Conclusions

4

“Dull, inert cities, it is true, do contain the seeds of their own destruction and little else. But lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves.”
Jane Jacobs, The Death and Life of Great American Cities

Findings and conclusions

This study has uncovered and described a borough rich in history, architecture and diverse communities. A borough formed from a collection of distinctive settlements that have grown and changed over centuries, albeit in different ways and paces. This continues to have a real and tangible influence on the present day character of the borough, from the historic High Road in Tottenham to the popular townhouse typology found in Crouch End and Stroud Green.

In addition to the place principles set out within each neighbourhood, this section presents a number of general recommendations. These recommendations have arisen from the character surveys and urban design analysis and cover a range of topics, from density and intensification to the design of public spaces. They are not exhaustive in scope, but attempt to ensure future planning and regeneration practice embeds an understanding of urban character, local distinctiveness and placemaking.

They are aimed at all those who have a role in shaping the built environment, including; policy planners, development managers, architects, developers and local communities.

Long-term use of the study

- The study should be treated as a ‘live’ evidence base and should refreshed and updated biannually or when needs arise.
- The study should inform all future DPDs. Character workshops should be used to explore and relate the DPD objectives to our understanding of urban character.
- The study should inform guidance in any future SPDs - particularly on residential extensions and alterations.
- The study should inform future masterplanning and site design work giving context to a design proposal.
- Policy and guidance should ensure sufficient reference is given to responding to particular character typologies.
- Planning and regeneration should emphasise the importance of instilling a place based approach that recognises that every place is unique.
- The study should be used to help neighbourhood forums preparing neighbourhood plans.
- The study should be used as a reference document by development management in pre-application discussions.
- The study operates at the borough and neighbourhood scale - there will be value in zooming down to the block and street scale (1:5,000 to 1:1,000) where particular change or protection is required.
- Good and bad practice examples could be highlighted to raise the bar of design that reinforces local character. This could be a component of the Urban Design Awards and/or a key part of Design Review sessions.

For more information of how different people can use the study please see appendix vi.

Findings and conclusions

Key findings

Historical development, distinctive features and heritage
- Dense, compact, urban borough with pockets of suburban areas to west and north
- Substantial and varied Victorian/Edwardian townscape – different types, sizes and styles cheek by jowl
- Medieval origins still evident – Hornsey, Highgate, Crouch End, Tottenham (earlier Roman origins)
- Distinctive features – Ladder, Broadways, Highgate Village, Tottenham Green, White Hart Lane/North Tottenham
- Areas of significant heritage concentration – along the High Road, within historic centres, at historic estate grounds
- Distinctive landmarks; Alexandra Palace, sitting on the high point of the borough reinforces its noble qualities. Tottenham Hotspurs is another major landmark, located along the High Road.
- Distinctive local landmarks; Wood Green churches, pubs, shops, civic buildings, memorials and clocktowers
- A historic street pattern is evident across the borough, particularly the main streets and centres which have been thoroughfares and trade routes for hundreds of years.

Form and layout
- Largely low to mid rise borough (2-4 storeys) compact, medium to high density form
- Scale and massing - much of the borough has a domestic, human scale with buildings framing pubic space, creating comfortable streets and spaces.
- Majority of tall buildings are 1960-70s point block towers built as part of housing estate schemes.
- Perimeter block structure is common, with streets defining shape and size of perimeter block, buildings edge the block, fronting onto street, with the backs of buildings facing into the middle of the block. Where development has departed from this universal form, legibility and permeability has suffered e.g. a number of 1960s housing estate layouts and 1980s cul-de-sac layouts.
- Continuous and coherent roofline in many parts – particularly noticeable in the west where changes in gradients offer views along sloping streets
- There is a distinctive red brick / yellow brick divide across the borough

Natural landscape
- The borough is home to impressive landscapes, woodlands, habitats and lost waterways that have shaped the settlement pattern and buildings of the area.
- There are more large green spaces and woodland to the west – though the east has the linear Lea Valley Park (which unfortunately is difficult and uninviting to access)
- Spine of green space (running north south dividing Tottenham from Wood Green/Green Lane - Lordship Rec, Downhill Park, Chestnut Park) provide gaps in the landscape
- Parkland Walk - would have been a barrier originally (as a train line) but is now a connector/a path that is popular for walks and wildlife.
- Topography has and continues to have a major impact on the settlement pattern, layout and form of the borough – the ring of hills forming part of the Northern Heights contrasted with the river valley and open landscapes of Tottenham.

Street pattern and movement
- Importance of strong north-south High Roads as key structural spines through the borough.
- Weaker east-west connections, mainly secondary routes.
- Lost street network within many of the postwar housing estates has created poorly overlooked, ineffective and often illegible routes.
- Traffic congestion and parking - where plans have tried to accommodate parking demands - pedestrians have lost out and the public realm has suffered.
- Footpaths of Haringey are important feature- Haringey passage is particularly notable.

Urban centres
- Well defined urban centres that respond to the prevailing route structure to maximise footfall and active frontages.
- Importance of mixed use streets that often connect town centres together but are not officially ‘town centres’
- Architectural differences in our town centres - individual buildings to large Broadways - unique character derived from local population.
- Tree canopy as a lung of the borough - back gardens allow mature trees. More in the west - less in the east.

High quality residential estates
- There is a wide variety of suburban development - planned estates versus speculative development.
- A number of residential estates - Tower Gardens, Noel Park Estate, Gaskell Estate, Rookfield Estate, Campsbourne Cottages, White Hart Lane Estate, all fine examples of planned housing estates.
- Some good examples of 1960s/70s housing estates, including; Ferry Lane Estate, Kingsley Place in Highgate, Bramlea Close

Recent development
- Insensitive infill development - large scale flat developments that disrupt the fine grain of terrace streets
- Large scale new development often fails to create a successful grain or variety to an area with large, mono-style elevations
- Continued pressure for new growth and intensification is evident - some successful examples, some less so. Where well considered and as part of an integrated masterplan of an integrated masterplan, even very high density mostly flat based development can compliment the neighbourhood- for example Hale Village.
- Backland and infill development can be seen across the borough - particularly to the west where space is at a premium and value are high

Mixed use areas
- Small working communities within existing (often Victorian) residential blocks showing how working and living can be compatible side by side with good design and buffering.
- The borough is home to a number of vibrant mixed use warehouse districts - home to a variety of small scale uses, mainly workspaces, studios, manufacturing workshops and offices. These have an organic quality and bottom-up, community feel.

General recommendations

One

Distinctive and recognisable neighbourhoods

Problem / challenge
Many parts of the borough have grown from distinct settlements, eventually merging to form part of the Greater London metropolis. These intrinsic characteristics and differences still give each area a distinctive and recognisable character, e.g. Muswell Hill functions, looks and feels very different to Wood Green.

In some instances, new development has failed to recognise and respond to these 'place' differences, resorting to a 'could be anywhere' design approach. Taken cumulatively, these can weaken the local character and detract from the quality of an area. The challenge is to ensure development proposals understand the context in which they sit, reference and take cues from the surrounding forms, old and new.

Recommendations
- Neighbourhoods are the basic building block of the city, planning and regeneration policies and projects should understand and promote the 'genius loci' of each neighbourhood.
- Further spatial data and understanding is required at the street and block scale, including; density levels, active frontages, This can help inform spatial planning, masterplanning and development frameworks.
- Development proposals should seek to reinforce and interpret the character of the neighbourhood in which it's located and the nearby communities. It is recommended that this ethos is embedded into development management policy and pre-application procedures.
- This study should also help inform communities interested in preparing neighbourhood plans and pursuing 'Community Rights' powers.

Two

Better everyday design

Problem / challenge
Much of the borough is comprised of background buildings (mostly residential); low to mid rise, mixed quality, mixed ages. Designing simple, robust, elegant background buildings is vital if we are to create well designed, sustainable and resilient places.

