



**London Borough of Haringey**

**Tottenham High Road Historic Corridor**

**Conservation Areas No. 2, No. 9, No. 18, No. 22, No. 26 & No. 27**

**Conservation Area Character Appraisal**

**This Appraisal was approved and adopted by the Council on 9<sup>th</sup> March 2009. It replaces the version approved and adopted on 26<sup>th</sup> February 2007. Updating to incorporate factual and descriptive assessment, additions and corrections is in accordance with English Heritage Guidance on the Review and Updating of Conservation Area Character Appraisals.**

**CONSERVATION AREA CHARACTER APPRAISAL  
TOTTENHAM HIGH ROAD HISTORIC CORRIDOR  
CONSERVATION AREAS (No. 2, No. 9, No. 18, No. 22, No. 26 & No. 27)**

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## 1. INTRODUCTION

### Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-  
*"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."*
- 1.2 The Borough has 29 such areas designated over 41 years. The Tottenham High Road Historic Corridor forms a continuous area between Enfield to the north and Stamford Hill to the south, which is covered by 'outstanding' conservation area status. It comprises six of these conservation areas:
- North Tottenham (CA No. 2)
  - Scotland Green (CA No. 18)
  - Bruce Grove (CA No. 22)
  - Tottenham Green (CA No. 9)
  - Seven Sisters / Page Green (CA No. 26)
  - South Tottenham (CA No. 27)
- 1.3 Under Section 71 of the Act, once an area has been designated:-  
*"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. **This updated Appraisal was approved and adopted by the Council's Planning Committee on 9<sup>th</sup> March 2009. It replaces the version approved and adopted on 26<sup>th</sup> February 2007 following public consultation. It now supports the UDP and LDF.** The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation, including Design Guidance as part of the Council's evolving Local Development Framework (LDF). The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.

- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.
- 1.7 In line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
  - social and economic background;
  - orientation;
  - archaeological and historic sites;
  - geological and topographical mapping;
  - density and types of building;
  - place names and earliest references;
  - communication types and patterns;
  - comprehensive and selective historic mapping;
  - aerial photographs;
  - documentary sources;
  - historic environment record (HER) data;
  - characterisation and extensive urban studies (EUS);
  - statutory and non-statutory designations.
- 1.8 The aims of this Appraisal are to:-
- set out the special architectural and historic interest of the Conservation Areas forming the Tottenham High Road Historic Corridor and clearly describe the special character and appearance that it is desirable to preserve or enhance;
  - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
  - identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
  - examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
  - Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Areas and an omission should not be taken to imply that an element is of no interest.

### **General Identity and Character of the Conservation Areas**

- 1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

- 1.11 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings, street pattern and open spaces.
- 1.12 The use of external facing materials generally matching in appearance or complementary to those historically dominant in the conservation area is important, as is ensuring that those materials, detailing and finishes are all of the highest quality. Within these criteria, new development should aim to achieve design solutions, whether contemporary or traditional in style that do not to have a visually disruptive impact on the existing townscape or street scene. Wood cladding is inappropriate for the Tottenham High Road Historic Corridor, where the highest quality red and yellow stock brickwork is recommended to match the predominant materials that identify the High Road.
- 1.13 There is a presumption, set out in PPG 15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation areas is set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.
- 1.14 As the six conservation areas form a continuous corridor focussed along the full length of the High Road, from the Borough boundaries with Enfield in the north and Camden in the south, they have been combined into this single Appraisal report within which each area is analysed in turn.

#### **Context of the Conservation Areas within the Wider Settlement**

- 1.15 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six conservation areas, each with unifying characteristics, which are broadly a function of the relationship between the following factors: land use, density of development, scale and style of buildings, construction materials, period of development and the influence of planting and open spaces. The townscape and character of each conservation area is relatively complex because of the range of formative factors that have influenced their development. There are exceptions to the overall character of each conservation area and examples of buildings and spaces that differ from the overriding character of the area. There are also instances where buildings of a similar style, scale and period are located within different conservation areas. The Tottenham High Road Historic Corridor conservation areas are adjoined on their west side by the Bruce Castle Conservation Area (No. 6) at Bruce Grove and the Clyde Circus Conservation Area (No. 19) at Tottenham Green. St Ann's Conservation Area is located a short

distance to the south west. Close to the eastern side of the conservation areas runs the Upper Lee Valley and the Borough boundary with Waltham Forest.

### **Topography**

- 1.16 The Tottenham High Road Historic Corridor descends gradually to the south before rising towards Stamford Hill within the South Tottenham Conservation Area. The land to the east of Tottenham High Road, beyond the conservation area boundary, descends towards the Lea Valley, whilst the area to the west of the High Road is essentially flat.

### **Urban Grain**

- 1.17 The Tottenham High Road Historic Corridor is centred upon the High Road, a busy wide road which is fronted almost continuously by buildings of varying mass and scale. Most of the High Road is lined with commercial premises and is, therefore, generally characterised by intensively developed, high-density urban environments. This built up frontage is interrupted by a string of historically significant isolated open spaces at Scotland Green, Tottenham Green and Pages Green, and clusters of larger institutional, educational and religious buildings. The roads flanking the High Road are lined with residential properties and are, therefore, generally characterised by a more finely grained, domestic scale and a greater degree of uniformity.

## **2. CONSERVATION AREA DESIGNATIONS AND EXTENSIONS**

- 2.1 English Heritage encouraged Haringey Council to create a continuous conservation area covering the whole length of Tottenham High Road and its hinterland, a distance of more than 2¼ miles (3.6 km), to signify its importance as a Historic Corridor on the route of the Roman Ermine Street. The designation of the Tottenham High Road conservation areas and their subsequent extensions, culminating in the formation of the Tottenham High Road Historic Corridor on 13<sup>th</sup> July 1998, were as follows:

### **North Tottenham Conservation Area (No. 2)**

- 2.2 The North Tottenham Conservation Area was originally designated on 28<sup>th</sup> March 1972 and covered the section of the High Road between Brantwood Road and Whitehall Street. The second, separate, southern section of the High Road between Brereton Road and Lordship Lane was designated on 26<sup>th</sup> March 1978. The small central section from Brereton Road to Whitehall Street that joined the two was subsequently designated on 16<sup>th</sup> September 1991. Chapel Place, to the north west of the junction between the High Road and White Hart Lane was included in a further extension on 14<sup>th</sup> March 1995. The current conservation area boundary was further amended on 13<sup>th</sup> July 1998 to include the section of the High Road between the northern Borough boundary and Brantwood Road together with several other minor additions and deletions.

### **Scotland Green Conservation Area (No. 18)**

- 2.3 The Scotland Green Conservation Area was originally designated on 22<sup>nd</sup> February 1990 and covered the Blue School island, the south side of Scotland Green from the junction with High Road east to include No. 40 and the adjoining part of the High Road that includes Nos. 594 to 614 (even) and Nos. 579A to 585 (odd). The section of the High Road to the north as far as Lordship Lane and Lansdowne Road



was designated on 13<sup>th</sup> July 1998 to join it to the North Tottenham Conservation Area.

#### **Bruce Grove Conservation Area (No. 22)**

- 2.4 The Bruce Grove Conservation Area was originally designated on 16<sup>th</sup> September 1991 and covered the section of the High Road from No. 581 south to Felixstowe Road, including Nos. 119 & 120 Bruce Grove on the west side, and from No. 594 and Reform Row south to include No. 410 on the east side. The boundary was amended on 13<sup>th</sup> July 1998 to include all of the buildings between the railway embankment and the west side of the High Road, Nos. 444 to 462 (even) on the east side of the High Road, and the builder's yard and No.22 (the former Royal Mail Sorting Office) on the east side of Moorefield Road.

#### **Tottenham Green Conservation Area (No. 9)**

- 2.5 The Tottenham Green Conservation Area was designated on 26<sup>th</sup> March 1976 covering the large section of the High Road extending from Forster Road south to include the former Jewish Hospital at No. 295 on the west side and from No. 408 to No. 250 on the east side. The boundary was amended on 13<sup>th</sup> July 1998 to include part of the Monument way junction east of Tottenham High Cross, the north side of Philip Lane west to include Nos. 32 to 70 (even) and Clyde Road Depot at the rear of Tottenham Town Hall and to exclude the Tottenham Green Centre and Elliot Court and Copperfield Drive on the east side.

#### **Seven Sisters / Page Green Conservation Area (No. 26)**

- 2.6 The Seven Sisters / Page Green Conservation Area was designated on 13<sup>th</sup> July 1998 to include the section of the High Road from the boundary of the Tottenham Green Conservation Area south to where the rail bridge crosses the road.

#### **South Tottenham Conservation Area (No. 27)**

- 2.7 The South Tottenham Conservation Area was designated on 13<sup>th</sup> July 1998 to include the southern section of the High Road including the rail bridge and South Tottenham station buildings and extending to the southern Borough boundary.

### **3. ASSESSING SPECIAL INTEREST**

#### **Historic development**

- 3.1 The following section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

#### **Archaeology**

- 3.2 Roman Ermine Street closely followed the route of Tottenham High Road through Haringey, and Roman features and artefacts have been recovered along this stretch of the road. The High Road was also flanked by a substantial medieval settlement which may have had Saxon origins, and several long standing coaching inns, farms and houses dating from the 16<sup>th</sup> Century are located throughout the area. Three Areas of Archaeological Importance (AAI) have been identified on the High Road. At the north end, from the Borough boundary south to Moselle Place, is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

- 3.3 The area around Lordship Land and Scotland Green appears to have been a focus of medieval and early post-medieval occupation. This included a medieval chapel, a manor house, tenements and almshouses. An early stone bridge crossed the Moselle River at this point. The AAI also includes the Roman road, which runs to the west of the High Road, and Iron Age pottery has also been found in the vicinity.
- 3.4 By the time of the Domesday Book (1068) a settlement was established around what is now Tottenham Green. This included inns and tenements as well as a wayside cross and a chapel, later a hermitage. In the post-medieval period further inns and houses were built, including the Bull Inn and Reynardson's House, on the north side of the Green, which was built in 1590 and later used as a boarding school.

### **Before 1800**

- 3.5 Tottenham High Road has its origins in the Roman period as it forms the successor to Ermine Street, which connected London, via Bishopsgate, to Lincoln and York. Ermine Street, however, was situated to the west of contemporary Tottenham High Road. The road's current alignment was adopted during the 16<sup>th</sup> Century because of its predecessor's proximity to the flood prone Moselle River. In later years the road also became the main route between London and Cambridge. It is clear, therefore, that for centuries Tottenham High Road has formed an important line of communication through north London and that from as early as the 15<sup>th</sup> and 16<sup>th</sup> Centuries inns, almshouses and residential properties began to develop at strategic points along the highway.
- 3.6 The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086. Tottenham has, therefore, existed as a place name since pre-Norman times when it is likely to have consisted of an isolated and sparsely populated farming community. The main concentration of settlement in the medieval parish of Tottenham was in the vicinity of Tottenham High Cross. A wooden wayside cross was recorded here in 1409 on this elevated section of the High Road and the surrounding area subsequently adopted the name Tottenham High Cross. During the medieval period smaller settlements also existed at Tottenham Hale to the east and at Seven Sisters, which took its name from a circle of seven Elm trees at the southern end of the High Road. Much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19<sup>th</sup> Century.
- 3.7 By the 16<sup>th</sup> Century several affluent Londoners had developed country retreats in Tottenham including Black House (later Ridley House) on the High Road opposite White Hart Lane, Awlfield Farm adjacent to the Church and Reynardson's House on Philip Lane overlooking Tottenham Green. The latter was bought by the wealthy merchant Abraham Reynardson from William Younge in 1639. Reynardson was Master of the Merchant Taylors' Company, Governor of the East India Company and Lord Mayor of London in 1648. During his term as Lord Mayor he was imprisoned in the Tower of London for refusing to co-operate with Parliament. Reynardson's House was demolished in 1810, whilst the Reynardson's Almshouses built by Abraham's son Nicholas further north on Tottenham High Road survived until the mid 20<sup>th</sup> Century.

- 3.8 Other almshouses were also erected on Tottenham High Road during the 16<sup>th</sup> Century, including the Sanchez Charity Almshouses on the eastern side of the High Road. The Almshouses were built for local elderly people by Balthasar Sanchez, a Spaniard who was formerly Court Confectioner to Philip II of Spain. When Philip married Mary Tudor, Sanchez accompanied his master to England and inhabited a mansion on Tottenham High Road, close to the current junction with Bruce Grove. The property later became the 'George and Vulture' Inn, which is now demolished. Sanchez Charity Almshouses survived until the 19<sup>th</sup> Century.
- 3.9 Several medieval inns and hostelries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road. These included the Swan Inn, which is situated at the junction with Philip Lane where a hostelry has existed on the same site since at least the 1450s.
- 3.10 By the 18<sup>th</sup> Century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

### **1800 - 1850**

- 3.11 As new roads were laid out and transportation to London improved and became more accessible during the first half of the 19<sup>th</sup> Century the population of Tottenham doubled in size. In 1831 Seven Sisters Road was laid out providing a link to the West End. Also, during 1831 coaches began running from The Swan Public House at the junction between Tottenham High Road and Philip Lane and by 1839 horse buses began running to the City. Large villas and houses for professional people were subsequently developed throughout Tottenham, though specifically in south Tottenham in the vicinity of the junction with Seven Sisters Road. The area began to adopt the characteristics of a middle class suburb.
- 3.12 Major developments on Tottenham High Road during this period included the consecration of Holy Trinity Church in 1830 and the construction of the Green School in 1837, both of which are located at Tottenham Green. Church Road, Love Lane and Northumberland Park also began to be laid out during the first half of the 19<sup>th</sup> Century, whilst on the High Road the High Cross was repaired and covered with stucco in 1809. Nonetheless, development remained largely modest until the subsequent arrival of the railways in Tottenham later in the 19<sup>th</sup> Century.

### **1850 - 1900**

- 3.13 The population of Tottenham continued to grow steadily during the 1850s and 1860s by approximately 4,000 and 10,000 respectively, creating infrastructure problems relating to water supply and sewerage. However, following the introduction of the Great Eastern Railway in 1872 the area's population grew at an unprecedented rate. During the 1870s Tottenham's population doubled and by 1891 it had reached almost 100,000. The Great Eastern Railway line, which followed the route of the High Road along its western side, had stations at Seven Sisters, Bruce Grove and White Hart Lane, connected Tottenham to Enfield to the north and Liverpool Street in the City to the south. The introduction of affordable early morning tickets encouraged workers to commute. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. The opening of a station at South Tottenham on the Tottenham and Hampstead junction line in 1878 and the

introduction of a tram line to Tottenham High Road in 1881 further stimulated the spread of development in the area. The majority of streets flanking the High Road were laid out and developed with utilitarian housing during this period, particularly to the east of the High Road and to the west, south of Philip Lane.

- 3.14 The growth of the population of Tottenham provided a market for new shops and a demand for public buildings, many of which were developed during this period on Tottenham High Road. In 1859 St Paul's Church was consecrated, whilst in 1861 the Tottenham and Edmonton Weekly Herald was established and located at Crusha and Son's printing shop on Tottenham High Road. In addition, a Catholic School was opened on Brereton Road in 1882, a Marist Convent with a school and orphanage was established in 1888 and the new Church of St Francis de Sales was opened in 1895. By 1890 Tottenham also had 19 public houses, most of which were located on the High Road. In 1899 Tottenham Hotspur Football Club, which was formed when in 1882 the local Hotspur Cricket Club began playing football in the winter, moved to the area between Paxton Road and Park Lane to the east of the High Road. A hospital was also established on Tottenham Green during this period and in 1899 it became known as the Tottenham Hospital. Its name was later changed to the Prince of Wales Hospital.
- 3.15 Industry within the area surrounding Tottenham High Road remained small scale during this period and was limited to traditional activities such as brick and tile manufacturing and brewing. By the end of the 19<sup>th</sup> Century two breweries were located on the High Road, the Bell Brewery situated to the north of Lansdowne Road, and the Tottenham Lager Beer Brewery and Ice Factory, which was located close to the junction with Pelham Road. A larger factory was the Warne's India Rubber Mills, situated on the eastern side of Tottenham High Road between Reform Row and Factory Lane. By the late 19<sup>th</sup> Century the Warne's factory, which had opened earlier in the 19<sup>th</sup> Century in buildings formerly used for the manufacture of silk and lace, had become one of the major employers in the Tottenham area.
- 3.16 Despite the area's population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19<sup>th</sup> Century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20<sup>th</sup> Century.

### **1900 - 1945**

- 3.17 By the turn of the 20<sup>th</sup> Century Tottenham High Road already existed as a ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings, whilst most of the adjacent streets were lined with utilitarian terraced dwellings. Further to the west of the High Road, beyond the current conservation area boundaries, extensive areas were developed for housing by Tottenham District Council, whilst in the east industrial uses colonised the Lea Valley.
- 3.18 During this period the further improvements in public transport again had a significant influence on the development of Tottenham High Road and the surrounding area. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904. The latter, which ran along Lordship Lane, stimulated the development of

the area to the west of Tottenham High Road. Motor buses also started running on the High Road between 1911 and 1914.

