

Tottenham Conservation Areas Advisory Committee (CAAC) Annual Report 2020/21



Dial House, 790 High Road, with restoration almost complete
(work continuing on Northumberland Terrace in background)



Moselle House, 707 High Road, showing some of the trees
(now sadly cut down)

Chair's Introduction

Normally Tottenham CAAC members would have been having regular meetings to discuss heritage matters and planning applications. We did not realise that the CAAC meeting at the Beehive pub in February 2020 would be our last meeting for over a year. In the months since then we have had email discussions about planning applications and what our responses should be.

We are fortunate in having a lively group of CAAC members (see Appendix One) who share out the work. Tottenham CAAC annual reports and CAAC minutes can be accessed on Haringey Council website www.haringey.gov.uk. Tottenham Civic Society has information on conservation and planning issues www.tottenhamcivicsociety.org.uk

Thanks to Elisabetta Tonazzi, Principal Conservation Officer, Kat Koukouthaki, Conservation Officer, and council planning officers for their work.

Matthew Bradby, Chair of Tottenham CAAC

Conservation Area Appraisals and Local Listing

Conservation Area Appraisals and Management Plans (CAAMPs) were completed and approved for Tottenham High Road in 2017. It resulted in the de-designation of the South Tottenham conservation area, leaving five conservation areas in the High Road (some with changed boundaries): North Tottenham; Scotland Green; Bruce Grove; Tottenham Green; and Seven Sisters/Pages Green. We have taken up some concerns about these five CAAMPs on the Council website (not dated, inaccurately described as “drafts” and some factual mistakes) with the conservation officers.

CAAMPs for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages were approved in July 2019. CAAMPs for the remaining two Tottenham conservation areas – St Ann’s and Clyde Circus – are awaited. (CAAMPs for these two conservation areas are on the Council website but they are the outdated ones done in 2009).

Up until now there have been three classifications for heritage buildings: nationally listed; locally listed; and “positive contributors”. In 2019 there was consultation on a Draft Local Heritage List. This proposed reclassifying locally listed buildings in conservation areas as “positive contributors” (which would mean that the only locally listed buildings would be outside conservation areas). Tottenham CAAC would like to have further discussion with conservation officers and councillors about this proposed reclassification.

Heritage and Regeneration Funded Projects

The North Tottenham Heritage Initiative with Heritage Lottery funding has been working since 2015 on a number of restoration projects, including many shopfront improvements, which we have been happy to support. Phase Two of the scheme started in 2020 and, with the architectural firm Jan Kattein, restoration work is being undertaken on Nos. 771-771a, 773,775, 785 and 789-791 High Road (all opposite Northumberland Terrace). There will be a ceremony involving children from Brook House School when the mural of their work is installed on 773 High Road.

With funding from the Mayor of London's Good Growth Fund, there has been a planning application for a ground floor café and flexible workspace accommodation at The Yard, 551b High Road. This will incorporate the "little Greek Temple" (originally the gateway to the brewery on the west side of the High Road, now Morrison Yard). There will be a first floor extension on 551b and extra floors on the adjacent building. CAAC members had different views about this planning application, so rather than one CAAC response, members sent in individual responses.

Haringey made a successful bid to Historic England for £2 million (to be matchfunded by the Council) for a Heritage Action Zone programme to protect, improve and celebrate heritage in the Bruce Grove stretch of the High Road. Tottenham CAAC is due to meet with the new project team to hear about their plans.

In 2019 the Council got GLA funding to convert the listed Bruce Grove toilets ("the Gem of Bruce Grove") into a commercially viable unit. It is understood that contracts for the work are being awarded.

Tottenham High Road conservation areas

The major heritage developments in Tottenham at the moment are Spurs projects. Grade II* listed Percy House (796 High Road), home of the Tottenham Hotspurs Foundation, had a magnificent restoration, undertaken by Corrie Newell of F3 Architecture, a few years ago, Now major restoration works, again by Corrie Newell, are being undertaken on Dial House (790 High Road) and the Northumberland Terrace listed buildings on either side of Percy House. The work will also involve the demolition of the rear extensions to some of these buildings and the erection of new rear extensions to create a "cultural quarter". The CAAC supported these plans.

In 2020 Spurs got planning permission for the restoration of listed 867-869 High Road together with 300 new homes including a 26-storey block alongside the railway. Work has not yet started on this. Another Spurs development will be the "Goods Yard" on White Hart Lane for 330 housing units and the restoration of the locally listed Station Master's House.

And finally on Spurs, we are all still waiting for a date when the "Tottenham Experience", the Spurs museum and archive in the restored listed Warmington House (744 High Road), will open. This should have opened in 2020 but had to be postponed due to the lockdown.

