

Neighbourhoods



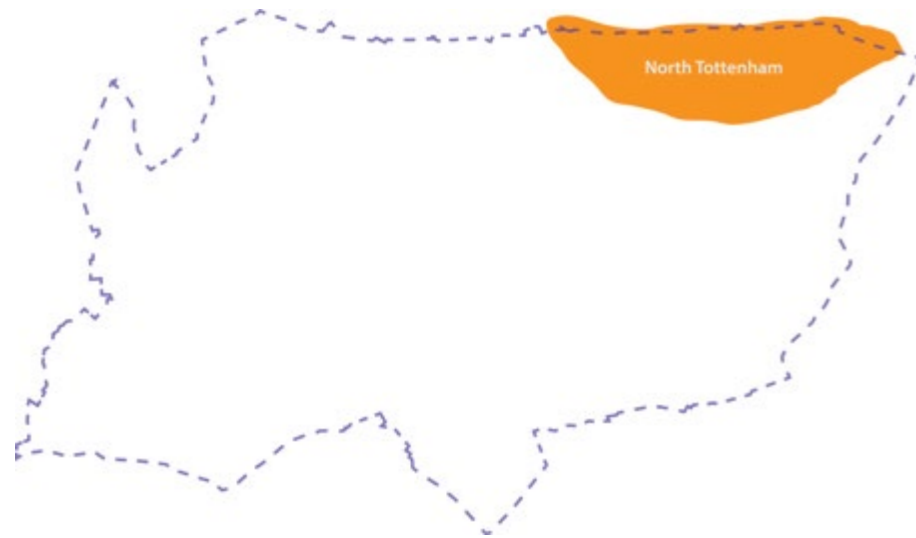
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I have an affection for a great city. I feel safe in the neighbourhood of man, and enjoy the sweet security of the streets.

(Henry Wadsworth Longfellow)

North Tottenham / Northumberland Park

neighbourhood character summary



Location

The neighbourhood of North Tottenham & Northumberland Park forms the north east corner of the borough; it is bounded by the ridge of Devonshire Hill, which forms the boundary of the borough with Enfield, extending east to the River Lea, the boundary with Waltham Forest, which flows south. It becomes the Tottenham Hale and Bruce Grove neighbourhoods of Haringey to the south, imperceptibly in the residential hinterland and at the key gateways of the Tottenham High Road / Lordship Lane / Lansdowne Road crossroad, natural boundary of Bruce Castle Park and Tottenham Cemetery and the junction of the Great Cambridge Road with The Roundway, whilst as residential streets give way to sports and allotment spaces to the west, the neighbourhood becomes Wood Green.

Typology – topography and microclimate

The dominant topographical characteristic of a large part of the neighbourhood, that to the east, is the almost flat floodplain of the River Lee; the land only rises very slowly and consistently from the east. The river itself, braided in many channels although all now artificially constrained, forms the eastern edge to the borough, but numerous streams and tributaries formerly ran across this floodplain area. The largest two can still be seen; Pymme's Brook, parallel to and a short distance from the nearest channel of the Lee forms the effective end of the built up area, whilst the Moselle River runs culverted under the High Road itself, marking the western edge of the floodplain in this neighbourhood. Here it has carved a perceptible shallow valet between the gradually rising land where White Hart Lane meets the High Road, having flown at the surface through Tottenham Cemetery further west; the main branch of the Moselle has emerged into the cemetery from a culvert under residential streets in the Bruce Grove area to the south, but is joined by the surface channel of the Little Moselle here.

The land rises slightly in the loop of the Moselle to the south centre of the neighbourhood, with Bruce Castle sitting on this slight promontory, but more significantly to the north, where the land rises to a pronounced ridge forming the border with Enfield, that rises to the west to a high point of 40m above sea level, the highest point in the eastern half of the borough, at the north west corner of this neighbourhood. This hill, Devonshire Hill, is underlain by Boyden Hill Gravel Member superficial geology over London Clay that underlies the rest of the area, with layers of Taplow and Kempton Park Gravel Formations to the valley of the Moselle, Enfield Silt Member on the lower slopes and much of the floodplain, with Alluvium closest to the Lee itself.

This valley functions as a naturally wet, floodplain ecosystem, with semi-natural meadows, wet pastures and natural and man-made water channels and reservoirs with naturally high groundwater. At the river valley floor, wide expansive views can be appreciated of the wetland landscape with large open skies, dense with bird-life. The microclimate is full of pleasant contrasts from the sheltered, enclosed, low-rise residential streets to wind-swept, brisk and exposed open landscape. This strong relationship to the natural landscape certainly forms a distinctive and fragile part of the neighbourhood's character and sense of place, which could be at risk of being underappreciated or eroded by growth and development.



caption

North Tottenham / Northumberland Park

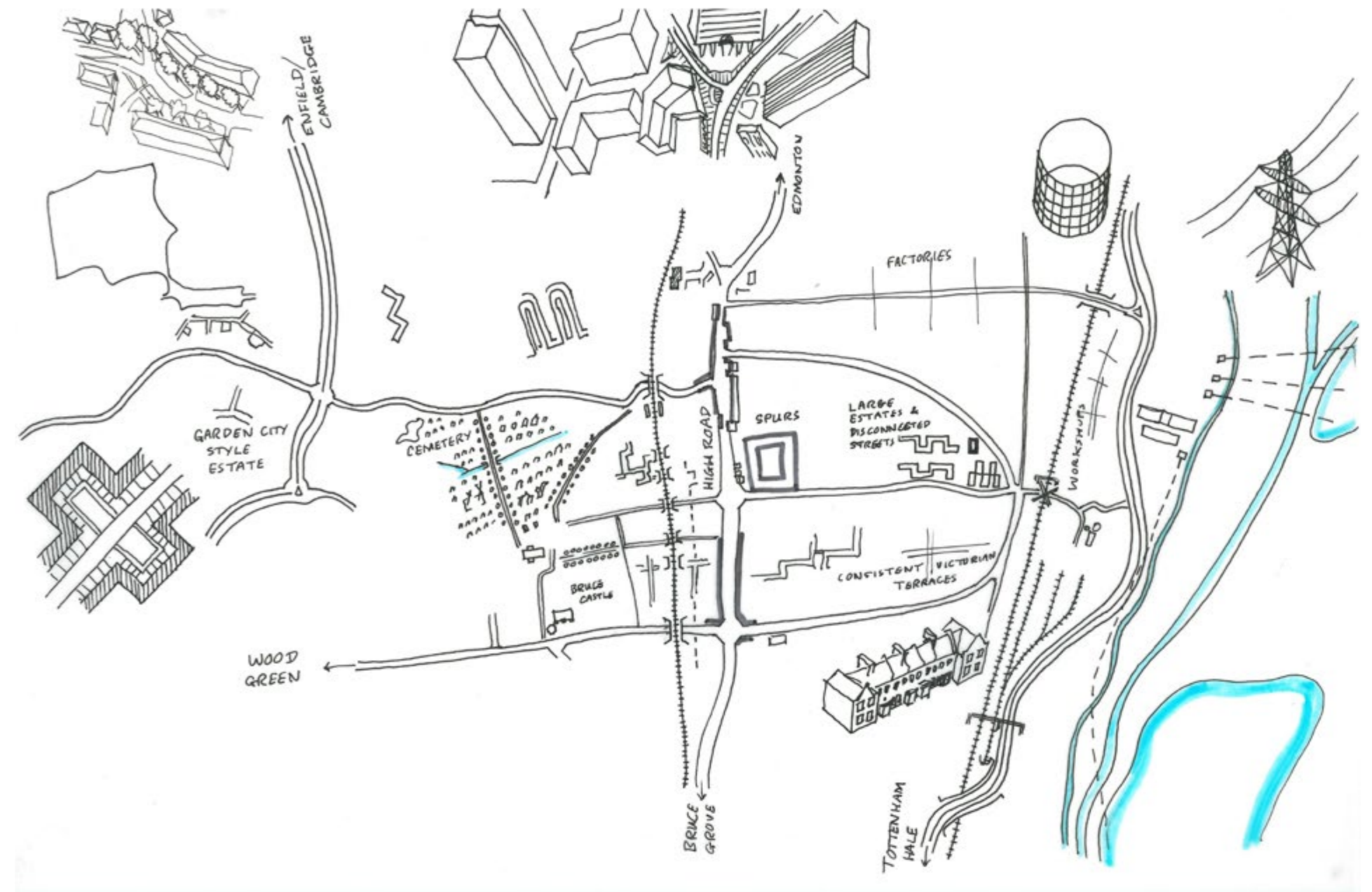
Overall neighbourhood character

Overlaying the natural landscape is an almost but not quite completely built up urban layer; indeed this neighbourhood is the only one in Haringey to contain any formally designated Green Belt, in part of the open, green, undeveloped land of the Lee Valley. Tottenham cemetery provides another large green 'hole', albeit that it is built upon at a smaller scale, otherwise the whole neighbourhood is built up to higher or lower densities and generally without any great amount of uniformity.

The one neighbourhood wide organising principal is that density and intensity rises to its greatest heights along the north south axis of the High Road and its parallel railway. The High Road itself is densely built up with a continuous wall of many old buildings, some on medieval burghage plots, at a fine grain, albeit interspersed with occasional large scaled more recent interventions such as 1960s estates and the Tottenham Hotspurs Football Club stadium. Further north south axes in the form of the parallel Lee Valley railway line and modern Watermead Way dual carriageway to the east and 1930s dual carriageway of Great Cambridge Road to the west act more as barriers than centres of intensity and activity.

Crossing these, three lower grade, quieter, east - west axes are formed by the local streets of Lordship Lane/Lansdowne Road, Church Road / Park Lane and White Hart Lane / Northumberland Park. The first marks a southern gateway where it crosses the High Road, the second divides the street patterns and urban form and the third alone of the three creates a node of greater intensity where they meet the High Road; here, a North Tottenham village centre can be discerned where it widens out and is bounded by a fine grain wall on both sides, including many historic buildings, which squeeze at a northern and southern gateway to this centre; Dial House and the shops opposite and the Queen Anne houses at nos. 867-9 and the pub opposite.

East of the High Road, Lansdowne Road and Northumberland Park curve to meet Park Lane at a cross roads besides the Lee Valley railway crossing and Northumberland Park station. The areas south of Park Lane, north of Northumberland Park and between the two are of contrasting character. The industrial estate landscape to the north extends to the whole of east of the railway up to the open spaces of the Lee Valley. Similarly between the High Road and the railway can be divided in three, but west of the railway density and intensity reduces to a much more suburban scale, with areas of characteristic inter-war garden city, speculative semi-detached and post war low density estates.



A distilled mental map of North Tottenham/Northumberland Park highlighting distinctive components, buildings and areas.

North Tottenham / Northumberland Park

historic settlement pattern



1860 - At this stage urban development is only just beginning to spread beyond the earlier ribbon development along the originally Roman High Road (centre) and village settlement west of Bruce Castle (bottom left). Most notably the Lee Valley railway and its "Park" Station has led to a new arcing avenue (Northumberland Park) several streets of housing just west of the railway and housing along the older Park Lane. There are several new streets of housing on the west side of the High Road, especially along Church Lane (also an old lane), and a cluster along White Hart Lane, but otherwise farm fields survive across large areas.



1890s



1913-16



1935 - By this time most of North Tottenham has been built up, The main exception is almost all of the land east of the Lee Valley railway, still marshes and farmland but with some reservoirs. The railway west of (& closer to) the High Road has been built, as well as the Tower Gardens/White Hart Lane London County Council housing estates around the new Great Cambridge Road. The Cemetery, Spurs Stadium and factories north of Northumberland Park can be seen.

North Tottenham / Northumberland Park



Dial House & 790-802 Tottenham High Road, 1952



Northumberland Park north side, late 19c



Junction Northumberland Park and Willoughby Lane c1900

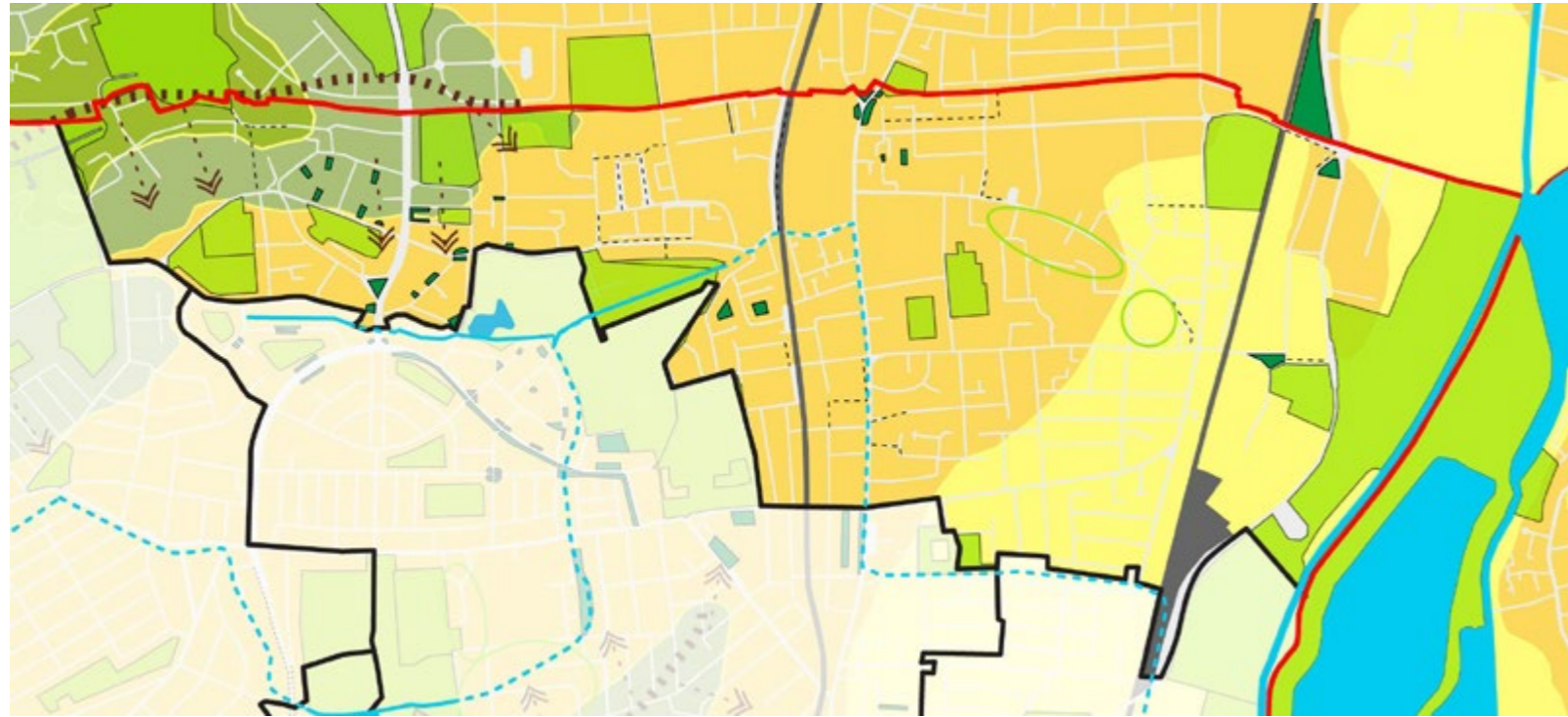
- Roman road – Ermine Street, laid across River Lee terraces; one of the few clear farmed areas in the otherwise dense forests north of London. Route is now the High Road and/or Love Lane.
- High Road spine; burgage plots, fine grain, wealth of historic buildings, near continuous active frontage.
- Medieval lanes to west heading to Parish Church & manor (Bruce Castle) and meandering beyond (original wiggly course of White Hart Lane).
- 18th century grand houses along High Road; one days ride from London, including The Black House, a grand mansion on the east side owned by the Duke of Northumberland.
- Early speculative development particularly Northumberland Park, Park Lane & Lansdowne Road linking first local station; grand villas.
- Later railway closer to High Road lead to rash of intense terrace suburban development for workers taking one day “workers trains”, interspersed with industry, replacing villas or their functions. Some such as the “Russian Streets” area north-west of White Hart Lane station gained distinctiveness due to particular communities settling in them.
- Cemetery
- Inter war suburban development; particularly in remaining open land to west, infilling remaining bits to east, including to far east with industrial estates.
- Post war zoning; separating housing & industry into clearly defined zones, redevelopments, coarse grain large block estates
- Growth of Spurs, decline of industry

Timeline of key events/changes

1500s	1715 (approx)	1810	1840s	1858	1899	1930s	1960s	1967	1980s	
Roman road, Ermine Street built	King Henry VIII Visits Bruce Castle & hunts in Tottenham Wood	nos. 808 & 810 High Road built, one of several grand houses for London merchants	first factory opens in Love Lane	Lee Valley Railway opened; The (later Northumberland) Park Station opened 184?	Tottenham Cemetery opened	Local amateur football club Tottenham Hotspur move to present grounds; win FA Cup 1901 (last amateurs), admitted to league 1902	Great Cambridge Road, White Hart Lane Estate, built in west of neighbourhood	clearance of “slums” new estates like Love Lane, Altair House & the Northumberland Park estate built	Lee Valley Regional Park Authority formed	Watermead Way built


North Tottenham / Northumberland Park

physical character



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-  Contour gradient (see page XX)
-  Green urban areas
-  Street trees (consistently planted)
-  Open space as part of Estate
-  Street network

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Landscape

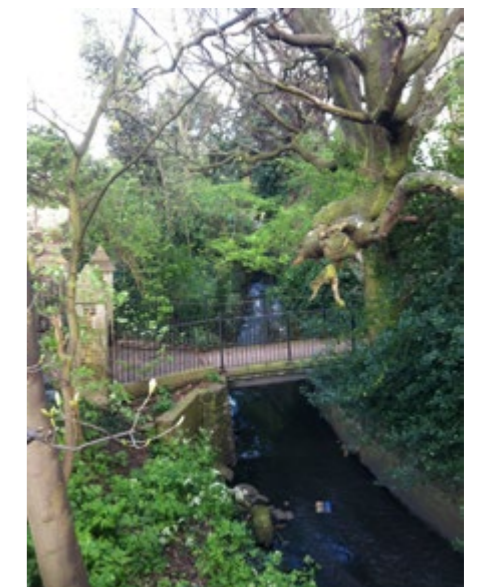
- Lee Valley –flat, level terrain, open & windswept; water courses, reservoirs (just outside this neighbourhood to east), natural / semi-natural public open space, allotments, sports fields
- the built up heart of Northumberland Park & the High Road corridor, natural landscape hidden, but level (gently sloping to east), several streets attractively tree-lined, several small parks, culverted course of the Moselle
- Area where the Moselle is in an identifiable valley and partly is uncovered, around Tottenham Cemetery, a significant open space in its own right and even more so when considered that connects to Bruce Castle Park to south, residential areas to east, north & west of the Cemetery particularly green; many tree lined streets & small local parks.
- The ridge of Devonshire Hill at western end of this neighbourhood; with views, many very good small parks & several larger but rather featureless open/ green spaces, including those just outside of this neighbourhood.