- 3.19 Also, several new shops and entertainment venues were developed on the High Road during this period. In 1905 a row of five shops were constructed on the former site of Reynardson's House and in 1908 the Tottenham Palace Theatre was constructed as a music hall venue with the capacity to accommodate 1,500 people. The following year the Canadian Royal Skating Rink was constructed on a site adjacent to the theatre. Between 1924 and 1926 the skating rink was converted into a cinema, which became known as the Canadian Cinema. Unfortunately, this building of local interest has now been demolished. In the 1920s and 1930s larger department stores were introduced to the High Road, including in 1923 the Burgess's Department Store, which was erected on the site of the Sanchez Almshouses and in 1930 the London Co-operative Store was built on the corner of Lansdowne Road. In 1930 the Green School was also converted into a row of shops. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

#### **1945 - Present Day**

- 3.20 The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War. Resultant Post-War developments have, therefore, been isolated, most involving the replacement or conversion of earlier buildings to provide additional residential accommodation. For example, in 1951 the Reynardson's Almshouses were replaced by a block of flats known as Reynardson's Court. However, the most significant developments in the Tottenham High Road area have occurred in the last 25 years. In 1980 the Burgess's Department Store, which had been constructed to replace the Sanchez Almshouses, was demolished and replaced with the Tottenham Enterprise Store. In the late 1980s the Prince of Wales Hospital was closed and in 1993 the building was converted to provide 38 flats and renamed Deaconess Court. The former Tottenham High School for Girls was closed in the early 1980s and after standing vacant for several years was restored and converted into affordable flats. In 2000 the building's restoration and conversion was awarded the National Homebuilder Design Award for best partnership development.

## 4. SPATIAL AND CHARACTER ANALYSIS NORTH TOTTENHAM CONSERVATION AREA (No. 2)

### Overall character and appearance

- 4.1 North Tottenham Conservation Area stretches from the northern boundary of the London Borough of Haringey with Enfield to the north side of Scotland Green. It is centred upon the High Road, as are all of the other conservation areas within the Tottenham High Road Historic Corridor. The high level of traffic flows has a divisive influence on the area's character and appearance. The part of the North Tottenham Conservation Area extending south from the boundary of Enfield to Moselle Road is within the 'Roman Road and Medieval Settlement Area of Archaeological Interest' and the part from Lansdowne Road to Scotland Green is within the 'Saxon Settlement Area of Archaeological Importance'. Any proposed works involving excavations of a site within either of these areas will require a prior archaeological assessment to be carried out.
- 4.2 This part of the High Road is fronted by a range of buildings of varying age, scale, materials and architectural form, including some important groups of substantial early Georgian properties that represent the most architecturally and historically noteworthy features of the area. It is also fronted by Victorian terraces and groups of infill properties built in the late 20<sup>th</sup> Century. Most of the area's buildings are of architectural interest, but many have been unsympathetically altered and now include poorly integrated shop frontages at ground floor level. However, these mixed commercial premises make positive contributions to the diversity and sense of vibrancy that influences the character of this area. The majority of buildings within the North Tottenham Conservation Area front directly onto the High Road and create a strong sense of enclosure, heightened in places by clusters of mature trees.
- 4.3 The Tottenham Hotspur Football Stadium 'White Hart Lane' is a major landmark and crowd draw within the Borough situated on the east side of the High Road, immediately adjacent to the conservation area boundary. The stadium is visible from the High Road in the vicinity of Paxton Road and Park Lane. On match days the huge volume of supporters in the area has a significant influence on the area's character and appearance.
- 4.4 The conservation area can be split into sub areas to identify its character and appearance:
- |             |   |
|-------------|---|
| Sub Area 1. | High Road (west side) Borough boundary to White Hart Lane |
| Sub Area 2. | White Hart Lane   |
| Sub Area 3. | High Road (east side) Fore Street to Northumberland Park  |
| Sub Area 4. | High Road (east side) Northumberland Park to Park Lane    |
| Sub Area 5. | High Road (west side) White Hart Lane to Church Road      |
| Sub Area 6. | High Road (west side) Church Road to Lordship Lane        |
| Sub Area 7. | High Road (east side) Park Lane to Lansdowne Road         |
| Sub Area 8. | Lansdowne Road / Lordship Lane to Scotland Green          |

### **Sub Area 1. High Road (west side) Borough boundary to White Hart Lane**

- 4.5 The northernmost section of the North Tottenham Conservation Area incorporates the High Road and adjoining areas of open space including a local listed cattle trough on the west side. However, adjacent buildings and the supermarket car park are situated beyond the boundary. The conservation area is surrounded to the north and east by high rise blocks of flats, which have an imposing impact on the area's character. South of the car park the remainder of this section of the High Road is primarily fronted by terraces of two and three storey properties, including substantial Georgian and Victorian dwellings that provide an essentially continuous frontage that contributes to the street's enclosed urban character. The majority of the properties have been altered and include poorly integrated commercial frontages, but most are of some architectural merit and make a positive contribution to the streetscene.
- 4.6 The northernmost dwellings within this section of the High Road, Nos. 867 & 869, are an attractive pair of Grade II statutory listed early 18<sup>th</sup> Century properties of three storeys plus basement. The dwellings are constructed of London stock brick with red brick detailing and have a steeply pitched pantiled roof set behind a parapet. They retain multi-pane timber sash windows with architraves and early 19<sup>th</sup> Century entrance doors surmounted by timber bracketed hoods, No. 869 with a simple rectangular fanlight, No. 867 with by a decorative round headed fanlight, and have well modulated facades. The properties, which originally formed part of a group of four, have a long imposing façade which gives them a prominent role in the streetscene but their setting has been impaired by the loss of their rear gardens.
- 4.7 The adjacent two storey building, No. 865, is a local listed red brick building with a prominent projecting cornice at parapet level. However, the building's façade is disrupted by brightly coloured shop canopies and large picture windows at ground floor level. It is adjoined to the south by a timber depot that includes a group of unattractive single and two-storey buildings that detract from the streetscene.
- 4.8 Further south, the adjacent terraced buildings are somewhat less distinguished. Nos. 847 to 853 (odd) are two storey local listed buildings of early 18<sup>th</sup> Century origin with an attic storey with small dormer windows, but they have lost most their traditional features and now have painted brick facades. Nos. 841 & 843 (Bootlaces) the former Chequers Public House, is a three storey local listed Edwardian building with tall chimney stacks and a central gable end with Tudor style half timbered detailing and has a prominent role in the streetscene. No. 845, together with No. 839 and No. 835 also retain architectural features such as original pilasters and corbels on the shop surrounds dividing the properties within the three storey terraces, but have been detrimentally altered by the introduction of modern windows at first floor level and prominent fascia signage at ground floor level.
- 4.9 To the south of Brunswick Square Nos. 819 to 829 (odd) have been combined to form 'La Royale' restaurant and public house. The disparate group has had the brick façade of its upper floors painted cream and has substantial planting in boxes above ground floor shop fascias that aim to unify the group visually. The northernmost buildings, Nos. 823 to 829 (odd), are two storey local listed buildings. No. 829 has a simple façade with a parapet, while No. 827 has a central forward projecting gable end and tiled roof with eaves. Nos. 823 & 825 have a prominent parapet cornice with a decorative plaster frieze. Nos. 819 & 821 are early 18<sup>th</sup> Century Grade II statutory listed buildings with an ashlar rendered façade and

timber sashes with architraves. The maroon painted ground floor façade of the group retains substantial original shop surround and shopfront elements including corbels, pilasters and stallrisers. No. 821 retains attractive vertical tile panels on its pilasters and achantus leaf corbels above on either side of the building.

- 4.10 Nos. 813 to 817 (odd) are an attractive three storey local listed terrace of Victorian properties constructed of London stock brick with prominent rendered lintels, keystones, quoins and parapets. However, like many of the buildings on the High Road, they now have unsympathetic modern shopfronts at ground floor level.
- 4.11 On the southern side of Percival Court, Nos. 809 & 811 is a symmetrical three storey pair of early 18<sup>th</sup> Century local listed buildings with an attic storey within a tiled and pantiled mansard roof behind a parapet. It is constructed of London stock brick with flat red brick window arches, narrow blank windows at each end and has a central brick chimney stack. The ground floor level has a commercial frontage which retains traditional shop surrounds and shopfronts with corbels, pilasters, clerestories and cornices, but has unsympathetic fascia signage.
- 4.12 No. 807 is a two storey Victorian red brick building with an attic storey with wide dormers in a slate roof. The building's appearance has been much altered by the introduction of poorly integrated modern windows, brightly painted ground floor level façade, metal bars covering the entrances and blacked out sash windows at first floor level.
- 4.13 No. 801 and Nos. 803 & 805 (The Bricklayers Public House) form a symmetrical terrace of three storey buildings constructed of London stock brick with red brick window arches and aprons. The wider central building (No. 803) is defined by full height pilasters and has a parapet, while the flanking buildings have shallow slate roofs with eaves. All are linked by a continuous cornice. Unfortunately, the brickwork of the upper floors of the pub is now painted. The group retain their original timber sash windows with glazing bars and most of the decorative ground floor level shop surround and shopfront details including corbels and pilasters with green glazed brickwork except for No. 801, which has a poorly integrated modern shop front.
- 4.14 Nos. 797 & 799 are two early 19<sup>th</sup> Century buildings that are Grade II statutory listed. Although both have three storeys, No. 797 has a largely unadorned façade and appears diminutive because of its smaller floor to ceiling heights that suggest it possibly conceals the core of an older building. No. 799 has a parapet cornice and first floor arcading around its sash windows. Both properties have modern unsympathetic shopfronts.
- 4.15 The southern end of this section of the High Road, at the highly prominent corner location on the junction with White Hart Lane opposite Northumberland Terrace, are Nos. 793 & 795, (The Cockerel Public House) a handsome Victorian building (former National Westminster Bank). This is a grand three storey local listed building with an attic storey within a slate mansard roof set behind a raised parapet and includes dormer windows and ornate cast iron cresting decoration. The upper floors are yellow London stock brick with red brick banding and cambered window heads to white painted sash windows. The ground floor has rusticated stucco, currently painted green, within a continuous shop surround with Tuscan pilasters, decorative corbels mounted at the ends of the slightly inclined Victorian fascia and traditional



style cornice. The original ground floor entrances have hardwood doors with semi-circular fan lights over and the white painted windows have a tripartite sub-division, and rusticated arched heads. The building successfully defines the junction with White Hart Lane and makes a positive contribution to the streetscape of the High Road.

### **Sub Area 2. White Hart Lane**

- 4.16 White Hart Lane is a busy local road, which has connected North Tottenham with Wood Green to the west since the medieval period. The section of White Hart Lane within the conservation area is dominated by the Great Eastern Railway Bridge at its western boundary, which contributes to the road's sense of enclosure and urban character. This is emphasised by the blocks of flats situated on the southern side of the road, beyond the conservation area boundary.
- 4.17 The northern side of White Hart Lane has three small early 19<sup>th</sup> Century two storey cottages at its eastern end, Nos. 2 & 4 are a much altered originally symmetrical pair with a slate roof with eaves that unfortunately now have painted brickwork, modern windows and No. 2 has a modern shopfront, but No. 4 still retains its original round headed residential entrance doorway. No. 6A, a local listed building, is the remaining half of another pair of similar cottages that has a parapet and retains its sash windows with glazing bars and front door with round headed fanlight. No. 6 was demolished to enable the carriage entrance to be widened to allow access for large delivery vehicles to the rear of the High Road properties.
- 4.18 Between Nos. 4 & 6A the entrance to Chapel Place leads to the courtyard to the local listed former Catholic Chapel and Pastor's House. They are two storey yellow stock brick buildings with slate roofs, the chapel having a gable ended south elevation. The chapel, originally dedicated to St Francis de Sales, was built in 1826 by the Baroness de Montesquieu. It is described in Robinson's History of Tottenham as a plain building 45 feet in length, 25 in breadth and 19 in height. The main interior feature is the round headed recessed altar place restored when the full height of the room was reinstated under the North Tottenham CAP scheme in 1997.
- 4.19 The adjoining buildings, Nos. 8 to 18 (even) and Nos. 24 to 30 (even) are taller two storey terraces of Victorian dwellings that are constructed of London stock brick with parapets and red brick detailing and have prominent white rendered lintels over the first floor twin sash windows. Unfortunately most of the sashes and their central cast iron columns have now been altered to the visual and architectural detriment of the buildings and this part of the conservation area. They all now have inappropriately designed shopfronts at ground floor level and the street is characterised, in part, by a plethora of signage and plastic 'Dutch' blinds.
- 4.20 Further west, Nos. 32 & 34A form a group of Grade II listed buildings, which are of a grand scale and are set back from the road. Accordingly, they contrast with the diminutive scale of adjacent buildings. No. 34 is a substantial two storey dwelling, plus attic level, which is constructed of red brick and has a pantiled roof and prominent end chimneys. It has a well-modulated façade, which includes timber sash windows with white rendered surrounds and a Doric doorcase with attached columns and a mutilated cornice and pediment. No 34 is flanked by subordinate two storey wings, which may have originally formed stable and coach houses (Nos. 32 and 34A). Nos. 44 to 50 (even) to the west of Nos. 32 & 34A, are a group of unattractive single storey buildings with brightly painted facades and flat roofs that

front directly onto the road and have a detrimental impact on the White Hart Lane streetscene.

- 4.21 No. 52 White Hart Lane is the former Station Master's House built in 1872 to serve White Hart Lane rail Station. It is a two storey local listed building situated at the western boundary of this section of the conservation area. It is constructed of London stock brick and has an arched rendered entrance surround and a hipped slate roof. The detached property is set behind a 2m high wall within a mature garden and makes a positive contribution to the character and appearance of this part of the conservation area.
- 4.22 White Hart Lane Station, which serves the Great Eastern railway line, is also included within the conservation area. The 1872 two storey Victorian station building is constructed of London stock brick and is flanked by a substantial London stock brick wall. The majority of the area to the east of the station building is beyond the Conservation Area boundary. However, at the junction with Tottenham High Road, Nos. 1 to 7 (odd) White Hart Lane form an attractive assemblage of Victorian buildings. No. 7 is a Grade II listed building, a modest villa with a stucco façade, timber sash windows and a shallow hipped slate roof. It is set back behind the front building line of the adjacent buildings, which are constructed of London stock brick and continue the scale and form of the adjoining three-storey terrace fronting the High Road.

### **Sub Area 3. High Road (east side) Fore Street to Northumberland Park**

- 4.23 As outlined previously, the northernmost section of Tottenham High Road to the north of Brantwood Road is dominated by the high-rise buildings beyond the conservation area's northern and western boundaries. The remainder of this section of the eastern side of the High Road is lined with a range of buildings of varying scale, origin and form, the majority of which are of limited architectural merit. Accordingly, in contrast with the relative consistency of the properties opposite, these buildings provide a varied frontage.
- 4.24 To the south of the junction with Brantwood Road, Nos. 860 & 862, (The Coach and Horses Public House), is a three storey local listed Victorian building of London stock brick with a yellow painted ground floor level and stucco window surrounds and hood mouldings. It is adjoined to the north by an unattractive late 20<sup>th</sup> Century two storey building, which is set back from the road and detracts from the streetscene. To the south of the public house, the three storey buildings at Nos. 852 to 858 (even) are constructed of pale red brick with dark modern windows and are of no architectural merit.
- 4.25 The adjacent terraced properties, Nos. 840 to 850 (even) High Road are local listed buildings that form a more consistent, essentially symmetrical group of two storey Edwardian buildings. They are constructed of red brick with slate roofs and have projecting retail units at ground floor level. Whilst several of the shopfronts retain their pilasters and corbels, the majority have unsympathetic signage and full width display windows. Nonetheless, the terrace, which provides this mixed section of the High Road with a degree of consistency, makes a positive contribution to the streetscene.

- 4.26 To the south, Nos. 824 to 836 (even) High Road are a varied terrace of nondescript two and three storey buildings with unsympathetically designed commercial units at ground floor level. These buildings, most of which date from the mid 20<sup>th</sup> Century, have a neutral role in the streetscene.
- 4.27 Nos. 816 & 818, 820 and 822 at the junction with Northumberland Road, form an attractive group of Grade II listed properties. The buildings are of varying age and appearance, though all are constructed of London stock brick and retain their timber sash windows. In addition, they have late 19<sup>th</sup> Century shopfronts at ground floor level, albeit significantly altered, which in the case of Nos. 820 and 822 are surmounted by dentil cornices. The façade to No. 822 is largely unadorned, though includes elliptical arched recesses, whilst that to No 820 incorporates a prominent moulded brick cornice and a stone-coped parapet. The principal elevation to No. 818 is dominated by an Ionic doorcase, which is surmounted by a modillioned cornice and a pediment. Unlike the majority of buildings lining this stretch of the eastern side of Tottenham High Road, Nos. 816 to 822 (even) are of clear architectural distinction.

**Sub Area 4. High Road (east side) Northumberland Park to Park Lane**

- 4.28 This section of the eastern side of the High Road is fronted by some of the best preserved groups of the substantial Georgian properties that characterise much of the area. They are, however, interspersed with more recent infill properties, which are of limited interest. The majority of the buildings lining this section of the street front directly onto the High Road and contribute to the street's enclosed, urban character.
- 4.29 To the south of the junction with Northumberland Park, No. 814 High Road is a richly detailed two storey local listed building of Victorian origin. It is constructed of red brick and has white rendered fascia detailing, including a projecting cornice and prominent quoins. A decorative arched fanlight and an oversized projecting pediment surmount the main entrance, which is set within the corner of the building. Regrettably the blue balloon awnings fixed open permanently, as well as the boarded up windows, detract from the architectural interest of the building. Notwithstanding this No. 814 represents one of the few examples of a building within North Tottenham with a well preserved architectural framework.
- 4.30 To the rear of No. 814, Nos. 2 to 6 (even) Northumberland Park form a group of detached local listed properties, which originally formed part of a more extensive development that was mostly demolished in the 1950s to make way for the sprawling Northumberland Estate. Nos. 4 and 6 are two storey villas constructed of London stock brick with red brick dressings and have stucco lintels and arched entrance surrounds. No. 2 is a single storey dwelling also constructed of London stock brick with red brick dressings, which has decorative stone roundels, and half circles above the windows, and a panel above the door. No 4 has a stone inscription dated 1903. The properties, which front directly onto Northumberland Park, make a positive contribution to the area's character and appearance.

