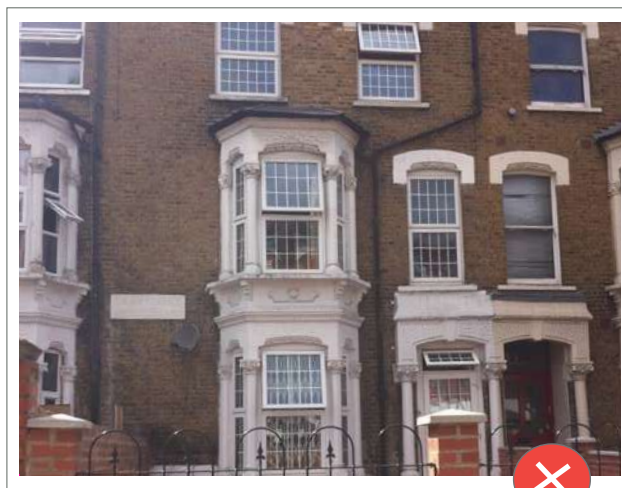
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.
- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.
- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 70. The features of a traditional window which should be retained or replicated



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



ARCHITECTURAL FEATURES AND DETAILING

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

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

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

BOUNDARY WALLS AND PARKING

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

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



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



Architectural and decorative features should be retained and restored



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

EXTERNAL SERVICES AND FITTING

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

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



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

3.5 EXTENSIONS

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

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



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

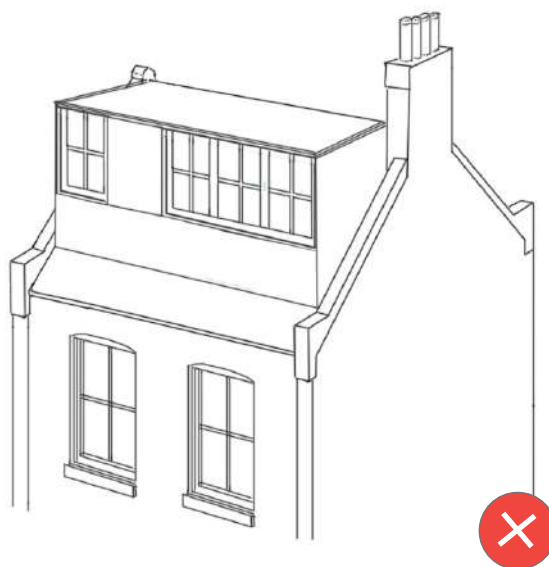
DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than $\frac{2}{3}$ 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.