Recommendations
There is a need to return to basic design principles and promote a focus on fostering urban qualities in our built environment:
- Variety and diversity
- Comfortable, human scale
- Compactness and sense of enclosure
- Walkable and connected
- Safe at all times of the day
- Ownership and custodianship

How we design the physical fabric has a critical role to play in achieving these qualities. It is recommended the following design aspects are embedded into Council policy and process.

- Fine urban grain - allowing for a mix of building types
- Perimeter block structure - clear distinction between private and public space.
- Relationship between building line and boundary line; use of setbacks, entrances, active uses and buffers.
- Interface between building edge and public space
- Materials and detailing, careful and selective material choice, durability and craftsmanship.

Three

A mix of robust building typologises

Problem / challenge
As the typology map demonstrates, the borough has a mix of building typologies. This mix and diversity is a strength as it provides choice and variety for people.

There are some common and popular typologies that provide high density urban living, which have lasted for decades and have been adapted, extended, subdivided. These types include; urban terraces, townhouses, villas, mansion blocks and mixed use buildings.

The challenge is to house the growing population in similarly robust, and adaptable building types that can endure over the years, and not be demolished in 30-50 years, as has been done in the past.

Recommendations
- Provide a mix of housing types to suit a wide variety of tastes, needs and budgets
- Build flats for the future, with enough communal space and places for children to play and grow up
- Focusing certain typologies in appropriate places e.g. the urban terrace or townhouse popular with families should be focused in quieter areas, perhaps with lower PTAL
- Getting the scale right - new large developments should be broke down into smaller, visually diverse and manageable buildings that collectively form a varied townscape
- New development should understand and take design cues from the regular form that makes these building types popular, including strong vertical rhythms, generous windows, robust and simple palette of materials, repeating elements (bay windows, gables) and consistency of roofline

General recommendations

Four

Intensification and densification

Problem / challenge
With an ever increasing need for new housing and jobs across the borough and the same amount of sq. m space to fit these uses in, there is a need to think creatively about intensifying existing areas/ sites. The challenge is to achieve this in a way which protects areas of consistent, well loved character and contributes to creating better places.

Recommendations
To focus new growth in clearly identified areas (Tottenham and Wood Green)- without compromising the established qualities of residential areas, which can be largely protected and enhanced. This can be achieved by smart spatial planning principles of focusing:

- Reusing brownfield sites
- Higher densities in areas where densities are low and PTALs are high
- Improve poorer quality areas as part of new development
- Provide transition areas between new high density areas and neighbouring lower density, 2 storey terrace housing areas
- Taking a creative, mixed use approach to certain areas to ensure delivery of jobs and homes

There is a inherent conflict in some areas where growth is being focused, in that these areas are also the oldest settled areas, with significant concentrations of heritage assets and archaeological value. New development should protect and respect the existing character and harmonise new building forms with this historic fabric. Once this historic fabric is lost, it is lost forever.

Long-term, there may need to be consideration of intensifying plots along main streets and secondary streets, which at present may not be optimising the use of land. This can be done on a piecemeal basis as and when the opportunity arises, but would require clear development parameters to be set, such as height, density and use.

Five

Respond to the natural landscape

Problem / challenge
The borough benefits from a rich and diverse natural landscape. Generally areas with a lack of green space or lack of good quality access to exosting green spaces are in the East of the borough and areas with a wide variety of green spaces to enjoy are to the West.

With increasing population densities, more young people and the need to promote healthy living and active lifestyles, there is a strong need to do more with less, maximising the most of our green spaces which greatly contribute to an area's character.

Recommendations

- To protect and enhance the borough's urban ecosystem - particularly back gardens, linear green spaces and water courses.
- Create connections between existing green spaces and routes, by creating green corridors, protecting existing strips, planting of street trees on key streets
- Uncover the lost waterways that characterise the borough and promote as multiuse, leisure and wildlife corridors.
- Importance of private green space, whether in the form of front and back gardens or private communal gardens. These often act as a green lung and provide a haven for wildlife as they are less intensively used.
- Seek oppurtunities to provide more public parks in areas currently deficient e.g. Seven Sisters.
- Improve access to Lea Valley Park by creating new streets and bridges.
- Plant new streets - for their important role in providing a green canopy, haven for wildlife and lung to an area.
- Historic green spaces such as the 'Commons' and 'Greens' and 'Ancient Woodlands' should continue to be protected and improved in line with their historical significance.

Six

Unprotected heritage and value of old buildings

Problem / challenge
From this study it is evident that there are unprotected heritage assets which are undervalued, poorly protected, and sometimes, being lost to demolition or insensitive redevelopment/alterations.

These buildings and spaces play an important part in establishing an areas unique character. They often provide local connections and associations between the local population and how an area has developed over the years. Where such assets have been preserved and creatively refurbished they have contributed to local regeneration, enhanced local civic pride and social cohesion.

Recommendations

- Listed buildings are duly protected under legislation but there is a need to reinforce their special protection in light of development and regeneration proposals and the principle behind reusing and retrofitting listed buildings for future generations to enjoy.
- Retain old buildings wherever possible. They provide space for lower value uses to use and thrive in, and are often home to a diversity and intensity of use not seen in modern buildings.
- Promote the community ownership of local heritage assets to ensure they are protected and used for future generations. Local communities can make unviable buildings viable by putting in volunteer time and accessing government grant networks.

General recommendations

Seven

Building heights and tall buildings

Problem / challenge
London is at risk of the growth of isolated high rise buildings, located in the wrong place, built to a poor standard with no over-arching design approach. A similar situation occurred in the 1960s-1970s as part of the construction of new housing estates. These estates often included high rise point tower blocks and were beset with design issues, and are today being regenerated as a result.

Analysis
Based on the analysis of building heights across the borough, a range of heights can be recommended.

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

Any building above 39m (approx. 11 storeys) anywhere in the borough can be deemed as a 'high rise' or 'tall' building. This definition can be helpful for looking at tall buildings across the borough. As noted previously, the vast majority of the borough's building are either 0-12m or 12-21m (low to mid rise), therefore any building above these ranges will begin to make an visual impact and be noticeable as a taller building. Therefore, a sophisticated, context based, spatial approach needs to be maintained.

It is important to consider building heights across a neighbourhood, a block and along a street not just a development site. The map opposite recommends a spatial approach, identifying areas which are most suitable for a particular building height range and in turn identifying those places where a 'high-rise' / tall building(s) would be acceptable.

Applying this range at the neighbourhood / block scale required an understanding of:

- The need to respect and respond to the existing building heights of an area, it's form and overall urban character.
- Urban design principles – such as relating heights to urban grain, public transport, street hierarchy, nodes, creation of landmarks and wider townscape considerations.
- The development / intensification potential of an area now and in the future (through an understanding of Council regeneration projects, site allocations, masterplans and briefs)

Recommendation

1. The definition of a tall building for Haringey should be:

"Any building or structure above 39m (approx 11 storeys) and/or significantly taller than their surroundings"

2. Promote and reinforce a high density, compact, mid-rise urban form as a general rule across the borough, which contributes to creating comfortable streets and spaces. High rise buildings have a role to play, when located in the right place and built to an exceptionally high design standard.

3. Building heights need to respond to the street hierarchy and centre/hinterland setting. This should follow the established principle that buildings should be taller on main streets / centres and decrease gradually as you move away into the quieter residential hinterland areas. This is a key component in creating legible neighbourhoods.

4. Consistency of building heights is an important quality – where height changes do occur on a large scale this change should occur gradually and retain consistency. With elements that are considerably taller than this consistent height they should mark something or somewhere and have a reason for being taller. These by their very nature should be few in number, which in turn reinforces their importance and value.