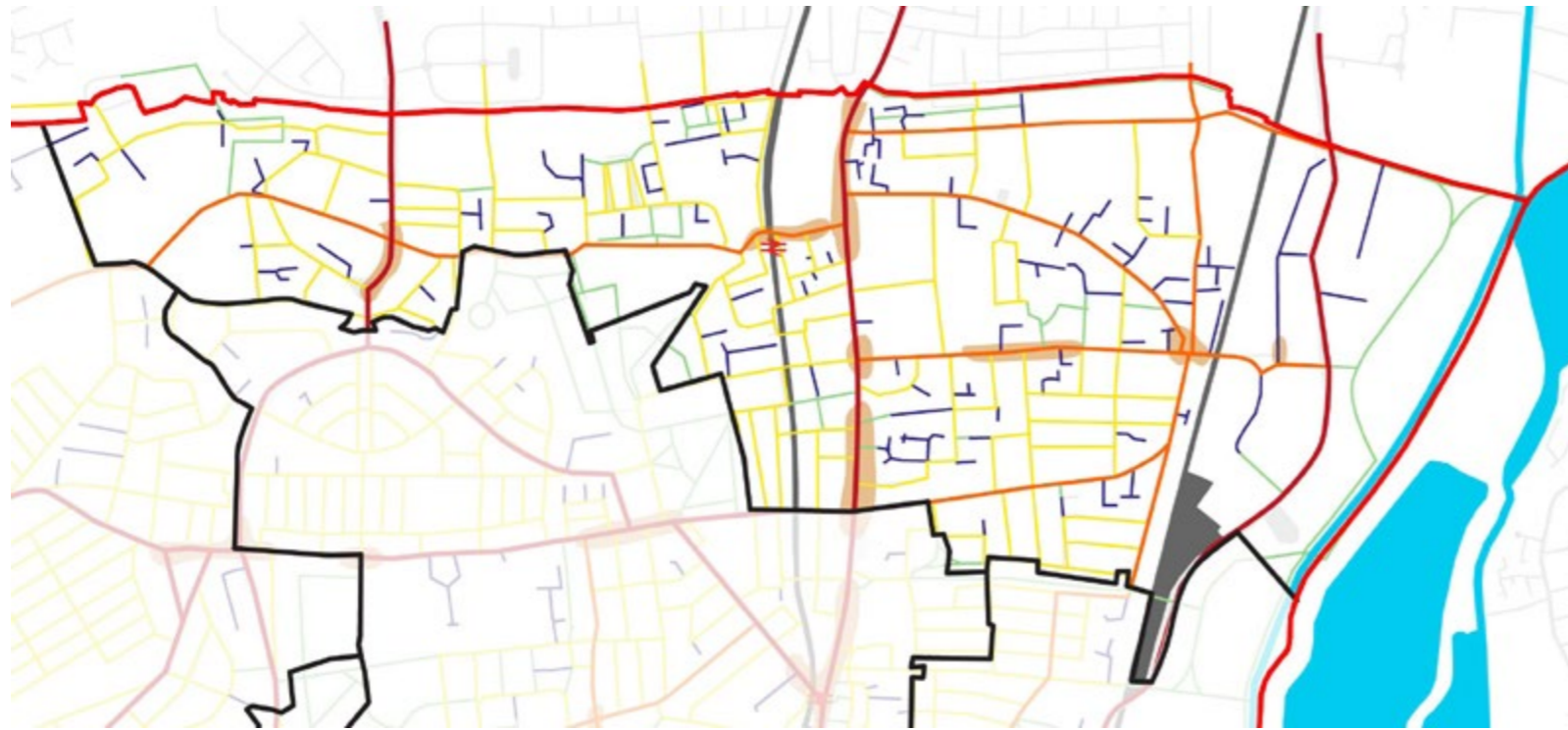
Lea Valley pylons 6 & 7



footnote



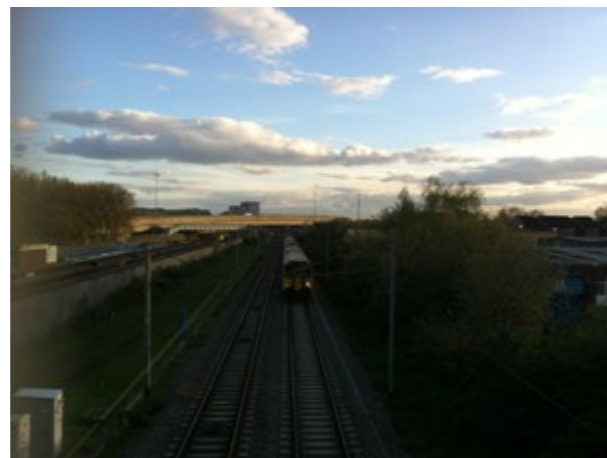
North Tottenham / Northumberland Park



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Legend - Street network and movement

- Main street
- Secondary street
- Local street
- Dead-end / cul-de-sac
- Pedestrian footpath
- Activity node (high footfall)
- Tube station
- Overground station
- Mainline station



Lee Valley railway with Watermead Way beyond



A10 Great Cambridge Road with typically busy traffic

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Street pattern and movement

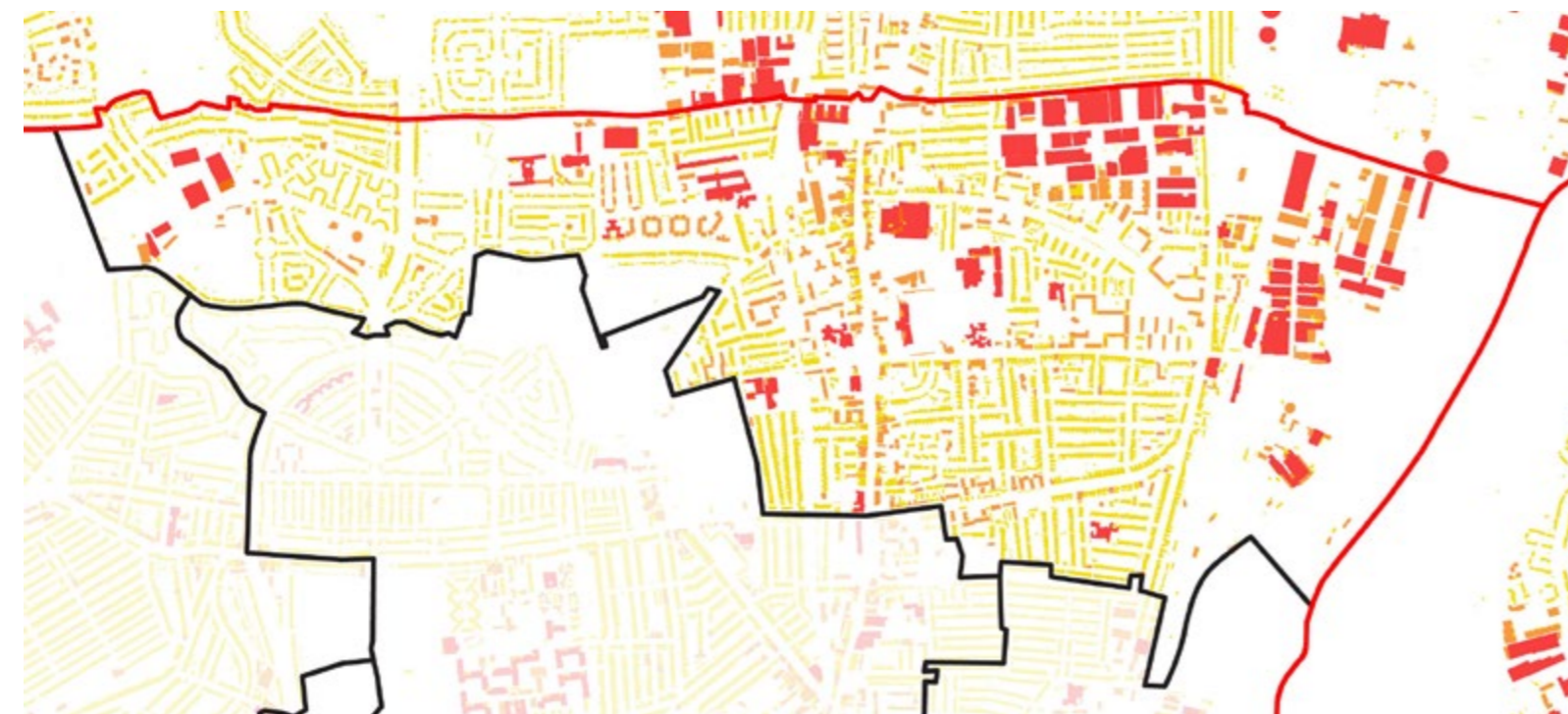
- There are no tube or overground lines or stations within or close to the North Tottenham and Northumberland Park neighbourhood; public transport users have to rely on infrequent timetabled rail services at White Hart Lane or Northumberland Park stations or frequent but slow bus services.
- The primary spine is the High Road, a strong north south route, with frequent busses, busy with traffic but also a pleasant pedestrian environment, bustling with activity & distinct zones.
- Parallel spine of railway through White Hart Lane station; east-west severance north of White Hart Lane, relatively frequent service with plans to make more frequent.
- Lee Valley line much greater severance; only 3 crossings; north bridge, middle level crossing by station, south obscure footbridge, infrequent stopping service (many expresses don't stop but close crossing).
- Just to east even greater barrier from Watermead Way dual carriageway; does provide good vehicular connection to North Circular & M25 but not well connected into local road network & very little public transport.
- Great Cambridge Road; very busy inter-war dual carriageway connecting to North Circular & M25 & taking A10 London-Cambridge trunk road; severance, despite footbridges & crossings, unpleasant environment, some busses.
- East-west local roads - particularly pedestrian/cycle friendly local streets include particularly Church Road / Park Lane / Marsh Lane; spine linking High Road west to Bruce Castle & Parish Church, east past Spurs to local centre of Park Lane, Northumberland Park Station & Lee Valley; historic lane.
- Paths through & along edge of Cemetery.
- Caruncle Passage – southern edge of eastern side of neighbourhood; over culverted Moselle.
- Wagon Lane – northern edge of eastern side of neighbourhood – pair of paths from High Road in Altair estate become 1, follow borough boundary & boundary between industrial area & housing to north in Enfield, not very inviting or well used.
- Paths on or close to ridge top to west.
- Many short paths & passageways off High Road & into older bits of residential hinterland.

North Tottenham / Northumberland Park

physical character



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Large grain high rise blocks in space at the northern end of the High Road

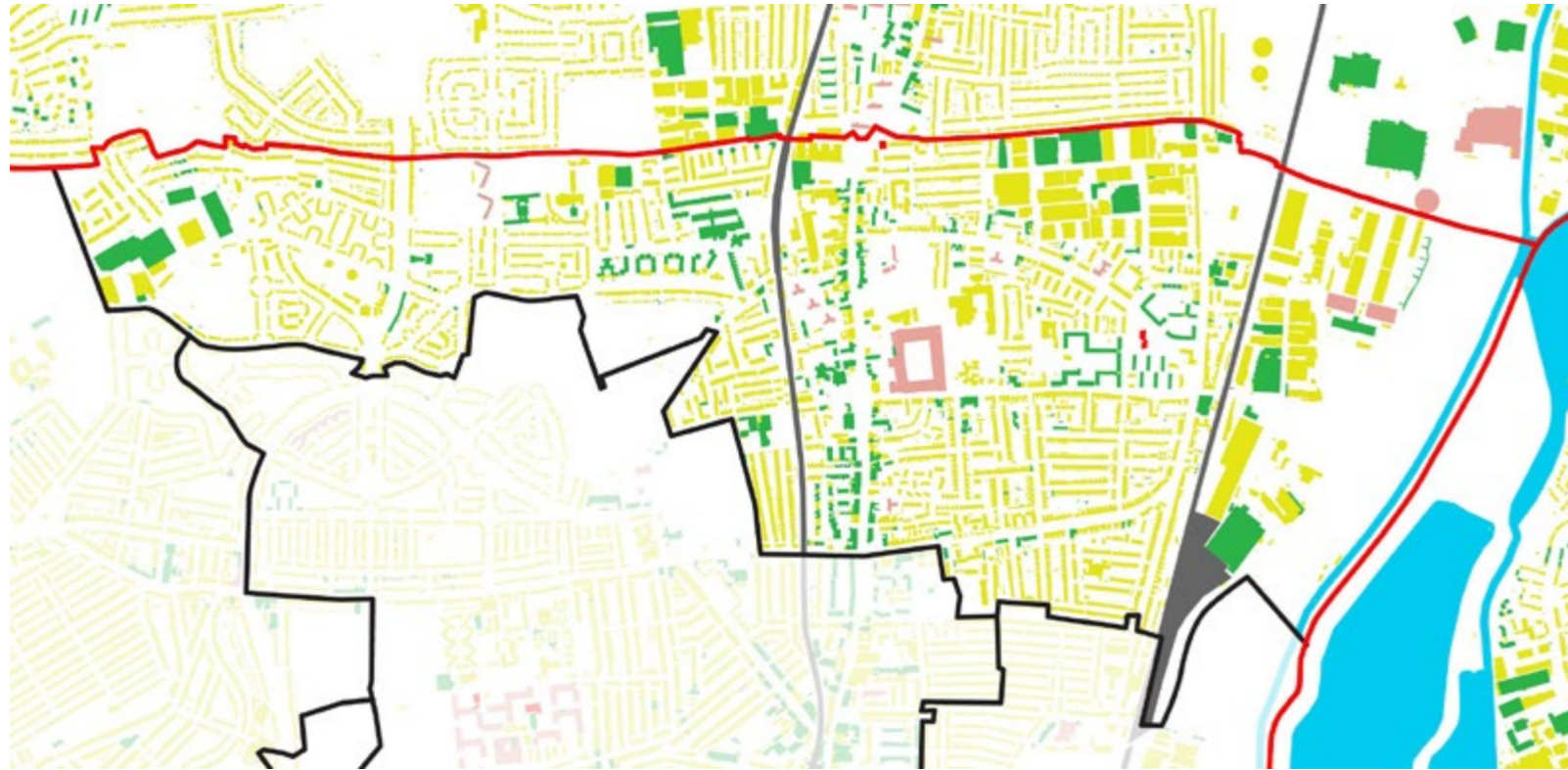


Medium-large grain low rise factories to the east of the Lee Valley railway



Fine grain character of individual houses forming an attractive terraced street with gable book ends, frequent front doors and windows.

North Tottenham / Northumberland Park



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Legend - Existing building heights

- 0-12 metres - low rise
- 12-21 metres - mid rise
- 21-39 metres - mid to high rise
- 39 metres plus - high rise

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The northern end of the High Road, busy with traffic, people and commerce; mostly small shops and workshops



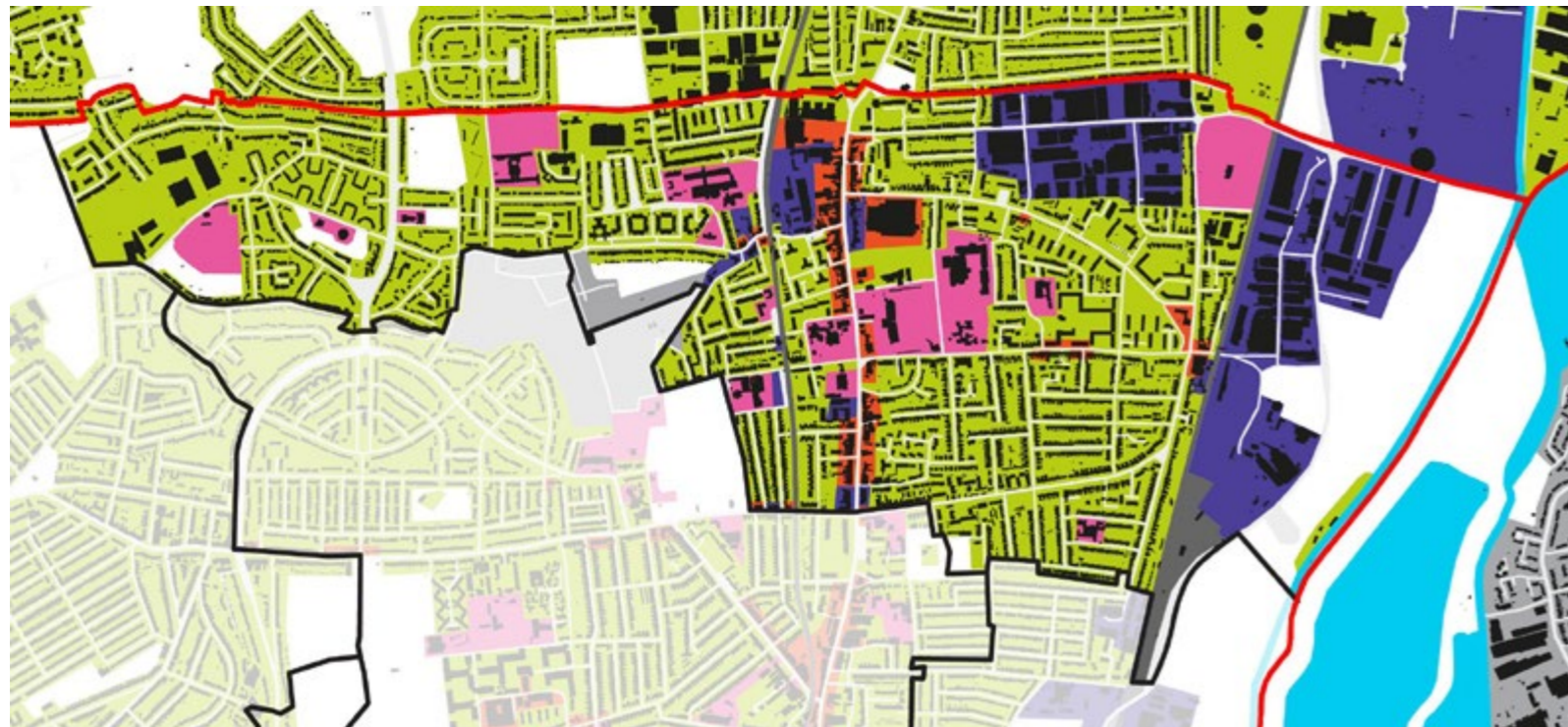
Large council blocks on the north side of Park Lane contrast sharply with smaller terraces and detached houses on its south side

Urban form

- Primary spine of the High Road, strong north south route, also a pleasant pedestrian environment, bustling with activity, with 4 distinct zones:
 - two distinct nodes; main one is at White Hart Lane & Northumberland Park where it broadens out to form a “village core” of wider pavements and striking buildings, many historic, enclosed by “gateways here particularly notable buildings such as Dial House to the south and nos. north of this a threshold / gateway area
 - southern node from the architectural gateway at cross roads of Lordship Lane & Lansdowne Road; distinctive pair of opposite buildings
 - No 638 - former Co-Op more recently Carpet Right, 1930, art deco, rebuilt following riots)
 - No 639 – former gas company more recently council offices now enterprise centre
 - followed by broad pavement with shops and some grander buildings
 - between these 2 nodes, opens out at Spurs Stadium; which itself although slightly set back from the road dominates, although leavened by a couple of significant attractive & historic buildings marking historic street line.
- Parallel spine of railway; raised on viaduct through south & centre of this neighbourhood has frequent bridges so that its potential severance not too great, more a series of “gateways” / “thresholds”, but does cause east-west severance north of White Hart Lane.
- Much of areas off High Road especially south of Park Lane / Church Road streets of terraced houses, many attractive especially grand red brick 3 storeys in Pembury Road area to south west between High Rd & railway & consistent 2 storey terraces of Poynton Road area with their gabled end pavilions.
- Much more fractured north of Park Lane / Church Road, broken up street network with many post-war housing estates, before handing over to industry further north & all land east of Lee Valley railway.
- North & particularly north-west of cemetery amidst suburban housing some very distinctive garden city type housing with small greens and carefully designed corner houses, eg Devonshire Road, (west, 1930s), Allington Ave., (centre, 1950s).

