



SOUTH TOTTENHAM CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN

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GENERAL INTRODUCTION

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

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

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

The London Borough of Haringey has 29 conservation areas. The South Tottenham Conservation Area was designated in 1998. No

subsequent amendments have been made to the boundary.

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

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

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



1. SOUTH TOTTENHAM CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

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

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

- To inform and guide the associated Conservation Area Management Plan
- 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 Most of the High Road within the South Tottenham Conservation Area was developed within a relatively short time frame i.e. between c1880-1900 and this has provided the area with a consistent late-Victorian and Edwardian character. Of particular note are the Grade II listed Church of St Ignatius and its associated buildings, a major local landmark, and the locally listed Dutch House. Of the older, higher-status houses that once stood to the south however, several of whose counterparts still distinguish the conservation areas of north Tottenham, nothing survives to illustrate the development of the South Tottenham/Stamford Hill area as an early residential suburb.

1.2.2 The dominant building type in the conservation area was the shopping parade, a feature of many of the old highways leading into

the capital, which were rapidly transformed into commercial centres to serve burgeoning suburban populations. This remains true despite the more recent redevelopment of much of the west side of the High Road, which was similarly lined with shops. Of these commercial developments, the three uniform shopping parades on the northern section of the east side of the High Road are the most distinctive in terms of their architectural treatment, and also in that they were clearly intended to create a cohesive piece of townscape as a frontage to the network of streets behind. Unfortunately this sequence is no longer intact and the buildings have been compromised by alterations.

1.2.3 Some 40 per cent of the High Road's built frontage is currently excluded from the conservation area. Much of the modern housing on the west side is set back behind tree-planted verges which themselves contribute to the public realm, but



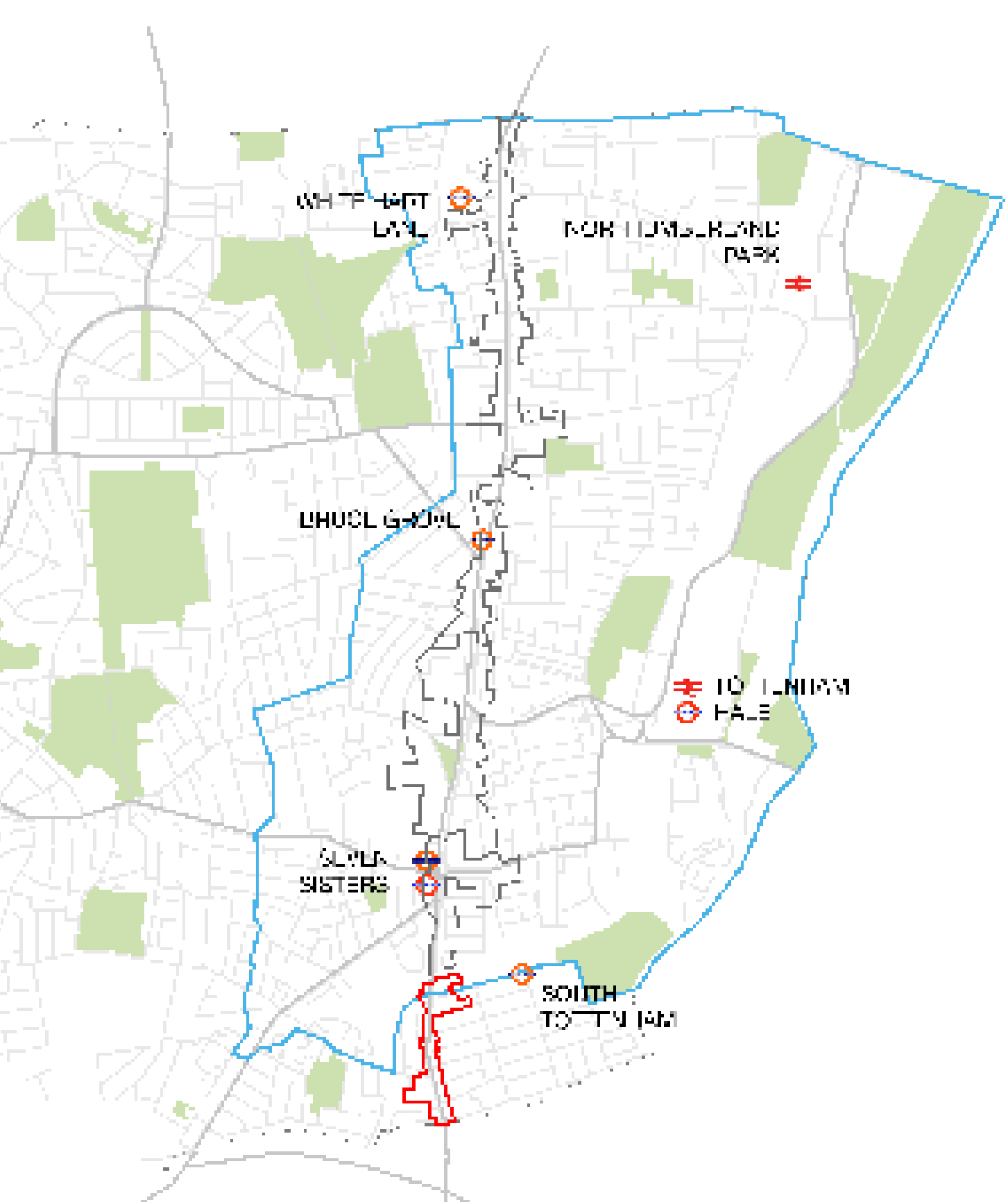
a significant stretch between the former Mitre PH and St Ignatius Church features prominently in the streetscape, dilutes the area's Victorian character and not least, detracts from the setting of St Ignatius. This is compounded by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant numbers of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape.