Moselle House at 707 High Road is a listed building from the early eighteenth century. In 2018 an application to build five "town houses" in the grounds was granted and in 2020 another application to use these as care homes was also granted. CAAC members were shocked in January this year to find that the beautiful trees running along Church Road (but in Moselle House grounds) had been chopped down. The CAAC complained to the Council and were first told that the owners did submit an application in 2019 to fell the trees. Further enquiries revealed that "although an assessment was carried out and recommendations made, this was after the six week notice period. This means that the owners were within their rights to fell the trees as no objections were raised by the Council within the six week period."

For some time the CAAC has been concerned about 2 Kings Road, a listed building just off the High Road, which was originally a farmhouse. It has a large plaque on its side saying “JAMES PLACE 1812”. For many years it was occupied by an elderly lady but after her death there were reports of vandalism. The house was put up for sale by auction but it wasn’t clear if the large garden on the side of the house was included in the sale. Last year there was a planning application for alteration works to the house. The CAAC responded to this by stressing that original features should be retained and that there should be a professional heritage statement before permission is granted for any changes. We also argued that the garden is an integral part of the listed building. Then in January there was an application for the erection of “2 x 2 bedroom houses for artists” on “the Land on the West Side of 2 Kings Road”. The CAAC objected to this arguing that the garden is included in the Grade II listing. However, we were subsequently informed that “the land adjacent to the property does not currently form part of the curtilage of the listed house”. The other grounds for objection related to the size and design of the two houses. We have now heard that the planning application for the two houses in the garden has been withdrawn.

2 Chesnut Road (behind Tottenham police station) had been incorporated into a large student accommodation block (called “Opera House”). Although the frontage was retained, many of its original features were lost so the CAAC reported this to planning enforcement. This still hasn’t been addressed.

Locally listed St Mark’s Church at 455-465 High Road, which dates from 1867, has an interesting art deco style frontage. The CAAC has objected to a planning application to make alterations to the church entrance, noting that the building had already undergone a number of unsympathetic external alterations.

Over a year ago CAAC members met with the architect to discuss the design features of a new building at 451 High Road. We were not against having five storeys (it would be next to five-storey locally listed Warner Terrace). A revised application was submitted but no decision has yet been reached.

There has been no change to the long-term situation at Wards Corner (227-249 High Road) where conflicting plans had been put forward by the local community and by the developers Grainger. Grainger recently advised the market stallholders that concerns over financial viability mean that their plan has been “indefinitely delayed”. Grainger has now told them that it is pausing the installation of the temporary market on the ground floor of Apex House (this was the space where Seven Sisters market was to be re-located whilst Wards Corner was demolished and a new market place built). Seven Sisters Development Trust and Save Latin Village are fundraising to bring Wards Corner building back into temporary use as a Community Resource Centre.

Bruce Castle conservation area

There has also been no change for listed 7 Bruce Grove, the home of Luke Howard “the namer of clouds” (with Tottenham’s only Historic England blue plaque). The building, which is in a dreadful state, is on the Historic England At Risk register. Nor has there been any progress in preserving the “Cloud Garden”, the wooded area at the back of 7-9 Bruce Grove. The Council has given an assurance that applications to develop the site will be refused, but the land remains in private ownership.

Clyde Circus conservation area

The CAAC has responded to various proposals for developments as well as for inappropriate changes to existing homes. We argued that building nine housing units on a former industrial land at 32 Summerhill Road was overdevelopment. It was refused planning permission. We objected to a new development on a former warehouse site at 23a Collingwood Road. This was also refused. In both cases the developers appealed and the CAAC has since made submissions to the planning inspectorate.

Other news

We have raised concerns about cutting down trees in Tottenham Cemetery. Another major concern is the erection, without planning permission, of unsightly and unsympathetic metal railings on either side of the national listed tunnel under Church Path linking the east and west sides of the cemetery. The CAAC has referred this to Council enforcement officers.

The CAAC has supported St Ann's Redevelopment Trust (StART) plans for the western part of the old hospital site. Following years of campaigning, consultations and negotiations by StART, the GLA has announced Catalyst Housing Association as the new developer. Catalyst aims to have mixed tenure, with housing of all sizes and to protect the historic Peace Garden.

Whilst telecommunication equipment is necessary, it should not have an adverse impact on the local amenity and environment. The CAAC recently objected to a proposal to install a 15 m high telecoms pole and cabinet at the corner of Gospatrick Road and Waltheof Gardens (on the border of Tower Gardens conservation area).

The CAAC supported and welcomed the granting of a change of use application (from Spurs) for The Corner Pin, 732 High Road, from ticket office back to its original function as a public house. The CAAC considered that revised plans with different brick, bike stands, etc. for the forecourt of the Fountain pub in West Green Road were an improvement.

The locally listed Elmhurst pub in Lordship Lane closed in 2019 and there were concerns about the future of the building. With the present lockdown it is not clear what the current situation is. It is hoped that other Tottenham pubs, including the community-owned Antwerp Arms, will survive the lockdown.

CAAC members have also objected, not always successfully, to more fast food/take away shops, betting shops, etc.