North Tottenham / Northumberland Park

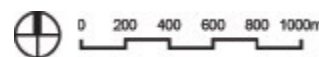
socio-economic and cultural character



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Legend - Use and function

- Residential
- Retail (footfall dependent uses)
- Employment (non-footfall dependent uses)
- Social and community

 scale 1:20,000 @A3

Use and function

- Obviously predominantly residential, but of contrasting qualities, densities & types;
 - some housing in form of flats along High Road, closely packed terraces (often converted to flats and HMOs) off it & many medium & high rise estates,
 - lower density generally further away to east and west dropping in density to semi-detached or more typically houses in short terraces, also interspersed with occasional high rise blocks containing flats eg The Weymarks & Somerset Gardens to west, the Northumberland Park group of estates to east.
- Importance of industry, containing a mixture of small scale workshops to large scale infrastructure.
- Only modest amount of retail & other town centre type uses, but many focussed around dominant attraction that is the Tottenham Hotspurs Football Stadium.

Community activity

- Spurs - the extent to which this international attraction is embedded within the local community or separate from it is open to dispute. Certainly true that most fans come from elsewhere, all over the world.
- Education – cluster of primary & secondary schools either side of the Spurs stadium & a 6th form centre on the big bend of White Hart Lane to the north-centre. Additional local primary schools; Coleraine Primary in Poynton Rd area to south-east, Lee Valley Primary in Noel Park, Devonshire Hill Primary in the north-centre & Roland Hill Nursery on White Hart Lane to the west in addition to several just over the neighbourhood (& borough) boundary; see the map. New schools are about to open as part of the Spurs Stadium & Brook House developments on the High Road.
- As with commercial activity, community activity – street life, casual gathering, pubs, cafes etc - is focused on the High Road and at other local centres, in particular at points along White Hart Lane (around the junction of with Great Cambridge Road & around the station) & Park Lane (at the “village centre” between St Pauls Road & Denmark St & around Northumberland Park station). There is also some evidence of community in the industrial area of Garman Road east of the Lee Valley railway where several industrial buildings operate as bars and clubs some of the time, most certainly illicitly.



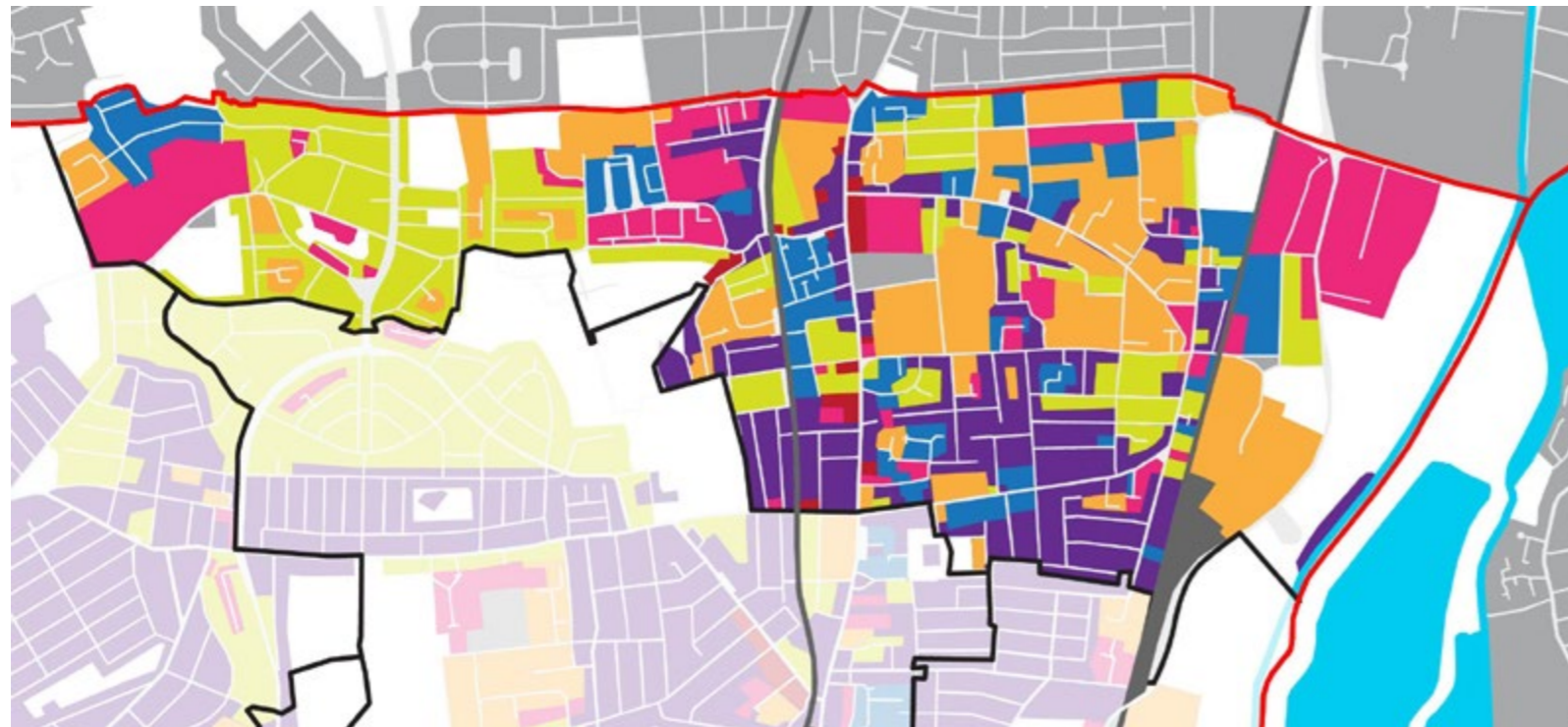
Spurs stadium surrounded by club shops, club offices and buildings waiting to be incorporated into development plans.



Industry and houses cheek by jowl in White Hart Lane close to the railway

North Tottenham / Northumberland Park

socio-economic and cultural character



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Legend - Heritage and cultural

- Georgian and earlier - pre 1840s
- Victorian / Edwardian 1840 - 1910s
- Interwar 1918 - 1945
- Postwar regeneration 1945 - 1965
- Sixties and seventies 1965-1979
- Modern 1980 - 2010s



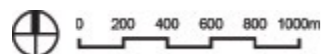
Grade II listed nos. 808-810 High Road, grand part of Queen Ann houses



Commonwealth War Graves, Tottenham Cemetery

Heritage and culture

- High Road - Dominant heritage concentration along High Road; continuous Conservation Area, adopted 1972 (2nd oldest in borough) & extended 5 times, part of Tottenham High Road Historic Corridor, appraisal adopted 2008, contains many statutorily listed buildings, several grade II*. The Conservation Area also covers White Hart Lane as far as railway.
- As well as being a major heritage asset / cluster, the High Road also forms the cultural heart of the neighbourhood. Schizophrenic though; between local community and Spurs match day focus; many of shops, pubs and cafes focussed on match day trade, so that the life of the local community is somewhat hidden. But there is a small local library (Coombes Croft) almost opposite the stadium & schools to either side of it (Northumberland Park Community – secondary & St Pauls & All Hallows C of E – primary to east, St Francis de Sales Catholic – primary to west) & new school in building over supermarket to north (part of the Spurs development).
- Bruce Castle / Cemetery - Other major concentration of heritage is around the old manorial centre of Tottenham at south-western border of this neighbourhood; Bruce Castle itself & its park, the Parish Church & churchyard (both just over border), Tottenham Cemetery (effectively an extension of churchyard, including many historic graves including architect William Butterfield & war memorial/ war cemetery, cemetery structures including bridges, chapels & mortuary, cemetery cottages & neighbouring cluster of older houses including almshouses & others on Beaufoy Road, Antwerp Arms PH (also a registered Asset of Community Value), 18th century former rectory on Creighton Road / White Hart Lane (although regrettably not protected hence windows recently changed to uPVC)
- Northumberland Park – laid out in 19th century, some isolated villas & terraces survive, notably Willoughby Park
- Lansdowne Rd & streets off – similar to Northumberland Park but less grand and less altered. Poynton Road area.
- Water features in the Lee Valley – navigation structures along Lee Valley Navigation (nearest channel, including Stonebridge Lock, also a popular community resource centre for canoeing etc), pump house on Marsh Lane (locally listed grand decorative Victorian infrastructure also now a popular African church).
- Devonshire Hill – inter war “garden city” style estate, containing distinctive (although unfinished) St John the Baptists Church & distinctive former library (now a Turkish cultural centre).
- Haringey 6th Form Centre – modern building on site of former university campus, in north-centre of neighbourhood, close to North Middlesex University Hospital (over border in Enfield) and a number of small industrial sites; potential cultural quarter?



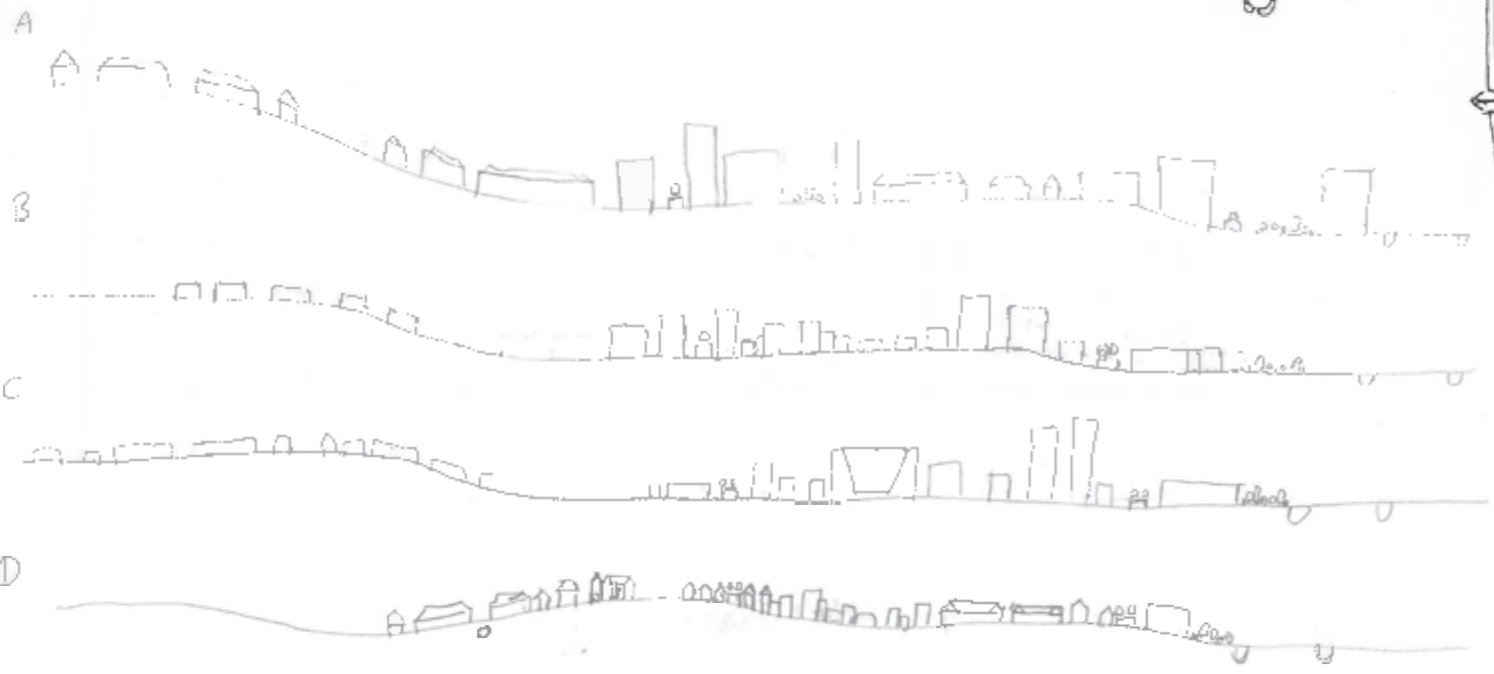
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North Tottenham / Northumberland Park

visual and experiential character



visual and experiential character

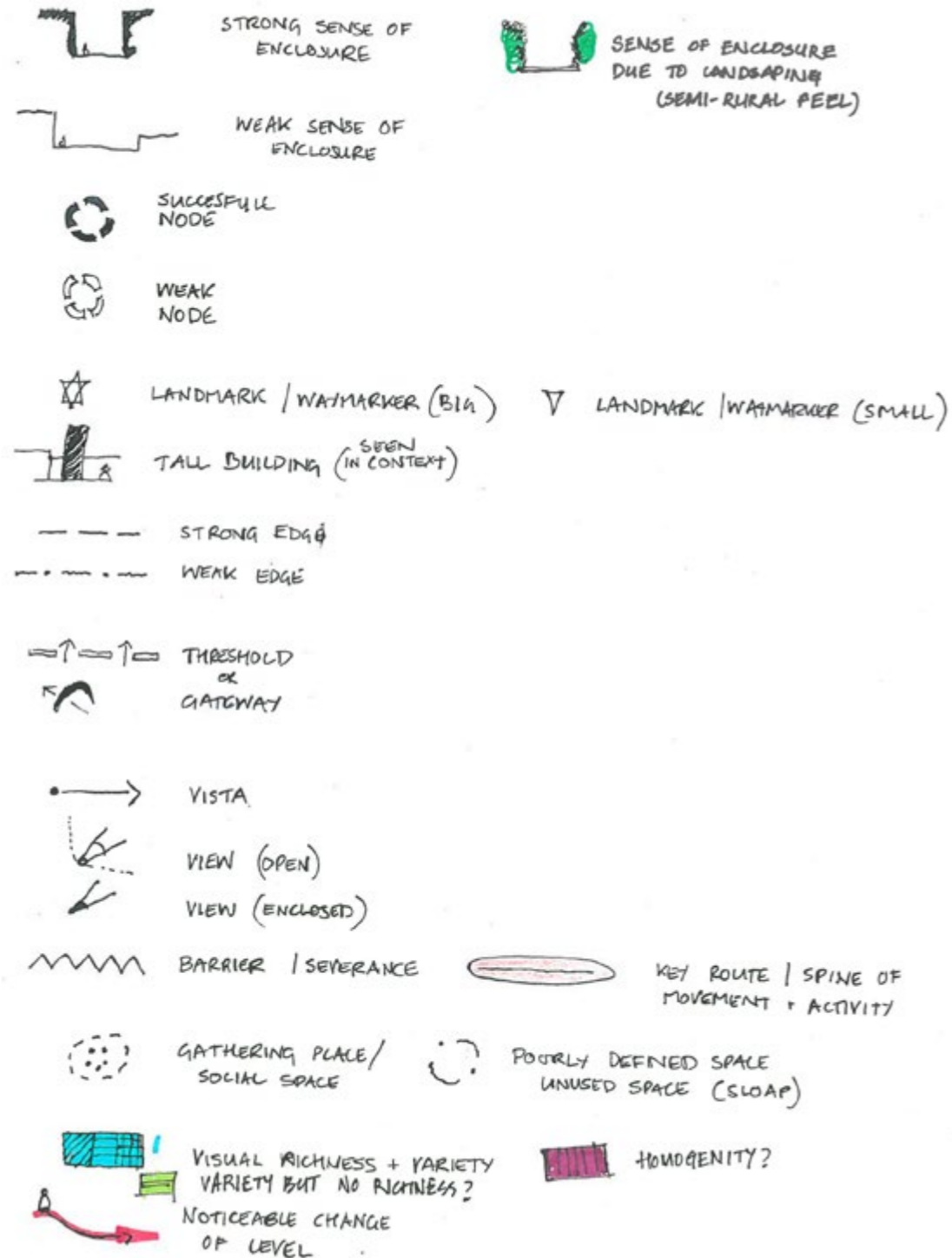


Above: Visual and experiential character mapped

Left: Four west-east sketch sections, ground from north (top) to south of neighbourhood