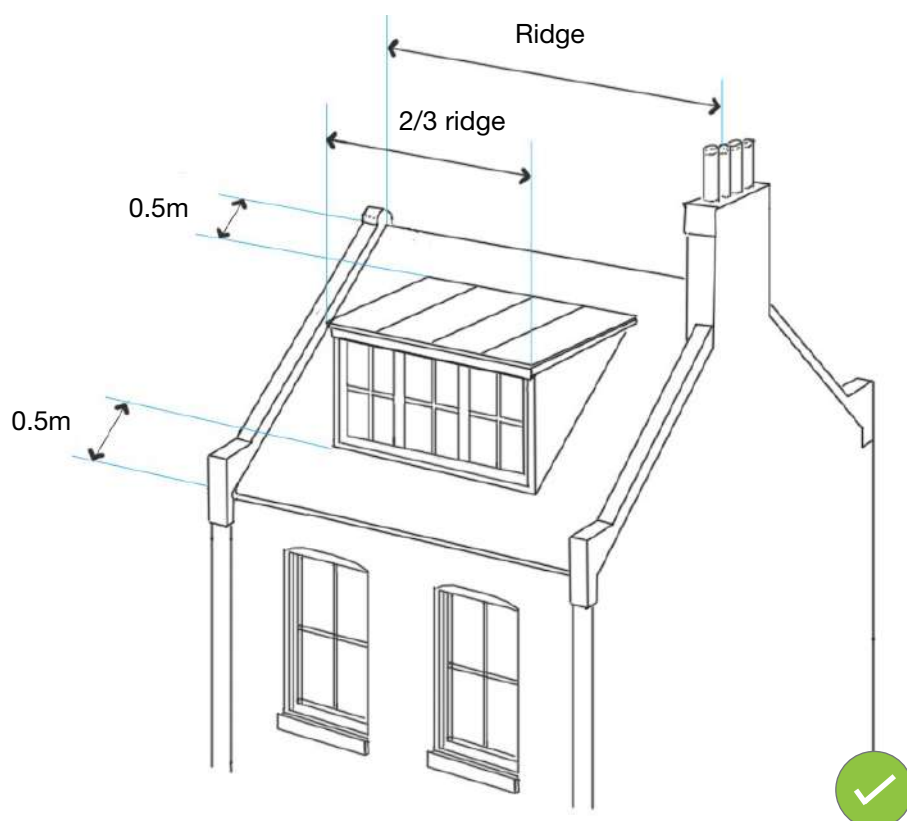


Picture 71.

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

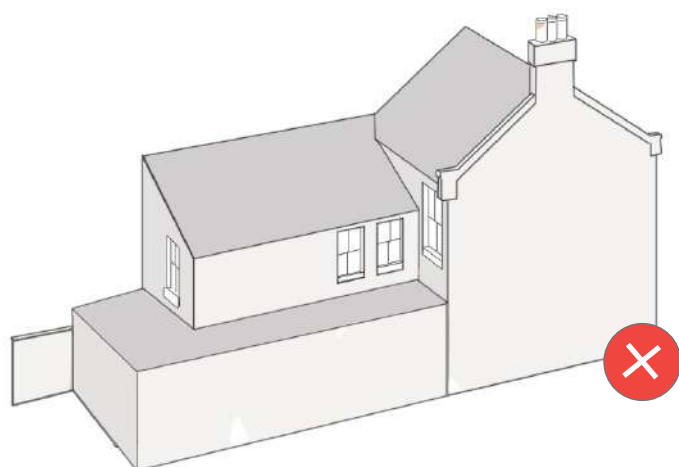
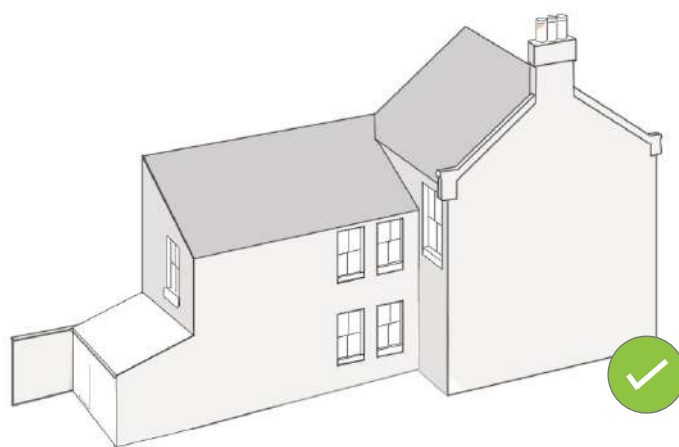
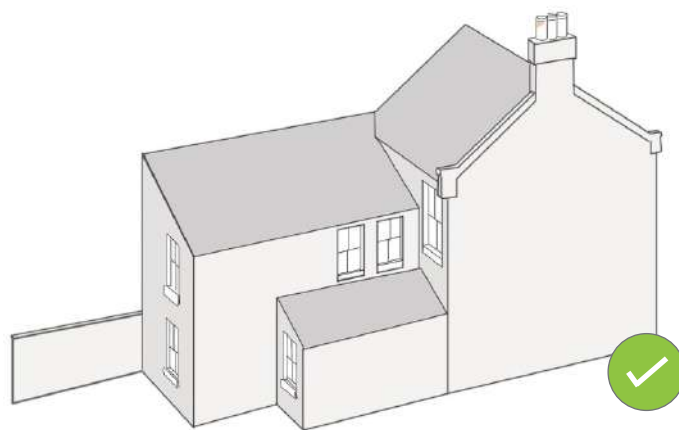
Picture 72.

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 74.

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.