5. There are areas in the borough that could be intensified and benefit from an increase in building height. Many of these are along main streets, within centres, in areas of regeneration, where existing buildings may not be making the most of their location, or optimising the use of land, or appropriately enclosing space. An increase in overall building height in these areas should be welcomed.

6. Concentrate tall and taller buildings in parts of Wood Green, Finsbury Park, and Tottenham, reinforcing their strategic position and reflecting the regeneration potential.

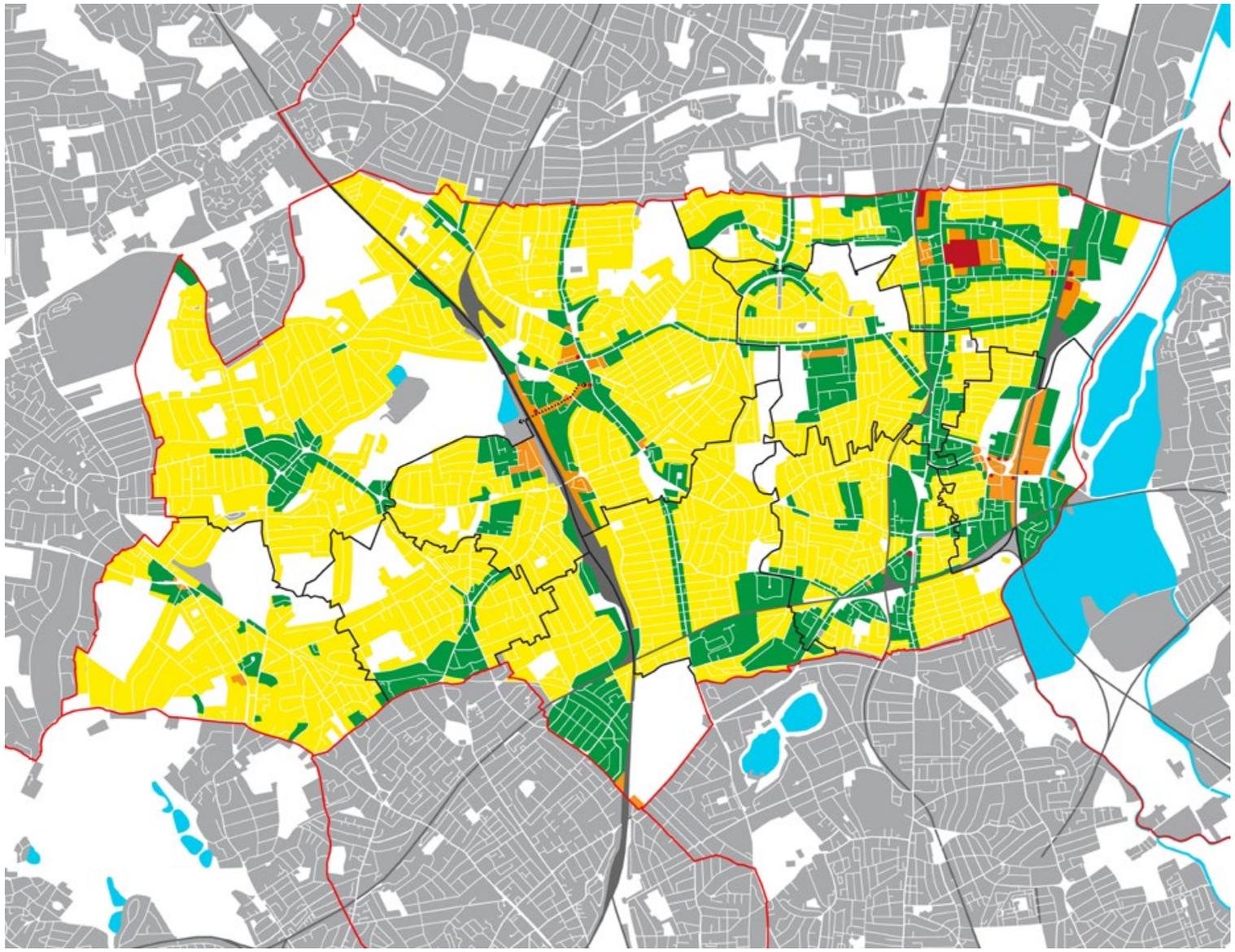
7. Where tall buildings are proposed they should have a clear hierarchy and/or have an urban design purpose i.e. mark an important junction or node, or have an important role or use e.g. civic or community. Isolated, detached tall buildings that bear no relationship to the urban form or street hierarchy have a negative impact on a neighbourhood creating a false legibility and patchwork townscape, as has been witnessed with many of the tower blocks of the 1960s.

8. Any building over 39m proposed within an area considered acceptable for tall buildings should undergo a 'tall building design review' to ensure it meets the highest design standards. This review should focus on elements specific to a tall building, such as, form and silhouette, shadowing and microclimate, groundscape and public realm.

9. In using the recommended height ranges, care should be taken to ensure the appropriate end of the range is applied in a given locale. For example, an area considered appropriate for heights between 12-21 metres (3-6 storeys) might be adjacent to two storey terrace houses. In this case, the proposed form should respect this and propose heights at the lower end of the range (3 or 4 storeys).

(These principles should be used alongside the heights map to the right)

General 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

Important note

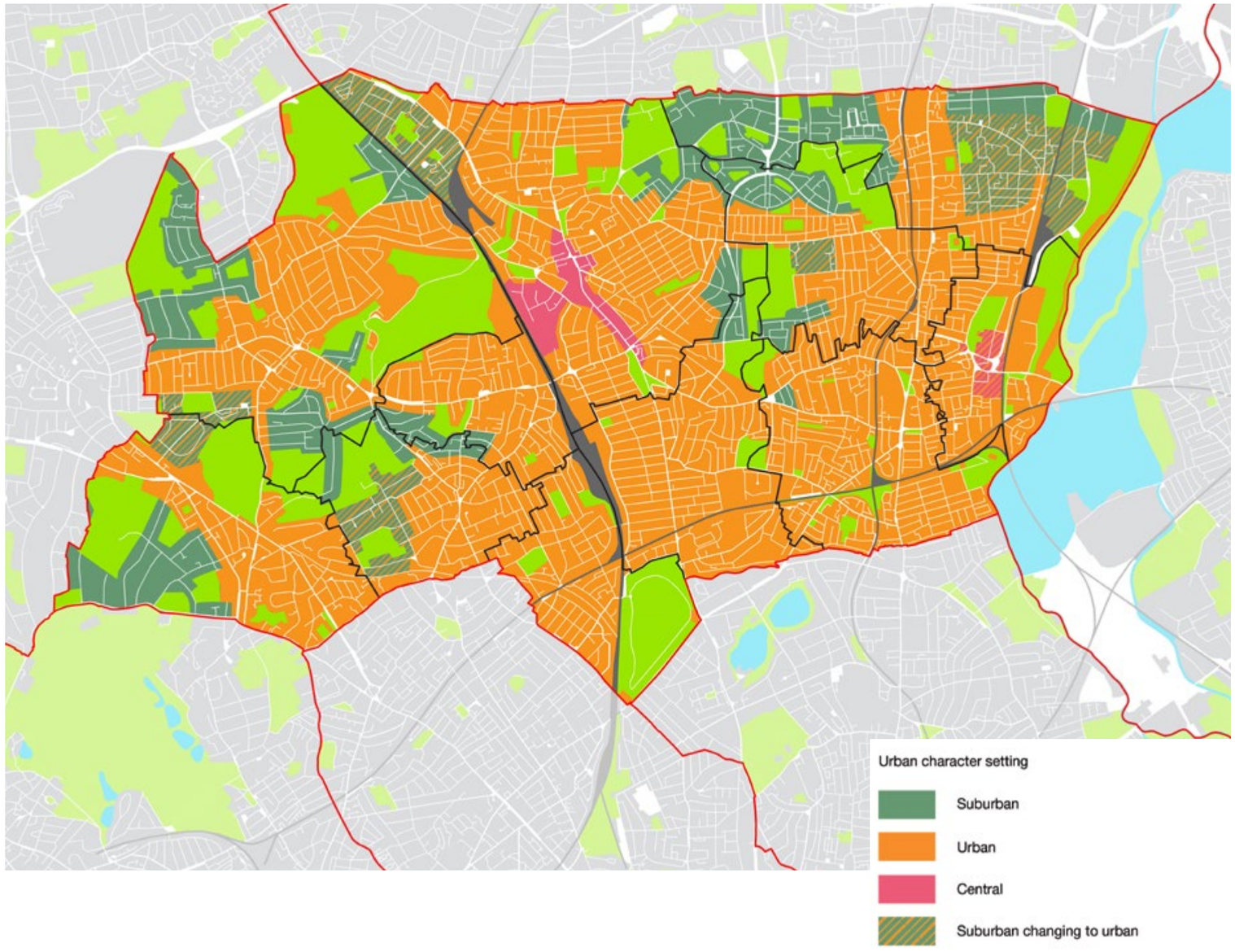
This map is not recommending the demolition or rebuilding of any particular block or area. It is only recommending a suitable height range if and when a development opportunity arose. For many parts of the borough this may never arise, and for much of the borough the recommended range is equal to the current height of existing buildings.