North Tottenham / Northumberland Park

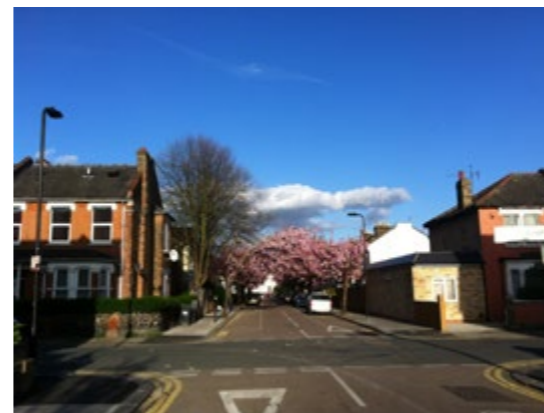
Key



The core of the historic village centre in north Tottenham with regular Georgian terraces



Regularly laid out houses in closes and squares in the west



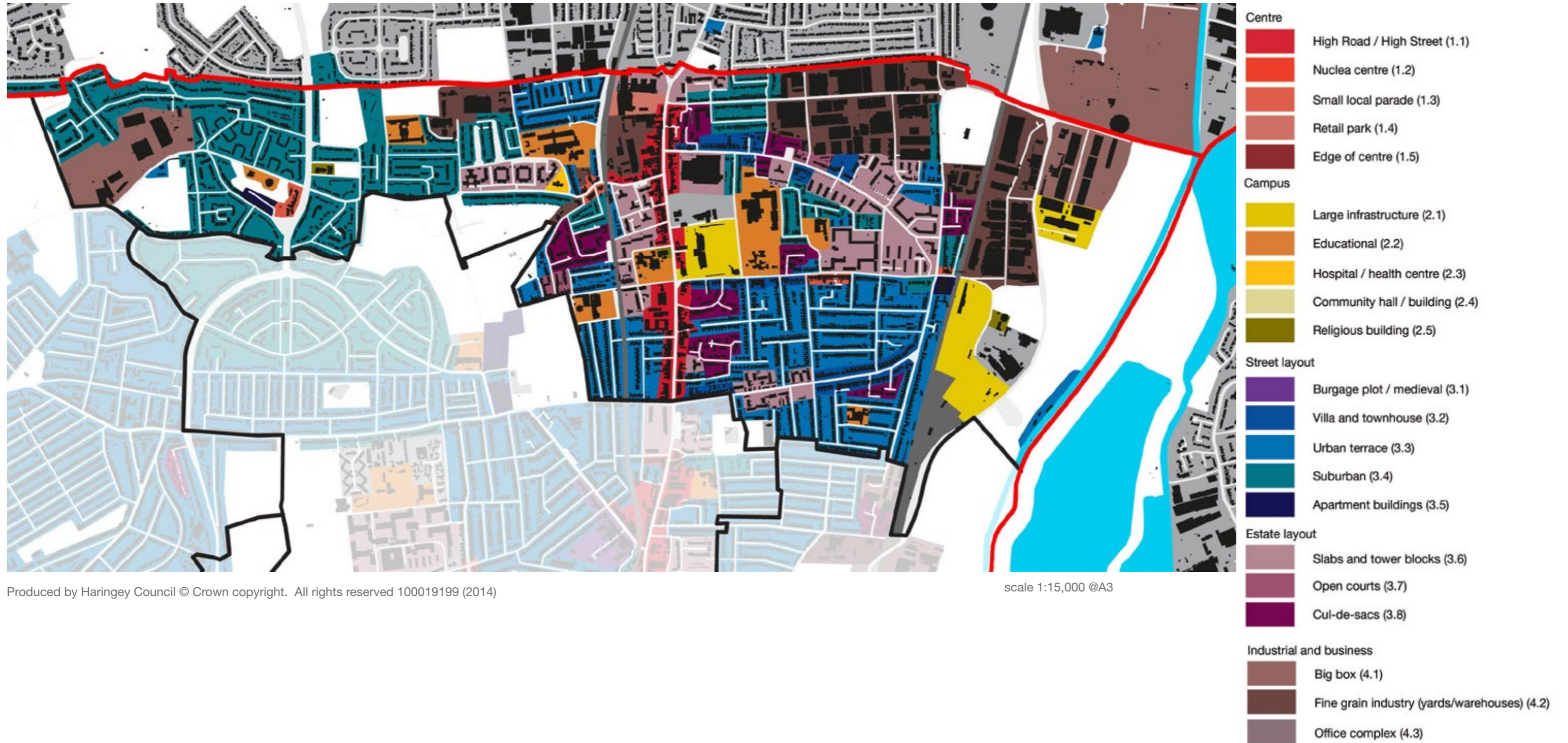
Quiet and sometimes beautifully tree lined streets east of the High Road between Park Lane and Lansdowne Road

Visual and experiential

- Central spine contains richer and more varied character & is more densely built up.
- Hinterland of variable quality & character from highly ordered to highly disordered.
- Key Views and Vistas;
 - up and down the High Road,
 - across the wide open spaces of the Lee Valley, especially up and down the Lee Navigation towpath and from Chalk Bridge (in the extreme north-eastern corner of the borough),
 - from Devonshire Hill, especially of Alexandra Palace down Devonshire Road,
 - across the open spaces of the Cemetery (especially along the path) & Bruce Grove Park,
 - of the Spurs stadium from Bruce Castle Park & down Church Road,
 - along Park Lane; of and past the stadium and of unfolding vistas beyond, including of the railway level crossing and park beyond.
- Open spaces of the west of variable quality, sense of enclosure; some edges strong eg Bruce Castle Park, others very weak eg some sides of Cemetery.
- Disconnect between Lee Valley Park & neighbouring built up areas which are cut off from and turn their backs on the park; particularly because the railway & dual carriageway form a formidable barrier.

North Tottenham / Northumberland Park

character typologies



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scale 1:15,000 @A3

February 2015

North Tottenham / Northumberland Park



Character types

Within North Tottenham & Northumberland Park there is an extraordinarily diverse number of distinct character areas, including:

1. Historic High Road (mainly the High Road but also a short part of White Hart Lane), with a continuously built up frontage, richly diverse, fine grained, including burgage plots, commercial and residential terraces, and grand houses.
2. Villas & Townhouses; a scattered "residue" along major east west routes particularly the three leading to Northumberland Park.
3. Urban Terraces; particularly a large area to the south-east of the neighbourhood, along with just to the west and south-east of the railway through White Hart Lane
4. Suburban Housing; a large area to the west containing both local authority and private inter-war suburban housing, plus a smaller but significant area to the north-east of the neighbourhood & a couple of smaller infills.
5. Small Parades and various Civic and Institutional groups scattered amongst both of the above.
6. Industrial and Business, particularly Fine Grain Industry which covers a large amount of the north-east of this neighbourhood as well as areas to the north-west, and some areas of Big Box and Infrastructure there and to the far west of the neighbourhood.
7. Significant areas of Green Space, particularly the Natural/Semi-Natural Lee Valley park, the Cemetery, five areas of Allotments, two for Outdoor Sports and 3 smaller Parks or Amenity Greenspaces; generally these are to the east and west of the neighbourhood; the centre, along the spine of the High Road has few green spaces that show up on the neighbourhood scale, but is well provided for with smaller green spaces.

North Tottenham / Northumberland Park

SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

Good

- Urban terraces provide a strong urban structure in a somewhat spatially disjointed neighbourhood
- Proximity to Lea Valley Park - a unique wetland ecosystem, but currently underutilised
- High Road - strong urban spine, good quality buildings with a great diversity of activities and uses reflecting the local communities
- Mix and variety of uses and buildings across large parts of the neighbourhood. Very architecturally diverse
- Spurs Stadium is an important local landmark and community asset
- Park Lane has a local "villagey" high street character with some interesting shops
- Garden City housing to the west of the neighbourhood - Devonshire Hill area
- Cemetery, especially paths through, routes to Bruce Castle
- Cultural diversity - rich mix of communities, seen in the look and function of buildings, shops and businesses
- Houses prices are relatively more affordable compared to other areas of the borough

Bad

- Car dominated area around Great Cambridge Road with poor PTAL
- Large monolithic blocks, particularly 1960's council estates
- Poor local connectivity - particularly north-south through some of the larger housing estates
- Industrial estates, railway line and dual carriageway cut Lea Valley off from hinterland
- Existing housing stock includes a lot of poor quality/condition
- Big sheds of industrial businesses - no architectural or urban design quality

Constraints

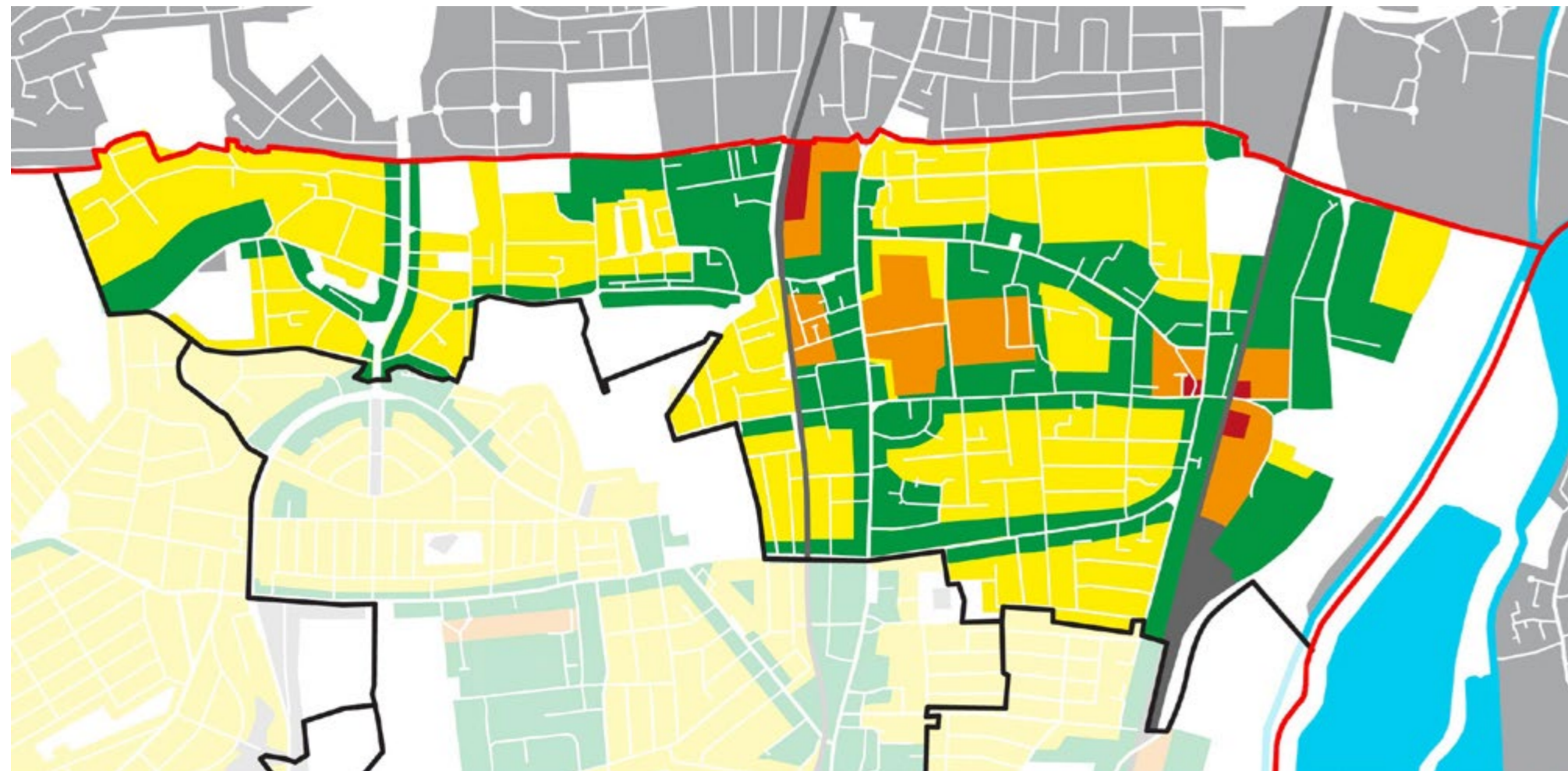
- Possibly some contaminated land in former/current industrial areas
- Low lying land subject to flood risk
- Need to protect heritage, historic buildings and plot layouts, scale and rhythm along High Road
- Railway lines and dual carriageways provide a constraint to achieving better connectivity and walkability
- Low density housing and low PTAL in areas especially to west and parts of the far east

Opportunities

- Re-establish Northumberland Park as the Grand Avenue, lined by grand Villa style buildings
- Sensitive backland development in some of the interwar housing blocks - these should be sensitive to surrounding housing
- Re-use, re-purpose and adapt existing building stock rather than demolish and rebuild - in order to retain layers of history and the mixed urban character
- Lower land values can allow for new creative ways to develop housing and other uses, including meanwhile uses
- Lower-rise, family housing types in more remote areas as a balance to the higher density, mid to high rise housing blocks in the more central areas
- Park Lane / Church Road as a green link pedestrian and cycle friendly route
- Existing industrial areas can be intensified and densified to encourage more jobs, with the careful and creative introduction of other uses
- Park Lane - historic route and important east-west connection should be carefully enhanced

North Tottenham / Northumberland Park

building height recommendations



BUILDING HEIGHT RANGES LEGEND

-  0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
-  12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
-  21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
-  39 metres - approx. 11 plus storeys - high rise buildings

please note: approx. number of storeys reflects modern residential storey heights. Number of stories often varies according to age, type and use of building

North Tottenham / Northumberland Park

- It is recognised in the Local Plan Strategic Policies that although only Haringey Heartlands / Wood Green and Tottenham Hale are currently considered suitable locations for tall buildings, this Urban Characterisation Study will contribute, along with Area Action Plan(s), to a reassessment including consideration of which additional areas (if any) might be suitable.
- One primary reason why North Tottenham / Northumberland Park is not currently considered suitable for tall buildings is that its public transport connections are poor; however significant improvements to both rail services, bringing a regular “turn up and go” service similar to tube and overground lines, are being implemented shortly. Therefore it is reasonable to reconsider whether the urban character of the areas close to these stations could accommodate high rise buildings once the transport improvements are available.
- The sensitive heritage asset of the High Road continues to make it unsuitable for buildings that would be out of character; a prevailing maximum height of 3-4 storeys with perhaps one or two recessed additional floors, should be followed in any new build sites, whilst care to protect, repair and reinstate existing 3-4 storey terraces should be taken.
- The sole slight exception could be around the Spurs Stadium, where the existing stadium is equivalent to 7-8 storeys in height; it is expected a new stadium of equivalent or slightly higher height and associated development can be accommodated, and it is possible that as part of an agreed masterplan a similar height could be matched on development immediately to the east of the stadium, in the heart of the city block, and a similar distance from the High Road to the west, directly opposite the stadium. Care should particularly be taken though not to harm the character of Park Lane and Church Road.
- The railway tracks immediately beside White Hart Lane station could provide an opportunity for the masterplan to continue heights in the 6-11 storey range, although this should drop to respect the much lower heights, finer grain, modest scale and heritage assets along White Hart Lane, this could possibly rise again along the railway edge, stepping up so that the tower at Brook House punctuates a progressively rising row. However it would be vital that a clear distinction be visible between the higher development and retained existing / sensitive infill building heights along the High Road, by dropping before rising gradually in height.
- There could also be a case for a masterplan to suggest maintaining the existing mid to high rise in any redevelopment at the very northern end of the High Road, where the Brook House development has created a precedent and the existing council housing to the east side and those to the north across the border in Enfield, despite not creating a good urban environments at present, could form a gateway between the two boroughs, physically separated from the distinct town centres of North Tottenham and Upper Edmonton. However there may be a concern with public transport accessibility.
- Generally in the whole of the area to the west of the railway, the area south of the Church Road / Park Lane axis and the north eastern (mostly industrial) corner of this neighbourhood, there is not a case for proposed building heights rising above the 3-6 storey range, and in many places the 1-3 storey height of existing development should not be exceeded. These are areas of finer grain, quiet streets, much lower transport accessibility, and of prevailing lower density family housing, meeting a significant need.
- However there may be a case as part of an agreed masterplan for the area around Northumberland Park station to be significantly redeveloped at higher heights than generally found at present, excepting the currently overscaled high rise blocks of the Northumberland park estate. A point cluster of high rise (11-22 storey) might be acceptable on the north side of Park Lane west of its crossroads with Willoughby Lane, where Northumberland Park also meets, stepping down rapidly to 6-11 and then 3-6 storeys to the north and west, with another pair of point clusters on the east side of the tracks either side of Garman Road / Marsh Lane, again stepping down rapidly, to prevailing maxima in the 3-6 storey range along the Lee Valley Park edge.