- 4.31 To the south of No. 814 High Road, Nos. 808 and 810 comprise an imposing pair of four storey semi-detached Grade II\*listed properties, dated to 1715, which are constructed of dark red brick.<sup>1</sup> Both Nos. 808 and 810 are rare splendid and important examples of Queen Anne style early Georgian houses. No. 808 has a doorcase with a bracketed canopy over a six-panelled door and an elaborately leaded fanlight and was restored and refurbished in the 1990s. The first phase of works at No. 810 was completed in 2009 and included the restoration and repair of external features including the entrance doorcase, canopy and fanlight. Removal of a single storey 20<sup>th</sup> Century shop unit that occupied the site of the original forecourt has once again revealed the original lower sections of the front elevation of the building and allowed for their reinstatement together with the forecourt, front boundary wall, gates and railings. The second phase of works will cover the restoration and refurbishment of the many superb and beautiful internal features.
- 4.32 Nos. 804 & 806, immediately to the south, is a terrace of three storey Victorian buildings fronting directly onto the High Road. The buildings, which are constructed of London stock brick and have hipped slate roofs and prominent white-painted lintels, include poorly integrated shopfronts at ground floor level. Nonetheless, they complement the adjoining groups of properties, which are of greater architectural merit, and make a positive contribution to the streetscene.
- 4.33 Nos. 790 to 802 (even) High Road are a significant group of statutory listed buildings that represent the finest assemblage of Georgian properties within the Tottenham High Road Historic Corridor. Northumberland Terrace, Nos. 794 to 802 (even), are a consistent group of substantial mid 18<sup>th</sup> Century three storey buildings with basements. They are constructed of yellow London stock brick with red brick dressings and first floor stringcourse and parapet cornices. Doric entrance surrounds with flat pilasters and prominent pediments dominate their facades. They are set back from the High Road and have substantial boundary walls surrounding their front gardens. No.796, Percy House, is Grade II\* listed, and has a handsome Doric doorcase. Its front boundary wall, railings, ornamental gates, and grand rusticated gate piers with curving volutes and ball finials are also listed Grade II\*. Northumberland Terrace is adjoined to the south by No. 792 an early 19<sup>th</sup> Century Grade II listed building, which has similar materials, scale and massing to the adjacent properties.
- 4.34 At the southern end of this group, No. 790 (Dial House) is a grand late 17<sup>th</sup> Century Grade II\* listed three storey Queen Anne property constructed from dark red brick with white banding and has a steeply pitched hipped tiled roof with end chimneys. The building, which fronts directly onto the High Road, has a well modulated, symmetrical façade that retains much of its original lime putty tuck pointing, with sash windows set below hood mouldings and a prominent doorcase with rusticated columns. A sundial, which is dated 1691, is mounted on the property's southern chimney. As a group, these consistent properties are of distinct architectural merit and make a positive contribution to the character and appearance of the High Road. Until recently the advertisement hoarding previously mounted on the flank elevation to No. 802 High Road had a detrimental impact on the group, but this has now been removed following successful Planning Enforcement and Appeal Action.

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<sup>1</sup> A measured drawing of a conjectural reinstatement of the front elevations of these buildings forms the cover of "London: the Art of Georgian Building" by Dan Cruickshank and Peter Wyld: The Architectural Press Ltd: London 1975.

- 4.35 Nos. 768 to 772 (even), 776 & 778, 782 and 784 to 788 (even), fronting the High Road to the south of this group of Georgian properties, are a series of unattractive 20<sup>th</sup> Century office buildings that are of no architectural merit. Set amongst these buildings, No. 774 High Road is a grand detached Georgian Grade II listed building of three storeys and basement. It is constructed of London stock brick with white rendered banding and decorative window surrounds and has a Tuscan doorcase with flat pilasters and a pediment.
- 4.36 The section of the High Road between Paxton Road and Bill Nicholson Way is primarily lined with three storey Victorian buildings that front directly onto the road. They have shops at ground floor level, with two floors of residential accommodation above. Nos. 754 to 766 (even) are local listed buildings, typical of the narrow fronted Victorian shop houses of approximately 6m wide, that are common along the High Road. Together with Nos. 752A to C this terrace is constructed of yellow London stock brick, Nos. 752A to C with red brick dressings. Unfortunately, Nos. 764 & 766, now have rendered facades, 'boarded up' windows and their poor condition diminishes their contribution to the streetscene.
- 4.37 Nos. 754 to 758 (even) have red painted facades and slate roofs and like the adjacent dwellings include poorly integrated shopfronts at ground floor, where over-scaled deep fascias spanning 3 house widths have a detrimental effect. The terrace is terminated at its southern end by No. 750, (Valentinos Public House and Nightclub), (the former White Hart public house which is a three storey local listed Victorian building that constructed of red brick, with stone mullioned casement windows and decorated moulded double gables on both street elevations. Its ground floor pilasters and cladding is in granite and it has a splayed corner with a distinctive arched entrance. Although the building has been detrimentally altered through the introduction of unsympathetic fascia signage, it is of architectural interest.
- 4.38 Paxton Hall, situated to the rear of No. 766 High Road, is a three storey Victorian building fronting onto Paxton Road that is currently boarded up. It is constructed of London stock brick with red brick banding and has a double pitched slate roof. It has a symmetrical fenestration pattern to its front elevation, but at ground floor level, the property's windows are covered with unsympathetic white-painted grills. However, the building makes a positive contribution to the streetscene.
- 4.39 To the south of Bill Nicholson Way, Nos. 734 to 748 (even) High Road form an interesting group of buildings, which step back from the street towards Park Lane and form an important architectural contribution to the character and appearance of this part of the conservation area. No. 748, The Red House, is a grand three storey local listed late Victorian building, which is constructed of red brick with a steeply pitched double gable ends to the High Road, slate roofs and tall red brick chimney stacks. The first and second floors are delineated by stucco stringcourses, and both the High Road and Bill Nicholson Way elevations have a first floor central white painted canted oriel window with a decorated parapet. The High Road façade was until late 2007 dominated by a projecting clock, surmounted by the Tottenham Hotspur motif of a gilded cockerel on a sphere, but these have been removed for safe storage by the football club since the building became vacant. The adjacent building, No. 746 (former Tottenham Dispensary) is an attractive symmetrical three storey red brick Edwardian local listed building with a Portland stone ground floor façade and an arched central entrance flanked by stone

columns with a semi-circular fanlight over the door. The stone entablature fascia is inscribed 'TOTTENHAM AND EDMONTON DISPENSARY'. It has a prominent projecting stone parapet cornice with dentils and panelled blocking course, and tall brick chimney stacks at each end.

- 4.40 No 744, Warmington House, is a Grade II listed early C19 three storey building set back from the High Road. Regrettably the adjacent building to the north, No. 744A, over-sails its north end and obscures the end part of its front elevation. The south flank elevation has a Diocletian window at attic level. Adjoining Warmington House to the south, Nos. 740 & 742 High Road are local listed Victorian buildings, which are constructed of London stock brick and have largely unadorned facades. Whilst these buildings have poorly integrated ground floor facades, they make a positive contribution to the streetscene.
- 4.41 This section of the conservation area is dominated by the mass and scale of White Hart Lane Football Stadium, which is situated at the rear of the three storey historic buildings on the east of High Road and is prominent in views along Paxton Road, Bill Nicholson Way and Park Lane. Accordingly, the football stadium has a significant impact on the area's character, particularly on match days.

#### **Sub Area 5. High Road (west side) White Hart Lane to Church Road**

- 4.42 The western side of the High Road south of White Hart Lane is mostly fronted by three storey Victorian terraced buildings with projecting retail units at ground floor level, which give this section of the High Road a relatively uniform appearance. However this consistency is interrupted by a large early 21<sup>st</sup> Century residential flat block. The primary landmark building on this section of the High Road is the local listed Church of St Francis de Sales on the southern side of the junction with Brereton Road. At the southern end of this section of High Road, the junctions with Church Road and Park Lane are surrounded by mature deciduous trees, which make a positive contribution to the High Road's streetscape.
- 4.43 To the south of the junction with White Hart Lane, Nos. 769 & 71, Nos. 773 to 781 (odd) and Nos. 783 to 791 (odd) form terraces of three storey Victorian properties which are constructed of London stock brick. Most of these buildings have painted and/or rendered facades and unsympathetic modern windows, and most of the shopfronts are poorly integrated and have a detrimental impact on the streetscene. The middle group, Nos. 773 to 779 (odd) are local listed buildings that remain unpainted and incorporate prominent keystones and a largely consistent parapet cornice. In addition, the retail frontages to Nos. 773 & 775 retain their corbels, pilasters and stallrisers. To the south of these terraces is the site of newly built flats.
- 4.44 On the southern side of the junction with Moselle Place is the local listed No. 759 (former Whitehall Tavern and more recently the Lucky Larry O'Shaughnessy's Public House), which is now a Health Centre. It is a three storey building with a yellow painted façade and green window surrounds. The building's projecting public house fascia is painted green and retains traditional features including stallrisers, corbels and clerestories. The fascia is surmounted by brightly coloured planting which makes a positive contribution to the High Road streetscape. To the south of the public house, Nos. 743 to 757 (odd) High Road form a uniform terrace of three storey Victorian local listed buildings, which are constructed of London stock brick and have projecting retail units at ground floor level. Unfortunately,

most of them now have painted facades and modern windows, although they retain their consistent parapet cornice. Nos. 731 to 741 (odd) are another uniform terrace that remains essentially intact, with its facades remaining mostly unpainted with red brick dressings. However, the scale of this group of buildings now appears diminutive in the streetscene,. Few of the shopfronts within these groups are of merit, although several retain their pilasters and corbels.

- 4.45 Kathleen Ferrier Court at the junction with Brereton Road is an imposing five storey yellow stock brick block of flats built in the mid 20<sup>th</sup> Century. The building incorporates the small Coombes Croft Public Library at ground floor level that has very attractive metal gates at its entrance that contain panels of local art in their design. The entrance is approached up a curving ramp with a brick retaining wall that incorporates a coloured bas-relief of three sheep and the letters 'COOMBES CROFT' by John McKenna. The name is derived from local 15<sup>th</sup> Century farm landowners. An inscribed stainless steel plaque to the right of the entrance states that the small public space with two trees and decorative paving that forms the library forecourt and gardens was laid out in 1997 as part of a redevelopment project joint funded by Tottenham Hotspur Football Club, L B Haringey and the Upper Lee Valley Partnership. Although the building's original steel windows have been replaced by uPVC windows it remains of architectural merit and together with its forecourt makes a positive contribution to the character and appearance of this part of the conservation area. Adjoining the north flank of the library building, and sharing its open forecourt, is an interesting small single storey electricity sub-station that is a local listed building. It has a gable end on the street elevation built of yellow stock brickwork with stone banding, kneelers and copings, and has a small high level lancet window and steeply pitched roof that now has its original slates replaced by corrugated iron sheeting. The north boundary of the open forecourt area has a raised flowerbed along the flank wall of No. 731 High Road upon which an attractive mural depicting the national flowers of the diverse local communities now living in Tottenham has been painted by local artist Cath Rive with help from local community groups and opened at a ceremony attended by the then Culture Secretary, David Lammy, on 19<sup>th</sup> October 2007.
- 4.46 The Church of St Francis de Sales, situated to the south of the junction with Brereton Road, is a local listed building. It is an attractive Roman Catholic Church with a tall prominent nave that plays an important role in the streetscape of this part of the High Road. The church, which was erected in 1895 to designs by Sinnott, Sinnott and Powell, is constructed of yellow London stock brick with red brick banding and has a steeply pitched slate roof. The High Road elevation is dominated by a large arched window with geometric tracery and is surmounted by a stone cross. It is adjoined to the rear by a local listed school building which was constructed in 1882. No. 729 High Road is the church presbytery, a grand local listed Victorian villa, which is also constructed of yellow London stock brick with red brick dressings and a hipped slate roof. The building's materials and appearance complement those of the adjacent church. It is set within a well-planted garden and makes a positive contribution to the streetscene. To the south of No. 729 is an area of open space with trees along the High Road frontage behind which is the playground to St Francis de Sales Primary School. The school itself is situated beyond the conservation area boundary.

### **Sub Area 6. High Road (west side) Church Road to Lordship Lane**

- 4.47 This section of Tottenham High Road contains a range of buildings of varying origin, scale and appearance. The buildings in the northern part of this stretch of the High Road are set back behind an area of open space with mature deciduous trees, which give it a different character. Further south, between Ruskin Road and Lordship Lane the three and four storey terraces of grand properties front directly onto the High Road behind single storey retail units. Accordingly, this section of the western side of the High Road is characterised by a greater sense of openness and vegetation than is experienced elsewhere within the North Tottenham Conservation Area.
- 4.48 To the south of the junction with Church Road, Nos. 705 and 707 High Road are set in a secluded location behind a dense screen of trees and are accessed from Church Lane. No. 707, Moselle House, is a three storey early 19<sup>th</sup> Century Grade II listed building built from yellow London stock brick with a parapet and stone coping, gauged flat brick arched sash windows, and an oval plaque at second floor level inscribed 'MOSELLE HOUSE'. There is a prominent enclosed Doric porch with a 6 panelled door and patterned fanlight on the north elevation onto Church Road. Its front boundary wall is local listed. The adjoining two storey local listed No. 705 is of similar origin and is also built from yellow London stock brick, but has a more restrained principal elevation. Both dwellings make a positive contribution to the character and appearance of this part of the conservation area. Nos. 701 & 703 High Road is the Tottenham Sports Centre, a mid 20<sup>th</sup> Century two storey building that has a long symmetrical façade with a central Portland stone doorcase and window dressings typical of this period of municipal building. Like the adjacent dwellings the sports centre is set back from the road within well-planted gardens and makes a positive contribution to the streetscene.
- 4.49 No. 697, Tottenham Baptist Church is a well-proportioned classical Grade II listed building, which was constructed in 1825 to designs by J. Clark. It is set back from the High Road behind a landscaped forecourt with attractively designed restored cast iron railings and gates with unusual box section piers. The church is constructed of grey brick with painted stone detailing and stucco parapet and cornice. The east front elevation has a centre bay projecting slightly forward with a Venetian window at first floor level above a prominent Doric portico with four columns and a short flight of stone steps. . All of the windows have metal frames divided into small panes by glazing bars, the first floor windows have round arched heads, the ground floor windows have cambered heads. A painted stringcourse runs around the building at the point of the springing of the first floor window arches and over the arches. The painted stone window sills have recessed panels. The Baptist Church is adjoined to the north by Chapel Stones, an enclosed alleyway, which is flanked by the local listed Baptist Hall and the Grade II No. 699, both of which are two storey Victorian buildings that adjoin the church to the rear. The brick boundary wall to No. 699 that extends west along the alley and south towards Pembury Road is also a Grade II listed building. Chapel Stones provides access to King's Road to the west of the conservation area. No. 2 Kings Road is a Grade II listed building that has been included within the conservation area boundary. It is an early to mid 19<sup>th</sup> Century two storey yellow stock brick house with a slate roof, stone coping and a broad gable on the street elevation containing an arched attic window. The sash windows have gauged brick arches and glazing bars. A plaque on the east elevation is inscribed 'JAMES PLACE 1812'.



- 4.50 To the south of the church, Nos. 695 & 697 are a pair of large three-storey early 19<sup>th</sup> Century Grade II listed buildings, which are constructed of London stock brick and are set back from the High Road behind a courtyard with modern replica front boundary brick walls, gates and railings. They incorporate a stuccoed ground floor level façade, moulded parapet cornice and Doric porticoes with a pair of panelled entrance doors and round headed fanlights with radial glazing bars. A modern housing development of similar scale was built on the site of Nos. 691 & 693 during 2007 / 2008.
- 4.51 The adjacent buildings, Nos. 653 to 663 (odd), Nos. 665 to 683 (odd) and Nos. 685 to 689 (odd) High Road, are three consistent local listed terraces of four storey red brick buildings with forward projecting single storey shop units and residential flats on the upper floors. They have slate roofs, hipped on the street corners and each unit is delineated at eaves level above the party wall by a stone pediment supporting a ball finial with spikes. The roofscape is further enhanced by massive red brick chimney stacks and prominent arched dormer windows with twin sashes. The upper floors have triple-sash windows with arched stucco lintels, except for the two units at the centre of the main terrace, Nos. 673 & 675, which are given emphasis by raised eaves, hipped roof and paired sashes. A stone spread eagle finial surmounts this central pair of properties, below which is a cambered headed rectangular plaque inscribed 'CRITERION BUILDINGS'. These buildings remain largely intact although some of the original timber sashes have been lost to modern replacements. Many of the projecting retail units at ground floor level retain their pilasters, corbels, cornices with chevron moulding and a few still have their original timber shopfronts with glazing bars. Of specific note are the shopfronts to Nos. 655 and 665 which represent two of the High Road's best preserved shopfronts and the curved shopfronts on the street corners at Nos. 665, 683 and 685. In contrast the continuous large modern fascia to Nos. 653 to 663 (odd) and the loss of the curved corner is entirely unsympathetic and detracts from the streetscene. Further south, Nos. 641 to 652 (odd) are also local listed buildings that form an adjoining terrace of three storey red brick buildings with slate roofs, canted bay windows on the upper floors with pyramidal roofs and projecting ground floor retail units. Although these buildings are of less distinction than the adjacent groups, they make a positive contribution to the streetscene.
- 4.52 No. 639 High Road, on the corner of Lordship Lane, currently contains the Council's town planning offices. This exuberant neo-Jacobean style Grade II listed building successfully defines the junction at the southernmost end of this stretch of the High Road. Built between 1901 as the offices of Tottenham and Edmonton Gas Company by John Sherwell Corder and extended in 1914 this Edwardian building is two storeys with an attic storey with shaped gables constructed of rich red brick with terracotta strapwork ornament and dressings and stone banding. It has an imposing stone arched doorway, with a rectangular stained glass fanlight above, in a prominent entrance porch with Doric columns, and a stone balustraded balcony above. There are several stained glass windows with Art Nouveau patterns throughout the building. The building's roofline is adorned with massive red brick chimney stacks, shaped gables with semi-circular pediments and finials, a balustraded parapet and two octagonal corner turrets with ogee shaped copper domes. The turrets have elaborately decorated terracotta corbels at first floor level and polished pink granite pilasters. There are two entrances with stone banded elliptical arches set amongst a series of elliptical arched timber showroom windows with glazing bars and elliptical arched top-lights.