1.2.4 In sum, the South Tottenham Conservation Area retains a level of architectural and historical significance for the few surviving buildings of note, and as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

1.3 LOCATION AND SETTING

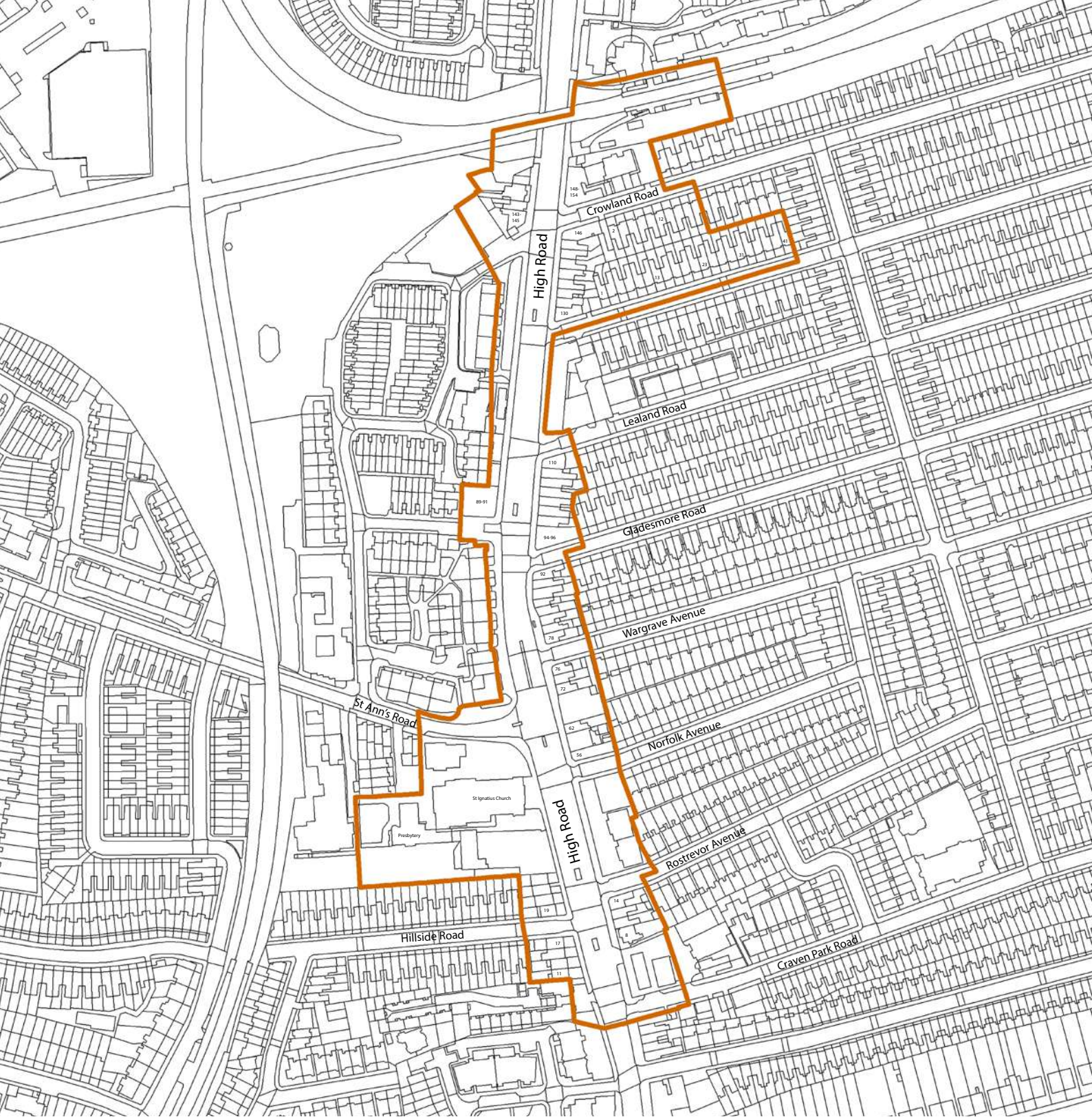
LOCATION

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



Map 1. Location map: South Tottenham Conservation Area

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



Map 2. The boundary of the Conservation Area

 Conservation Area Boundary

TOPOGRAPHY AND GEOLOGY

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

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

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

THE SETTING OF SOUTH TOTTENHAM CONSERVATION AREA

1.3.5 The land adjacent to the western boundary from the railway line to St Ignatius' Church is occupied by modern housing developments which in part are set back behind tree-planted verges while others directly front the High Road. South of the church, and behind the eastern boundary conservation area boundary, the network of late-Victorian/Edwardian streets to the east survives largely intact. On the west side, abutting the Victorian houses at Nos. 11-17 is an assertive modern development (Alan Barclay Close) of four storey flats which is at odds with the scale and character of the adjacent buildings and the South Tottenham Conservation Area. Beyond the southern boundary, the shopping parades on the east side of Stamford Hill are complementary in date and character to those in South Tottenham; the eastern side is occupied by a long series of five-storey flats. This adjacent section of Stamford Hill is not designated as a conservation area by the London Borough of Hackney.



TREES AND OPEN SPACES

1.3.6 The east side of the High Road has very few street trees. The west side of the High Road from Ermine Road to the Mitre is bordered by tree-planted grass verges fronting the housing development; further south, street trees occur at irregular intervals. The grounds to St Ignatius' church at the junction with St Ann's Road, enclosed by hedges and planted with mature trees, are an attractive feature in the streetscape. The grounds to the south of the church are less well kept and enclosed by unsightly fencing.