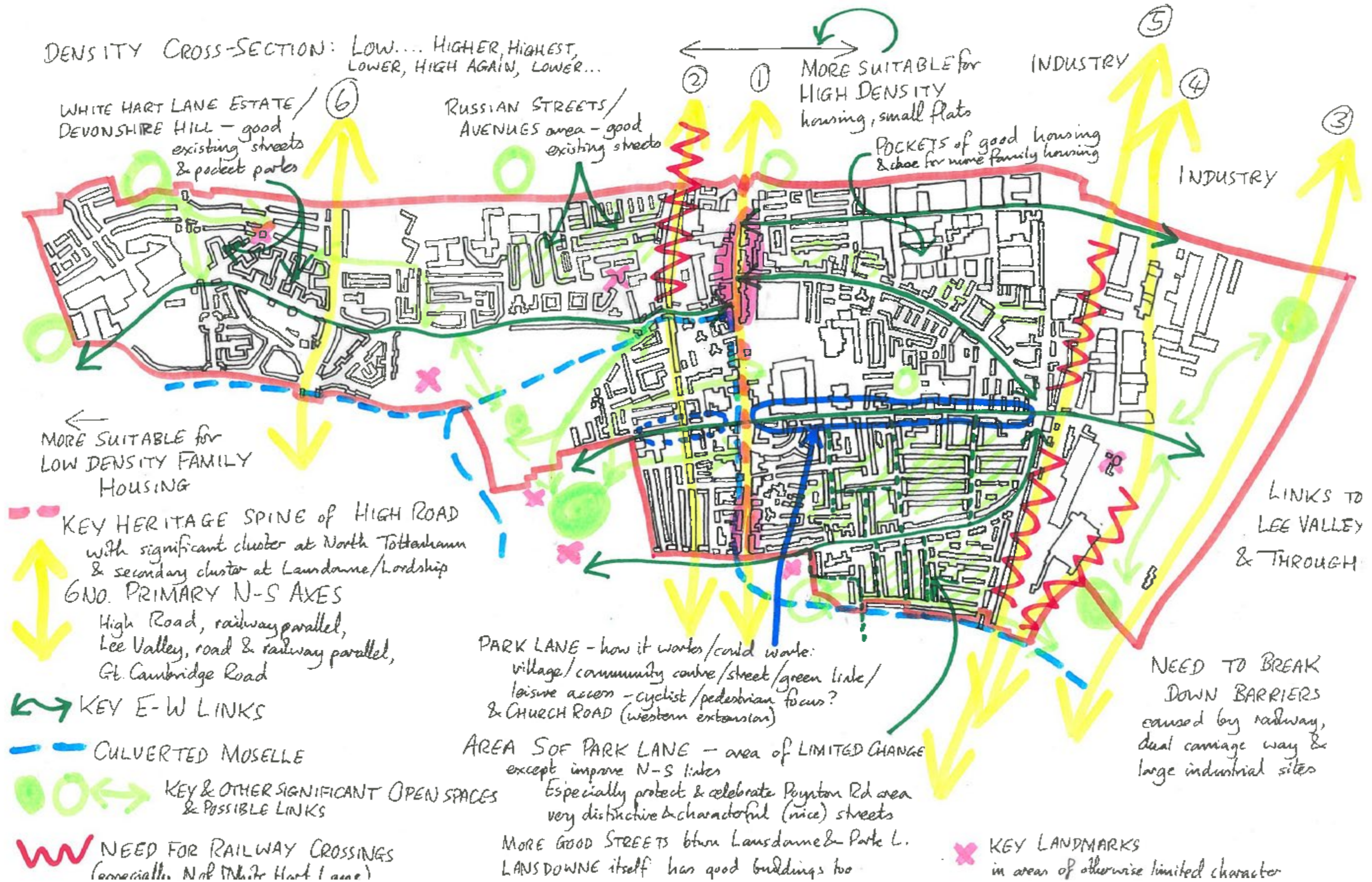
North Tottenham / Northumberland Park

opportunities and place principles

The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving liveability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

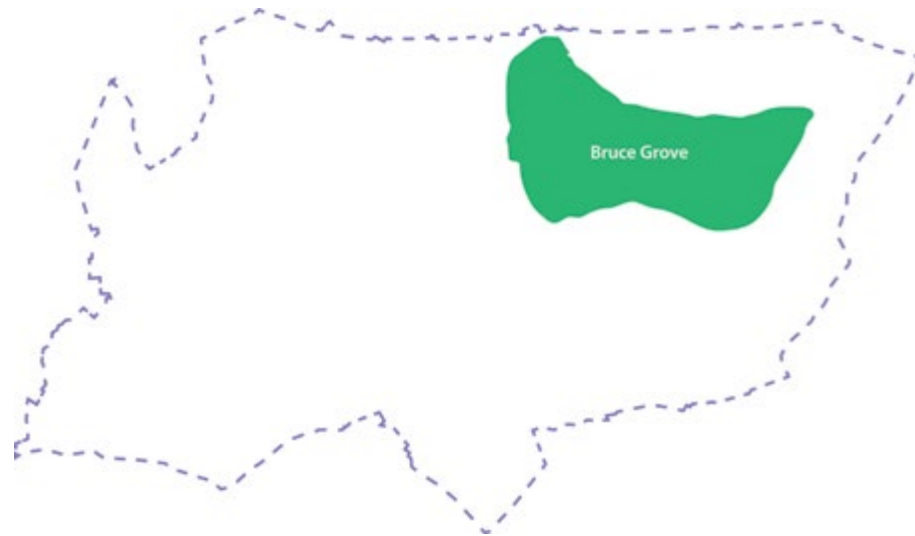
- Primary North-South Axes – High Road, Enfield Town line, Lee Valley line, Watermead Way, Great Cambridge Road
- Density Cross Section
- Key East – West Links – Lansdowne Road/Lordship Lane, Park Lane/Church Road, Northumberland Park/White Hart Lane
- Culverted Moselle
- Rediscover, emphasis, improve and upgrade routes to existing Open Spaces
- need for east-west crossings of the great barriers formed by the railways & dual carriageways
- Park Lane – how it works now & could work even better as a community / village high street, a green link (pedestrian / cycle friendly route) & leisure axis (extensions west & east)
- Housing – areas where flats, high density, small units more suitable (close to High Road & stations) & areas where lower rise, lower density family housing more suitable (hinterland)
- Area of Limited Change – south of Park Lane / Church Road and west of Enfield Town railway, but improve links especially north-south, setting of parks.
- Russian Streets & Selby; a questionable area for which ideas needed; not suitable for higher density development though.
- Places with particular distinctiveness that deserve being protected & celebrated:
 - Willoughby Road, just north of Northumberland Park
 - Marsh lane Pumping Station
 - Poynton Road area south of Lansdowne Road
 - Pembury Road area north-west of High Road/Lordship Lane
 - Allington & Trafalgar Avenue in the Russian Streets area
 - White Hart Lane/Devonshire Hill; garden city estate & village green

North Tottenham / Northumberland Park



Bruce Grove

neighbourhood character summary



Location

The neighbourhood of Bruce Grove lies to the centre - east of the borough, centred on a busy local town centre on Tottenham High Road at its junction with Bruce Grove and beside Bruce Grove station. The High Road itself, running north-south, and Bruce Grove

The neighbourhood for the purpose of the Characterisation Study extends into the hinterland of this local centre north and south along Tottenham High Road until the influence of other centres predominates. The High Road continues to the north from the Lordship Lane & Lansdowne Road crossroads into North Tottenham and south from the high Cross Monument just north of The Green into the Seven Sisters characterisation study neighbourhood.

East of the High Road, the residential hinterland rapidly becomes streets we have put in the Tottenham Hale and Northumberland Park (part of North Tottenham) areas, where the influence of the Lee Valley and their two stations become more significant. But to the west and north-west of the High Road this neighbourhood extends much further into the hinterland, caused by the significance of Bruce Grove turning off the High Road and running north-west to Bruce castle, where it meets Lordship Lane which becomes a significant east-west artery, and The Roundway, which connects to Great Cambridge Road and carries the A10 trunk road out of London to Cambridge and the north. This area extends into a deep residential hinterland before the influences of North Tottenham, Wood Green and Green Lanes begin to compete, to the north, north west and south west.

Typology – topography and microclimate

The wider physical context of Bruce Grove is that it sits in the low lying and generally fairly flat river valley of the River Lee, flowing south from the Chiltern Hills some 30 miles to the north to join the tidal River Thames some 10 miles to the south. Within the Lee Valley, Bruce Grove sits on a modest hill on the edge of the Lee floodplain to its east, between the slight valleys of the River Moselle to the north and Stationers Brook to the south.

In detail topographically, the heart of Bruce Grove is a hillside of this hill. The hill top, at the north-west corner of Downhills Park (hence the hill could be called Down Hill) is at the western border of this neighbourhood; to the south the hill slopes gently past Philip Lane into our Seven Sisters neighbourhood, to the north the hill drops steeply to the course of the Moselle River; the neighbourhood continues north to include the flat land between the Moselle and its tributary, the Little Moselle Brook, which forms part of our border with North Tottenham neighbourhood and ; to the west this level area borders our Green Lanes and Seven Sisters neighbourhoods.

From its hill top, Down Hill continues as a gently descending ridge eastwards, curving to turn northwards in the centre of this neighbourhood, before passing into North Tottenham. The east of the neighbourhood is therefore the eastern slopes descending into a dip around the junction of Bruce Grove with the High Road, where the land levels out into the Lee Valley floodplain. There are signs of a small stream once having emerged on the lower slopes, crossed the High Road at St Loy's or Forster Road, probably continuing east along the curving back gardens along Tamar Way between Scales Road and Chesnut Road, joining one of the many distributaries of the Moselle in the floodplain; however this will mostly be in our Tottenham Hale neighbourhood. To the south east the land rises to a slight ridge again, where the junction of the High Road with Monument Way is marked by the originally medieval High Cross Monument.

The geology of the floodplain is Bagshot Formation sands and clays; the rest of this neighbourhood being Claygate Member, London clay.

Bruce Grove

Overall neighbourhood character

Overlaying the natural landscape is an almost completely built up urban layer; the only unbuilt land being public parks and a handful of tiny pockets of undeveloped land.

The principal spine of the area is The High Road itself, with its parallel railway. This forms the main transport corridor and the town centre, with a busy retail high street and the probably peak of density and intensity. This is to the east of the study area, which only extends a short distance into the hinterland of residential streets to its east. The core of the neighbourhood is the junction where Bruce Grove turns off the High Road at 45° to run as a straight avenue to Bruce Castle. The railway that runs parallel to and just to the west of the High Road marks a strong boundary between the commercial High Road and residential hinterland.

At both the northern and southern ends the High Road leaves this area at noticeable gateways where architecture and urban design define the transition. At the northern end the cross roads where Lordship Lane and Lansdowne Road meet the High Road, defined by the Carpet Right (originally Co-op) store & the 639 Enterprise Centre (originally gas company). To the south the High Road rises to, on the brow of the hill, its junction with Monument Way, marked by the High Cross Monument.

West of the railway the neighbourhood is dominated by terraced streets. Bruce Grove has a strong north-westerly form as a grand avenue approach to the Castle; in front of this it meets Lordship Lane which forms a major east-west spine. Terraced streets run perpendicular off Bruce Grove but one or two blocks in twist to north-south or east west, or terminate in culs-de-sac. The majority of the residential streets run roughly perpendicular to Lordship Lane or Phillip Lane to the north or south, and are lined with 2 storey terraced houses, however despite the loose grid, connections are often convoluted.

Lordship Lane and the drop in the land on the “far” north-western side of Down Hill form the last major divisions in the neighbourhood. South of Lordship Lane the land falls steeply on the north-west slope of the hill; this land was undeveloped until the 1960s, when the high rise, large block, deck access, precast concrete system built Broadwater Farm estate was built over the culverted Moselle. Further smaller estates and a large school campus were filled in up to 1930s “ribbon development housing terraces along Lordship Lane. West of this is one of the two large parks at the edge of this neighbourhood; Lordship Recreation Ground (or “Rec”) that here forms a natural settlement boundary.

The other large park is Bruce Castle Park, around the Castle, and this forms part of the northern boundary. West of the Castle, The Roundway forms a major loop off Lordship Lane. Between these are 2 major early public housing estates; first Peabody Cottages, then Tower Gardens. The latter, in distinctive and in a well considered Arts and crafts style, form an extensive garden city style area of low rise, low density family housing, extending into our Wood Green and North Tottenham neighbourhoods to the west and north.



▲ A mental map/sketch of the area highlighting distinctive elements, spatial structure and relationship to the High Road.

Bruce Grove

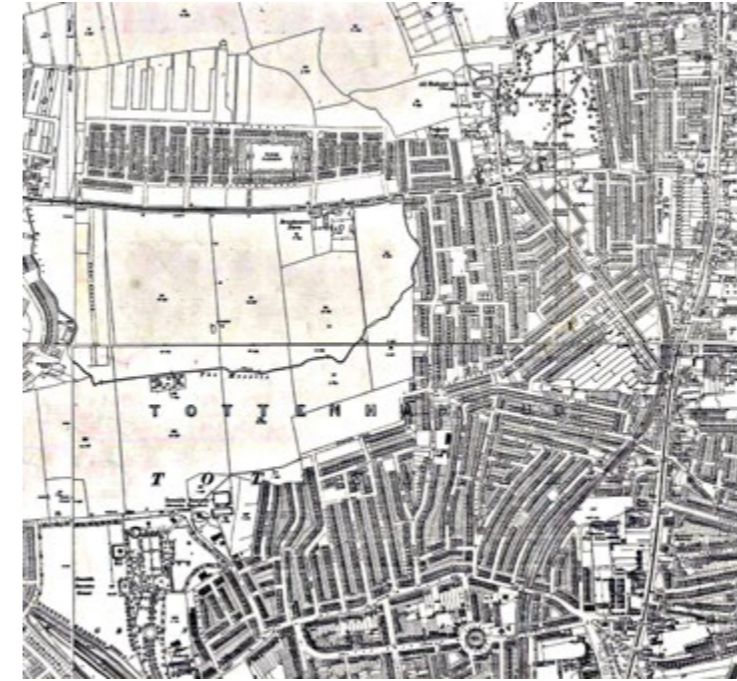
historic settlement pattern



1860s



1896



1916



1935

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Timeline of key events/changes

1500	mid/late 18C	1872	1887	1890-1906	1898	1905-7	1967-73	2011
Roman road, Ermine Street built	Bruce Grove grand avenue, houses, mostly pairs, built towards the southern end	Enfield line & Bruce Grove station opened 1872	Church of St Mary the Virgin, Lansdowne Road,	River Moselle Culverted from Lordship Lane to Carbuncle Passage	London County Council starts construction of the Tower Gardens Estate, - construction continues into the 1930s (see North Tottenham)	Peabody Trust constructs of their estate of cottages in Tottenham	Construction of the Broadwater Farm Estate of 1063 dwellings in blocks all above ground, linked by walkways.	Riots following the killing of Mark Duggan, Broadwater Farm resident

Bruce Grove

- Roman road – Ermine Street, laid across River Lee terraces; one of the few clear farmed areas in the otherwise dense forests north of London. Route is now the High Road and/or Love Lane.
- King Henry VIII Visits Bruce Castle & hunts in Tottenham Wood (present house dates from c1600 with additions 1684 & late c18, tower c16, park walls c17)
- High Road spine; burgage plots, fine grain, wealth of historic buildings, near continuous active frontage.
- Originally Medieval Lordship Lane to west heading to Parish Church & manor (Bruce Castle) and beyond to Wood Green, in contrast Scotland Green; narrow lane originally beside Moselle.
- Bruce Grove turned from a private drive to the Castle into a grand avenue, grand houses, mostly pairs, built towards the southern end; all survive today
- 18th century grand houses along High Road & particularly Bruce Grove; 1 days ride from London.
- Railway parallel to High Road lead to rash of intense terrace suburban development for workers taking 1d “workers trains”, interspersed with industry, replacing villas or their functions.
- Victorian philanthropy – Drapers’ (originally Sailmakers’) Alms-houses, St Mary the Virgin C of E Church, Lansdowne Road funded by Marlborough College, opened to be a mission to rapidly increasing population of Tottenham
- Ideal “cottage” & “garden city” public housing on then open land north of Lordship Lane.
- London County Council starts construction of the Tower Gardens Estate, following the “garden suburb” principles of the Arts & Crafts movement under the architecture team headed by W. E. Riley, on land donated by Samuel Montagu – construction continues into the 1930s (see North Tottenham)
- Construction of the Broadwater Farm Estate of 1063 dwellings in blocks all above ground, linked by walkways. These and other design faults, as well as lack of community facilities mean by 1976 50% of tenants refuse offers of accommodation there, but from 1981, changes spearheaded by residents including removal of walkways and insertion of new businesses, community centres and murals turn the estate around.



Tottenham High Road, late 19c



Bruce Grove Station & High Road Bruce Grove junction



Prefabs on St Loys Road N17 (now fire station), c1950



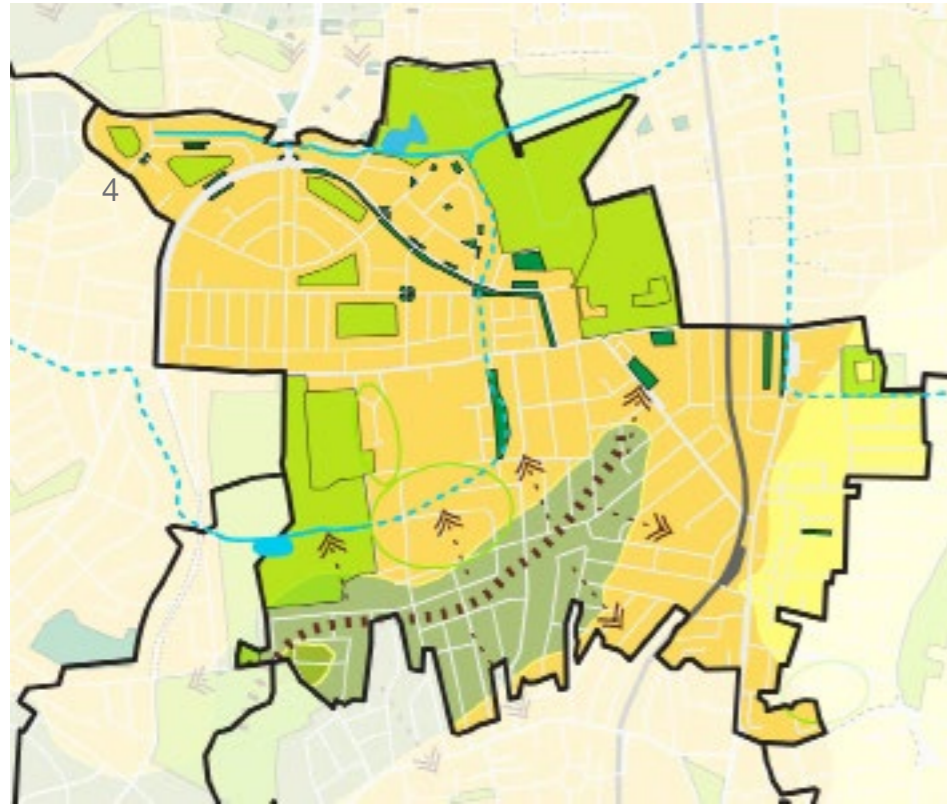
Broadwaters Farm Dairy, Lordship Lane c1902