- 4.53 On the northern side of Lordship Lane the flank elevation of No. 639 High Road continues to the west with a vehicular access with a panelled stucco lintel and a 3 metre high red brick boundary wall incorporating a boarded up large square window of a now demolished outbuilding that forms part of the Grade II listing. Adjoining to the west are Nos. 2 to 6 (even) Lordship Lane, a utilitarian terrace of two storey Victorian cottages constructed of grey brick with red brick dressings and slate roofs that make a positive contribution to the streetscape of this part of the conservation area. Further west, beyond Pembury Road, is Bruce Terrace, Nos. 8 to 18 (even) Lordship Lane a linked group of Grade II listed semi-detached three storey villas. They date from 1826 and are constructed of yellow London stock brick with hipped slate roofs and largely unadorned, typical well-proportioned Regency facades, which include tripartite timber sashes with glazing bars and ground floor tented roofed wrought iron verandas. No. 20 is late 20<sup>th</sup> Century building of similar style and materials inserted into the gap between the end of the original houses and the adjoining railway embankment. These properties provide this part of Lordship Lane with a sense of rhythm and proportion, creating a distinctive entrance into the conservation area.

#### **Sub Area 7. High Road (east side) Park Lane to Lansdowne Road**

- 4.54 This section of the High Road is lined with a range of two and three storey Victorian terraced properties and larger 20<sup>th</sup> Century office and warehouse buildings, which combine to create an almost continuous frontage. Accordingly a greater sense of enclosure is experienced than on the western side of this section of the High Road. Several of the buildings within this area are either derelict or in a poor state of repair giving more of a decayed, run-down character to this section of the High Road. Nonetheless, it includes several visually attractive, albeit significantly altered, Georgian terraced properties and groups of mature trees that contribute to the High Road's streetscape.
- 4.55 No. 732 High Road, (The Corner Pin Public House), at the junction with Park Lane, is a typical Victorian public house building constructed of yellow London stock brick with red brick dressings and has a blue painted ground floor façade. It is adjoined to the rear by Nos. 2 & 4 Park Lane, a local listed late C17 pair of two storey cottages with small dormers to an attic storey in a steeply sloping roof now covered in concrete tiles. They are constructed of London stock brick, now painted white, two sashes each and small ground floor shop windows. Like the public house, the buildings make a positive contribution to the streetscene. Nos. 728 & 730 High Road, south of the Corner Pin is a late 20<sup>th</sup> Century three storey unadorned red brick office building that makes a negligible contribution to the character and appearance of this part of the High Road. Nos. 724 & 726 (The Bell and Hare) to the south, is a mid 20<sup>th</sup> Century three storey neo-Georgian style red brick public house, with an imposing, regularly modulated façade with timber sashes with glazing bars and a steeply sloping hipped clay tiled roof and tall red brick chimney stacks at each end. The central main entrance has a projecting hood supporting a first floor balcony with a wrought iron balustrade incorporating a roundel inscribed 'Bell and Hare'. The balcony is accessed through a full height sash with a stucco surround that incorporates at second floor level high relief sculptures of a hare and a bell. The building makes a positive contribution to this part of the conservation area. No. 722 is a single storey symmetrical Art Deco influenced block of public conveniences, built in plum brick with red brick stringcourse and window and door surrounds. The High Road elevation has a parapet with a stone coping that is raised in the centre section with a round headed

gable containing a roundel with rough-cast infill and three entrances between which are two windows with rough-cast apron panels. The building is enthusiastically used by Spurs fans on match days and also makes a positive contribution to the character and appearance of the conservation area. Coombes House, No. 40 Bromley Road completes this mixed group of buildings. It is a functional late 20<sup>th</sup> Century four storey red brick block of flats, which is of no architectural interest and has a neutral impact on the streetscene.

- 4.56 The buildings from Bromley Road to Argyle Passage, Nos. 686 to 710 (even) form an inconsistent terrace with mixed retail units at ground floor level lining the High Road. Most of the buildings are constructed of yellow London stock brick and the majority are of Victorian origin. The buildings vary in height between one and three storeys and have an inconsistent roofline. The majority also have painted facades and unsympathetic modern windows although as a group they contribute to the streetscene. No. 710 is a 19<sup>th</sup> Century three storey stock brick building with a splayed corner and bracketed parapet cornice. The windows have deep stone lintels and the ground floor shopfront retains its pilasters, console brackets and cornice around an altered shopfront and fascia. Together with the adjoining simply detailed two storey No. 708 these buildings make a positive contribution to the streetscene. Nos. 704 & 706 are three storey local listed buildings that remain largely intact with decorated facades including stucco parapet cornice, window surrounds and hood mouldings. At ground floor level, the intact exceptional original timber 'buildings' shopfront retains its pilasters, corbels and dentil cornice with traditional fascia signage. Nos. 694 to 700 (even) were built as a terrace of four matching three storey stock brick buildings with a moulded stucco parapet cornice and window surrounds. No. 694 now has a raised parapet and together with No. 696 has lost its parapet cornice. Unfortunately, all but No. 698 now have painted facades and all have inappropriately designed replacement windows. Nevertheless, despite these changes and all now having unattractive forward projecting ground floor shop units, Nos. 698 & 700 are local listed buildings and No. 696 is considered to make a positive contribution to the streetscene. Nos. 686 to 690 (even) are a late 19<sup>th</sup> Century terrace of local listed three storey yellow stock brick buildings with slate roofs, eaves and red brick stringcourses. The first floor windows are large canted oriels above unattractive forward projecting ground floor shop units. A rectangular stone plaque inscribed 'ARGYLE HOUSE 1881' supported on brackets, is fixed between the second floor windows of No. 686.
- 4.57 To the south of Argyle Passage, Nos. 684, A & B is a symmetrical three storey early 20<sup>th</sup> Century stuccoed local listed building with a prominent parapet cornice. The upper floors have windows with a vertical emphasis enhanced by recessed panels between first and second floors, whilst the ground floor has a central doorcase and showroom windows set beneath a continuous moulded cornice that extends along the north flank wall. There are four pointed and six pointed star shaped air vents at high level that may have some reference to its original use. Nos. 678 to 682 (even) is a late 20<sup>th</sup> Century two storey red brick building with a long undecorated façade to which a third storey added in 2008. It is considered to detract from the character and appearance of this part of the High Road. Conversely, the adjoining local listed two storey stock brick former Whitbread Brewery office, No. 676A High Road, forms an integral part of the attractive group of buildings within the courtyard set back behind the blue engineering brick piers and metal gates and railings that are the curtilage of the Grade II listed former Whitbread Brewery southern gate building, a diminutive classically designed single storey symmetrical building

surmounted by a central square clock-tower, which is of architectural distinction. It is constructed of London stock brick, three bays wide, the central bay projecting forward and upward as does the stone parapet and cornice incised 'BREWERY'. Each bay of its façade has brick pilasters and a round headed arch incorporating semicircular-headed metal windows with radial glazed heads. Unfortunately, the prominent clock is currently not working and has lost its hands.

- 4.58 Nos. 662 to 670 (even) High Road is a well-maintained group of Grade II listed Georgian buildings. At the northern end of the group, No. 670 is of three storeys and semi-basement with a stucco façade, parapet and a large canted bay through semi-basement, ground and first floor levels. The other buildings are of yellow London stock brick and have well-modulated facades with parapets and regular fenestration. Nos. 668 & 668A are of three storeys and semi-basement and retain their original Regency blind boxes on the first floor windows. However, they now have a modern shopfront across most of the ground floor frontage, the original square-headed doorcase with fanlight and panelled entrance door to No. 668 retained on the right side. Nos. 664 & 666 (Moore House) are also of three storeys and semi-basement, but with round-headed doorcases, fanlights and panelled entrance doors approached by a long flight of steps. They have a pair of rectangular stone plaques positioned centrally beneath the second floor windows inscribed 'MOORE HOUSE'. No. 666 is three sashes wide with an additional round-headed doorcase to the left leading to the rear. Unfortunately, the ground floor windows of both properties have been replaced with inappropriately designed modern bow windows. No. 662 is of the same design but is of lower elevation because it has no semi-basement. The ground floor has a traditionally designed full width shopfront. All of the properties are of architectural distinction and make a positive contribution to the streetscene of this part of the conservation area. There is a single-storey timber commercial unit situated to the north of this group which has an over-large fascia sign mounted above its flat roof.
- 4.59 Further south Nos. 658 & 660 comprise a 19<sup>th</sup> century two storey local listed building of merit with a mansarded attic storey surrounded by an unattractive mid 20<sup>th</sup> Century single storey commercial property with a black façade, prominent signage and large picture windows that severely detracts from the setting and appearance of the original building and of the adjoining conservation area. The original building now has a white rendered first floor front elevation and concrete roof tiles, but retains its timber sash windows and glazing bars. The removal of the surrounding single storey structure and reinstatement of the ground floor elevation, front garden area and boundary wall and railings would greatly enhance this part of the conservation area.
- 4.60 Nos. 640 to 656 (even) is an imposing four storey late 20<sup>th</sup> Century office building that is constructed of red brick and has unsympathetic fenestration. Its design is architecturally poor and has a detrimental impact on the character and appearance of this part of the High Road.
- 4.61 At the southern end of this section of High Road on the corner of Lansdowne Road is Nos. 636 & 638, a local listed three storey Art Deco style department store originally built in 1930 for the London Cooperative Society. It now has a late 20<sup>th</sup> Century attic storey. The richly detailed white rendered façade has a prominent square corner tower with Tuscan pilasters and entablature. The base of tower has a square panel with the Co-op logo of intertwined letters 'LCS' and '1930'. The

large metal windows incorporate panels between first and second floor that also incorporate the LCS logo. The building incorporates a poorly integrated ground floor retail unit, though successfully defines the junction between the High Road and Lansdowne Road.

- 4.62 Nos. 636 & 638 High Road, the Council offices at 639 on the western side of the road and No. 634, the Red Lion public house to the south, comprise an attractive group of statutory and local listed buildings clustered around this busy junction on the High Road that make a positive contribution to the streetscene of this part of the conservation area.

#### **Sub Area 8. Lansdowne Road / Lordship Lane to Scotland Green**

- 4.63 This southernmost section of the North Tottenham Conservation Area contrasts with the majority of the area in that its key buildings are not wholly focussed on the High Road. It includes few commercial units, with a higher proportion of residential properties. As a result, the domestic scale of the buildings and the mature deciduous trees lining this section of the High Road and Lansdowne Road, give this part of the conservation area less of an urban character than the majority of the Tottenham High Road Historic Corridor. St Mary's Church on the south side of Lansdowne Road, which can be glimpsed throughout this part of North Tottenham, forms the principal landmark upon which the area is centred.

- 4.64 On the northern side of Lansdowne Road, Nos. 3 to 7 (odd) and Nos. 13 to 15 (odd) are two groups of large linked Victorian villas that are included within the conservation area. The properties are all double-fronted, five windows wide with a hipped slate roof and are constructed of yellow London stock brick with pale brick quoins and dressings and painted stone lintels. Although similar, each house has its individual architectural detailing Nos. 3 and 7 are flat fronted, No. 5 has two stuccoed canted bay windows and a central round headed doorcase, No. 13 has two Gothic detailed canted bay windows and a projecting gabled entrance porch with corbelling and a Gothic arch, while No. 15 has a left-side canted bay window and a glass roofed metal veranda over the entrance and right-side sashes. They are mostly set behind well-planted, mature gardens, which are bounded by yellow London stock brick walls, and all make a positive contribution to the streetscene of this part of the conservation area.

- 4.65 The southern side of Lansdowne Road is dominated by the Church of St Mary, a Grade II listed mission church that was founded by Marlborough College and designed by J.E.K. Cutts during the late 19<sup>th</sup> Century. It is constructed of red brick with stone dressings and has a steeply sloping slate roof, an apsed eastern end and a gabled west end with very tall and narrow lancet windows and a central circular stone bell tower with a tall conical spire flanked by two turrets with conical spires. The north, Lansdowne Road elevation, has a porch at the transept and a chancel chapel with bell turret and apsidal end. The church and its screen of mature London Plane trees have a prominent role in the streetscene of this part of the conservation area. The Vicarage adjoining the south side is of similar origin and style to the church and can be glimpsed from the High Road and from the western end of Liston Road. To the west of the church the painted brickwork frontage of an unattractive mainly single storey vehicle repair depot detracts from the character and appearance of this part of the conservation area.

- 4.66 On the corner of Lansdowne Road is No. 634 High Road, (The Red Lion Public House), a three storey local listed building built in 1870, of yellow London stock brick with Gothic style details to the painted stone window surrounds on the upper floors and painted stone ground floor barfront. Unfortunately, it has lost its original bracketed cornice from the parapet and its similarly detailed tall chimney stacks.
- 4.67 To the east of St Mary's Church, Nos. 2 to 24 (even) Lansdowne Road form a relatively consistent terrace of two and three-storey gable-ended red brick Victorian properties with dark brick dressings and tall red brick chimney stacks with terracotta pots. Nos. 6 and 8 include an additional storey. They all have ground floor canted bay windows with hipped roofs and first floor round-headed sashes. The gables to several of the dwellings also include elaborately decorative timber bargeboards with scrolling and finials. The properties forming the terrace make a positive contribution to this part of the conservation area.
- 4.68 Liston Road, to the south of Lansdowne Road, is partly fronted by Nos. 5, 6 & 7, a short terrace of two-storey red brick Edwardian properties which have prominent rendered lintels and a tiled roof. The dwellings have had unsympathetic alterations that make a neutral contribution to the streetscene. To the east of this terrace, Nos. 1 & 3 Liston Road is a late 20<sup>th</sup> Century two-storey yellow brick building with a flat roof, which detracts from the character and appearance of the area. To the west of No. 7 the rear boundary fences and lock up garages to properties fronting Lansdowne Road also have a detrimental impact on the streetscene. St Mary's Church and the adjacent Vicarage are visible in views to the west.
- 4.69 Kemble Road, forming the south eastern boundary of the conservation area, is fronted by a part single and part two storey former school and Parochial Hall, which is constructed of yellow London stock brick with red brick dressings and has a tall red tiled roof that is surmounted by a pretty little central ventilator in the form of a square belvedere with a cupola and weather vane. Three of the central tall timber casement windows project above the eaves level with gables, with the outer two storey windows set beneath higher projecting eaves. The building, which fronts directly onto the road, has an attractive outlook onto the adjacent green play space, to the east of the conservation area. Adjoining the south flank, on the north corner of St Mary's Close, is 'the Cottage', a tall two storey barn-like Victorian building of matching style and materials, which appears to have formerly comprised part of the adjacent school. Both buildings make a positive contribution to the streetscene of this part of the conservation area. To the west of the Cottage, the section of St Mary's Close within the conservation area is lined with unattractive garages and a modern two storey semi-detached pair of infill properties that are of limited architectural interest.
- 4.70 Rheola Close, a mid 20<sup>th</sup> Century residential estate consisting of three and four storey blocks of flats is set back from the eastern side of the High Road. The blocks, which are constructed of pale red brick with some painted render panels between windows have unadorned principal elevations, are of no architectural merit and have a neutral impact on the character and appearance of this part of the conservation area. However, Rheola Close, and Millicent Fawcett Court on the west side of High Road just beyond the conservation area boundary, are both set behind mature trees and shrubs planted in areas that front the High Road. These form attractive screens to the blocks of flats and give an attractive green open appearance to this part of the High Road.

## 5. SPATIAL AND CHARACTER ANALYSIS SCOTLAND GREEN CONSERVATION AREA (NO. 18)

### Overall character and appearance

5.1 The Scotland Green Conservation Area is a small conservation area focussed on the former site of Scotland Green, one of a series of greens and commons located at various points along the High Road. The part of the High Road from Lansdowne Road to Scotland Green is within the 'Saxon Settlement Area of Archaeological Importance' and any proposed works involving excavations of a site within the area will require a prior archaeological assessment to be carried out. The area surrounding the former green is primarily occupied by diminutive 19<sup>th</sup> Century shops and cottages and a high proportion of public houses. Many are in a poor state of repair and Scotland Green is characterised in part by a degree of dilapidation. In contrast the west side of the High Road features grand Georgian houses and a range of commercial premises of varying scale, design and condition and is more diverse in character and appearance. Until the early 20<sup>th</sup> Century the Moselle River, known as Carbuncle Ditch in 1810, flowed as an attractive open railed off watercourse along the north side of Scotland Green. It is now concealed within a culvert.

5.2 The conservation area can be split into sub areas to identify its character and appearance:

- Sub Area 1. Scotland Green island site
- Sub Area 2. South side of Scotland Green
- Sub Area 3. High Road (west side) opposite Scotland Green

### Sub Area 1. Scotland Green island site

5.3 By 1864 the island site at the heart of the conservation area was intensively developed by single and two storey Victorian buildings constructed of Gault brick with prominent shaped gables. The remaining building, which is the remnants of the former Blue Coat School, a "middle class school for girls" charity built in 1833, is included on the council's local list of buildings of merit and is being restored and converted for future use. Adjoining the rear of the Blue Coat School the original buildings that included traditional retail units at ground floor level have been replaced by a new development that is nearing completion. Unfortunately, there is concern with regard to the excessive scale, height and mass of this new four storey development in such a sensitive context adjoining a key local listed building of merit at the core of this conservation area.