VIEWS

1.3.7 Generally views are contained within the linear form of the High Road, with views in and out of the conservation area occurring at junctions with side roads. The main exception is at the builders' yard to the south that opens up unattractive views of the rear elevations of houses in the adjacent streets. Some interest is added to the views along the High Road by the slight bend in the alignment of the road and the gradual ascent towards Stamford Hill, with the Church of St Ignatius forming a prominent landmark when seen in both directions, either up or down the hill.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF THE HIGH ROAD

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

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

Picture 1. Wyburd's parish map 1798

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



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 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



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

structures, probably stables, smithies or former agricultural buildings.

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

THE DEVELOPMENT OF THE HIGH ROAD IN SOUTH TOTTENHAM

1.4.7 The 1619 parish map indicates that the entire High Road from the northern conservation area boundary to the parish boundary with Stoke Newington was bordered by open land. This changed in the 18th century when Stamford Hill and Upper Clapton became established as a popular retreat for wealthy Londoners. The 1798 parish map shows that several substantial dwellings had been built on the southern stretch of the High Road between Hanger Lane (now St Ann's Road) and the parish boundary. Shown in more detail on the 1844 tithe map, these comprised detached and semi-detached houses and terraced houses, all set well back from the highway in generous grounds. They included (as named on the 1864 OS map) Sherborough House at the north of the junction with Hanger Lane, and Coleraine House, now the site of Hillside Road. Most would make way for late-19th century developments and none survives today. The 1844 map also shows the beginning of outward spread from the High Road with a series of smaller dwellings along the south side of Hanger Lane.

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

1.4.9 In 1894 Jesuits established a college and chapel on the west side of the High Road on the site of pair of large villas; the chapel, designed by Benedict Williamson was replaced in 1903 by the present Church of St Ignatius, designed by the same architect.

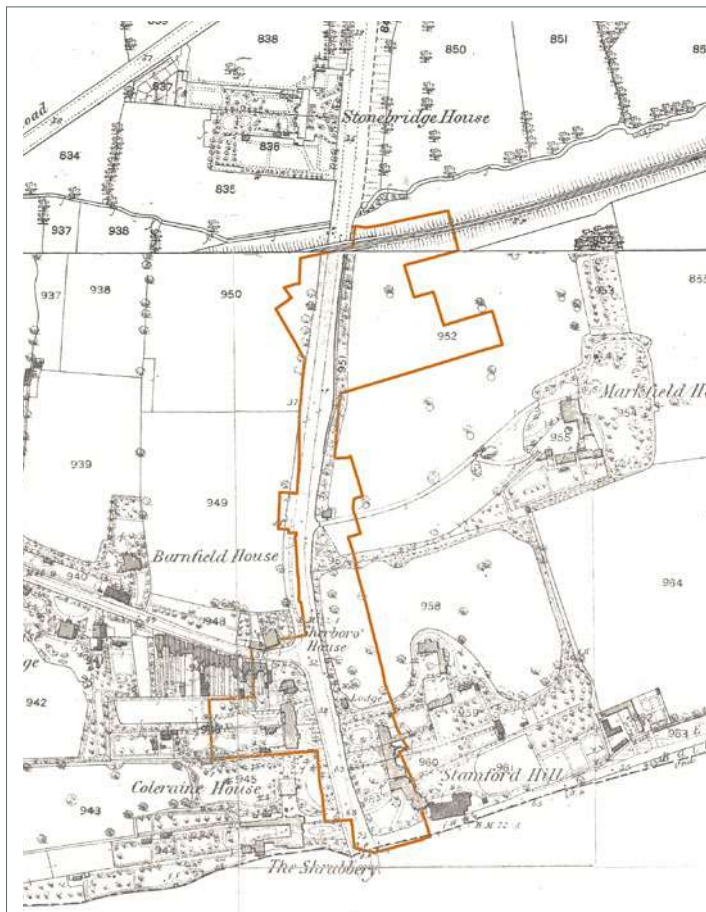
1.4.10 By 1894 a substantial proportion of the High Road frontage north of St Ann's Road (the former Hanger Lane) had been built up, and to the east and west several streets of terraced houses were complete or underway; by 1915 the frontage was lined with buildings and the hinterland densely developed. A picture theatre was present by 1915 on the site occupied by the present Loyola Hall.

1.4.11 The inter-war period saw limited replacement: notably the Mitre Public House, but substantial changes took place in the later 20th