Please see the relevant neighbourhood section for more explanation and rationale behind the recommended building heights, including a larger map.

General recommendations

Eight

Future Character Settings



The London Plan and Mayor's Housing SPG sets out three character settings; suburban, urban and central, to help decisions on selecting appropriate density ranges in conjunction with PTAL and habitable room mix. This study has analysed the character setting across the borough and allocated one of these three settings.

The majority of the borough is considered 'urban' in character, with some suburban areas to the north and west. Wood Green is the only area considered central in character due to it being a metropolitan town centre. Some areas are currently suburban but have the potential to become more urban with intensification and development, these areas are also defined as 'suburban changing to urban'.

London Plan Density Matrix (habitable rooms and dwellings per hectare):

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	**150–200 hr/ha**	**150–250 hr/ha**	**200–350 hr/ha**
3.8–4.6 hr/unit	35–55 u/ha	35–65 u/ha	45–90 u/ha
3.1–3.7 hr/unit	40–65 u/ha	40–80 u/ha	55–115 u/ha
2.7–3.0 hr/unit	50–75 u/ha	50–95 u/ha	70–130 u/ha
Urban	**150–250 hr/ha**	**200–450 hr/ha**	**200–700 hr/ha**
3.8 –4.6 hr/unit	35–65 u/ha	45–120 u/ha	45–185 u/ha
3.1–3.7 hr/unit	40–80 u/ha	55–145 u/ha	55–225 u/ha
2.7–3.0 hr/unit	50–95 u/ha	70–170 u/ha	70–260 u/ha
Central	**150–300 hr/ha**	**300–650 hr/ha**	**650–1100 hr/ha**
3.8–4.6 hr/unit	35–80 u/ha	65–170 u/ha	140–290 u/ha
3.1–3.7 hr/unit	40–100 u/ha	80–210 u/ha	175–355 u/ha
2.7–3.0 hr/unit	50–110 u/hr	100–240 u/ha	215–405 u/ha

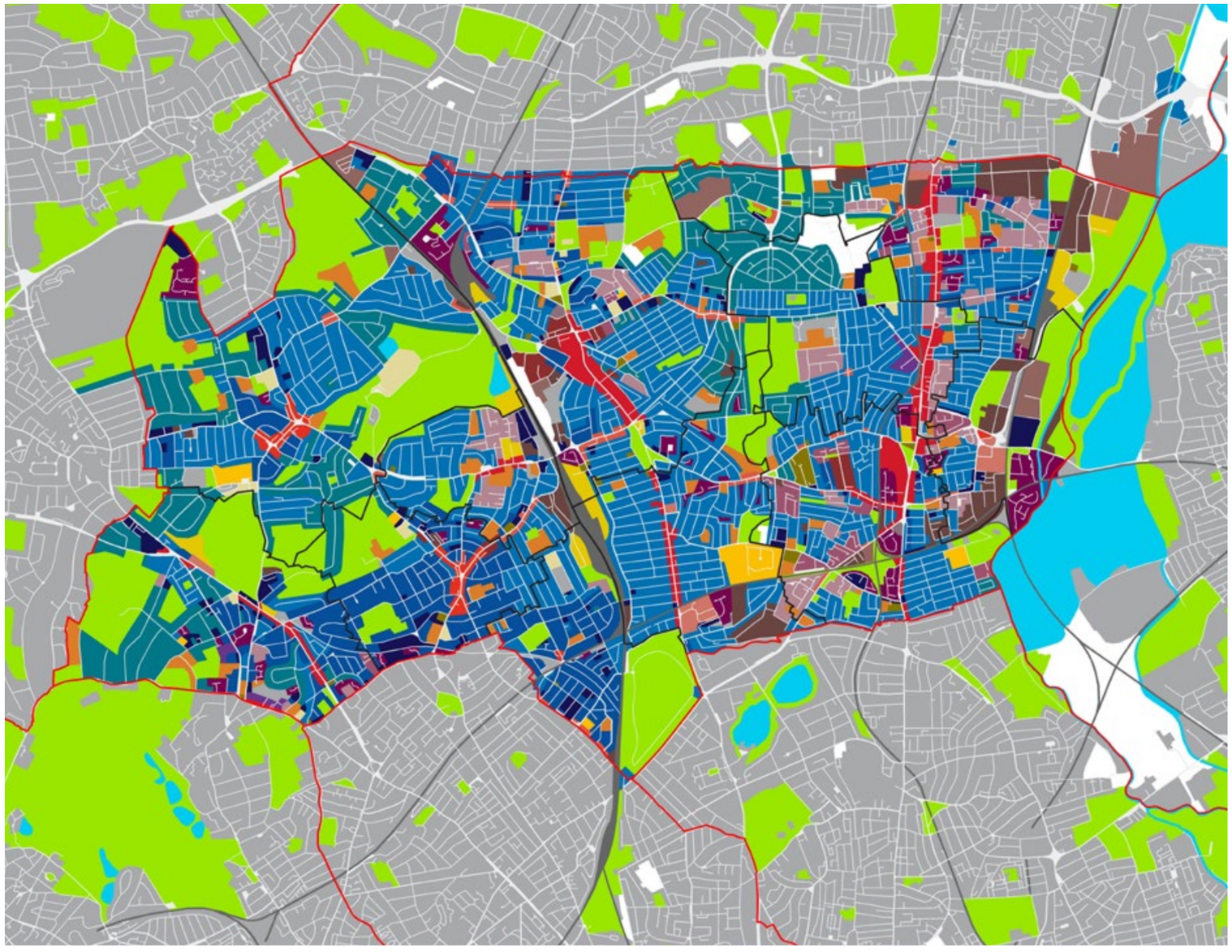
Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The setting can be defined as:

- central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre.
- urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes
- suburban – areas with predominantly lower density development such as, for example, detatched and semi-detatched houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

General recommendations

Nine

Learning from Character Typologises



The typologies identified across the borough are diverse representing the different technologies, building systems, periods, styles and designs standards available in a given place, at a given time.