Canadian Rink & Tottenham Palace Theatre, High Road early 20c

Bruce Grove

physical character



Legend - Natural landscape

-  Contour gradient (see page XX)
-  Green urban areas
-  Street trees (consistently planted)
-  Open space as part of Estate
-  Street network

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Landscape

- Lee Valley –the open areas of which are far to the east of this neighbourhood; here the flat lands are filled with terraced housing and estates.
- The built up heart of the High Road corridor, natural landscape hidden, but level (gently sloping to east and rising to the south), with a distinct dip around St Loy’s and Forster Road.
- The ridge of Down Hill at south-western end of this neighbourhood; dropping and extending in a north-easterly arc to around Bruce Castle; with a particularly steep north-eastern slope, views, & two larger open/green spaces, including those just outside of this neighbourhood.
- The Moselle in an identifiable valley, partly uncovered in Lordship Rec and again in Tottenham Cemetery, as well as the Little Moselle in a shallower valley along the north-western edge.
- Flat or gently rising land north & west of the Moselle

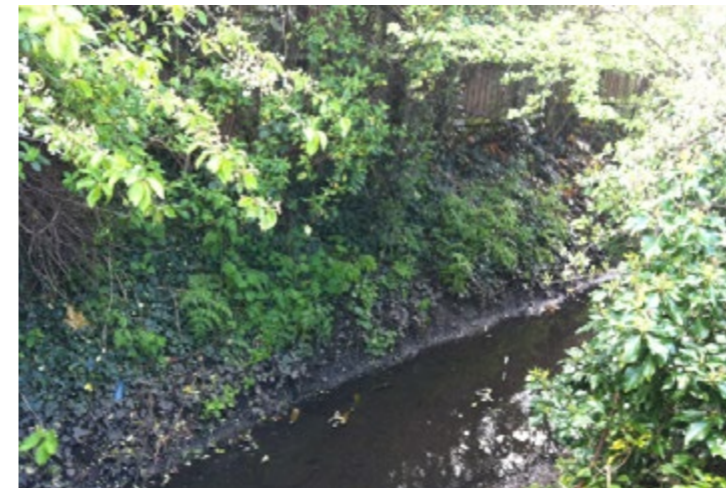
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The wooded Tottenham Cemetery & grounds to the neighbouring mortuary



Looking north, down the hill, up Tottenham High Road from the High Cross Monument

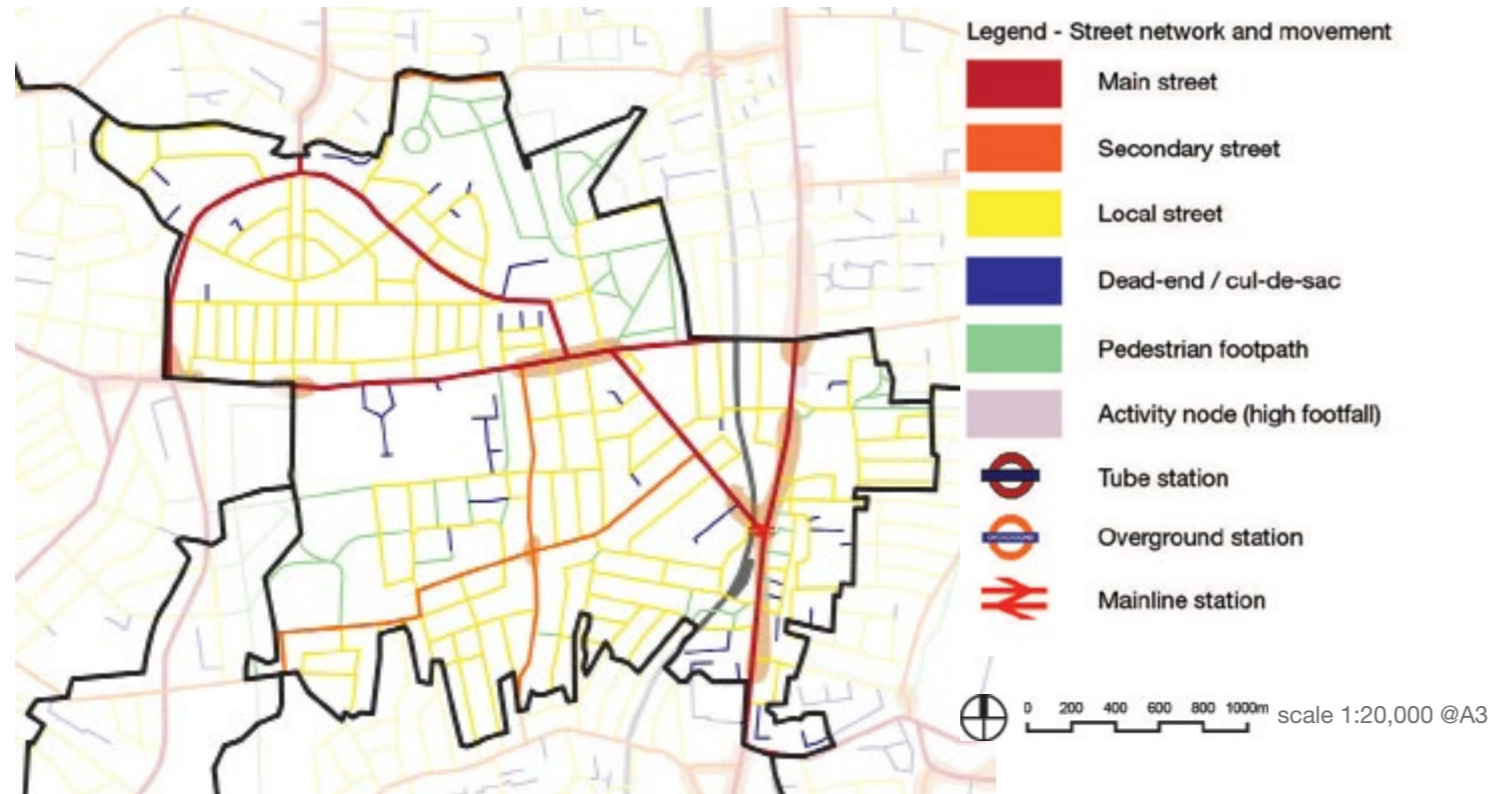


Little Moselle



Tottenham churchyard

Bruce Grove



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Street pattern and movement

- There are no tube or overground lines or stations within or close to the Bruce Grove neighbourhood; public transport users have to rely on infrequent timetabled rail services at Bruce Grove station or frequent but slow bus services.
- The primary spine is the High Road, a strong north south route, with frequent busses, busy with traffic but also a pleasant pedestrian environment, bustling with activity & distinct zones.
- Parallel spine of railway; some east-west severance but frequent bridges.
- Perpendicular spine of Lordship Lane running west to Wood Green from the High Road at a cross roads (with Lansdowne Rd continuing the spine east) at the north-eastern edge of the area.
- Slicing at 45° the spine of Bruce Grove.
- Great Cambridge Road and the Roundway; very busy inter-war dual carriageways connecting to North Circular & M25 & taking A10 London-Cambridge trunk road; severance, despite footbridges & crossings, unpleasant environment, except undualled part of Roundway Eastern Arm, some busses.
- Local roads generally form an irregular north-south/east-west grid, with several points where footpaths connect otherwise separated blocks of streets.
- Paths through & along edge of Bruce Castle Park & Tottenham Cemetery & particularly pedestrian/cycle friendly local streets north-east of this area & through Lordship Rec & Downhills Park south-east of this area.
- Scotland Green; footpath continuing as Carbuncle Passage east to the Lee; over culverted Moselle.
- Lanes, alleyways and paths from east side of High Road to parallel Stoneleigh Road.



The traffic and community heart of the area, Bruce Grove Station and the railway crossing over A10 Bruce Grove just as it meets the High Road



Lordship Lane, running west between Tower Gardens (right) and Lordship Rec (behind houses on left)

Bruce Grove

physical character



Legend - Urban morphology

- Solid mass of buildings (figure)
- Non built up area (open void)

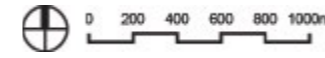


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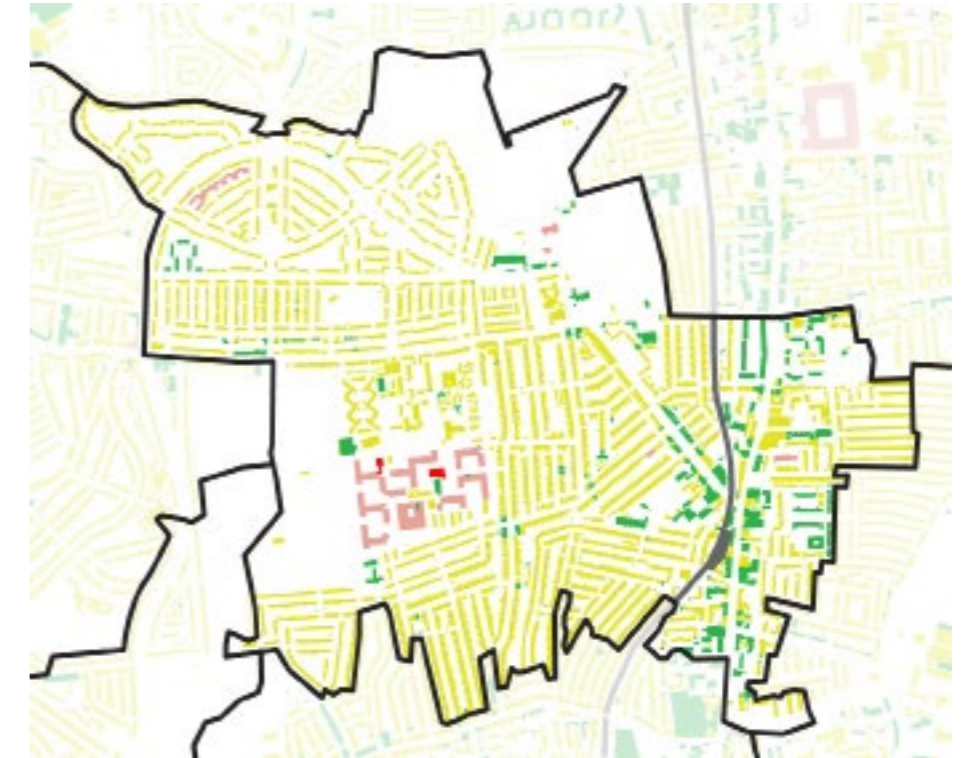


Legend - Building footprint size

- Small footprint 0sqm - 299sqm (fine grain)
- Medium footprint 300sqm - 599sqm (medium grain)
- Large footprint 600sqm - 1000sqm + (coarse grain)

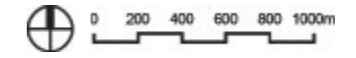


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Legend - Existing building heights

- 0-12 metres - low rise
- 12-21 metres - mid rise
- 21-39 metres - mid to high rise
- 39 metres plus - high rise



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The High Road towards its northern end becomes less enclosed, as the buildings become lower and set back from the pavement, and the road and pavements become wider.



The sharp contrast between 2 storey terraced houses and mega structures of the high rise Broadwater Farm estate.



Reynardson Court - mid-rise apartment buildings

Bruce Grove

Urban form

- Primary spine of the High Road, strong north south route, richly varied and bustling with activity, with 4 distinct zones and 5 gateways between and at either end of the area:
 - Northern gateway formed by cross roads where Lordship Lane & Lansdowne Road meet High Road forms a distinctive gateway; two buildings on northern corners (North-east & north-west, i.e. North Tottenham side), no. 638, the Carpet Right (originally Co-Op) store & no. 638 (Enterprise Centre, originally gas company) give the High Road from this point a much grander, more civic feel. The south east corner has a more modest building that nevertheless responds to the corner; the former Red Lion, now a home furnishings shop, whilst the south west corner is empty;
 - so the area to the south of the cross roads, the start of this study area, the High Road lacks enclosure as post war council estates on both sides are set back behind landscaped margins; on the east side, Rheola Close contains one surviving Victorian villa suggesting this was always the case;
 - Scotland Green marks the transition of the High Road to a more active and enclosed frontage, but it is still wide and low rise on both sides. The road of Scotland Green, which enters the High Road at a Y-junction with the former Blue School, now a pub, in the island, forms an attractive pedestrian friendly short street running off to the east, into Harington Park & the residential streets to the east; see below. Scotland Green follows the course of the culverted River Moselle, which has until now been running under the High Road.
 - Just south of Scotland Green sense of enclosure to the High Road diminishes, with a pair of grand 18th century villas beyond long front gardens on the west and the low rise, set back Aldi supermarket and Fitness First gymnasium.
 - The street gets busier and closes in gradually as it continues south, with single and two storey retail blocks on both sides, before the prominent 3 / 4 storey buildings of Windsor Terrace (east side) & the decorative Barclays Bank building opposite signal the beginning of the most intense and vibrant section of the whole High Road and the heart of Bruce Grove Town Centre.
 - The Police Station (east side) and former Tottenham Palace Theatre (now a church), form monumental gateways to the southern end of the busy shopping section of the High Road.

Chesnut Road is also an important side road east from this point, running in a straight line to Tottenham Hale.

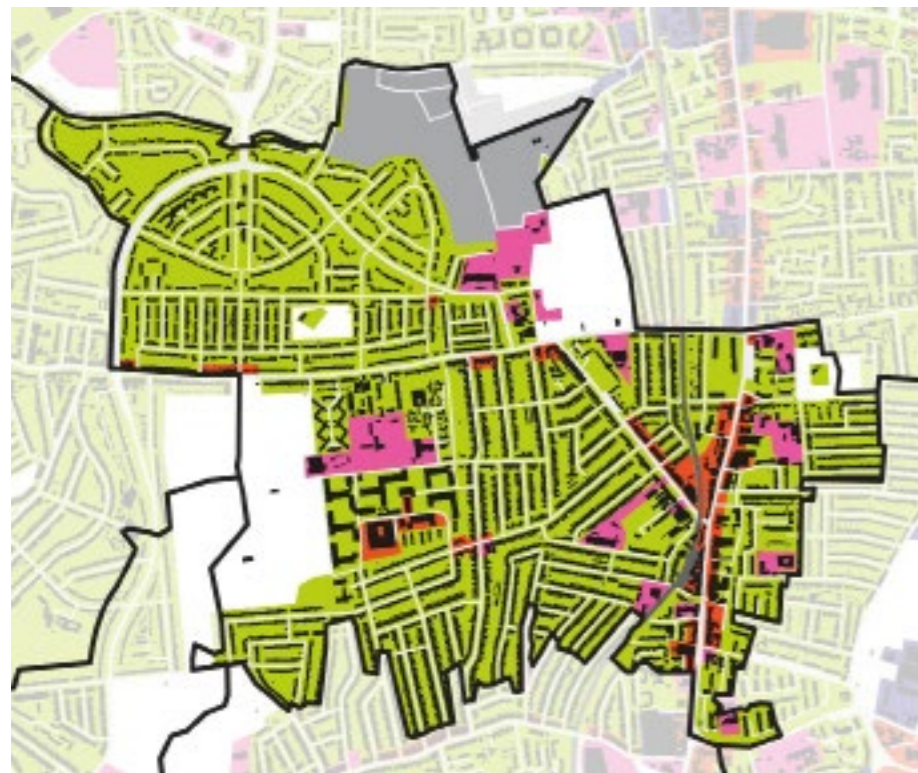
- The southern section of the High Road in this area opens out again, with buildings such as Reynardson's Court and no. 399-401 (the former British Legion Club, now Tottenham Chances) behind front gardens and with a linear park on the eastern side up to the corner of Monument Way. The street also rises to the south.
- The High Cross Monument forms the Southern gateway to the area, the point where Monument Way, the main road to branch to the east off the High Road turns and where the road transitions to the Tottenham Green area of Seven Sisters.
- Bruce Grove forms the other major spine of the area, but of a different character; a straight ceremonial avenue fronted by larger 18th or early 19th century villas, smaller late 19th century villas and the almshouses all set back behind front gardens. The shops on the eastern side from the former cinema at the southern end to the Draper's Almshouses, are built up to pavement edge, but this is not such a busy retail frontage.
- East of the High Road side roads and small alleyways lead into servant spaces to the town centre, as well as several schools serving the residential streets beyond; these are a mixture of late 19th century 2 storey terraces and inter-war or post-war 3-6 storey council housing; described more in the chapter on the Tottenham Hale area. Where there is space on the west side up to the railway, form and character is similar.
- Residential streets either side of Bruce Grove are consistently dominated by 2 storey terraces, mostly from the late 19th or very early 20th centuries, with very short front gardens and bay windows (often called "Bylaw Housing"), often with current of former corner shops on corners. The street pattern twists away from the south-east to north-west alignment of Bruce Grove to an east-west/north-south alignment. Whilst most streets connect, there are several places where they don't or only do via footpaths (such as from Forest Gardens to Newlyn Road and Sperling Road to Napier Road), as though plots were developed piecemeal. To the west this gradually becomes of a more suburban character, as later housing are shorter terraces or semi-detached, set in larger gardens.
- Urban form changes sharply where this area meets the Broadwater Farm Estate of flatted housing in large concrete mega-structures, in sharp contrast to the lower rise finer grained housing to its south and east. They sit amidst expanses of

tarmac and mown grass landscaping, often raised on columns over a continuous ground level parking plane. The transition is eased somewhat with a few short terraces of low rise 1980s housing to the east and south, whilst to the north the estate is bounded by lower rise post war courtyard estates and a large education campus, but the estate fronts up to the edge of the large park that is Lordship Rec to its west as a monumental frontage.

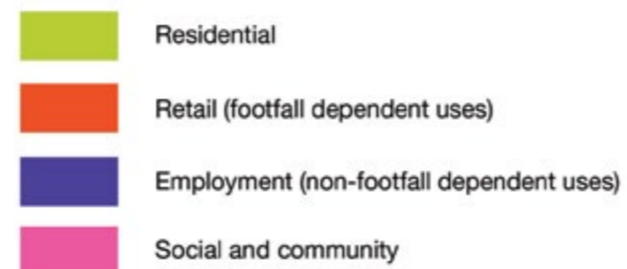
- The low rise post war courtyard and cul-de-sac estates and institutional buildings that separate and cut off Broadwater Farm from Lordship Lane to its north themselves back onto a line of almost continuous inter-war 2 storey suburban terraced ribbon development along the south side of Lordship Lane, extending westwards where Lordship Rec is hidden behind, except for at its single gateway.
- By contrast the northern side of Lordship Lane is very different. East of The Roundway it is dominated by Bruce Castle, the medieval / Jacobean mansion sitting in parkland to its east and north. The west side has Church Lane close to it, with some interesting villas and finishing at the Parish Church. The high, ancient, brick walls to the park significantly contribute to enclosure of both roads.
- West of The Roundway, the Peabody Cottages Estate and oldest parts of the Tower Gardens Estate are 2 storey terraces of cottage or Arts and Crafts style houses. Tower Gardens is particularly distinguished by carefully designed corners and junctions; the estate extends to the north into "looser" more suburban inter-war short terraces on a more curving street pattern, extending north and west of The Roundway into the neighbouring North Tottenham and Wood Green areas.