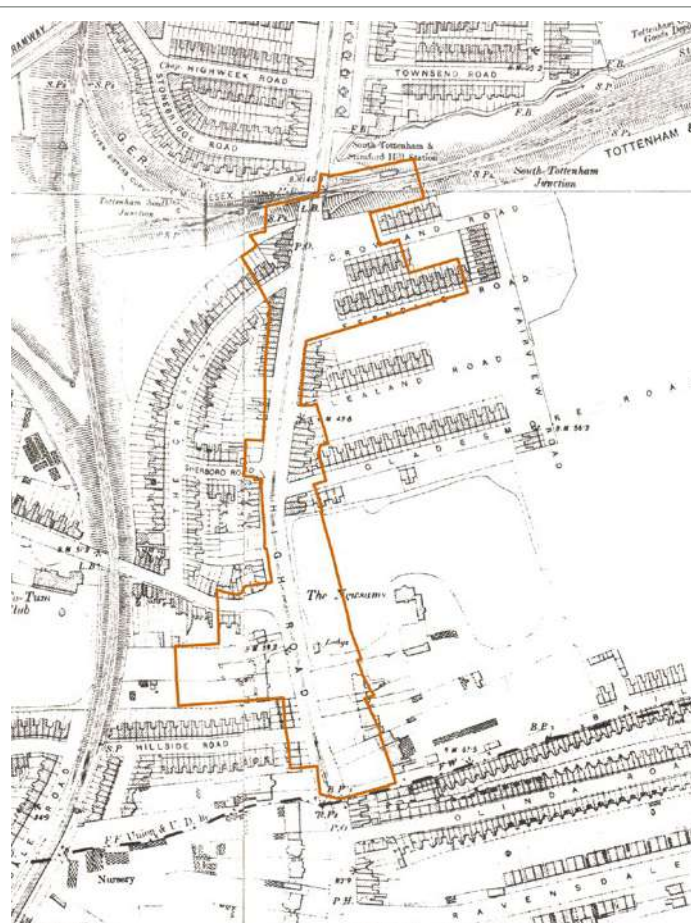
century, resulting in the redevelopment of the entire west side of the High Road from the present Ermine Road to St Ann's Road with the exception of the Mitre Public House, and substantial stretches on the east side.

ARCHAEOLOGY

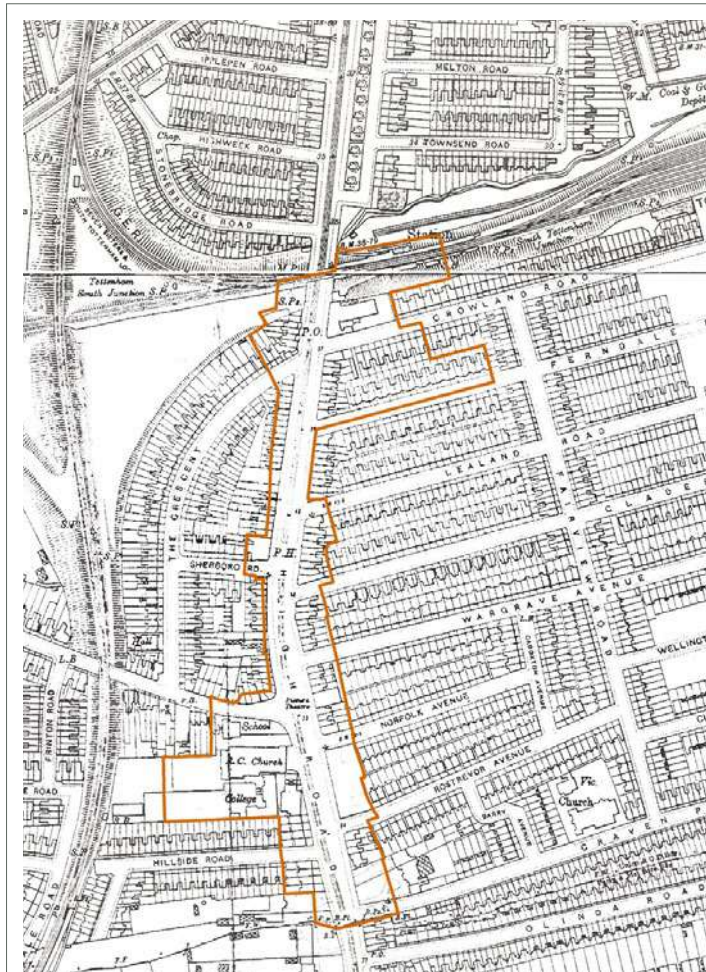
1.4.12 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle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



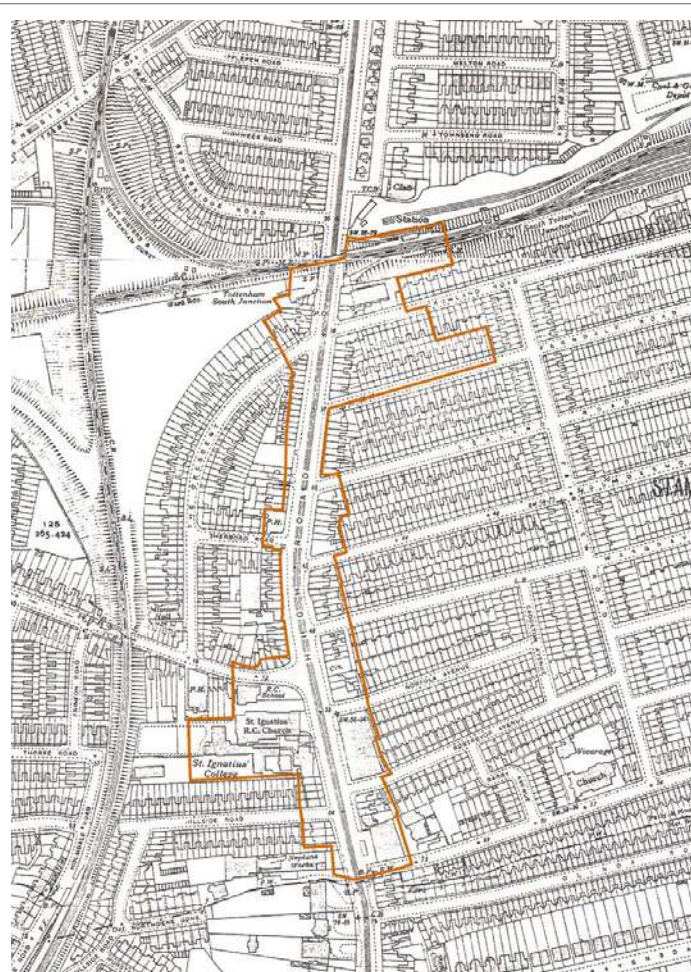
Map 3. The area in 1864



Map 4. The area in 1914



Map 5. The area in 1894



Map 6. The area in 1935



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD (WEST SIDE)

1.5.1 Commencing from the north, immediately south of the railway bridge are Nos. 153-157 High Road, originally two late-19th century houses, now unrecognizable having been partially rebuilt with projecting front additions at ground and basement levels, with replacement windows compounding the change in appearance. Nos. 145-147 is a pair of plain late-19th century buildings three storeys high built in yellow stock brick; all of the windows have been replaced and the modern shop fronts further detract from the appearance of the group.