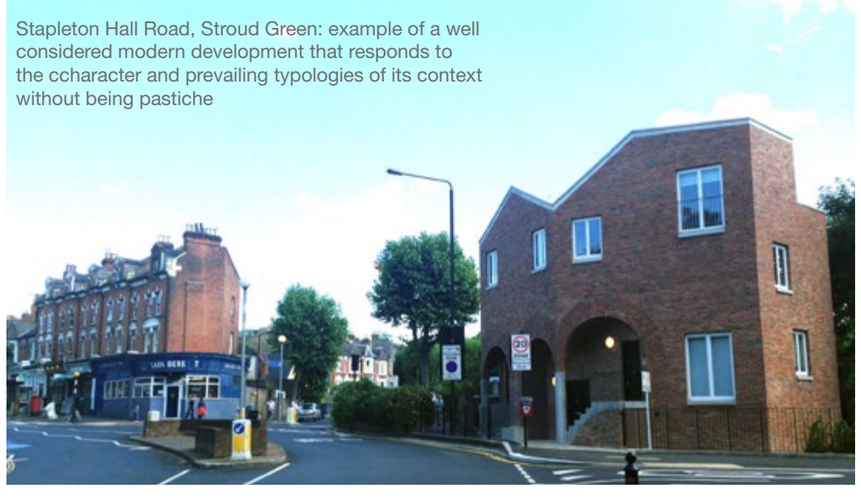
Where an area has a dominant typology it is important for new development to knit into this townscape, referencing important features, reinforcing strengths and addressing weaknesses where they exist. There are examples across the borough where this has been done successfully and not so successfully. This does not mean resorting to a ‘pastiche’ design, the best examples reference the scale, form, setback, roofline of surrounding buildings but may have a thoroughly contemporary elevation and style.

Recommendation

To draw upon the strengths and positive features of existing, popular residential typologies of urban terraces and villas and townhouses as design cues for future development:

- Street based - perimeter block structure creating clear fronts and backs
- Low to mid rise form - with small footprint giving a domestic quality
- Provide eyes and front doors onto the street - windows, balconies
- On busier roads, provide a small buffer between residential building and the street, through changes in level, front gardens, ground floor nonresidential etc.
- Rhythm and composition along a street - creating variety and richness
- High ceilings, generous internal space standards and large windows
- Access to some private outdoor space (doens’t have to be large)
- Consistency of materials and detailing (same primary material and limited, well considered palette)

Stapleton Hall Road, Stroud Green: example of a well considered modern development that responds to the ccharacter and prevailing typologies of its context without being pastiche



Views

views and vistas

There are a series of different views across the borough ranging in type and scale. The way we experience the urban environment, what we see and how it makes us feel plays an important role in our satisfaction with the built environment. Views play a key role in the visual and experiential character of an area and should be valued and protected. The views have been identified over the course of the plan making process, through officer recommendations and this Urban Character Study. These views have been classed according to type, which are set out below:

Panoramic views - many of the views originate or terminate at Alexandra Palace and have a strong relationship to the borough's topography. Panoramic views from the high ground at Alexandra Park offer an open, expansive view of central London in all its splendour. This provides an excellent place to visit and experience the landscape and buildings of London, including, Canary Wharf, cluster of tall buildings in the City and BT Tower.

Linear views - these make up the majority of views across the borough providing a clear and defined view of a building or space. These views are often framed by buildings, tree cover or a mixture of the two

Townscape views - there are a number of townscape views across and of the boroughs streets and public spaces. These views can be of a street, a grouping or terrace of buildings, of a glimpse of a corner pub within its setting of an Victorian terrace street, but all give a positive sense and appreciation of the physical fabric and how the parts can come together to form something great.

Views

Ref	Viewing place and assessment point	Type of view	Level and importance
1	Alexandra Palace - - - > Central London (City and St Paul's)	Panorama	Strategic view
2	Twyford Avenue - - - > across Fortis Mere School playing fields to Enfield	Panorama	Local view
3	Alexandra Palace - - - - > to Highgate Ridge	Panorama	Local view
4	Cranley Gardens - - - - > view along street and backdrop to West Green beyond	Linear	Local view
5	Parkland Walk, bridge over St James Lane - - - -> Crouch End valley, ridge and central London landmarks beyond	Linear	Local view
6	Archway Road north - - - - > Archway Bridge	Linear	Local view
7	Archway Road south - - - - > Archway Bridge	Linear	Local view
8	Ferme Park Road at junction of Ridge Road - - - - > Alexandra Palace	Linear	Local view
9	Ridge Road at junction of Denton Road - - - - > Alexandra Palace	Linear	Local view
10	Alexandra Park Road at junction Curzon Road and Windermere Road - - - - > to Enfield and Lea Valley	Linear	Local view
11	Alexandra Palace - - - > Broomfield Park and beyond	Panorama	Local view
12	Hampstead Lane - - - - > view along the lane and towards Highgate village – glimpses between buildings	Townscape	Local view
13	Highgate Hill - - - - > view south towards Emirates and Central London	Linear	Local view
14	Alexandra Palace - - - - > Crouch End Ridge line	Panorama	Local view
15	Station Road, New Southgate - - - > Alexandra Palace	Linear	Local view
16	Broomfield Park - - - > Alexandra Palace	Linear	Local view
17	Bounds Green Road railway bridge - - - > Alexandra Palace	Linear	Local view
18	Devonshire Road, corner of Devonshire Hill Lane - - - > Alexandra Palace	Linear	Local view
19	Lordship Lane at Bruce Castle - - - > Alexandra Palace	Linear	Local view
20	Watermead Way railway bridge - - - - > Alexandra Palace	Linear	Local view
21	Downhill Park Road - - - - > Alexandra Palace	Linear	Local view
22	Adams Road - - - - > Alexandra Park	Linear	Local view
23	Alexandra palace - - - - > from corner of Seven Sisters Road, Amhurst Park and Eade Road	Linear	Local view
24	View along Inderwick Road	Townscape	Local view
25	View along Nelson Road	Townscape	Local view
26	Queenmore Road, Stapleton Hall Road junction - - - > Seven Sisters and Hale Village	Linear	Local view
27	Tottenham High Road - - - - > view along the road from Tottenham Green to Apex House	Townscape	Local view
28	Tottenham High Road - - - - > view along the road from High Cross Monument to Bruce Grove Station	Townscape	Local view
29	Tottenham High Road - - - - > view along the road from White Hart Lane Stadium to Swells Corner	Townscape	Local view
30	Lee Valley - - - - > from roads and foot bridges over railway north and south of Tottenham Hale	Panorama	Local view
31	Lee Valley - - - - > from Chalk Bridge over Lee navigation	Panorama	Local view
32	Lee Valley north- - - - > from Blackhorse Lane (Waltham Forest)	Panorama	Local view
33	White Hart Lane Stadium - - - - > from Northumberland Park Road and unfolding from Down Park Lane	Linear and Townscape	Local view
34	White Hart Lane Stadium - - - - > from Bruce Castle Park northern side and along Church Lane	Linear and Townscape	Local view
35	Views across open spaces of Tottenham Cemetery	Panorama	Local view
36	St Ann's Church - - - - > unfolding from St Ann's Road	Townscape	Local view
37	St Ignatius' Church - - - - > from South Tottenham Station along Tottenham High Road	Townscape	Local view

Appendices

Appendix 1 - glossary

Accessibility
The ability of people, including elderly and disabled people, those with young children and those encumbered with luggage or shopping, to move through and around an area and reach places and facilities.

Active edge
Characteristic provided by a building or other feature whose use is directly visible and accessible from the street or space which it faces, in contrast to a long, blank wall (inactive edge).

Activity node
Concentration of activity at a particular point.

Amenity
A positive element or elements that contribute to the overall character or enjoyment of an area, for example, open land, trees, historic buildings and the interrelationship between them, and less tangible factors such as tranquillity.

Back-land development
Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

Block
A block is the smallest area that is surrounded by streets. Urban blocks are the space for buildings within the street pattern of a village, town or city, and form a basic unit of urban fabric. As such the block is a central element of urban design. Urban blocks may vary considerably in size and regularity of shape.