Bruce Grove

socio-economic and cultural character



Legend - Use and function



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Use and function

- This area is overwhelmingly residential, but of contrasting qualities, densities & types;
 - some housing in form of flats along and close to the High Road and Bruce Grove, with closely packed terraces (often converted to flats and HMOs) off it,
 - lower density generally further away to north and west dropping in density to semi-detached or more typically houses in short terraces,
 - with the major contrasting higher rise residential, including some mixed use, in and around Broadwater Farm.
- A fairly significant amount of retail & other town centre type uses, focussed on the High Road and lower end of Bruce Grove.
- A significant concentration of community / institutional uses on the north side of Broadwater Farm, around Bruce Castle / Tottenham Parish Church and scattered just off the High Road.



A multitude of different busy shops at the heart of the High Road

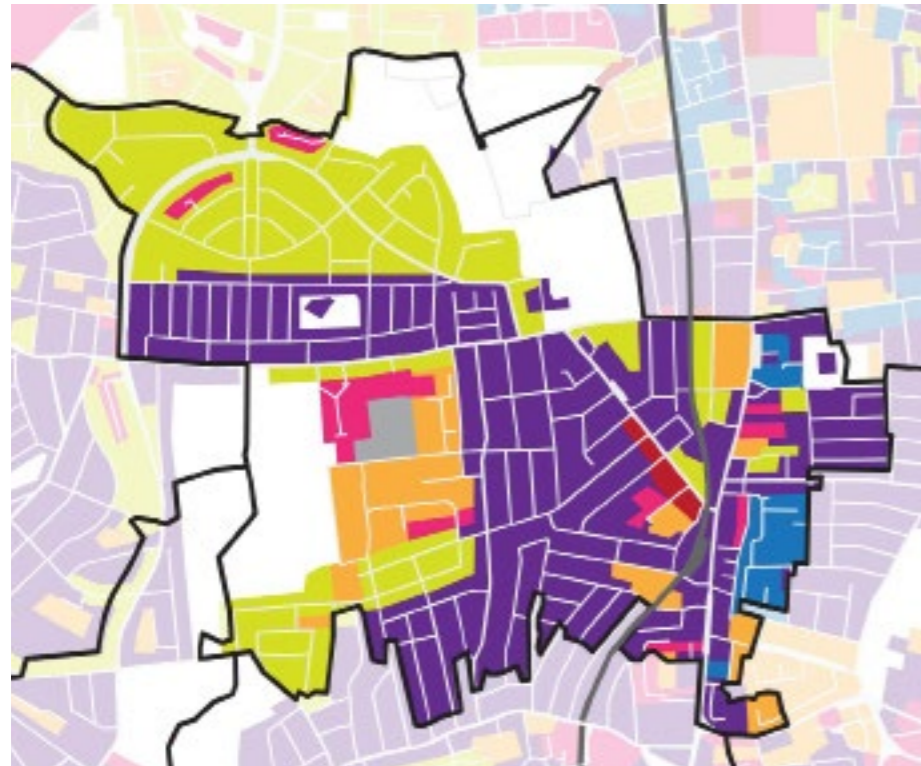


Entrance to the health centre, part of the "campus" of community uses between Broadwater Farm and Lordship Lane

Community / activity

- Both the High Road and Bruce Grove are of a predominantly commercial character; lively, their pavements are always busy, but there are few non commercial community establishments. However they both possess several pubs, bars, cafes, restaurants and social clubs, with a particular cluster of social clubs in listed Georgian villas on Bruce Grove; these formerly included clubs of all the main political parties although those surviving are now apolitical. The former British legion Club on the High Road is also notable, and continues as Tottenham Chances, a youth focussed arts centre and club also housing a number of charities.
- Public Houses include a cluster of three on Scotland Green (north of the town centre) and three on or just off the High Road in the town centre, including The Beehive, a Grade II Listed "Tudorbethan" building on Stoneleigh Road. There are also several cafes, restaurants and fast food takeaways in the town centre.
- Bruce Castle and the neighbouring Parish Church represents the historic "seat of power" for medieval Tottenham; the church and neighbouring former vicarage (now a nursery school) and former park keeper's cottage (now the Haringey & Enfield Public Mortuary) continue to be a centre for community functions, whilst Bruce Castle is a prominent museum in a large public park.
- There is a significant "campus" of community buildings immediately north of the Broadwater farm Estate, including the Community Centre, Sure Start Centre and new Integrated Learning Campus for three primary schools; adjoining to the north is Lordship Lane Primary Care Health Centre but this is only accessed from an alleyway off Lordship Lane to the north.
- Other primary schools are scattered around the residential hinterlands of the area, often at the back of main road commercial frontage, but looking towards residential streets.

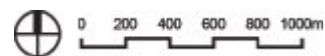
Bruce Grove



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Legend - Heritage and cultural

- Georgian and earlier - pre 1840s
- Victorian / Edwardian 1840 - 1910s
- Interwar 1918 - 1945
- Postwar regeneration 1945 - 1965
- Sixties and seventies 1965-1979
- Modern 1980 - 2010s



scale 1:20,000 @A3



Detail of (& am more recent extension to) no. 7 Bruce Grove, late 18th century semi-detached villa, home of Luke Howard,, "Namer of Clouds"

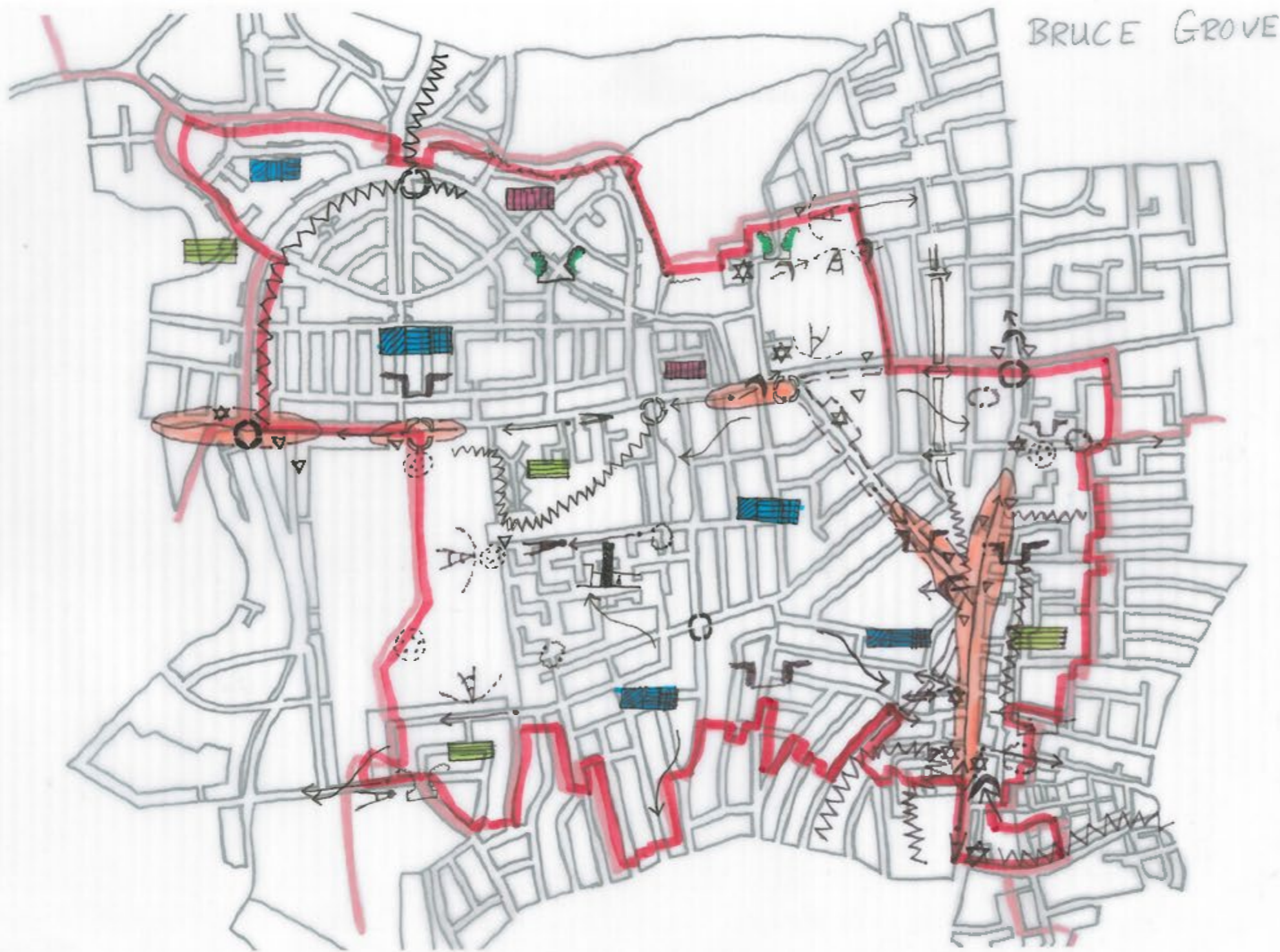


Typical Arts & Crafts style house in the Tower Gardens LCC estate & conservation area

Heritage and culture

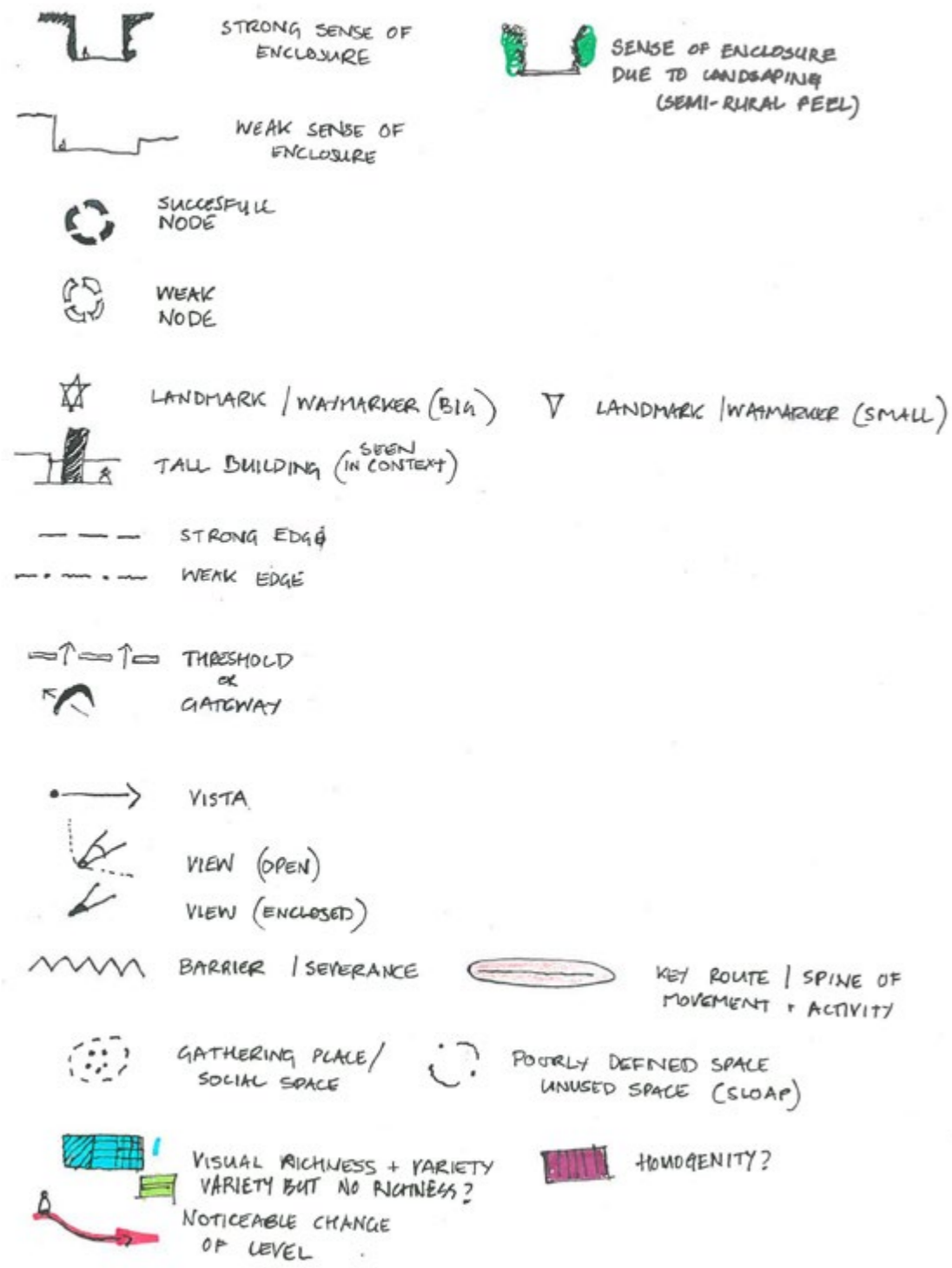
- High Road - Dominant heritage concentration along High Road; mostly in the Bruce Grove CA, adopted 1991 continuous corridor of Conservation Areas THRHC, appraisal adopted 2008, contains many statutorily listed buildings, several grade II*, including .
- As well as being a major heritage asset / cluster, primary retail frontage of busy & vibrant town centre.
- Bruce Grove – 2nd concentration; laid out in 17th century, first developed from end 18th century with grand villas & terraces, continuous survive along SW side from nos. 1 – 12, opposite is interwar; listed WCs, locally listed former cinema, then towards top end Skinners’ (formerly Sailmakers’) Almshouses (terrace along frontage & into large grass lawned quadrangle with chapel at centre of long side facing the road. Remainder retail frontage along NW side, residential SE side.
- Bruce Castle – 3rd major concentration of heritage is around the old manorial centre of Tottenham at south-western border of this neighbourhood; Bruce Castle itself & its park, lane the Parish Church & churchyard, Tottenham Cemetery (just over border & effectively an extension of churchyard, including many historic graves including architect William Butterfield & war memorial/ war cemetery, cemetery structures including bridges, chapels & mortuary, cemetery cottages & neighbouring cluster of older houses including almshouses & others on Beaufoy Road, Antwerp Arms PH (also a registered Asset of Community Value)
- Peabody Cottages & Tower Gardens Estates – two major Conservation Areas of consistently designed estates in different interpretations of a
- Down Hill – hinterland of residential streets.
- Broadwater Farm – 1960s estate, more recent community buildings & “campus” of grouped nursery & primary schools

Bruce Grove



Bruce Grove

visual and experiential character



View of Alexandra Palace from Lordship Lane



View of Alexandra Palace from Broadwater Farm

Visual and experiential

- Spine of the High Road contains richer and more varied character & is more densely built up.
- Bruce Grove also forms a strong spine but of a more consistent character.
- Hinterland of variable quality & character from highly ordered to highly disordered.
- Key Views and Vistas;
 - up and down the High Road, especially from the High Cross Monument and the stretch of the High Road running north from there, looking north;
 - east of the High Road down particularly Chesnut Road towards Tottenham Lane, as well as down Scotland Green looking towards the Lee Valley;
 - along Bruce Grove, which rises then dips, so the view unfolds as you progress along it in either direction;
 - views along Lordship Lane, especially the views of Alexandra Palace at a number of points and the unfolding view;
 - there are also important views of Alexandra Palace from Adams Road in Broadwater Farm, across Lordship Rec and from Downhills Park Road;
 - across the wide open spaces of Lordship Rec, especially from the entrances on Lordship Lane, Higham Road and Downhills Way (to the west),
 - views across Bruce Castle Park especially from beside the Castle and from the northern side;
 - there are also views of North Tottenham and especially of the Spurs Stadium from Church Road on the north side of the park.
- Bridges under the railway form or mark important gateways or thresholds, particularly between the busy town centre around the High Road and the quieter residential streets. The bridge over the very bottom of Bruce Grove forms a particularly dramatic gateway.
- Open spaces of variable quality, sense of enclosure; some edges strong eg Bruce Castle Park, others very weak eg some sides of Lordship Rec.

Bruce Grove

character typologies



- Centre**
 - High Road / High Street (1.1)
 - Nuclea centre (1.2)
 - Small local parade (1.3)
 - Retail park (1.4)
 - Edge of centre (1.5)
- Campus**
 - Large infrastructure (2.1)
 - Educational (2.2)
 - Hospital / health centre (2.3)
 - Community hall / building (2.4)
 - Religious building (2.5)
- Street layout**
 - Burgage plot / medieval (3.1)
 - Villa and townhouse (3.2)
 - Urban terrace (3.3)
 - Suburban (3.4)
 - Apartment buildings (3.5)
- Estate layout**
 - Slabs and tower blocks (3.6)
 - Open courts (3.7)
 - Cul-de-sacs (3.8)
- Industrial and business**
 - Big box (4.1)
 - Fine grain industry (yards/warehouses) (4.2)
 - Office complex (4.3)

Bruce Grove



Within Bruce Grove there several distinct character areas, including:

1. The historic High Road, with a continuously built up frontage, richly diverse, fine grained, including burgage plots, commercial and residential terraces, and grand houses.
2. Villas & Townhouses; a significant spine along Bruce Grove; first on the south-west side, then the north-east side, continuing in patches up Church Lane besides Bruce Castle, there is also a significant patch at the southern end of the High Road in this area, on both sides. Some of these have many of the characteristics of Burgage Plots.
3. Urban Terraces; much of the neighbourhood, comprising a large area to either side of Bruce Grove, extending beyond the south west of the area to Phillip Lane, the older southern half of the cottage/garden-city estates north of Lordship Lane, and east of the High Road a small part of this area extending into Tottenham Hale.
4. Suburban Housing; a large area to the north-west of inter-war suburban housing, the later continuation of the garden-city style estate, plus ribbon development on the south side of Lordship Lane and a significant area to the south-west of the neighbourhood.
5. Post War Housing; three large areas; the Broadwater Farm Estate to the west, much of the area east of the High Road & on both sides of the High Road near the northern edge of this area; also Cul-de-sacs between Broadwater Farm and Lordship Lane, Eleanor Close to the south and several backland sites within the inter-war suburbia to the north-west.
6. Small Parades and various Civic and Institutional groups scattered amongst all three of the above, including a large campus block in Broadwater Farm, separating the estate from the cul-de-sacs off Lordship Lane.
7. Significant areas of Green Space, particularly the two large parks (Lordship Rec & Bruce Castle Park) and two smaller Parks (Tower Gardens & ???); there is less open space around the spine of the High Road but there are several smaller green spaces that don't show up on the neighbourhood scale.

caption

Bruce Grove

SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion

Good

- historic environment,
- good quality housing,
- station,
- The Beehive pub,
- family housing / Victorian terrace – robust & desirable,
- Bruce Castle,
- eclectic nature of the High Road – not sterile or boring.