1.5.2 91 High Road is the former Mitre public house. The Bishop's mitre is prominently displayed on a plaque at high level above the door on the Sherboro Road frontage. The building is a good example of a typical inter-war style pub, in red brick

Picture 4. St Ignatius Church and Presbytery

with a steeply tiled roof and a splayed corner with a tall, curved chimneystack. The ground floor doors and windows have a painted, rendered art deco style surround and plinth. The windows retain the original Georgian style timber sash windows. The building is currently vacant with the ground floor boarded up.

1.5.3 St Ignatius Roman Catholic Church, together with its Presbytery and school, dominates the remaining part of the conservation area. The church is a large cruciform building with twin east towers, dating from between 1894 and 1902 in an austere Romanesque style, constructed of pale red brick with white stone dressings and window surrounds and a tiled roof with a stone corbelled cornice. Its complex eastern elevation is constructed of Belgian brick and includes a giant triple-arched entrance portal with reliefs and tympana, with Christ in Majesty in the centre. The upper parts of the building



have rows of round-headed windows, a rose window and blank arcading on top. The very tall towers have three stages with varyingly distributed almost symmetrical openings and pyramidal tiled roofs. The church is situated at an elevated section of the High Road and has a prominent role in views throughout South Tottenham and beyond. To the rear of the church, the Presbytery is a four-storey building also constructed of pale red brick relieved by applied stone arcading and parapet. To the north of the Church is St Ignatius' Primary School, a three-

Picture 5. St Ignatius Church dominates the streetscape

Picture 6. St Ignatius Catholic Church

Picture 7. 143-157 High Road

Picture 8. 91 High Road

storey late-Victorian building constructed of London stock brick with red-brick dressings and a slate roof with gables.



1.5.4 South of the church are two further late-19th century terraces. Nos. 19-25 consists of three storey yellow-brick houses with square front bays and tall gables facing the High Road. A modern infill block has replaced No. 23 and the bay window to No. 19 has been rebuilt in plain brick. Most of the sash windows have been replaced and as a consequence of the scale of alterations the terrace has little or no remaining townscape interest.

1.5.5 Nos. 11-17 High Road is also a short terrace of late-19th century houses typical of the area and the period, of three storeys above a semi-basement, built in red brick with white painted window and door surrounds. The square front bays have triple narrow sash windows and a long flight of stairs leads up to the front doors. Only Nos. 13 and 17 retain the original front doors and sash windows and the front bay to No. 11 has been rebuilt, although some of the front boundary wall with its brick piers and perforated panels remains. The houses are unexceptional in themselves, but in spite of the impact of the changes to their appearance the terrace retains some interest as representative of the late 19th century residential infill along this part of the High Road.

Picture 9. 11-17 High Road

Picture 10. 17 High Road, retaining the original door and windows.

1.5.6 At the north corner of the front boundary of No. 25 and the south corner of the front boundary of No. 11 are two tall brick piers surmounted by a large Classical Coade stone urn that are the remaining remnants of the front boundary of Coleraine House that once occupied this site. This is the only surviving evidence of the earlier history of the area.

HIGH ROAD (EAST SIDE)

1.5.7 The conservation area commences with the entrance ramp to South Tottenham Station. The small former ticket office to the south, the scar of whose gable end can be seen on the flank wall of the Dutch House, has recently been demolished. The one remaining Victorian station building of significance is the brick and weatherboard signal box adjacent to the south platform.

1.5.8 The Dutch House, a commercial building designed in an eclectic style with Venetian Gothic and Moorish details, is one of the most distinctive



commercial buildings in the High Road. It is not marked on the 1894 map, but probably dates from a little afterwards and does not appear to have originated as a public house. It is built in stock brick with red-brick dressings, polished granite pilasters to the ground floor with colonnettes to the first-floor windows, and a richly decorated eaves cornice. Above the front and corner entrances are elaborate stuccoed oriels. A turret with a hipped roof and Gothic dormer accentuates the front entrance bay; the conical turret that originally crowned the corner bay has been lost. The ground floor retains most of its original shop fronts and glazing although over

Picture 11. The locally listed Dutch House

Picture 12. Entrance to South Tottenham Station

Picture 13. Turret over the entrance to the Dutch House

Picture 14. Dutch House - details

painting of the glass and the window arches has superficially altered their appearance. To the rear is a large, two-storey building in a similar but much plainer style.