Brownfield land and sites
Previously-developed land which is or was occupied by a permanent structure.

Building line
The line formed by frontages of buildings along a street. See also Continuity

Character
Generally, the combination of qualities or features that distinguishes one thing from another. In the urban context, character derives from a distinct, recognisable and consistent pattern of elements that makes one urban area different from another and gives it identity. Elements can be physical, cultural, perceptual and experiential and can include, but are not limited to: building form and detailing, height, density, plot size, car parking, amenity, landscape and sense of safety and security. If context is essentially 'what's there', character is 'what it's like'.

Characteristics
Elements, or combinations of elements, which make a particular contribution to distinctive character.

Conservation Area
Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Context
The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form. Context is essentially 'what's there'.

Continuity
Successful urban space, including street space, is defined and enclosed by buildings, structures and landscape. Buildings which follow a continuous line along a street block and contain the private space within back yards or courtyards are often more successful than individual buildings that stand in the middle of a site. Buildings with active edges, such as shop fronts, doors directly onto the street, or residential upper floors, enable people to keep an eye on public space and make it feel safer.

Density
In the case of residential development, a measurement of either the number of habitable rooms per hectare (hrh) or the number of dwellings per hectare (dph). For commercial development, the ratio of the total floor area to the plot area, often known as the plot or site ratio and sometimes the floor area ratio (FAR).

Elevation
The facade of a building, or the drawing of a facade.

Enclosure
An enclosed space or street is one where the buildings form a strong continuous edge and where the ratio of the height of the buildings to the width of the space or street is sufficient for the observer to feel they are in an enclosed space rather than an open one. A ratio of 1:1 is considered ideal. Also known as containment.

Figure-ground plan
A drawing produced by colouring the building footprints on a map in (usually) black and leaving the remaining space white. The figure-ground plan is a useful tool for showing and analysing the structure, grain and density of development and the relationship of buildings to space. Though graphically elegant they are also problematic in that they explicitly reduce an area to a binary opposition. For this reason they may be enhanced by the addition of, for example, major transport routes, public open spaces and waterways. The simplification of the figure-ground plan allows the identification of recurring patterns within the built form. The plan is also used in historical analysis to show the evolution of urban form over time.

Gateway
An important road or path which serves as a major entry into a city, a district or a local area. Gateways are also created where a road or path intersects with the edge of a district, and are often signified by entrance features.

Human scale
The use within development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed.

Landmark
A building or structure that stands out from its background by virtue of height, size, archaeology or other aspect of heritage and design. Landmarks assist in wayfinding by creating distinct visual orientation points and providing a sense of location to the observer within the larger townscape. They may also act as markers of other elements, often unintentionally.

Layout
The way buildings, routes and open spaces are placed in relation to each other.

Legibility
The degree to which a place can be easily understood, remembered, described and above all moved through.

Appendix 1 - glossary (continued)

Massing
The combined effect of the arrangement, volume and shape of a building or group of buildings. Also known as bulk.

Node
A place where activity and routes are concentrated often used as a synonym for junction.

Perimeter block
An urban block which is built up on all sides surrounding a central space. It may contain a mixture of uses, with commercial or retail on the ground floor. Perimeter blocks are common to European cities and allow very high densities to be achieved without recourse to tall buildings.

Permeability
Permeability describes the extent to which urban forms permit (or restrict) movement of people or vehicles within, across and around an area. Permeability is generally considered a positive attribute of a place, as it permits ease of movement and avoids severing neighbourhoods. However, movement in a highly permeable area may not always be pleasant, convenient and safe. Urban forms which lack permeability, e.g. those severed by arterial roads, or with many long cul-de-sacs, are considered to discourage movement on foot and encourage longer journeys by car. Also known as Connectivity.

Place
The result of a complex interplay of different elements, including the cultural and social factors which have combined to create identity, the physical or built elements that make up the place, and the people associated with it through memories, association and activity.

Place-making
Recognising the distinctiveness of individual locations in plans, policies and proposals, and responding accordingly.

Plot
Land occupied by a building and its external private space.

Public realm
The parts of a village, town or city that are available, without charge, for everyone to use, including streets, squares and parks.

Public Transport Accessibility Levels (PTALs)
Public Transport Accessibility Levels (PTALs) are claimed to be a detailed and accurate measure of the accessibility of any point to the public transport network, taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport network at any location.

Regeneration
The economic, social and environmental renewal and improvement of rural and urban areas.

Ribbon development
Development, usually residential, extending along one or both sides of a road but not extended in depth.

Scale
The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its detailing, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale, at other times it is the size of the elements and the way they combine. See also Human scale.

Setback
The distance which a building or other structure is set back from a street or road, or the space between a building or other structure and its plot boundary with the highway.

Settlement pattern
The distinctive way that routes, spaces and buildings are laid out in a particular place.

Severance
The separation and division of areas and communities by, usually, linear barriers to movement such as waterways, railways and major roads. May be as much perceptual as physical and often come to delimit and define new areas and communities.

Topography
A description, or visual representation on a map, of natural surface features of a region, often expressed in contours.

Townscape
The general appearance of a built-up area, from a street to a town or a city.

Typology
Generally, classification according to type. In the urban context, the classification of characteristics commonly found in buildings and urban places, according to their association with different categories, such as architectural style, period of development, intensity of development, street and block layout, use and movement structure.

Urban design
The collaborative and multi-disciplinary practice of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.

Urban form
Urban form is the physical expression of urban design and It influences the pattern of uses, activity and movement in a place, and the experiences of those who visit, live or work there. The most important aspects of form together define the overall layout of the place (in terms of its routes and building blocks), its scale (in terms of building height and massing), its appearance (as expressed in details and use of materials), and its landscape (including all the public realm, built and green spaces).

Urban grain
The pattern of the arrangement and size of buildings and their plots in a settlement and the degree towhich an area's pattern of buildings, plots, streets and blocks and street junctions is respectively small and frequent (fine) or large and infrequent (coarse). Well represented by a figure-ground plan.

Urban morphology
The study of the form of villages, towns and cities, and the processes of their formation and evolution. Most common graphical tool is the figure-ground plan.

Use
The way in which land or buildings are used.

Appendix 2 - data sources used

In addition to primary data collection obtained through extensive character surveys, the character study also relied upon secondary data.

The table to the right shows many of the data sources which were used in the production of this study.