### Sub Area 2. South side of Scotland Green

5.4 On its southern side, Scotland Green is fronted by a continuous terrace, which is primarily composed of utilitarian two-storey cottages of Victorian origin. The majority of the buildings are constructed of London stock brick with slate roofs, although many have painted facades and poorly integrated modern windows. However, all of the buildings are of architectural interest, Nos. 14 to 28 (even) make a positive contribution to the character and appearance of the conservation area, while Nos. 30 & 32, No. 34 (The Victoria Public House), Nos. 36 & 38 and Nos. 40 & 42 (The Two Brewers Public House) are all local listed buildings of merit. Several of these buildings also include ground floor level commercial frontages which remain largely intact and contribute to the streetscene. No. 34 (The Victoria Public House) is a three storey red brick building with terracotta detailing, a traditional ground floor level façade, and a prominent arched dormer window.

- 5.5 At the junction between the southern branch of Scotland Green and the High Road, No. 612 High Road (The Prince of Wales Public House), is a three storey local listed building with a parapet and moulded cornice and a painted stucco façade lined out in blockwork and a ground floor pub-front with green glazed brick pilasters. The painting of the building in a dark green colour and the fixing of large high level signage to the Scotland Green elevation in the past have been visually detrimental alterations, it has been vacant over an extended period, and has suffered extensive arson damage in August 2008. However, despite these difficulties the Prince of Wales retains much of its original architectural character, including some timber casement windows and makes a positive contribution to the streetscene. The former single storey pub extension on Scotland Green has been demolished as part of a redevelopment scheme. To the south of the public house, Nos. 594 to 610 (even) High Road comprise a mixed group of commercial buildings, many of which are currently semi-derelict, which are of limited architectural interest and generally have a neutral role in the streetscene. The exception is No. 596, an early 19<sup>th</sup> Century two storey brown brick local listed building with a front dormer window to an attic storey in a high concrete tiled mansard roof and prominent brick chimney stacks with terracotta pots. It has a ground floor level shopfront retaining most of its original shop-surround features such as pilasters, corbel brackets and fascia cornice. The upper floors have projecting brick quoins and the tall first floor windows are set within arcaded brickwork. Despite its current dilapidated condition, this remains the most important building on this side of the High Road within this sub area of the conservation area.

### **Sub Area 3. High Road (west side) opposite Scotland Green**

- 5.6 The western side of the High Road is dominated by Nos. 581, 583 & 585, a group of substantial statutory listed Georgian properties set back from the road behind substantial landscaped forecourts with mature trees and boundary walls, gates and railings restored in 1997 as part of the North Tottenham CAP Scheme. These properties provide this section of the High Road with a sense of spaciousness and verdure not experienced elsewhere within the Scotland Green Conservation Area. Nos. 583 and 585 are a Grade II\* listed early to mid 18<sup>th</sup> Century semi-detached pair of grand three storey properties with semi-basements. They are each four sashes wide, flanked by lower two storey side wings and are constructed of brown brick with a shallow slate roofs concealed behind a parapet and tall brick chimney stacks with terracotta pots. Their well proportioned facades have red brick dressings including full height Tuscan pilasters, moulded parapet cornice and flat rubbed brick arches with prominent triple keystones. They have a continuous painted stone stringcourse at first floor level and timber vertical sliding sash windows all of which retain their Georgian pattern glazing bars and both houses have round headed doorcases in their side wings with impressive six panelled entrance doors and elaborate leaded fanlights. No. 583 has an additional, slightly later, main entrance door introduced into the main ground floor façade that has a painted stone doorcase with Tuscan pilasters and entablature. The recently reinstated ornate blue-painted metal gates and railings and their associated early 18<sup>th</sup> Century tall square brick piers with red brick dressings and moulded stone caps and brown brick boundary walls are Grade II listed as are the rear boundary walls and, together with the landscaped front forecourts, make a substantial contribution to the streetscene of this part of the conservation area.



- 5.7 The adjacent late 18<sup>th</sup> Century property, Charlton Cottage, No. 581 High Road, is a Grade II listed two storey building with an attic storey within a tall slate mansard roof and three dormers. It is constructed of brown brick and has a brick cornice and parapet with stone coping. The front elevation, originally four windows wide, now has a blank left bay and forward projecting single storey gabled brick extension, which gives the building an unbalanced, asymmetrical appearance. The ground floor has two sashes with gauged brick arches and glazing bars, between which is the main entrance which has a six panelled door in a painted stone doorcase with Tuscan attached columns and pediment. Together, Nos. 581 to 585 (odd) form an attractive group of Georgian properties, which make a positive contribution to the streetscene.
- 5.8 In the adjoining alleyway to the south is No. 579A High Road, a local listed building of merit that is a surprising rustic barn structure that survives possibly from the 18<sup>th</sup> Century. It is a two storey timber framed and weather-boarded building with a pantiled roof, located behind No.579, that was extensively restored and repaired in 1997/8 as part of the North Tottenham CAP Scheme.
- 5.9 To the north of these listed buildings, Nos. 587 to 591 (odd) High Road comprise a short symmetrical terrace of three mid 20<sup>th</sup> Century two storey buildings with ground floor retail units with open forecourts directly onto the High Road. The buildings are constructed of brown brick with a parapet and moulded stone cornice, the centre unit projecting slightly forward with brick quoins and a very shallow stone pediment incorporating a central crest and swags. Each unit has three first floor Crittall metal casement windows with glazing bars. Despite their poorly integrated modern ground floors shopfronts, they are considered to make a positive contribution to this part of the conservation area.
- 5.10 No. 593 High Road, the adjoining substantial four storey late 20<sup>th</sup> Century building, is constructed of red brick with large metal framed windows and recessed balconies. Its scale is excessive in its relationship to its immediate neighbours, but some of attempt to reduce the impact has been made by setting back the top fourth floor and by breaking up the frontage into several bays, which helps its overall scale to relate to the scale and rhythm of the street. However, it remains a detractor within the streetscape.

## 6. SPATIAL AND CHARACTER ANALYSIS BRUCE GROVE CONSERVATION AREA (No. 22)

### Overall character and appearance

- 6.1 The Bruce Grove Conservation Area is focussed on the section of the High Road surrounding Bruce Grove station, between Scotland Green to the north and St Marks Methodist Church to the south. This section of the High Road is fronted directly by a range of buildings of varying scale, origin and design, which provide the area with a diverse and vibrant urban character and a strong sense of enclosure. The area's enclosed urban nature is enhanced by the elevated railway line, which comes in close proximity to the High Road in the vicinity of Bruce Grove Station, where the railway bridge crosses the east end of Bruce Grove, framing views into the adjoining Bruce Castle Conservation Area to the west.
- 6.2 This section of the High Road is primarily fronted by three and four storey Victorian buildings, which in many cases have been significantly altered and include unsympathetic retail units at ground floor level. Consequently, Cherry and Pevsner (1998) describe the area's predominant character as "*shabby late Victorian.*" The conservation area also includes several modern infill properties, whilst the streets flanking the western side of the High Road in the south part of the conservation area are lined with residential properties and are more domestic in character and scale. In addition, a series of passages and alleyways provide access to buildings and yards situated to the rear of the buildings on the main frontage of this section of the High Road.
- 6.3 The conservation area can be split into sub areas to identify its character and appearance:
- Sub Area 1. High Road (west side) Scotland Green to Bruce Grove
  - Sub Area 2. High Road (east side) Scotland Green to Brook Street
  - Sub Area 3. High Road (west side) Bruce Grove to St Loy's Road
  - Sub Area 4. High Road (east side) Brook Street to Stoneleigh Road
  - Sub Area 5. South of Stoneleigh Road / St Loy's Road
- Sub Area 1. High Road (west side) Scotland Green to Bruce Grove**
- 6.4 This section of the Bruce Grove Conservation Area is lined with a range of buildings with commercial premises at ground floor level fronting directly onto the High Road. The majority of the buildings are of Victorian origin, but many have been detrimentally altered and the majority of the retail units a ground floor level have modern poorly integrated shopfronts. The area also includes isolated infill buildings, as well as some poor quality single and two storey retail units.
- 6.5 Nos. 567 to 577 (odd) High Road (including Devonshire Chambers), at the northern boundary of the conservation area, comprise a mid 20<sup>th</sup> Century two storey terrace of six buildings with ground floor retail units, which are of similar design and materials to the shorter terrace at Nos. 587 to 591 (odd) High Road, but each unit is only two windows wide. The buildings are constructed of brown brick with a parapet and moulded stone cornice, the end and centre two units project slightly forward, the centre two with brick quoins and a very shallow unadorned stone pediment. Each unit originally had two first floor Crittall metal casement windows with glazing bars, but most have now been lost to inappropriately designed modern windows. Despite their poorly integrated modern ground floors shopfronts, they are considered to make a positive contribution to this part of the conservation area.

- 6.6 Nos. 559 to 565 (odd) are an adjacent group of four single storey-retail units, with unattractive fascias, which have a visually detrimental effect on the streetscene of this part of the conservation area. To the south of this group, Nos. 555 & 557 is a late 20<sup>th</sup> Century four storey red brick block of flats with a large ground floor retail unit. It has a prominent, over-scaled fascia and a projecting awning the full width of the building, which together with a high level advertisement hoarding on the flank elevation, has a detrimental impact on the character and appearance of this part of the conservation area.
- 6.7 Nos. 551 & 553 High Road are a semi-detached pair of visually attractive three storey local listed buildings, which are constructed of yellow London stock brick with prominent painted stone lintels and a slate roof with red brick eaves and tall brick chimney stacks and terracotta pots. The central division is emphasised by a narrow recessed panel with a red brick round headed arch below a bracket. They have been sympathetically restored with grant assistance as part of the High Road Regeneration Scheme. No. 551 retains all of its original decorative features including the stone entrance doorcase with engaged foliate columns and elliptical headed arch, ground floor triple sash window with stone surround, and first floor square oriel window supported above the ground floor sashes by shaped stone brackets. No. 553 has a simple Art Deco style stone shop-surround probably installed in the 1930s with a plate glass late 20<sup>th</sup> Century shopfront and a first floor triple sash window replacing the original oriel. The high quality of this unusually attractive pair of buildings makes a significant contribution to the character and appearance to the streetscene of this part of the conservation area.
- 6.8 The entrance to Morrison's Yard is between No. 549 and No. 551 High Road. It provides access to No. 551B, a single storey building that is glimpsed in views from the High Road. The diminutive late 19<sup>th</sup> Century classically detailed stone local listed building was originally the gatehouse and electric sub-station of the former Tottenham Brewery. It has a well modulated asymmetrical façade with a parapet, Tuscan pilasters and entablature with a projecting cornice and a prominent pedimented portico with Tuscan columns. The northern side of Morrison's Yard is fronted by No. 551A High Road, the local listed 19<sup>th</sup> Century four storey former brewery building altered in the late 20<sup>th</sup> Century to provide new commercial units, Nos. 1 to 12 (consecutive) Morrison's Yard. It is constructed of yellow London stock brick with red brick dressings and has a prominent stepped and gabled roofscape. The building is visible from the adjoining railway line, but obscured in views from the High Road. It is of architectural interest and contributes to the character and appearance of this part of the conservation area.
- 6.9 No. 549, on the south side of the entrance to Morrison's Yard, is a substantial three storey mid 19<sup>th</sup> Century local listed bank building, which is constructed of red brick with a richly detailed façade with stone stringcourses, window heads and a balustraded parapet. The ground floor has very tall round headed window surrounds with alternate stone voussoirs but has lost its original timber windows. Nos. 549, 551 & 553 and 551B High Road and Nos. 1 to 12 (consecutive) Morrison's Yard form a varied group of architecturally distinguished local listed buildings, which make a positive contribution to the streetscene of this part of the conservation area.

- 6.10 To the south of No. 549, Nos. 545-545C and 547A & B are two unattractive groups of functional two storey buildings with projecting retail units at ground floor level. These buildings are of no architectural value and detract from the visual quality of this part of the conservation area.
- 6.11 Adjoined to the south is a long unbroken run of three storey local listed late 19<sup>th</sup> Century terrace buildings constructed of yellow London stock brick with red brick details extending to the corner of Bruce Grove. Nos. 527 to 543 (odd) High Road are of a taller elevation with a moulded stucco parapet cornice, while Nos. 513 to 525 (odd) have a lower elevation with a shared slate roof with eaves and a hipped south end. Nos. 535 & 537 (Lloyds Bank) has a red brick ground and first floor façade probably dating from the early to mid 20<sup>th</sup> Century, that although well constructed and traditionally detailed, disrupts the otherwise uniform terraces. Restoration works with grant aid assistance have resulted in the reinstatement of many of the original architectural features of the façade of these terraces so that most now once again have their distinctive two storey retail frontages, which incorporate pilasters, corbels and stallrisers and have glazed first floor level verandas. These buildings yet to be restored have detrimentally altered frontages at ground and first floor level. At the southern end of this group, Nos. 513 to 517 (odd) have a curved façade which successfully defines the junction between the High Road and Bruce Grove and makes a positive contribution to the streetscene.
- 6.12 The elevated railway line, which forms the western boundary of much of the Bruce Grove Conservation Area, is a physical barrier that influences the character of this part of the conservation area. Beyond the railway line is the adjoining Bruce Castle Conservation Area.

**Sub Area 2. High Road (east side) Scotland Green to Brook Street**

- 6.13 This stretch of the High Road is fronted by a range of buildings with retail units at ground floor level. The northern section has late 20<sup>th</sup> century buildings of no architectural interest that are beyond the conservation area boundary. The majority of the buildings to the south, including Windsor Parade and those in the vicinity of Factory Lane, have an imposing impact on the streetscene. This section of the conservation area also includes the area to the rear of the buildings fronting the High Road, which is generally in a poor state of repair.
- 6.14 Windsor Parade, Nos. 538 to 554 (even) High Road, is an elaborately detailed symmetrical three storey terrace of local listed buildings with Art Nouveau influences, which were erected in 1907. The parade is constructed of red brick with a prominent slate roof and tall red brick chimney stacks with terracotta pots. The upper floors of the front and part of the flank elevations are separated vertically by full height painted stucco pilasters with capitals and bases and have alternating bays, some with decorated rendered canted bay windows up to parapet level, others with paired casements surmounted by prominent gables some of which have stone broken pediments and obelisk finials and contain bronze letters and numbers 'WINDSOR 1907 PARADE'. The two corners of the terrace, at the junctions with Reform Row and Dowsett Road, have octagonal stucco turrets supported on fan shaped corbel vaults above canted round headed recessed entrance porches. The turrets have decorative panels at parapet level incised with '1907' and 'ISLV' and are topped with a decorative lead clad ogee shaped cupola. The ground floor shopfronts and surrounds including polished granite pilasters and corbel brackets have recently been restored as part of the grant aiding Townscape Heritage

Initiative regeneration works programme for the High Road. As a group the parade is of architectural distinction and makes a positive contribution to the streetscene and character and appearance of this part of the conservation area.

- 6.15 To the south of Dowsett Road, Nos. 530 to 536 (even) High Road comprise an attractive local listed symmetrical three storey early C19 terrace originally built as four large Regency houses with a lower right side extension, originally set well back from the road behind long front gardens. The end bays of the main building are set slightly forward beneath shallow pediments, the others have a parapet with stone copings, which conceal the shallow slate roofs, but above which tall brick chimney stacks and terracotta pots add interest to the roofscape. The former front gardens were built over with attractively detailed single storey retail extensions at the end of the 19<sup>th</sup> Century that extend forward to the High Road. This handsome terrace is of particular interest. It is constructed of yellow London stock bricks with largely unadorned facades, which include undecorated pediments and timber sash windows with glazing bars in the upper sections and round-headed arcading around the first floor sash windows. The right side addition contains an attractive stucco panel at high level which has pilasters and entablature with Soane style detailing. In contrast, their retail frontages, restored in the 1990s with grant assistance as part of the CAP Scheme are richly detailed with timber shopfronts with stallrisers and top-lights and stucco surrounds with pilasters in the form of Ionic attached columns, entablatures with corbels, moulded cornices and parapets with stone copings and ball finials, which provide the group with a sense of rhythm and proportion and add significantly to the character and appearance of this part of the conservation area..
- 6.16 Nos. 522 to 528 (even) High Road, on the south side of Factory Lane, is a three storey local listed building with a curved corner to its façade that incorporates bands of deep blue/purple glazed brick and continuous timber casement windows with glazing bars on the upper floors set between cast iron fluted Corinthian pilasters. The building is noted by Cherry and Pevsner (1998) as being of architectural interest, though it has poorly integrated retail units at ground floor level with an over-scaled fascia spanning 3 bays and continuing around the corner.
- 6.17 Further south Nos. 512 to 520 (even) form a more mixed terrace of mostly Victorian local listed buildings, which are of varying height and scale. Nos. 518 & 520 are an attractive pair of early 20<sup>th</sup> Century three storey commercial buildings fronting directly onto the road. Built in red brick with decorative buff terracotta quoins and banding and a parapet with ball finials, they retain their original timber first floor casements and second floor sashes with glazing bars in the upper sections. Nos. 514 & 516 are a pair of small unadorned three storey 19<sup>th</sup> Century buildings that appear diminutive in the streetscene because they are set back from the High Road behind projecting retail units at ground floor level. They were originally built of yellow London stock brick with red brick window arches and timber sliding sashes with glazing bars. No. 516 retains most of its original features but, unfortunately, No. 514 now has painted brickwork and inappropriately designed modern metal casement windows. No. 512 is a similar three storey late 19<sup>th</sup> Century building with a painted stucco facade that fronts directly onto the High Road. Although most of the retail units now have inappropriately designed modern shopfronts, several of the shop surrounds retain their pilasters and corbels and the group form an integral part of the character and appearance of this part of the conservation area.