1.5.9 A long sequence of 1890s three-storey shopping parades follows, built to a uniform design, comprising Nos. 130-146, 94-110 and 88-92. Nos. 112-128, rebuilt in 1995, originally formed part of this group and are excluded from the conservation area. They are built in stock brick with contrasting red-brick dressings, bracketed eaves and tripartite windows with stuccoed Corinthian pilasters and lintels with incised decoration. The first-floor windows have a segmental red-brick arch to the central light instead of a lintel, above is a red-brick relieving arch. Most have replacement windows at the upper-floor levels. Nos. 94-110 has undergone a greater degree of alteration, with No. 108 refaced and Nos. 94-98 coated in roughcast render. The

Picture 15. Two storey shopping parades at 72-86 High Road

Picture 16. Shopping parade, 94-110 High Road

Picture 17. The shopping parades have lost many of their original features

shops mostly retain their pilasters and consoles but the shop fronts are otherwise modern and of poor quality. Designed to provide a long, uniform frontage to the residential streets behind, this is the only shopping parade in the sub-area with a degree of architectural ambition, but this has been undermined the rebuilt section, Nos. 112-128, a weak pastiche



18.



19.



20.

which dilutes the character and disrupts the continuity of the sequence.

1.5.10 Nos. 78-86 and 72-76, two short early-20th century two-storey parades follow, with shallow canted bay windows at upper floor level. The very modest architectural interest of this group has been compromised by alterations and their townscape interest is minimal. Loyola Hall, Nos. 64-70, dates from the 1950s. It is faced in multi-coloured brick with a tall, slightly canted glazed entrance bay. A short, late-19th century three-storey parade, Nos. 58-62, follows, with tripartite first-floor windows; No. 58 and 60 share a poor-quality modern pub

Picture 18. View looking North towards St Ignatius Church

Picture 19. 12-14 High Road, showing the opening in the building line to the North

Picture 20. 56 High Road

front. The group terminates with a slightly taller building, No. 56, with a canted corner entrance. The rendered façade has deep moulded string-courses between the storeys and the ground-floor shop front has simple glazed-brick piers. The building has been converted into flats and has a modern mansard roof and rear extension.



1.5.11 At this point the street frontage opens up to form a large builders' merchants outlet, comprising a brick shed and a large open yard enclosed by hoardings, which completely disrupts the continuity of the streetscape.

1.5.12 The commercial frontage briefly resumes with Nos. 12-14 a short two-storey parade in red brick with contrasting stucco window quoins to the upper floors and much-altered ground-floor shops. This terminates with the only house on the east side of the High Road, No. 10, also in red brick with a broad balustraded bay window and recessed porch. The frontage then opens up again with a large petrol station forecourt adjacent to the borough and the conservation area boundary.

CROWLAND ROAD AND FERNDALE ROAD

1.5.13 The conservation area includes Nos. 4-20 Crowland Road and Nos. 1-41 Ferndale Road, two of the late-19th century residential streets on the east side of the High Road. Both terraces are built in stock brick with red-brick banding. The former group has gabled attics with fretted bargeboards and ground floor canted bay windows with foliate

Picture 21. Terrace on Crowland Road

Picture 22. Terrace on Ferndale Road

capitals, and paired round-arched entrances with similar decoration to the spandrels.

1.5.14 The latter group has full-height bay windows with shallow half-timbered gables. The second house in the group has an over scaled and incongruous roof extension, a visible feature seen from the High Road, and the third has lost its gable

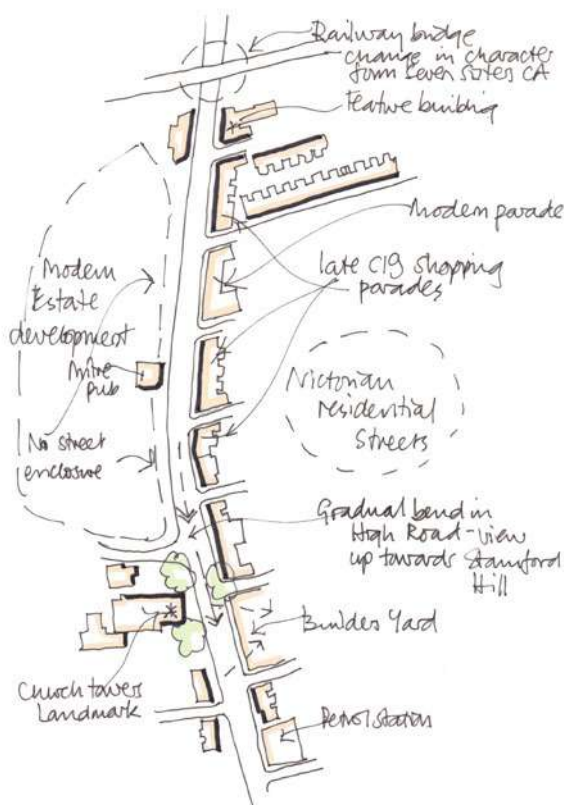
1.5.15 Overall, the houses in these street are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area in terms of design and decorative detail, and most have undergone the type of detrimental piecemeal alterations seen in residential streets in the wider area, principally poor replacement windows and doors, and several instances where the brickwork has been painted. They have only a limited visual relationship with the High Road and their contribution to the conservation area is neutral.