BASE LINE DATA - Secondary data sources we need

Element	Data sources
Topography / contours	• Landform panorama contour mapping OS • 2d or can we have 3d terrain model?
Geology / soils	• British Geological Society (Regional Geology Guides) • London Foundations – GLA website
Hydrology	• Waterways- GIS later • Flood risk categories – GIS layer • Lost Rivers of Haringey – book (Ian Holt has) • New River website – Thames Water
Open Space Biodiversity Natural Ecosystems	• Open Spaces - GIS layer and Open Space Study • All London Green Grid SPG • Trees – GIS layer • Nature conservation sites / nature reserves –UDP planning layer – see document from Ian Holt from 2003 • RAMSAR sites • SSSI sites • Ancient woodlands – 4 in borough – see The History of Woodlands in Hornsey doc (paper copy only from Ian Holt) • Lee Valley Regional Park Authority - • Biodiversity Action Plan • Conserving Bevan website (ex Haringey employee) • GIGL – www.gigl.org.uk • Natural England - http://magic.defra.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx
Figure ground Urban grain	• GIS – mastermap building layer isolated • Historic Ordnance Survey maps www.landmark.co.uk • English Heritage – characterisation / townscape character
Street pattern / Block Pattern	• GIS – mastermap streets layer • Space Syntax data if available
Plot pattern	• Land ownership data – land registry
Public realm	• Grot-spots – Highways team • GIS • Improvement areas
Public transport	• PTAL map – GIS layer • Bus routes – TfL – GIS layer • Local Transport Plan – Borough
Cycle data	• Cycle lanes – Borough GIS
Ariel photography	• Google / Bing – for ref only – no reproduction • GIS layer not available
Land use	• GIS • National land use dataset (NLUD) • Purchase this from mapping companies
Building heights	• 3d modelling software – z mapping • Ordnance Survey's MasterMap Topography Layer and Infoterra's 1-metre London LiDAR dataset. Infoterra's 1-metre LiDAR dataset covers the London
Density	• GIS – census data only for population
	• GIS – dwelling point layer for simplistic dwelling density map
Views,vistas and landmarks	• Richard – info needs mapping • GLA London View Management Framework
History	• GIS history layers • Pevsner • Local History Archive - paper copies pdf-d • www.Old-maps.co.uk • Victoria County History www.victoriacountyhistory.ac.uk
Heritage assets	• Borough GIS • English Heritage listing descriptions • Historic Environment Record
Dwelling types	Census 2011
Tenure	Census 2011
Population	Census 2011
Demographic types	Census 2011
Economic data	Census 2011
Community engagement findings	• Ward walk-arounds (from CoE) • Soundings (from Regen team) • Neighbourhood forums • Planning events / consultations
Crime, safety and perception of crime	• GIS • Local Met – borough safety officer

Appendix 3 - character appraisal pro-

Undertaking an urban character appraisal

A structured approach

tasks	explore and define the scope	survey	describe and audit	analyse and assess	make recommendations
	* critical stage - resource efficiency * set in collaboration with key stakeholders * promote an open and transparent process * set out clearly how local people can get involved * proportionate to task at hand	* gathering primary and secondary data and evidence in order to build a detailed picture of the character of an area. * Time consuming stage but important in order to successfully describe and analyse stages later on	Telling a story of the data collected using a variety of methods. Using clear, simple graphics and language for all to understand.	Assessing information to draw out positives and negatives by using established criteria	C&C work usually only the start - mapping out daughter projects and resource implications
process	* project plan outlining timescales & resources * define the area(s) to cover * define the spatial scale (city, neighbourhood, block, street) * types to explore * elements to consider - physical, social, cultural etc. * key issues to explore * key inter-relationships - people and programmes * Decide on outputs - print / web * Set out and agree methodology	* create a survey pro-forma * adopt a survey schedule * establish a route order - divide into manageable chunks * note any adaptions to survey approach as you go * de-brief on return * compile and catalogue data * cross-ref with secondary data	Elements to describe: * Historical development * Topography, geology * land use - distribution and intensity * movement * landmarks, gateways and edges * green and blue space * urban types * heritage and cultural * perceptual and visual * Note typical and atypical elements * Note urban design qualities	* Relate to principles / values * analyse by area * analysis by urban type * analyse by building period / age * pull out key analysis findings * assess urban design quality * assess suitablity for change * assess key aspects * form a analyse map / overlay as helpful	* idenitfy things to protect - things to improve and things to transform and change * group recommendations by element or area and prioritise * identify recommendations for key development sites / key areas of change * identify design cues for various urban types * Note local features or aspects that give local distinctiveness * Feed recommendations into other plans and programmes * Link to neighbourhood planning work and other community schemes
methods and data	* internal staff workshops to help establish the brief * form a library of reference docs * programme key meetings e.g. English Heritage and GLA	Primary data - ‘on site’ * field survey work - photo catalogue, notation and recording * local groups / residents * Using placecheck with local residents / amenity groups * Mental mapping *	* Mapping using illustrator, CAD and GIS * Survey photos / sketches * historical records * existing maps (GIS data) * statistics * ariel mapping * elevation montages * plans and diagrams * sections	* urban design analysis * categorisation process * prioritisation process * workshops to draw out SWOT * Other tools as neccesary * form a working draft for circulation	* collaborative effort in forming design recommendations - using workshops * test using live applciations or sites * refine and agree delivery arrangamenets t

Appendix 4 - character survey prompt sheet

This prompt sheet was used as part of the character survey stage. Whilst undertaking the survey work the questions helped prompt thoughts and answers, ensuring important componets were not left out.

It ensured there was a structured approach to recording and analysing the urban character of each neighourhood.

PROMPT SHEET TO HELP WHEN UNDERTAKING NEIGHBOURHOOD SURVEYS

CHARACTER ELEMENT	QUESTIONS TO CONSIDER DURING SURVEY
PHYSICAL	
Landscape	Contours, Gradients – gentle or steep? Parks , Greens, Quality, Use and activity Rivers, Canals, Water frontage, Use and quality Microclimate – comfortable or harsh? Street trees – leafy? Or barren?
Movement	Extent and use of public transport – well integrated? Is there good cycle infrastructure? Clear, direct routes? Walkable neighbourhood? Variety of routes? A clear hierarchy? Integrated or segregated movement? Activity nodes? Places of exchange – focused or unfocused? Hierarchy of route and scale of form relate? Easy to get to and move through? Severance issues?
Urban form	Layout (Plot/Frontage/Grain) Scale and Setting Building Types/Uniformity of age and styles Building heights/density Architectural/Townscape/Streetscape/Open Space quality Boundaries, edges, public-private interface Relationship to the street, building lines, set backs Building details – craftsmanship, decorative styles Building materials – texture, colour, pattern, durability Building variety. rhythm, facade character, fenestration Landmarks - significant buildings , Way finding markers
SOCIAL, CULTURAL AND ECONOMIC	
Function	What different land uses and activities exist? How do they relate to footfall levels/patterns? Activity, Day time/ night time? Ownership patterns evident? Impact on form and grain?
Heritage	Is there a settlement core or centre still evident? Is there a sense of historic character? Threats to the historic character? Type, numbers, distribution, significance and condition of heritage assets?
Community and activity	What are the different communities? Integration or segregation? Social infrastructure – schools, libraries, GPs?
VISUAL AND EXPERIENTIAL	
Visual	Sense of enclosure? Comfortable? Views and vistas? Serial visions – sequential (Cullen)
Senses and reactions	Is there a strong sense of place? What is this? Tangible? What does it feel like as a place? Describe? Initial reaction – positive or negative? Noises and smells? Pollution? Feel safe? Threats? Enjoyable? Worth lingering?
Memory and association	Links to the past? How and where? History as evident in form? Layers of change?

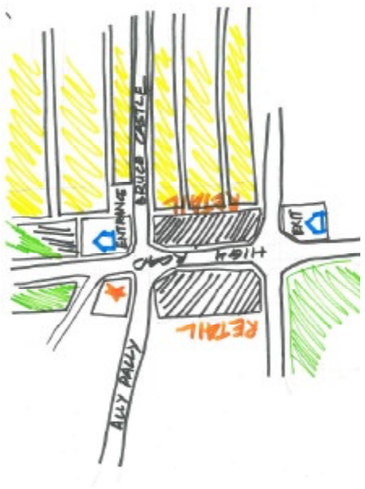
Appendix 5 - mental maps

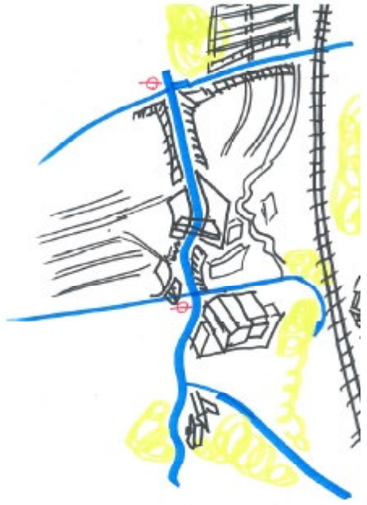
As part of the debrief stage, we held a character workshop with key officers for each neighourhood. At the beginning of the workshop we asked each officer to draw a mental map of the neighbourhood.