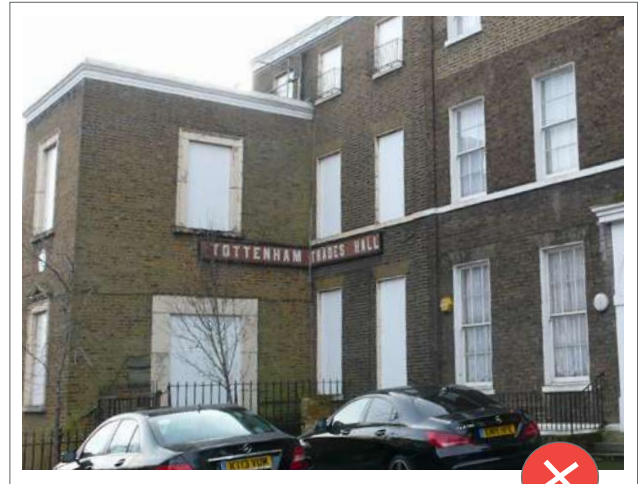
3.8 USES FOR HISTORIC BUILDINGS

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



Picture 75. 11 and 12 Bruce Grove - Grade II listed

4. APPENDICES

4.1 APPENDIX A - AUDIT

ATUTORILY LISTED BUILDINGS

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

Bruce Grove

Grade

Nos. 1-4	II
Nos. 5-16	II
Public Toilets	II

Stoneleigh Road

The Beehive Public House	II
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LOCALLY LISTED BUILDINGS

Brook Street (North Side)

Brethren Chapel

Bruce Grove (North Side)

Nos. 117 and 118 (former cinema)

Nos. 119 (part of former cinema)

Chesnut Road

No. 1 (Stoneleigh)

Forster Road

Electricity Sub-station

High Road (west side)

Nos. 433-441

Nos. 455-465 including St Mark's Methodist Church

Nos. 479-491 (Warner Terrace)

Nos. 497 & 499 (The Ship Public House)

Nos. 501-507

Bruce Grove Station

VR Royal Mail box set into wall of station ticket hall

Nos. 513-525

Nos. 527-543

No. 549

Nos. 551 & 553

No. 551A (former brewery, Morrison Yard)

No. 551B (former electricity sub-station)

High Road (east side)

Nos. 406 & 408

Nos. 412 & 414

Nos. 418 & 420 (erroneously entered in Local List as 416 & 420)

Nos. 448-454 (former Burton's tailors)

No. 462

No. 480

Nos. 482-488

Nos. 492-500

Nos. 502-508 (former Marks & Spencers)

No. 510

No. 510A

Nos. 512-520

Nos. 522-528

Nos. 538-554 (Windsor Parade)

Moorfield Road

Former station master's house (Holly Cottage)

No. 22 (former Royal Mail Sorting Office)

St Loy's Road

No. 1

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Bruce Grove

Station Buildings

Nos. 113-116 including the Regency Banqueting

Suite

Nos. 68-109

Forster Road

St Mark's Sunday School

High Road (west side)

429 & 431 (for group value)

Nos. 443-449

Nos. 467-477

Nos. 567-577 including Nos. 1-3 Devonshire

Chambers

High Road (east side)

Nos. 400 & 402

No. 404

No. 422

No. 424

Nos. 428-442

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Chaplin Road

Nos. 1-6

Nos. 7-10

Felixstowe Road

Nos. 1-14

Forster Road

Flats on the north side of the road

Forster Hall

Nos. 1-5

Nos. 6-13

No. 33

High Road (west side)

No. 477A

St Loys Road

Nos. 2A-10

Nos. 3-11

BUILDINGS THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

High Road (west side)

Nos. 491A & 493

Nos. 545-545C

Nos. 547A & B

Nos. 555 & 557

Nos. 559-565

High Road (east side)

Nos. 530-536

No. 490

Nos. 444 & 446

St Loy's Road

Garage extension to No. 1

No. 1A

No. 2

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

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

Regional

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

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

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

Local

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

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

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

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

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

Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

Local

Haringey Local Development Framework

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

Haringey Streetscape Manual

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

4.4 APPENDIX D - SOURCES

Bibliographic

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

Maps

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

4.5 APPENDIX E - GLOSSARY

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

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

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

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

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

Casement window A window hinged vertically to open like a door

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

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

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

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

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

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

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

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre.

Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

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

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

Elevation The external wall or face of a building

Façade The front or face of a building

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

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

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

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

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

Lintel A horizontal beam or stone bridging a door or window

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

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

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

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

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

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

Paterae Circular moulded ornaments derived from classical architecture

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

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

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

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

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

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

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

String-course A continuous horizontal band, usually moulded

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

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

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