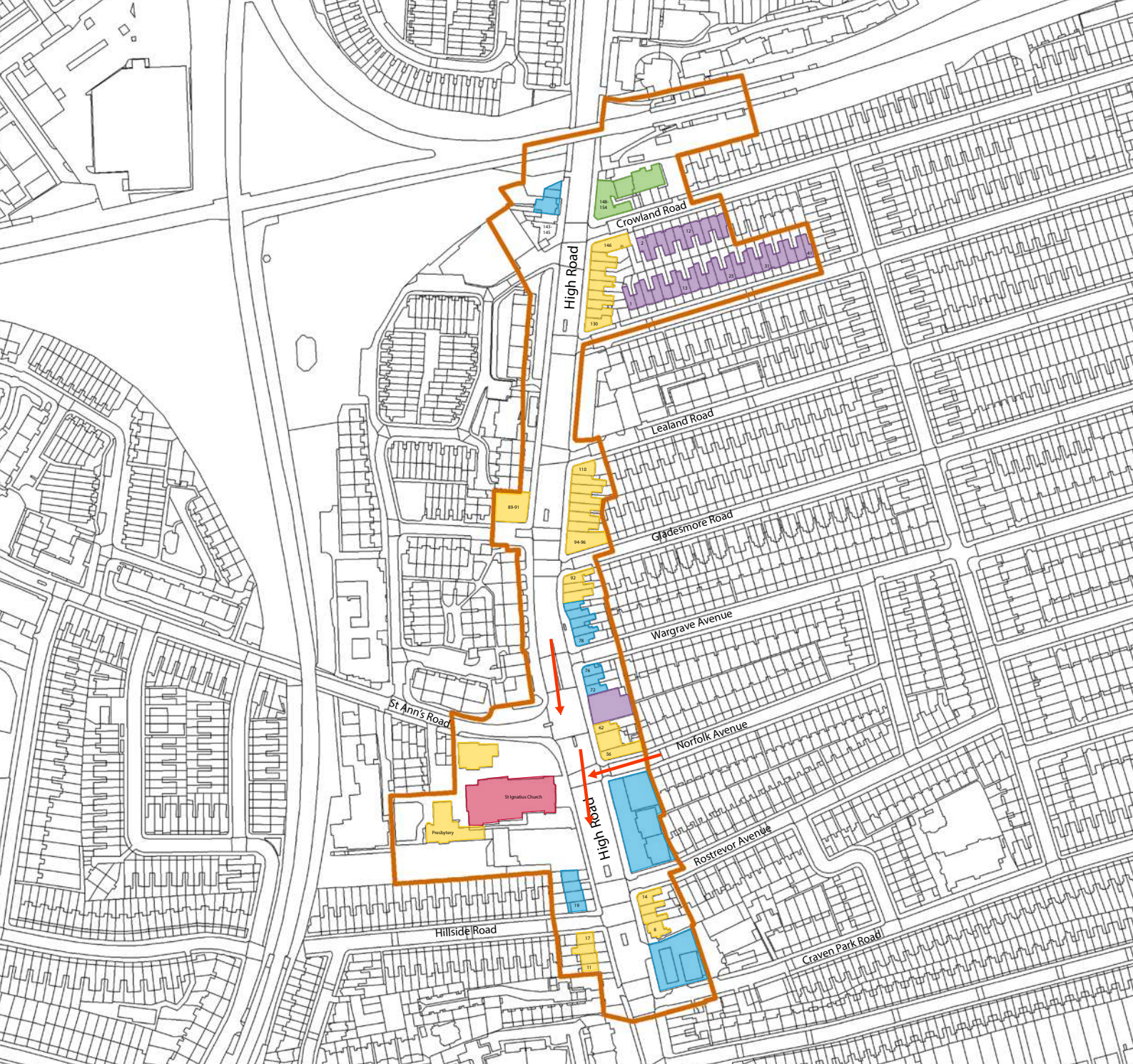
TOWNSCAPE SUMMARY

1.5.16 The railway bridge at South Tottenham station marks the boundary with the Seven Sisters Conservation Area. Looking south from the railway bridge the townscape changes from the wide tree-lined vista of the High Road to the north, becoming once more lined with buildings on both sides. The late-Victorian shopping terraces on the east side of the High Road contrast with the smaller scale modern estate development on the west side which has been excluded from the conservation area.

From this point the High Road gradually bends to the south-east and begins to rise towards Stamford Hill. As it does so the towers of St Ignatius' Church become visibly prominent above the frontage of street trees. The enclosure of the High Road becomes less continuous with large parts of the street frontage having no visual enclosure, being occupied by uses such as a builder's yard and a petrol station.

Map 7. Sub-area A - Townscape analysis





Map 8. South Tottenham, Positive and Negative Contributors

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

1.6 PUBLIC REALM

1.6.1 The High Road within South Tottenham Conservation Area is notable only for tree-planted verge along the western side to the north of the conservation area, which is included within the conservation area boundary and lends a sense of spaciousness to the street scene. Elsewhere, traffic dominates the public realm in this very busy part of the highway.

1.7 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.7.1 The conservation area contains few buildings of intrinsic architectural interest and many of its surviving late 19th century buildings have been altered. The modern shop fronts and signage are visually poor and generally detract from the appearance of the High street. The 20th century development has also generally been of a poor design quality that has failed to enhance the area. The builders' yard, and possibly the petrol station, on the east side of the High Road are both sites that could be redeveloped in future and would present an opportunity to reinstate some enclosure to the High Road.