Bad

- perceived dirty environment on the High Road,
- anti-social behaviour / crime,
- linear town centre – not exciting,
- station access,
- car parks east of the High Road,
- poor east-west connections,
- poor visibility of landmarks , lack of signage,
- Bruce Grove Station – not a safe or pleasant space,
- lack of facilities eg cafe, hireable space, at Bruce Castle.

Constraints

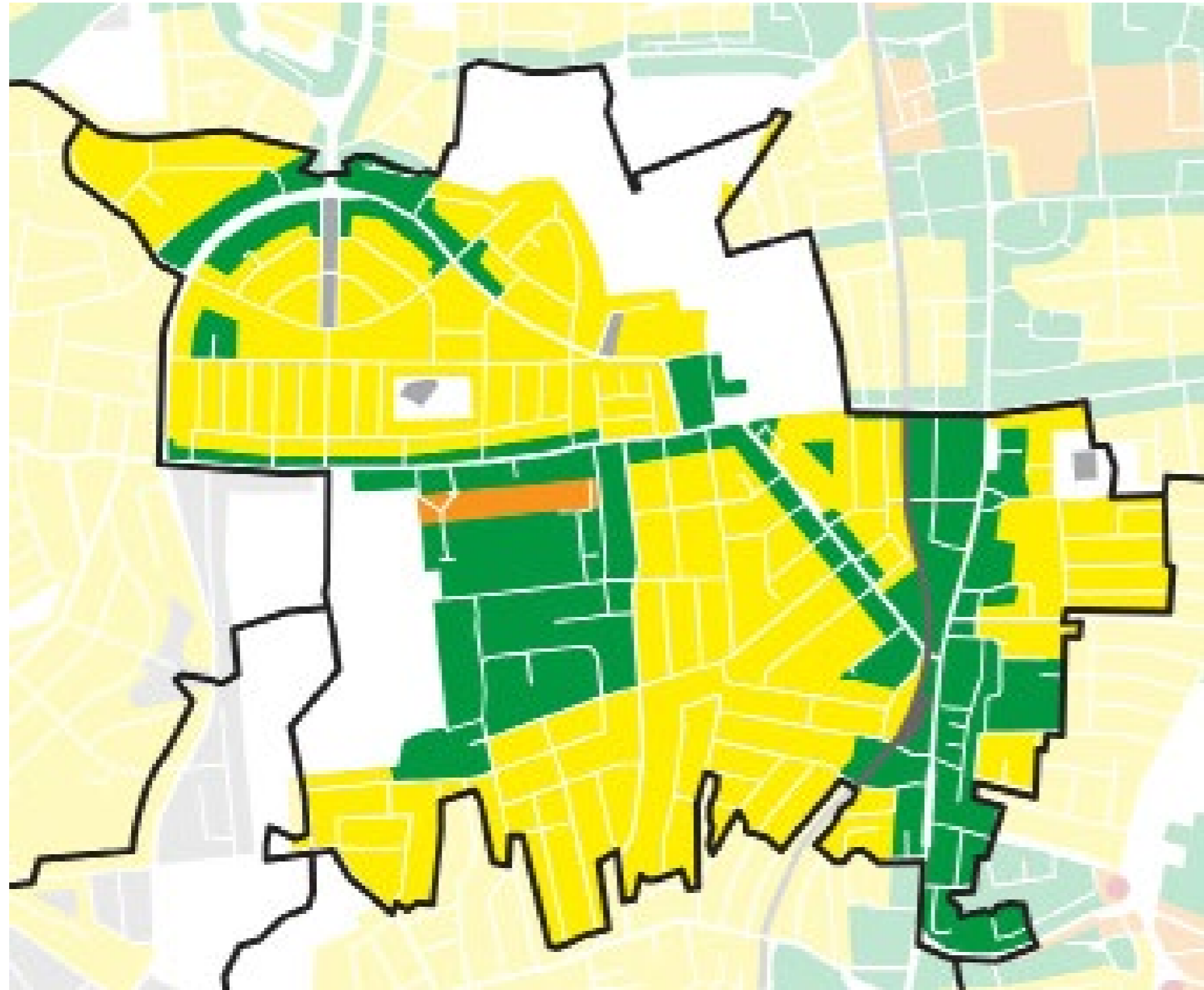
- car parking – a constraint to development & regeneration,
- access to green spaces,
- traffic.

Opportunities

- heritage led regeneration,
- desirable / good quality housing stock,
- Bruce Grove station,
- Bruce Castle,
- behind the station area – development opportunities,
- market places (existing / potential),
- Aldi and space in front of it,
- rediscover & enjoy Moselle River,
- multi-use space on under-used land,
- more exciting things just off the High Road,
- make High Road more pedestrian friendly & a 20mph zone,
- improve Bruce Grove Station & setting,
- creation of Civic Spaces, Urban Rooms and Markets.

Bruce Grove

building height recommendations



-  0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
-  12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
-  21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
-  39 metres - approx. 11 plus storeys - high rise buildings

*please note: approx. number of storeys reflects modern residential storey heights.
Number of stories often varies according to age, type and use of building*

Bruce Grove

Observations

- Broadly there is a consistency of height across this area, at two storeys, with only two or three exceptions.
- One is the Broadwater Farm Estate, which varies between six and ten storeys with two point blocks at 19 storeys. However the heights of this estate are not considered to be appropriate for their location; they contrast sharply and jarringly with the neighbouring 2 storey terraced houses south and east and 1/2 storey community buildings & housing estates north. The only site to which their height fits well with their context is west, onto the wide open space of Lordship Rec.
- The other exception is the connected set of streets forming the community core of the area; the High Road, Bruce Grove, the area around Bruce Castle and isolated spots along Lordship Lane. The main of these is Tottenham High Road. This is of varied height, with predominantly 3 and 4 storey within the town centre and occasionally to the north and south, although with some single and 2 storey freestanding units and parades. Streets, mews and alleyways immediately behind the High Road have similar or slightly lower heights.
- Bruce Grove and the area around Bruce Castle (including the Castle itself) have 3 and 4 storey buildings within them; the lower (southern) end of Bruce Grove is consistently of 3 and 4 storeys, to past The Avenue / Forest Gardens, where it drops to 2 (including the Draper's Almshouses). The buildings at the junction with Lordship Lane, and the Castle itself opposite, rise to 3 again (the latter with towers of 4 storeys). The Parish Church at the top of Church lane is equivalent of 3 storeys with a 5 storey tower.
- Except for at the junction with Bruce Grove, in front of Bruce Castle, the prevailing height in Lordship Lane matches or goes only slightly above the 2 storey height datum of residential streets surrounding it. The buildings of the Tower Gardens Estate fronting Lordship Lane are slightly higher s storeys than those in the side streets, with prominent dormer windows in their roofs. On the south side there are some 3 storey terraces with retail (or former retail) ground floors near the Newlyn, Broadwater and Mount Pleasant Road junctions and at the Lido Square development (with 4 storey corner towers).
- Otherwise only one or two very occasional 3 story blocks with

retail ground floors, such as at the junction of The Avenue and Mount Pleasant Road or local monuments such as schools and churches at three storeys exceed the 2 storey datum

- Current policy would not regard any places within this neighbourhood as suitable for high rise development, defined as over 10 storeys of significantly taller than the prevailing surrounding context

Recommendations

- It is recognised in the Local Plan Strategic Policies that although only Haringey Heartlands / Wood Green and Tottenham Hale are currently considered suitable locations for tall buildings, this Urban Characterisation Study will contribute, along with Area Action Plan(s), to a reassessment including consideration of which additional areas (if any) might be suitable.
- One primary reason why Bruce Grove is not currently considered suitable for tall buildings it that its public transport connections are poor; however significant improvements to rail services, bringing a regular “turn up and go” service similar to tube and overground lines, are being implemented shortly. Therefore it is reasonable to reconsider whether the urban character of at least the areas close to the station could accommodate higher rise buildings once the transport improvements are available.
- The sensitive heritage asset of the High Road continues to make it unsuitable for buildings that would be out of character; a prevailing maximum height of 3 storeys with a recessed additional floor, should be followed in any new build sites within the Conservation Area, whilst care to protect, repair and reinstate existing 3-4 storey terraces should be taken.
- The two points towards the northern end of the High Road (within this area); the eastern side between Reform Row and the Quaker Cemetery and on the west side from Pembury Road to Lordship Lane, and possibly any major redevelopment sites that arose on or close to the High Road or Bruce Grove, should maintain the prevailing 3 storey cornice line but could accommodate 3 or 4 additional set back floors away from their boundary, provided they were of excellent design, acted as landmarks and didn't adversely affect heritage assets or their

setting.

- It is unlikely that any major redevelopments on the north side of Lordship Lane in this area would ever be acceptable, due to the heritage designations, except between Church Road and The Roundway. However, a major development here or on the south side (excepting within the Conservation Area) could increase the height from the prevailing 2 or 3 storeys to 4 or possibly 5 (set back), provided they were not adversely affecting amenity (daylight, sunlight, privacy) of neighbouring homes. However, small piecemeal or infill developments would have to take more care to fit into the prevailing 2/3 storey heights.
- Should large development plots become available close to the south side of Lordship Lane, these could, conceivably contemplate higher heights still; 6 to 10 storeys with careful design away from lower neighbouring existing housing. However if there was the opportunity to redevelop any parts of the Broadwater Farm Estate, it is recommended that lower heights, of 3-6 storeys maximum, be achieved; to integrate it better into its surroundings.
- There are not considered to be any areas in the Bruce Grove study areas suitable for tall buildings as defined by the Local Plan Strategic Policies .

Bruce Grove

place principles

The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving liveability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

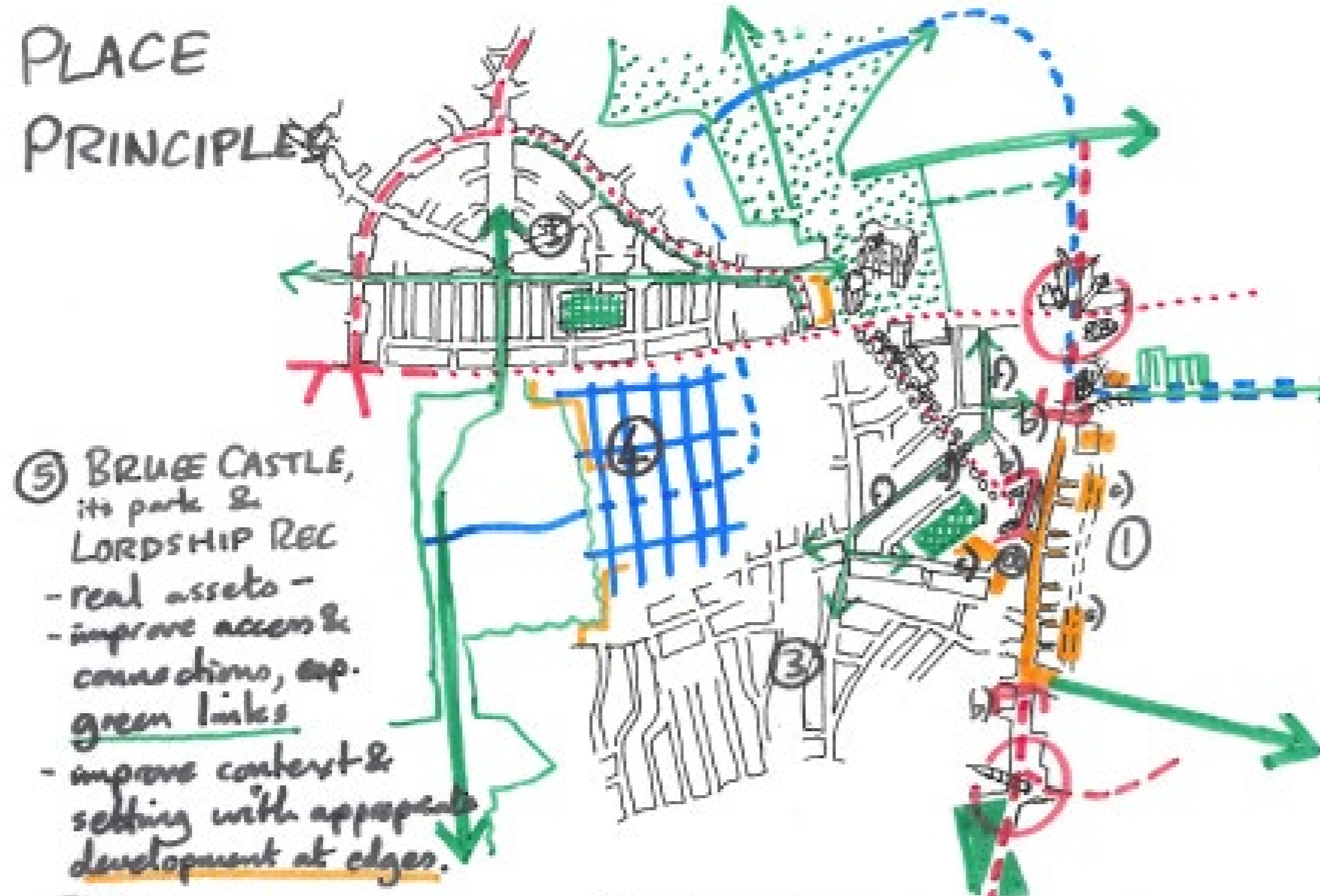
- Key spaces are streets:
 - The High Road,
 - Bruce Grove, and
 - Lordship Lane
- Reinforce the High Road as a retail centre:
 - consider strategically shrinking the protected frontage to High Road north & south
 - more likely shrink back from extended frontage up north-east side of Bruce Grove, where it runs up one side of the road only; back to at least Woodside Gardens, more likely to the former cinema building / WCs or even the railway bridge
 - encourage markets in spaces on eastern side of High Road e.g. opening bit of Chesnut Road, Stoneleigh Road carpark (in front of Beehive PH), Holcombe Road (existing stalls to be upgraded), alleyways, wide pavement in front of Aldi / Fitness First, Scotland Green.
- Improve lower end of Bruce Grove, in alternate ways to reliance on retail, inc.:
 - remaining retail frontage on Bruce Grove to concentrate on cafes / restaurants / night time economy.
 - Not just to permit conversion to / redevelopment as residential except at far end; say between Woodside or Forest Gardens and Hartham Road. If retail converted to residential important to preserve shopfronts using guidance we have prepared .
 - strengthen & increase connections to hinterland by creating new pedestrian friendly route(s) through the south-west block, ...
 - as well as improving local streets to create a pedestrian & cycle friendly route to the Downhills Park & Broadwater Farm areas to the west and a Cycle Superhighway through the area parallel to the High Road from North Tottenham to The City, as well as
 - securing additional housing and employment in restored, renovated buildings, particularly the significant Heritage Assets on the Register of Buildings At Risk,
 - securing additional housing and employment on some of the large plots behind, particularly 1-5 Bruce Grove (the south-west side) and 110-117 (north-east side)
- securing the future of & improving the setting of heritage assets particularly the listed Georgian houses and former public toilets,
- creating a new public park / recreation space behind 7-10 Bruce Grove that provides leisure & “breathing space” opportunities & secures / improves biodiversity value
- Opportunities for increasing legibility and pedestrian / cycle friendliness of network of streets west & south-west of Bruce Grove (to Philip Lane)
- Strengthen residential area for family housing (not flats HMOs).
- Particular importance of improving the area of and around Broadwater Farm – streetscapes, buildings (especially undercrofts) & connections to surrounding neighbourhoods & street network, especially to north; Lordship Lane.
- Bruce Castle; a real asset, but needs a context of better development on the block to its west, between Church Lane & The Roundway; small development
- East of High Road – become a grander form of Mews Street; some of back of high street buildings and functions are an asset, especially “The Beehive” public house & some of small shops, restaurants & workshops, but could look at more clearly defining the “parallel” street (series of streets) with better environment, public realm, active frontage, shared surface etc, to act as a back of house & delivery route but also suitable for residential front doors (& possibly as a cycle route).



Bruce Grove

place principles

BRUCE GROVE PLACE PRINCIPLES



- ⑤ BRUCE CASTLE, its park & LORDSHIP REC
- real assets -
 - improve access & connections, esp. green links
 - improve context & setting with appropriate development at edges.

- ④ BROADWATER
- seek opportunities to improve quality of housing & public realm by
- removing undercrofts & cul-de-sacs
 - improving connections to Lordship Lane & the park
 - rediscovering Maselle, improving appearance & perceptions

- ③ STRENGTHEN RESI CORE
- for family housing - protect & enhance buildings & street structure

- ① REINFORCE THE HIGH ROAD
- Core retail frontage
 - Gateways "Cafe / bar / restaurant" after beyond
 - Market spaces to east of H. Rd & W of station

- ② REINFORCE BRUCE GROVE
- transition retail towards other uses inc. IMPROVE / CHANGE RESTORE WCs & former Cinema etc
 - Market / craft / news behind station - into backlands
 - reinforce / restore grand villas
 - open up backland, create pocket parks
 - strengthen pod/cycle routes on quiet resi. streets, link hinterland