- 6.18 No. 510 High Road, which is on the south side of an alleyway providing access to No. 510A, is an attractive three storey early 20<sup>th</sup> Century red brick local listed building, which has a narrow principal elevation to the High Road. Its façade is dominated by a richly detailed painted stucco gable that bears the inscription '1908' and includes stone quoins and keystones. The building retains its original timber sliding sash windows with glazing bars in the upper sections; the first floor window is in the form of a shallow canted oriel. Unfortunately, the ground floor now has an inappropriately designed modern shopfront.
- 6.19 Nos. 502 to 508 (even) High Road, the former Tottenham Snooker Hall, is a three storey 1930s 'Art Deco' style local listed building with a cream painted stucco façade with metal Crittall windows set within moulded stucco surrounds. It was built as a Burton the Taylors store which incorporated a snooker hall on the upper floors as a social facility for local youths. The original Art Deco shopfront cornice remains above a poorly integrated modern shopfront.
- 6.20 Nos. 492 to 500 (even) High Road, are a symmetrical two storey local listed terrace of buildings with many similarities to No. 510. Built in 1908 of red brick with buff terracotta moulded parapet cornice, quoins and window dressings, the first floor windows are in the form of shallow canted oriels. The two end units of the terrace include decorative stucco gables, which have a prominent role in the streetscene, but the overall effect of this once attractive terrace has been diminished by the painting of the brickwork of three of the five first floor units. Most of the decorative ground floor shop surround pilasters in green glazed tiles with floral panels remain intact, as do the console brackets and fascia cornices, but all now have inappropriately designed modern shopfronts and over-sized fascias.
- 6.21 No. 490, Kwik Save supermarket, is an unattractive unadorned late 20<sup>th</sup> Century two storey flat roofed infill building with a blank rendered first floor elevation that has a detrimental impact on the streetscene. Unfortunately, it replaced the historic George and Vulture public house built in 1829.
- 6.22 Nos. 482 to 488 (even) High Road are a terrace of consistent largely unadorned mid 19<sup>th</sup> Century three storey local listed buildings. They have with white-painted stucco facades lined out in blockwork and a parapet with stone copings and recessed panels above the second floor windows. All but No. 488 retain their timber sash windows with glazing bars and have retail units with restored shop surrounds and shopfronts with traditional features at ground floor level. No. 488 has unsympathetic modern windows, a poorly integrated retail unit at ground floor level and has a left side open carriageway currently used as an additional shop unit.
- 6.23 At the junction with Brook Street, No. 480 High Road is a late 19<sup>th</sup> Century three storey red brick local listed building with Tudor style half-timber detailing at second floor and gable level. The building includes a retail unit with an unsympathetic modern shopfront and large fascia rapping around the corner of the building at ground floor level, and its flank elevation is dominated by a prominent high level advertisement hoarding and access platform that obscure the first and second floor windows. Nonetheless, the building makes a positive contribution to the streetscene.

- 6.24 The Brook Street Brethren Chapel, a simple but handsome single storey local listed Victorian building is situated to the rear of No. 480 High Road. It is constructed of yellow London stock brick and has a west facing wide gable end with a high level bulls-eye window and projecting entrance porch with round headed doorcase which are visible in views along Brook Street from the High Road and add to the character and appearance of the streetscene of this part of the conservation area.
- 6.25 Behind the frontage buildings within this sub area of the High Road are sites which have also been included within the conservation area. Unfortunately, the western sides of Honeysett Road and Wilson's Avenue are both dominated by the unattractive rear elevations to the buildings fronting the High Road and their associated outbuildings and yards. Further south, part of the site of the former Warne's India Rubber Mill is now bordered by Stoneleigh Road, where Palm Tree Court and Stoneleigh Court, late 20<sup>th</sup> Century three and four storey blocks of flats have been built arranged around courtyards. Palm Tree Court includes a prominent circular tower at the junction between Factory Lane and Stoneleigh Road. These are interesting examples of recent affordable housing which has a human scale, relates well to the street, and has good quality facing brickwork as the principal facing material.

### **Sub Area 3. High Road (west side) Bruce Grove to St Loys Road**

- 6.26 The northern section of this part of the conservation area is dominated by Bruce Grove Station and the elevated railway line, which is the focal point of this part of the High Road and dominates views along the High Road and Bruce Grove. This section of the High Road is mainly lined with three storey Victorian buildings that provide the sub area with an almost continuous frontage and contribute to the enclosed urban character. The consistent terraces also provide a greater degree of uniformity than the surrounding areas. The Victorian properties are interspersed with single storey commercial premises and recent infill buildings of no architectural merit.
- 6.27 Bruce Grove Station, situated at the junction between the High Road and Bruce Grove is a part single, part two storey local listed Victorian station which is constructed of yellow London stock brick and has a hipped slate roof. The station, with its cast iron bridge spanning Bruce Grove, was originally built to a standard 'stripped Gothic' style that was used for all of the stations along this Great Eastern Railway line in 1872, including those at Seven Sisters and White Hart Lane within Haringey, but unfortunately few remain intact following British Rail 'modernisation' works in the 1970s when the staircase enclosures and roofs were removed together with the towers on both sides of the bridge. An original local listed cast iron Royal Mail Box inscribed 'VR', contemporary with the station building, remains intact, set into the ticket office wall to the left of the main entrance doors. Grants were given in 1995-98 to restore and reinstate some of the original architectural features including the cast iron and fretted timber platform canopies and to create an open courtyard from a derelict coal yard on the High Road frontage using York stone, granite sets, Rowan trees and seating behind metal gates and railings that have helped the station make a positive contribution to the streetscene.

- 6.28 To the south of the station, the remainder of this section of the High Road is fronted by imposing Victorian buildings with retail units at ground floor level. Nos. 501 to 507 (odd) High Road form a uniform three storey terrace of mid 19<sup>th</sup> Century local listed buildings, which have undergone repair and refurbishment works to their roofs and façades as part of the regeneration programme of the High Road. They are constructed of yellow London stock brick and have decorative stucco window surrounds and lintels and a consistent parapet cornice. At ground floor level, the group includes Nos. 503 to 505 (odd), The Elbow Room public house, which has a timber pub-front that incorporates arched windows, stallrisers, cast iron lanterns and a traditional fascia.
- 6.29 No. 499, The Ship public house, is a mid 19<sup>th</sup> Century three storey red brick local listed building that has a large canted bay on the right side and a continuous parapet with moulded cornice and decorative pierced stone balustrade containing a raised stone plaque inscribed 'THE SHIP'. At second floor level on either side of the projecting bay there are decorative painted high relief plaques depicting a sailing ship. The first floor has round headed sash windows while the second floor has elliptical arched sash windows, all of which have decorative rendered surrounds and keystones. The adjacent building, No. 497, is a similar three storey red brick mid 19<sup>th</sup> Century local listed building, but has a bracketed eaves and an attic storey with prominent gabled dormers in a steep slate roof. These buildings have also undergone repair and refurbishment works to their roofs and façades as part of the regeneration programme of the High Road. The gap between this and the adjacent terrace has been filled by Nos. 491A & 493 High Road, a pair of single storey late 20<sup>th</sup> Century retail units that have a detrimental effect upon the character and appearance of the streetscene of this part of the conservation area.
- 6.30 Warner Terrace, Nos. 479 to 491 (odd) High Road, are a symmetrical three storey local listed terrace built around 1830, which now have commercial units at ground floor level. They are constructed of yellow London stock brick with timber sash windows with glazing bars and have a relatively unadorned façade with a consistent parapet and some Grecian ornamentation to the cornice at each end where the bay projects forward beneath a shallow pediment. A photograph of around 1890 shows Warner Terrace with residential ground floor arched windows and front entrance doors in Nos. 479 and 491 at each end, while the other units have early bow fronted shopfronts with glazing bars. These have now all been replaced with modern shopfronts. Some of these buildings have also undergone repair and refurbishment works to their roofs and façades as part of the regeneration programme of the High Road. Unfortunately, the large applied tiled fascia that obscures the first floor windows of Nos. 479 & 481 has not yet been removed to once again add to the consistent appearance of the terrace.
- 6.31 Nos. 467 to 477(odd) High Road are a late 19<sup>th</sup> Century three storey terrace of red brick buildings with a moulded brick cornice and parapet surmounted by ball finials, stringcourses and decorative pediments over the central first floor windows. No. 467, at the junction with St Loy's Road, has a splayed corner with a pediment and scrolled chimney stack at parapet level. The upper floors retain most of their original timber sash windows. Most of the retail units have been detrimentally altered by the introduction of modern shopfronts and unsympathetic fascia signage. No. 477A High Road is a late 20<sup>th</sup> Century infill building replicating 19<sup>th</sup> Century details and materials that has linked the two adjoining terraces and makes a neutral contribution to the streetscene.



#### **Sub Area 4. High Road (east side) Brook Street to Stoneleigh Road**

- 6.32 The northernmost part of this section of the High Road is predominantly fronted by unattractive late 20<sup>th</sup> Century buildings, so has been excluded from the conservation area. Like the surrounding areas, this section of the High Road to the south of Brook Street is lined with a range of buildings with retail units at ground floor level fronting directly onto the street. They are of varying age, appearance and condition and contribute to its enclosed urban character.
- 6.33 No. 462 High Road is a three storey mid 19<sup>th</sup> Century local listed building with a parapet and white painted façade with one window on each of the upper floors. The modern shopfront at ground floor level is inappropriately designed and its over-large applied fascia has resulted in the first floor window being shortened to the visual detriment of the character and appearance of the building. Nos. 456 to 460 (even) is a late 20<sup>th</sup> Century three storey retail building, which makes a neutral contribution to the streetscene.
- 6.34 Nos. 448 to 454 (even) High Road, on the south side of Albert Place, is a large three storey local listed building that was built in the 1930s as a Marks & Spencer store. The upper floors have a well-modulated stone façade with Classical detailing that includes double height columns and an entablature framing large metal windows. Unfortunately, the ground floor has been unsympathetically altered by the installation of an unsympathetically designed shopfront and excessively deep fascia. It is adjoined on the corner of Stoneleigh Road by Nos. 444 & 446 High Road, an unattractive late 20<sup>th</sup> Century two storey red brick infill building, with an attic storey in a steep tiled mansard roof and poorly designed ground floor shopfront. It appears diminutive and makes a neutral contribution to the streetscene.
- 6.35 The Beehive public house fronts onto Stoneleigh Road at the rear of Nos. 444 & 446 High Road. A public house has been shown on this site on Ordnance Surveys since 1864, but it is thought that the current building dates from the early 20<sup>th</sup> Century. It is a large visually attractive two storey building with a curved corner on the elevation nearest to the High Road and has Tudor style detailing in the form of ground floor faience blockwork, first floor timber framing with rough-cast rendering, a steep tiled roof with a prominent gable end and tall red brick chimney stacks, leaded light windows (Some with coloured glass) and a surprisingly intact interior. The building and its large rear garden make a positive contribution to the character and appearance of this part of the conservation area.

#### **Sub Area 5. South of Stoneleigh Road / St Loys Road**

- 6.36 The southernmost section of the Bruce Grove Conservation Area includes a short stretch of the High Road and the predominantly residential streets to the west, St Loys Road, Forster Road and Felixstowe Road. Accordingly, in contrast with the enclosed urban character of the majority of the conservation area, much of this sub area consists of quiet residential streets, which are relatively uniform in character and are of a domestic scale. The area also includes isolated light industrial uses.

- 6.37 On the east side, Nos. 428 to 442 (even) High Road are a two storey terrace to the south of the junction with Stoneleigh Road built after the 1915 Ordnance Survey as an Edwardian shopping parade. The parade is constructed of dark red brick with a decorative openwork parapet balustrade and incorporates stone pilasters and lintels over metal casement windows. Most of the original ground floor retail units have been detrimentally altered by the introduction of over-large unsympathetically designed fascia signage and modern shopfronts with large plate glass windows. However, they retain most of their original shop surround corbels and pilasters, which create a degree of rhythm and consistency and are considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 6.38 No. 424 is an early 20<sup>th</sup> Century two storey yellow stock brick building with a raised front parapet and two sashes with decorative cambered arches of alternate red and blue brick voussoirs and a stone keystone. The ground floor shopfront is a modern timber replacement in a pseudo-traditional style. No. 422 is a similar early 20<sup>th</sup> Century building of taller elevation built in yellow stock brick with a parapet and two sashes with elaborate stone surrounds. The shopfront has been removed to leave an open shopfront with a protective roller-shutter.
- 6.39 Nos. 416 & 420 are a pair of 19<sup>th</sup> Century two storey stuccoed local listed buildings with a parapet and stone coping. They have an attic storey with small dormers in a steep slate mansard roof behind the parapet, which retains an open balustraded section in front of the dormer of No. 20, but now blocked in on No. 416. The ground floor shopfronts have inappropriately designed modern replacements with over-large fascias and signage.
- 6.40 Nos. 412 & 414 High Road are a three storey pair of stuccoed local listed buildings with a string course and eaves cornice and a centrally positioned stone plaque with a cartouche inscribed '1901'. They have paired sashes set beneath gable ends with decorative barge boards and timbering. Unfortunately, all of the original timber sliding sashes have been replaced by inappropriately designed modern windows and the ground floor level retail units now have modern shopfronts.
- 6.41 No. 410 is a 19<sup>th</sup> Century yellow stock brick building with red brick stringcourses and arcaded cornice above the first floor. Originally two storeys, it has been extended by a third shear-face storey with a stuccoed parapet and cornice. The first floor has an attractive triple sash window with semi-circular arched heads and painted stone surround. Although the ground floor has a modern replacement shopfront with an inappropriate over-sized fascia the building is still considered to make a positive contribution to the character and appearance of this part of the Bruce Grove Conservation Area.
- 6.42 The west boundary of the Bruce Grove Conservation Area within this sub area is formed by the railway embankment. Nos. 3 to 11 (odd) and Nos. 2A to 10 (even) St Loy's Road, at the northern edge of this sub section are two storey late 19<sup>th</sup> Century residential terraces constructed of red brick with slate roofs. Nos. 3 to 11 (odd) have ground floor canted bay windows with hipped roofs and painted stucco lintels and recessed entrance porches, whereas Nos. 2A to 10 (even) have ground floor square bays and recessed entrance porches under a continuous lean-to roof and first floor canted bay windows surmounted by prominent gables. Some of the properties have painted facades and unsympathetic modern windows and roofs,

but it is considered that the consistent terraces make a positive contribution to the character and appearance of this part of the conservation area. The two storey commercial infill buildings at No. 1A and No. 2 St Loy's Road are of limited architectural merit and have a neutral role in the streetscene.

- 6.43 No. 1 St Loy's Road has been specially designed to fit the thinly tapered corner site at its eastern end. It is a distinctive two storey late 19th Century local listed building constructed of yellow London stock brick with red brick dressings and has a slate roof with a gable end and an elaborately carved bargeboard and finial. The ground floor has a corner shopfront and the first floor twin sashes with a prominent painted lintel. The building provides a delightful vista from the High Road. Immediately to the south of St Loy's Road is a narrow alleyway which provides access through a tunnel under the railway embankment to Steele Road beyond the conservation area boundary.
- 6.44 Between the junctions with St Loy's Road and Forster Road are Nos. 455 to 465 (odd) High Road, a unique and most impressive two storey local listed short terrace that incorporates a central entrance and tall tower to St Mark's Methodist Church and Sunday school complex that is at the rear. The church built in 1867 as a Wesleyan chapel, originally had a ragstone tower with a tall spire that dominated views up and down the High Road, but it became unsafe and was demolished in May 1938. The opportunity was taken to redevelop the High Road frontage in March 1939 in the form of an Art Deco style shopping parade with a central church tower to give a new presence on the High Road to the late 19<sup>th</sup> Century ragstone church behind. It is in the form of a symmetrical Portland stone clad façade with metal Crittall casement windows that accommodates a parade of shops at ground floor level and is dominated by a square stepped central tower, which rises to a height equivalent to four storeys. This tower is locally distinctive and forms a prominent landmark. The tower demarcates the entrance to the church and includes vertical glazed panels incorporating a cross on three sides at high level that was originally internally illuminated. The main body of the church, which is also local listed, is situated to the rear of Nos. 455 to 465 (odd) and has a secondary access from Forster Road. It was damaged by a land mine in 1940 and rebuilt together with the eastern part of the Sunday school in a dramatically altered form. The Sunday school is considered to make a positive contribution to this part of the conservation area.. Unfortunately, the church and Sunday school are set behind an unattractive concrete wall that makes a neutral contribution to the streetscene.
- 6.45 To the west of St Mark's Church, on the site of the westernmost part of the Sunday school which had been a ruin since World War II, two three storey blocks of flats were built in the late 20<sup>th</sup> Century. They are constructed of yellow brick with concrete tiled roofs and detract from the area's character and appearance. In the westernmost corner of the north side of Forster Road is a small single storey electricity sub-station that is identical to the local listed electricity sub-station building adjoining Coombes Croft Library in the North Tottenham Conservation Area. It has a gable end elevation built of yellow stock brickwork with stone banding, kneelers and copings, a small high level lancet window and steeply pitched slate roof and is considered to make a positive contribution to the character and appearance of this part of the conservation area.