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

SHOP FRONTS AND SIGNAGE

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

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail

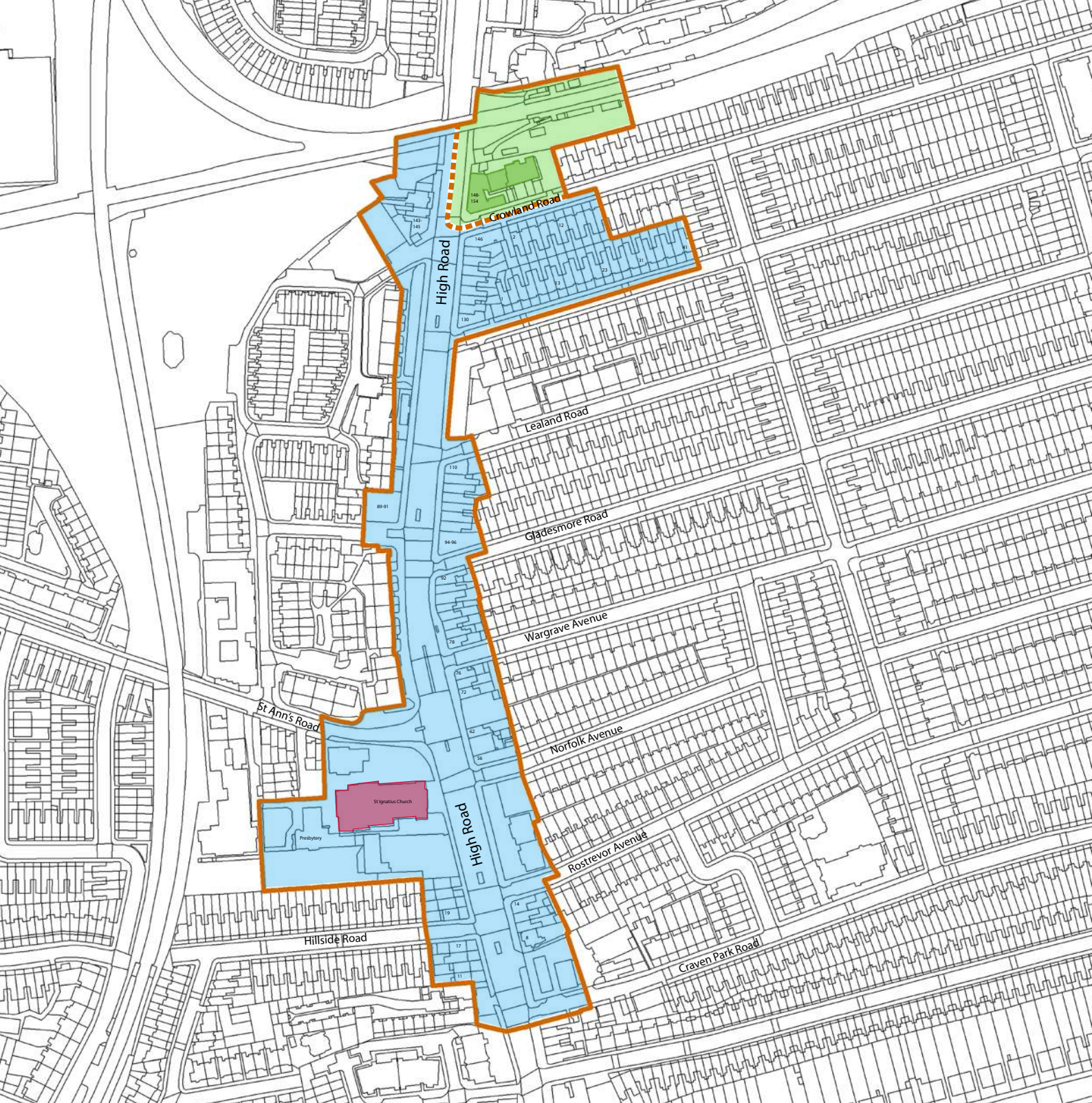
2. REVIEW OF THE CONSERVATION AREA BOUNDARY

2.7.1 In considering the special interest of the conservation area, the Appraisal states that this is affected by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant number of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape. The conservation area does have some interest as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

2.7.2 The Council has a statutory duty to review conservation area designations from time to time. Current Historic England Guidance in Conservation Area Designation, Appraisal and Management (2016) is clear that, in cases where character has been eroded to such an extent that the area can no longer be said to have any special interest, it may be appropriate to reconsider the conservation area designation as a whole.

2.7.3 It is considered that conservation area designation is not an effective approach to the management of this area, that the designation should be removed, and that in the future the area should be managed as follows:

- Developments within the area should be judged against relevant local plan policies.
- Those buildings which retain some significance should be protected through statutory or local listing. St Ignatius church is already listed at Grade II. The Dutch House public house is already locally listed. The council will consider other buildings of significance for local listing during the upcoming review of the local list.
- It is recommended that the Dutch House and the area in front of South Tottenham Station are included within the boundary of the Seven Sisters/Page Green conservation area.



Map 9. South Tottenham, Proposed Boundary Alterations

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

3. APPENDICES

3.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

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

High Road (west side)	Grade
Church of St Ignatius	II

LOCALLY LISTED BUILDINGS

High Road (east side)

Nos. 148-156 (The Dutch House Public House)

High Road (east side)

No. 8
Nos. 12-14
No. 56
Nos. 58 & 60
Nos. 88-92
Nos. 94-110
Nos. 130-146

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Signal box at South Tottenham Station
Nos. 11-17
Pair of brick piers with Coade stone urn finials
(south of No. 11 & north of No. 25)
St Ignatius' Presbytery at rear of church
Nos. 89 & 91 (The Mitre Public House)

St Ann's Road

St Ignatius' Primary School (main building on corner)



BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Crowland Road

Nos. 4-20

Ferndale Road

Nos. 1-41

Nos. 19-25

High Road (west side)

145-147 (odd)

High Road (east side)

Nos. 64-70 (Loyola Hall)

Nos. 112-128

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 19-25

Nos. 149-155

High Road (east side)

No. 2 (petrol station and forecourt)

Nos. 16-54 (builders' merchant yard)

Nos. 72-76

Nos. 78-86

3.2 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.

3.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

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

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

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

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

Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

Local

Haringey Local Development Framework

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

Haringey Streetscape Manual

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

3.4 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

3.5 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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