APPENDIX ONE Tottenham CAAC membership 2021

Alison Armour	Bruce Grove resident. Lawyer. Member of the Bruce Grove Residents Network and Tottenham Civic Society.
Martin Ball	Tottenham Hale resident. Chair of Friends of Down Lane Park.
JJ Best	Bruce Grove resident. Member of Bruce Grove Residents Network and Tottenham Civic Society.
Matthew Bradby (Chair)	Tower Gardens Estate resident and Secretary of Tower Gardens Residents Group. Chair of Tottenham Civic Society.
David Divers (Vice Chair)	Tottenham resident. Heritage professional and Member of the Institute of Archaeologists.
Colin Hobbs	Tottenham Hale resident. Active in local politics for many years.
Rowan Kumar	South Tottenham resident. Member of Tottenham Civic Society, Friends of Downhills Park and Friends of Finsbury Park.
Chris Lane	Tottenham resident. Start up member of the Tottenham Conservation Advisory Committee 1977. Chair TCAC 1980-1997. Tottenham Town Centre Manager (various times 1997- 2012). Director (Community/Heritage), Antwerp Arms Association.
Joseph Nicholas	Clyde Circus conservation area resident. Secretary of Tottenham Civic Society, and Treasurer/Membership Secretary of Tottenham and Wood Green Friends of the Earth.
Sue Penny	Clyde Circus conservation area resident and member of Clyde Area Residents Association. Member of Haringey Living Streets and Tottenham Friends of the Earth.
Chris Ramenah	A local resident who works on the High Road
Joyce Rosser (Secretary)	Member of Tottenham Civic Society and Friends of Bruce Castle.
Carol Sykes	Secretary of Tottenham Conservation Advisory Committee from the mid-1990s to 2000. Member of Friends of Bruce Castle and was involved in the Tottenham History Workshop.

APPENDIX TWO: Conservation areas

Conservation areas were introduced under legislation passed in 1967. Local planning authorities have a duty to designate as conservation areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

There are 28 conservation areas in Haringey. The first to be designated was Highgate. The second was the North Tottenham section of the High Road which has many fine Georgian houses. Four Haringey conservation areas - Tower Gardens and the Peabody Cottages (in Tottenham), Noel Park (in Wood Green) and Rookfield (in Muswell Hill) – have Article 4 Directions imposed which gives the council more powers to preserve their heritage features.

Of the eleven Tottenham conservation areas, five are centred on the High Road – the old Roman Ermine Street which has been a major thoroughfare over the centuries and which contains a wealth of historic buildings. Bruce Castle conservation area is the heart of historic Tottenham with a Tudor manor house and the parish church. Tower Gardens is a pioneering working class housing estate built by London County Council between 1904 and 1928 in a similar style to Hampstead Garden Suburb. The Peabody Cottages on Lordship Lane were built in 1907. Clyde Circus conservation area between Philip Lane and West Green Road consists of Victorian villas and houses built for the middle class. St Ann's conservation area has some Victorian houses and other important buildings.

Tottenham has many buildings nationally listed by Heritage England. Bruce Castle and its Tower are both Grade I listed (out of only six in the borough). Nearly half of the 27 Grade II* listed buildings in Haringey are in Tottenham. 155 of the 427 Grade II listed buildings in Haringey are found in Tottenham. Details of all the conservation areas and listed buildings in the borough can be found on the Haringey Council website.

Conservation area advisory committees

Conservation area advisory committees (CAACs) are non-statutory bodies which were first established in the 1970s and are promoted by the government in planning policy guidance as good practice in securing conservation objectives. There is an emphasis on public consultation and involvement in the planning process, although there is no national guidance on their organisation and operation or on the role of local authorities in their support. CAACs have two main functions: to assist the local authority in formulating policies for their conservation area(s); and to act as a continuing source of advice on planning and other applications which could affect an area. Membership of a CAAC typically includes representatives of residents' associations, local historical, civic and amenity societies, local business groups and chambers of commerce.

The first Tottenham Conservation Advisory Committee, consisting of representatives of local residents' groups and other interested people, was set up in 1977 but over the years found it difficult to recruit enough active members and ceased activity in 2000. Tottenham CAAC was re-launched in 2007. The council's conservation staff provided training and support. It was meeting regularly until the lockdown.

Tottenham CAAC (normally) meets every two months. Between meetings planning applications are discussed by email (all planning applications can easily be accessed on the Haringey council website). Due to the number of planning applications and the fact that many CAAC members have full time jobs it is not possible to respond to all of them. Nor is it necessary to do so. The most important planning applications from a conservation point of view are prioritised. Planning applications which raise other issues are sometimes referred to local residents' associations or other community groups in case they wish to respond.

If you would like more information about Tottenham CAAC contact CAAC Secretary, 46 Redston Road, Hornsey, N8 7HJ; Tel 020 8347 7684; email joyce.rosser13@gmail.com