- 6.46 The southern side of Forster Road contains Nos. 6 to 13 (consecutive), a two storey late 19<sup>th</sup> Century terrace of houses constructed of yellow London stock brick with red brick dressings and slate roofs. They have ground floor canted bays with hipped roofs and recessed entrance porches and make a positive contribution to the streetscene. The terrace is adjoined to the east by a prominent white-painted building, Forster Hall, currently in religious use that was built on the corner of Chaplin Road in 1885 as the Blue Ribbon Gospel Temperance Mission, but became the People's Palace of Varieties theatre in 1901, featuring all of the popular Music Hall artists of the period until losing out to the grander Tottenham Palace of Varieties theatre built to the south on the High Road frontage in 1908. It is a yellow stock brick building with a tall slate roof that has been unsympathetically altered, but still retains its original brick eaves cornice, cambered headed window openings and corner stucco entrance doorcase with pilasters and a segmental pediment and also makes a positive contribution to the character and appearance of this part of the conservation area.
- 6.47 Nos. 15 & 16 Felixstowe Road and Nos. 7 to 10 (consecutive) Chaplin Road are identical to Nos. 6 to 13 (consecutive) Forster Road, whereas Nos. 1 to 14 (consecutive) Felixstowe Road are a late 19<sup>th</sup> Century residential terrace of uniform flat-fronted yellow stock brick houses with slate roofs and ground floor triple sashes. All of these buildings make a positive contribution to the townscape of this part of the conservation area.

## 7.0 SPATIAL AND CHARACTER ANALYSIS TOTTENHAM GREEN CONSERVATION AREA (No. 9)

### Overall character and appearance

7.1 The Tottenham Green Conservation Area is centred on Tottenham Green, an ancient green space that is illustrated in the historic maps from 1619. Tottenham Green and Tottenham Green East, identified by the London Historic Parks & Gardens Trust in their 'London Inventory', are included in the Council's Register of Historic Parks and Gardens adopted on 27<sup>th</sup> January 1997. They are former common land that was enclosed with posts and rails and was used for cricket, football and for the Tournament of Tottenham. They provide the area with a sense of openness rarely experienced elsewhere within the Tottenham High Road Historic Corridor. Tottenham Green East, previously known as Hospital Common, was probably given iron railings and planting soon after 1897. It is overlooked by a series of grand neo-Georgian buildings associated with the former Deaconesses' Hospital, later the Tottenham Hospital. Tottenham Green, previously known as Trinity Church Common, was enclosed with railings and laid out as a public garden possibly pre 1906 and certainly pre 1913 with the ground level being raised and contoured in parts, curving paths laid out, shrub beds created and new trees planted. It is flanked on its western side by larger institutional Edwardian buildings, including the old Fire Station, Tottenham Town Hall, and the College of North East London. The part of the High Road from Chesnut Road south to Talbot Close is within the 'Historic Core of Tottenham Area of Archaeological Importance' and any proposed works involving excavations of a site within this area will require a prior archaeological assessment to be carried out. To the north and south of the Green, the buildings lining the High Road are of considerable diversity; varying significantly in terms of scale, appearance and use. The conservation area includes several clusters of larger institutional and religious buildings and is less dominated by commercial premises than the majority of the High Road. Consequently, this area is more open in nature than the surrounding areas and is characterised by the Green with its mature London plane trees surrounded by imposing and distinctive historic buildings.

7.2 The conservation area can be split into sub areas to identify its character and appearance:

- Sub Area 1. High Road (west side) North of Philip Lane
- Sub Area 2. High Road (east side) North of Monument Way
- Sub Area 3. Philip Lane & Town Hall Approach Road
- Sub Area 4. Monument Way to Tottenham Green East South Side
- Sub Area 5. South of Tottenham Green East South Side
- Sub Area 6. Talbot Road

### Sub Area 1. High Road (west side) North of Philip Lane

7.3 This section of the High Road and the area to the west within the conservation area boundary is relatively mixed in character and appearance. The High Road is lined with groups of large institutional buildings and entertainment venues, which are interspersed with terraces of buildings with retail units at ground floor level that front directly onto the High Road. To the west of the High Road, Eleanor Close built on the playing fields of the former High Cross School, comprises an estate of two and three storey residential properties, which are of late 20<sup>th</sup> Century origin and have a more suburban character which makes a neutral contribution to this part of the conservation area.

- 7.4 The northernmost section of this stretch of the High Road is dominated by Nos. 443 to 449 (odd), King's House Parade, an early 20<sup>th</sup> Century four storey building with an attic storey with large pedimented dormer windows, which is considered to make a positive contribution to the streetscene has an imposing impact on this part of the conservation area. It is constructed of red brick and has white-painted stone banding and pilasters. The retail units at ground floor level generally have unsympathetically designed shopfronts with over-large fascias, though Nos. 447 & 449 retain their original painted stone shop-surround pilasters and heavily moulded corbel brackets and central entrance doorcase to the upper floors. It is adjoined to the north by Nos. 451 & 453 High Road, an unattractive early 20<sup>th</sup> Century single storey building with a modern shopfront surmounted by a tall parapet with side and centre pedestals that replaced a small two storey farrier's shop. Its diminutive scale and appearance detract from the streetscape of this part of the conservation area.
- 7.5 Nos. 433 to 441 (odd) to the south comprise a local listed terrace of early 19<sup>th</sup> Century two storey buildings with an attic storey with dormers in a steep slate mansard roof. They have been significantly altered with some inappropriately designed modern shopfronts, but remain historically and architecturally significant as a remnant of a longer terrace shown on William Knight's map of 1810. Nos. 433 to 437 (odd) are of additional interest because their first floor façade has been given an Art Deco style stucco finish with a deeply moulded surround and central keystone framing the group.
- 7.6 Nos. 429 & 431 High Road at the south end of the terrace are also early 19<sup>th</sup> Century two storey buildings but have a parapet and concealed roof and unadorned white-painted stucco facades. Like the adjacent group, these buildings have poorly integrated shopfronts at ground floor level, but are considered to make a positive contribution to the streetscape. The small scale of this terrace relates more to the Bruce Grove Conservation Area to the north than to the larger institutional buildings that dominate much of the Tottenham Green Conservation Area.
- 7.7 To the west of Nos. 429 to 453 (odd) High Road are Nos. 1 to 5 (consecutive) Forster Road and Nos. 1 to 6 (consecutive) Chaplin Road, two groups of two storey late 19<sup>th</sup> Century terraced houses constructed of yellow London stock brick with red brick dressings and slate roofs. They are very similar in appearance to the other houses in Forster Road, Chaplin Road and Felixstowe Road that are within the Bruce Grove Conservation Area. Most have decorative stucco detailing to ground floor canted bays with hipped roofs and recessed entrance porches with arched surrounds and those in Forster Road also have prominent eaves brackets. They all make a positive contribution to the streetscene of this part of the conservation area, providing the streets with a sense of rhythm and consistency, but have a greater affinity with the adjoining properties within the Bruce Grove Conservation Area.

- 7.8 To the south of this domestic scaled group of buildings is Nos. 421 to 427 (odd) High Road, the former Tottenham Palace Theatre, a grand four storey Grade II listed building constructed in 1908 to designs by Oswald Cane Wylson and Charles Long that were <sup>2</sup>“spacious, beautiful, comfortable and safe, comparable in style to the work of Frank Matcham”. The neo-Baroque symmetrical designed building is three storeys with an attic storey with oculus windows set in segmental and triangular pediments and parapet and projecting end bays. It is constructed of red brick with Bath stone striped quoins and has wings surmounted by segmental pediments and a recessed central section, which is set behind a balustraded stone balcony and incorporates Ionic pilasters. The flank elevations have high level terracotta panels with swags and are inscribed ‘1908’. The ground floor main section has five pairs of double doors with round headed fanlights with moulded stone surrounds positioned between panelled pilasters, while the projecting end bays have stone doorcases with fanlights and louvred ventilation panels and stone long and short quoins. The first floor has tall French windows opening onto a continuous stone balcony with a balustraded parapet. The building, originally used as a Music Hall theatre then as a cinema, bingo hall and nightclub, is currently in religious use. It has a surprisingly intact original elaborately detailed interior with statuary, enriched plasterwork and brilliant colour. The entrance foyer has Norwegian green marble pilasters and a white and green inlaid marble mosaic floor, unfortunately, currently covered with carpet. The building represents one of the last remaining examples of the chain of entrepreneurial theatres constructed by the architects Wylson and Long for the United Variety Syndicate.
- 7.9 Further south, Nos. 415 to 419 (odd) High Road, the former Canadian Royal Skating Rink building was demolished and recently replaced by a large development of three and four storey flats, Lauriston, Terrell and Keswick Apartments set around the newly formed Ambleside Close. The external facing materials; peppermint green and grey render and timber cladding are visually jarring in this sensitive context. The new development neither sits comfortably with, or harmonises with the flanking Grade II listed High Cross School or the Grade II listed Tottenham Palace Theatre. Indeed the setting of these listed buildings and the character and appearance of the conservation area has been significantly diminished by the new development.
- 7.10 To the south is Drapers Road, a cul-de-sac that forms the access road to the former High Cross School, a Grade II listed building built in 1848 in the Gothic style that originally formed the centrepiece of a group of almshouses that were demolished in the early 20<sup>th</sup> Century. The two storey and basement former school building is constructed of yellow London stock brick with stone dressings and the first floor windows are in the form of steep gabled dormers set in a steep slate roof that has a series of prominent tall slender brick chimney stacks and a central ventilator with a tall pointed slate clad spire. The main front entrance has a stone gabled doorcase with the school coat of arms carved above a pointed arched door and fanlight. The stonework above and between the mullioned and transomed windows incorporate trefoil openings. The building was extensively restored and converted to residential use at the end of the 20<sup>th</sup> Century and renamed Old School Court at the same time that the surrounding playing fields were developed for housing now known as Eleanor Close. The building is of architectural distinction, though its setting has been significantly compromised by the recent nearby

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<sup>2</sup> **Lost Theatres of Haringey’ Marlene McAndrew :Hornsey Historical Society, 2007**

development. The front courtyard retains its original Grade II listed wrought iron boundary railings and double gates and five tall square yellow London stock brick gate piers with stone caps and banding, which also date from 1848. Nos. 2 & 3 Drapers Road are a semi-detached pair of two storey yellow stock brick cottages with rendered flank elevations, a shared hipped slate roof and tall central chimney stack. They were originally within the school grounds as staff accommodation and are considered to be listed because of their status as curtilage buildings.

- 7.11 On the south side of Drapers Road No. 413 High Road is the local listed former Girls School Felters Hall, built between 1915 and 1935 in Tudor style that is currently used by the Christ Apostolic Church. It is a two storey building with a basement and an attic storey with slit windows in gable ends, a castellated parapet and two steep slate roofs with a central valley gutter. It is constructed in brown brick with stone window dressings, quoins and copings and metal casement windows with glazing bars. The High Road elevation is in the form of two linked buildings, each surmounted by a central gable. The northern section is symmetrical with a large central three storey canted bay window flanked by squat square towers. The southern section is smaller and lower with an asymmetrical arrangement of three rectangular first floor windows and a large ground floor forward projecting main entrance porch with a parapet raised in the centre to contain a stone panel bearing the schools coat of arms and a carved cambered headed doorcase with a pair of panelled timber doors approached via a steep flight of stone steps. The High Road and Drapers Road boundaries have well designed good quality Art Deco style cast iron gates and railings on a stone plinth with square brown brick piers with stone bases and carved caps, those flanking the main entrance gates have been designed to support lamps. The building and its boundary make a significant contribution to the character and appearance of this part of the conservation area.
- 7.12 The adjacent buildings, Nos. 399 & 401 High Road, the Tottenham British Legion Club, are a pair of unadorned and much altered and rebuilt late 18<sup>th</sup> Century Grade II listed buildings, each three windows wide. They are set back from the High Road, their original large front gardens having been lost to a large unattractive swathe of tarmac used as a car park that severely detracts from their setting and the streetscene of this part of the conservation area. They are three storeys and basement, with a left side two storey extension, constructed of yellow London stock brick with a parapet with stone coped and gauged red brick flat arches over timber sliding sash windows with glazing bars. To the rear is Ingleborough Court, a two storey late 20<sup>th</sup> Century former warehouse building, which is constructed of pale red brick with a slate roof and has a neutral role in the streetscene. The wide gap on the High Road frontage between Nos. 399 & 401 and No. 413 provides a view of the former High Cross School.
- 7.13 The adjacent building, No. 391 High Road, is a handsome two storey local listed building, which was constructed in 1896 by Edmeston and Gabriel as Tottenham Library. The building is constructed of red brick with stone banding and window dressings and has a slate roof. It has a richly detailed façade with arched windows at ground floor level, and two oriel windows at first floor level with pagoda style lead covered roofs below pargetted gables with terracotta finials. To the rear of the former library building is Library Court a group of late 20<sup>th</sup> Century two and three storey residential properties, which are of no architectural interest and have a neutral role in the streetscene.



- 7.14 The remainder of this stretch of the High Road is lined with a range of commercial premises that front directly onto the High Road. No. 387 is a two storey infill building which has an unadorned façade and a poorly integrated retail unit at ground floor level that makes a neutral contribution to the streetscene. It is adjoined to the south by Nos. 381 to 385 (odd), a three storey terrace of local listed buildings which are constructed of red brick with a scalloped parapet that is decorated with prominent ball finials, a moulded cornice and string courses. The second floor windows are cambered headed casements while the first floor has continuous glazing. These buildings were restored in 2006. The ground floor retail units are relatively restrained and retain their corbels, pilasters and stallrisers. Nos. 375 to 379 (odd) High Road form a group of single storey shop units which are of no architectural interest and detract from the streetscape of this part of the conservation area by creating a gap that disrupts the frontage and reveals the flank elevations to the adjacent buildings, which include unattractive billboard advertisements. To the south, No. 373 High Road is a red brick late 19<sup>th</sup> Century three storey local listed building with an attic storey in a prominent ogee shaped gable with a dormer sash window set in an attractive unusually detailed oval stucco surround. The first and second floor windows have stucco cambered arched lintels. The ground floor shopfront retains its original surround pilasters, corbel brackets and fascia cornice. Between Nos. 373 and 375 High Road is a narrow alleyway with an old street sign inscribed 'High Cross Court' that is shown on the 1894 Ordnance Survey leading to a terrace of five cottages now demolished and replaced by a large cylindrical water tower. The alignment of the alleyway gave direct views of the High Cross Monument from the cottages at the rear. It is included in the local list of buildings of merit for its historic associations.
- 7.15 Opposite the junction with Monument Way are Nos. 367 to 371 (odd) High Road, an almost symmetrical late 20<sup>th</sup> Century two storey building which is constructed of London stock brick with red brick banding. It makes a neutral contribution to the streetscene. No. 365 is an early 20<sup>th</sup> Century three storey brown brick local listed building with a gable end and full height brick quoins. The windows are triple sashes with glazing bars, red brick arches and keystones, those on the second floor are in the form of a Venetian window. The ground floor has a modern shopfront.
- 7.16 To the south, at the junction with Philip Lane, is 'The Swan' Public House, No. 363 High Road, a mid 19<sup>th</sup> Century two storey local listed building with a stuccoed upper floor, parapet and hipped slate roof. The ground floor has a green painted pub-front with traditional classical details including Tuscan pilasters and an entablature with fascia and projecting moulded cornice. The Philip Lane elevation has a single storey forward projecting bar front, which is surmounted by decorative cast iron cresting railings. A public house has existed at this strategic location since the 1450s. 'The Swan' is therefore of distinct architectural and historic interest and makes a positive contribution to the streetscene and it's current unused state is most regrettable.
- 7.17 To the rear of the buildings lining this section of the High Road is Eleanor Close, a late 20<sup>th</sup> Century housing development, which consists of two and three storey terraces and blocks of flats, which are constructed of yellow brick and have slate roofs. The buildings are of no architectural or historic interest and make a neutral contribution to the area's character and appearance.

## **Sub Area 2. High Road (east side) North of Monument Way**

- 7.18 This section of the conservation area is fronted by a mixture of Victorian terraced buildings with retail units at ground floor level, civic buildings and 20<sup>th</sup> Century residential flat blocks. It has a diverse character resulting from the juxtaposition between the Victorian terraces which front directly onto the street and the residential blocks which are generally set back from the High Road amongst mature trees. It also contains the historic High Cross Monument on the junction with Monument way and a green open area in front of Rawlinson Terrace.
- 7.19 At the northern boundary of the conservation area, Nos. 400 to 408 (even) High Road are a group of buildings that continue the adjoining mixed terrace of buildings within the Bruce Grove Conservation Area. Nos. 406 & 408 are a matching pair of local listed three storey mid 19<sup>th</sup> Century buildings constructed of yellow London stock brick with a stucco moulded parapet and two sashes each. The ground floors have unsympathetically designed modern shopfronts. No. 404 is a taller mid 19<sup>th</sup> Century yellow London stock brick building with a stucco moulded parapet and a large modern window on both of the upper floors. The ground floor has an unsympathetically designed modern shopfront. Nos. 400 & 402 are early 20<sup>th</sup> Century three storey buildings constructed of yellow London stock brick with red brick dressings. They have eaves and a steep slate roof, hipped at the junction with Chesnut Road. Unfortunately, the ground floors have visually unattractive retail units and the flank wall of No. 400 facing onto Chesnut Road has been defaced by the addition of prominent unsympathetic signage in the form of a large advertisement hoarding at ground level and another between the first and second floor windows that raps around both elevations. Despite these modern interventions, it is considered that as a group Nos. 400 to 406 (even) High Road make a positive contribution to the streetscene of this part of the conservation area. Nos. 400 to 408 (even) High Road, like the buildings on the western side of the High Road to the north of the Palace Theatre and those on Forster Road and Chaplin Road, have a greater association with the character and appearance of the adjoining buildings in the Bruce Grove Conservation Area than with the rather grander buildings that make up much of the Tottenham Green Conservation Area.
- 7.20 To the rear of Nos. 400 & 402 High Road is Stoneleigh, No.1 Chesnut Road, a grand detached local listed three storey late 19<sup>th</sup> Century Italianate villa. It has stuccoed elevations richly detailed with quoins, window dressings and Doric frieze and bracketed eaves and a shallow hipped slate roof with overhanging eaves and tall stuccoed chimney stacks with wind deflectors. The ground and first floors have large canted bay windows between which is a projecting entrance porch with a fretted stone parapet.
- 7.21 On the southern side of the junction with Chesnut Road is No. 2 Chesnut Road (The Opera Nightclub) formerly the Eagle public house, a similar large detached late 19<sup>th</sup> Century Italianate villa. Though somewhat less elaborate in yellow London stock brick, it has a parapet with a prominent projecting stucco dentil cornice and projecting ground floor entrance portico with columns and entablature and is considered to make a positive contribution to the character and appearance of this part of the conservation area.