A mental mapping exercise is aimed at recording a persons exprience and image of a place. By its very nature, each persons mental map will be personal and unique, highlighting whats important and legibgle to them. However, we also uncovered that there is often a strong consistency between many peoples mental maps, showing how people read and understand places in similiar ways.

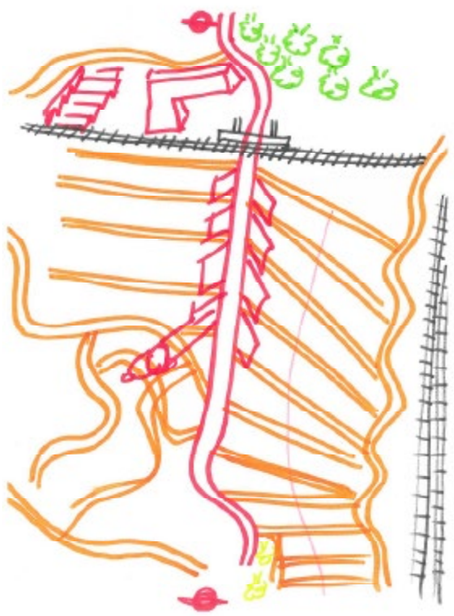
Some examples of these mental mapping exercises are shown on the following pages.

Wood Green

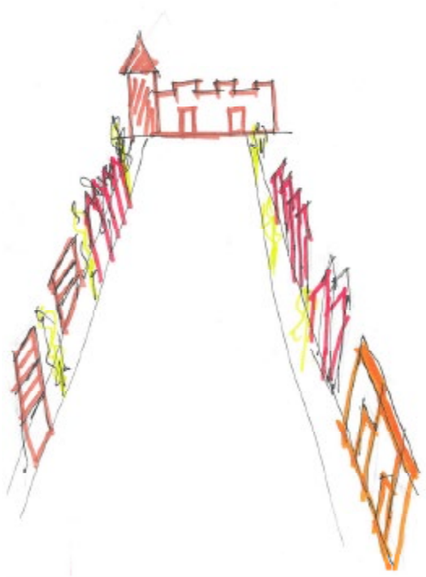




Green Lanes



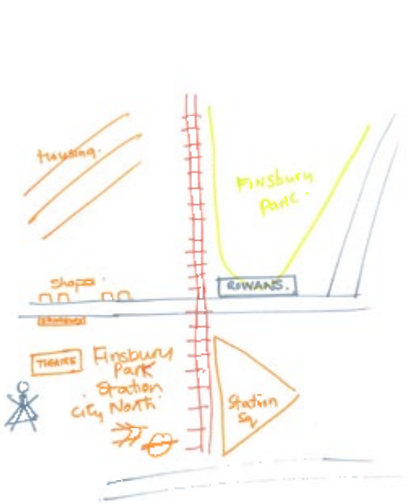
Bruce Grove



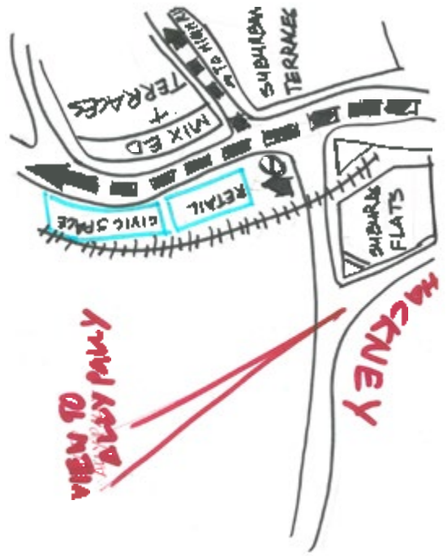
Crouch End

Appendix 5 - mental maps

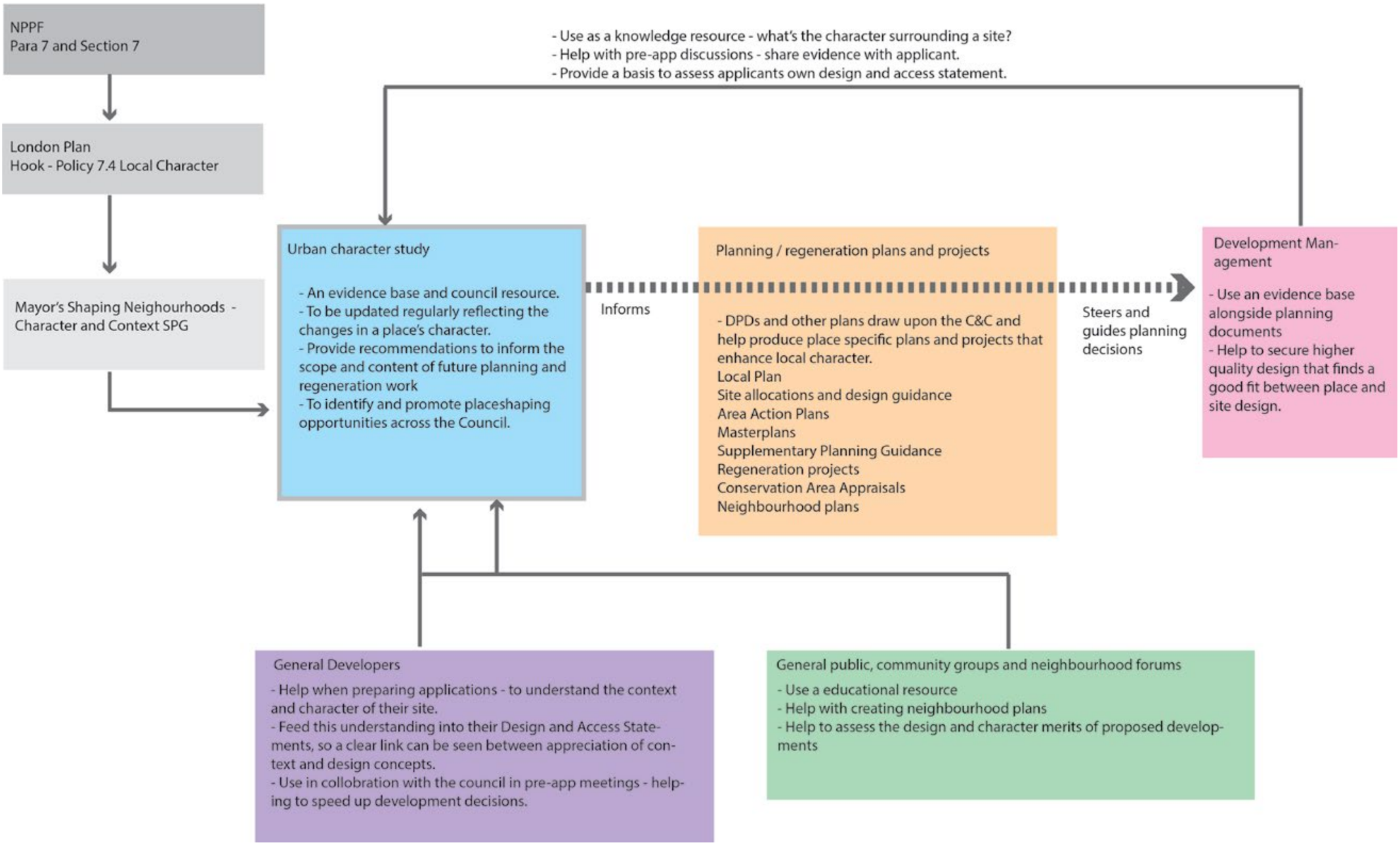
Stroud Green



Seven Sisters



Appendix vi - how to use this study



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