- 7.22 Tottenham Police Station is a grand early 20<sup>th</sup> Century neo-Georgian three storey red brick building with Portland stone window dressings, prominent projecting parapet cornice and stringcourse and a basement with an area with metal boundary railings fronting directly onto the High Road. The original almost symmetrical building is sixteen sashes wide with a forward projecting centre section over which the cornice rises to frame a pediment containing a keyed oculus window to an attic storey. The ground floor is in the form of a brown brick plinth with banded rustications, the main entrance is in the left side bay, the centre section has five sashes and there is a large vehicular entrance archway in the right side bay, all of which have stone surrounds. Visually the cornice entablature is supported on four Ionic pilasters with stone capitals that rise from the first floor stringcourse of the plinth. The building has stables for police horses at the rear and an undecorated modern extension to the south, which includes an unattractive projecting ground floor extension over the basement area. However, it is considered that the police station visually dominates and makes a positive contribution to the streetscape of this part of the conservation area.
- 7.23 To the south Nos. 1 to 16 (consecutive) Reynardson's Court is a four storey block of flats built in 1951 on the site of Reynardson's Almshouses that are shown on William Knight's map of 1810. This utilitarian building is constructed of brown brick with a forecourt dedicated to car parking set behind a brick boundary wall within which is a group of mature London Plane trees that partly screen it in views from the High Road so that it has a neutral role in the streetscene.
- 7.24 At the junction with Somerset Road, Nos. 372 to 376 (even) High Road comprise a consistent group of local listed mid 19<sup>th</sup> Century three storey buildings constructed of yellow London stock brick with white rendered lintels and keystones and a uniform parapet. Whilst they all have unsympathetically designed retail units at ground floor level they are in a prominent position in the streetscene and are considered to make a positive contribution to this part of the conservation area.
- 7.25 No. 2 Somerset Road, the former Tottenham Grammar School converted to workshops in 1984, is situated on the southern side of Somerset Road and has a flank elevation that fronts the High Road. Built 1908 to 1910 to a design by H. G. Crothall of the MCC (Middlesex County Council) it is a very large and grand local listed three storey building with an attic storey with big dentilled gable ends in the clay tiled roof and replaced an earlier school building of 1840. It is built of red brick with Bath stone long and short quoins, banding, window surrounds and decorative projecting eaves cornice that rises around the gables. The windows are a combination of sashes and casements with glazing bars set within mullioned and transomed stone frames, those within the gable ends are in the form of Venetian windows. The Somerset Road elevation has a large Baroque entrance doorcase. The flank elevation is set behind a dense screen of trees and shrubs that in summer largely obscure the building in views from the High Road. It is of architectural merit and makes a positive contribution to the streetscene.
- 7.26 The adjacent buildings, Nos. 352 to 366 (even) High Road (Rawlinson Terrace and the adjoining Synagogue) are a group of local listed buildings that comprise a uniform terrace of diminutive two storey properties, which are constructed of yellow London stock brick with a prominent decorative stucco moulded parapet cornice surmounted by a castellated blocking course with cast iron panels at roof level and stucco window surrounds, ground floor canted bay windows with hipped roofs and

round headed recessed doorcases. The small synagogue building at the north end of the terrace has a single storey painted brick entrance porch that is in need of repair. It has a flat roof and parapet and three Gothic style pointed arched doorways, the larger middle one with double doors. The main building is largely hidden from view at the rear. The group of buildings are enhanced by being set back from the High Road behind a small green space and a car park. The green area contains a Portland stone sculpture of vaguely human forms set on a blue engineering brick plinth with a tiny enamelled plaque inscribed "Embracing Forms Vanessa Pomeroy (purchased 1983)". It is included on the Council's Schedule of Historic Street Furniture and is considered to make a positive contribution to the streetscene. Also within the green area is a large well designed symmetrical single storey public convenience building dating from between 1915 and 1935. It has a substantial timber framed structure set on a red brick plinth and has herring bone red brickwork infill panels. The north and south wings have gable ends with painted rough-cast infill panels and metal casement windows with glazing bars, while the centre section has an open loggia with brick columns giving access to the male and female facilities. The clay tile roof has a central white painted octagonal ventilator with a dome and finial. Unfortunately, this building has been unused for some time, but is still considered to make a positive contribution to the character and appearance of this part of the conservation area.

- 7.27 At the southern end of this sub area of the conservation area set in a raised position is Tottenham High Cross Monument, a Grade II listed building that forms the principal landmark of this part of the High Road. The High Cross is an octagonal tower in four sections of decreasing diameter upon which is a conical upper section in the form of a spire with crockets which rises to a height of approximately seven metres and is surmounted by a metal weather vane made in 1600 by Owen Wood, the Dean of Amagh. Originally a wooden cross dating back to 1409, the present structure dates from 1809 and is constructed of elaborately detailed stucco in thin Gothic style over a brick structure of the early 17<sup>th</sup> Century, the third stage of which includes within the tracery small shields with the gilded letters "T O T E N H A M". The High Cross is both of distinct historic and streetscape interest, but is currently isolated in a most unattractive and unsympathetic setting on a traffic island surrounded by red brick ramparts, metal railings and busy slip roads to accommodate buses and other heavy vehicular traffic using the adjoining Tottenham Green/Hale gyratory system.

### **Sub Area 3. Philip Lane and Town Hall Approach Road**

- 7.28 This section of the conservation area surrounds the western part of Tottenham Green, which is included in the Council's Register of Local Historic Parks & Gardens. Tottenham Green provides the area with a degree of openness and is surrounded by mature deciduous trees that punctuate the High Road's streetscene and have a formative influence on the area's character and appearance. The ancient green is surrounded to the west by a group of institutional buildings fronting the Town Hall Approach Road that formed the civic core of Tottenham before the creation of Haringey as an administrative unit, whilst the Holy Trinity Church and its primary school are situated on the northern side of the Green. The section of Philip Lane within the conservation area is primarily fronted by two storey terraced properties.

- 7.29 To the west of 'The Swan' Public House, which defines the junction with the High Road, Philip Lane is fronted by Nos. 2 & 4, a vacant single storey retail unit and a two storey Edwardian property, both of which are in a poor state of repair. The adjacent bus garage, Nos. 6 to 26 (even) Philip Lane, has been excluded from the conservation area boundary, but the contemporary extension to the garage, Nos. 28 & 30, is included within the area. The extension has a grey clad façade and a barrel roof which partly cantilevers over the forecourt. The remainder of the north side of Philip Lane is fronted by Nos. 32 to 42 (even) and Nos. 44 to 70 (even), two storey terraces of Edwardian dwellings. The properties have painted facades and canted bay windows that incorporate moulded stucco detailing and are surmounted by hipped gables. Nos. 32 to 44 (even) also include retail units at ground floor level, which are mostly in a poor state of repair. Several of the terraced properties have been detrimentally altered by the introduction of modern windows and roofs and the removal of their canted bay windows. Together with the bus station and Nos. 2 & 4 on the north side of Philip Lane these buildings have a neutral role in the streetscene.
- 7.30 To the south of Philip Lane, Tottenham Green comprises a well-planted public green space, which is surrounded by mature deciduous trees. The northern boundary to Tottenham Green is defined by Holy Trinity Church and the associated vicarage and school, which flank the southern side of Philip Lane. The Grade II listed church was erected between 1828 and 1830 to designs by James Savage. It is constructed of Gault brick with stone dressings and includes octagonal corner turrets and lancet windows. The church has tall gables at each end, but has a shallow pitched slate roof between them. The gable on the east elevation contains a clock with black enamelled face and gilded Roman numerals that has a prominent role in the streetscene of this part of the High Road. The church's yellow London stock brick boundary walls with stepped sloped stone coping on Philip Lane and High Road, wrought iron gates and tall square piers with pyramidal stone caps are also Grade II listed. Holy Trinity Church Vicarage to the west of the church is a two storey red brick Edwardian local listed building with a clay tiled roof, stone window surrounds and timber sashes with glazing bars in the top sections. The main Philip Lane elevation has a large canted bay window and a round headed recessed entrance porch with brick and stone voussoirs. To the east of the church the adjacent single storey Grade II listed Holy Trinity Church School building has a stone plaque on the east gable inscribed "AD 1847 Sunday School and Infant School". It is constructed of yellow London stock brick with Gault brick dressings and a high pitched roof with bands of fish-scale slating and fleur-de-lys ridge tiles. It has Tudor style chimneys with diagonal brick shafts, stone gable copings and casement windows with lozenge glazing. In the public footpath adjoining the High Road boundary wall of the school is a cast iron K6 telephone kiosk that is considered to make a positive contribution to the street scene.
- 7.31 On the corner of Philip Lane and High Road is the Grade II listed Old Well and Well House, a well sunk in 1791 by Thomas Smith, the Lord of the Manor to replace an older well to the west of the Green. The well-head situated immediately to the east of the school, with its conical tiled roof and pump wheel date from a rebuilding in 1876 to the designs of P.P. Marshall, the parish surveyor. After the well was taken out of public use in 1883 it was surrounded by Art Nouveau style wrought iron railings also included in the Grade II listing and are included on the Council's Schedule of Historic Street Furniture.

- 7.32 The group of listed and locally listed buildings grouped around the Philip Lane / High Road junction form an attractive and complementary assemblage of buildings and structures that make a positive contribution to the character and appearance of this part of the conservation area.
- 7.33 Town Hall Approach Road to the west of this section of Tottenham Green is fronted by a consistent group of grand Grade II listed Edwardian public buildings that were constructed between 1904 and 1905 by A. S. Tayler and R Jemmett on the sites of large 18<sup>th</sup> Century houses including The Cedars and Eaton House. The buildings, which are all of a Baroque style, are constructed of red brick with Portland stone dressings and have hipped slate roofs. The former Town Hall, which is the grandest of the three buildings, has a richly decorated façade incorporating Tuscan pilasters, rusticated window and entrance surrounds, tall arched windows and pronounced keystones. In addition, the building's roofscape includes tall slim red brick chimneys with stone banding, cornice and terracotta pots, urn finials and open pediments and is dominated by a prominent central baroque style ventilator with a lead clad cupola and clock-face. The former Fire Station to the south and Swimming Baths to the north, both built in 1905, are slightly more restrained though include similar open pediments, rusticated entrance surrounds and pronounced keystones to the Town Hall. The former Clyde Road Depot site to the rear of the Town Hall is designated for development and a Development Brief has been prepared as guidance. The site contains several listed curtilage buildings that are now sadly in a very poor state of repair following many years of neglect. There is scope to restore and incorporate some of these buildings at the rear within this opportunity site for sympathetic development.
- 7.34 Only the frontage lobby of the original Grade II listed Edwardian former Swimming Baths has been retained as a reception area for the Bernie Grant Performing Arts Centre designed by architect David Adjaye in 2006.
- 7.35 To the north of the former Swimming Baths is the Tottenham Community College, which occupies the Grade II listed Edwardian former Tottenham County School building constructed in 1913 by H.G. Crothall. Like the adjacent group, it is constructed of red brick and has limestone dressings and a hipped slate roof, which is dominated by a prominent central glazed belvedere with copper cupola. The forward projecting central bay of seven windows has Bath stone Ionic pilasters and entablature. The original cast iron railings including lamp standards with globe lanterns remain intact on the front and flank boundaries. The former school building is of a complementary scale and design to the adjacent group and makes a positive contribution to the streetscene.
- 7.36 Beyond the community college, at the northernmost end of the Town Hall Approach Road the conservation area boundary has been drawn along the frontage to the Tottenham Green Centre, an undistinguished red and yellow brick clad 1980s building, to exclude it. The open area in front of the Tottenham Green Centre consists of a car park and isolated areas of landscaping, and has a neutral role in the streetscene of this part of the conservation area.

- 7.37 At the southern end of Town Hall Approach Road, at its junction with the High Road is the Grade II listed Tottenham War Memorial, which was erected in 1923. The memorial consists of a stone pillar and base of grey Cornish granite that is surmounted by a bronze 'Angel of Peace' statue, designed by L. F. Roselyn RBS. The memorial has a paved area surrounded by a boundary of granite curbs and obelisk shaped bollards linked by spiked metal chains.

#### **Sub Area 4. Monument Way to Tottenham Green East South Side**

- 7.38 This sub area of the conservation area is also dominated by Tottenham Green but includes only its smaller eastern section divided from the main part by the High Road. It is characterised by a greater sense of openness than much of the High Road and the mature trees on the Green have an important role in the streetscene. Unfortunately, most of the northern part of this sub area is made up of an architecturally unattractive group of buildings frontage directly onto the High Road. However, in contrast most of the eastern section of the Green is surrounded by large well designed Georgian and neo-Georgian buildings including the former Tottenham Hospital, which has been converted into residential accommodation. These buildings and their narrow access road together with the densely planted green space provide 'Tottenham Green East' with an enclosed, relatively quiet residential character, despite its proximity to the High Road.
- 7.39 The junction between Monument Way and the High Road forms the northern edge of this sub area of the Tottenham Green Conservation Area and is now defined by a large red brick five storey block of flats with an additional recessed attic floor and retail units at ground floor level completed in 2008 that has replaced No. 344, the Rose and Crown public house. To the south is a mid 20<sup>th</sup> Century flat roofed two storey health centre building that has an exposed concrete frame with panels of brown and grey brickwork that makes a neutral contribution to the streetscene. The adjacent buildings, Nos. 312 to 328 (even) High Road, comprise a varied group of two and three storey commercial buildings most of which have unadorned and/or altered facades as well as poorly integrated ground floor retail units, so accordingly, most make a neutral contribution to the streetscene. No. 328 is a mid 20<sup>th</sup> Century three storey yellow stock brick building with red brick stringcourses and parapet. No. 326 is a three storey mid 19<sup>th</sup> Century building two windows wide with a parapet that retains some of its original proportions but its original façade has been detrimentally altered by the introduction of cement rendering, modern metal casement windows and a modern shopfront with an overlarge fascia that obscures the bottom of the first floor windows. The original gap between Nos. 326 & 328 has been filled by a slim mid 20<sup>th</sup> Century addition of similar style and proportions. In contrast, No. 324 and No. 320 are two attractive late 19<sup>th</sup> Century three storey local listed red brick buildings on each side of a narrow alleyway accessing other commercial buildings at the rear. No. 324 has buff coloured faience blocks forming a framework of pilasters, parapet cornice and banding and a largely intact original timber shopfront and surround with Corinthian pilasters. No. 320 has a parapet, a splayed corner and sash windows with glazing bars and decorative stucco surrounds, pilasters and pediments and an altered shopfront. Both buildings have a positive impact on the character and appearance of this otherwise bland part of the conservation area. No. 318 is a late 19<sup>th</sup> Century two storey yellow stock brick building with a parapet and hipped slat roof set back from its neighbours. No.316 High Road is a diminutive late 20<sup>th</sup> Century two storey brown brick building with red brick dressings, parapet and three large ground floor French windows with round-headed fanlights forming a well-modulated principal elevation.

On one of the ground floor brick piers is a rectangular blue plaque to John Williams that was originally put up by the London Missionary Society in 1949 on the previous building on the site and reinstalled on this one. It is inscribed “NEAR THIS SITE WAS BORN ON JUNE 29<sup>TH</sup> 1796 JOHN WILLIAMS Missionary and Shipbuilder MARTYRED AT ERROMANGA SOUTH WEST PACIFIC NOVEMBER 20<sup>TH</sup> 1839” and makes a positive contribution to the streetscene. No. 312, Walton College, at the southern end of the group is an unattractive three storey late 20<sup>th</sup> Century building that has a grey and pink clad façade and detracts from the streetscene.

- 7.40 At the junction with Colsterworth Road are the local listed High Cross United Reform Church and its church hall. They are set back from the High Road behind a small green space created on the site of the original church which was demolished in the 1970s when it fell into disrepair. The current church comprises a two storey building, which is constructed of yellow London stock brick and has an arched stone entrance door surround, leaded windows and a slate roof. The adjoining single storey hall on Colsterworth Road is constructed from random rubble Kentish ragstone with freestone dressings, red brick banding and a hipped slate roof with a massive stone chimney stack. The Colsterworth Road elevation has two gables with oculus and lancet windows. The now demolished original church was of the same design and materials. The rendered flank wall of the hall onto the open space, where it originally adjoined the church, has a Haringey Green Plaque put up on 2<sup>nd</sup> May 2008 that is inscribed “Priscilla Wakefield 1751 – 1832 QUAKER AUTHOR AND FOUNDER OF THE PENNY SAVINGS BANK LIVED NEAR HERE”. The current church and hall, together with their landscaped forecourt, have a positive role in the streetscene, but the unattractive, two metre high concrete wall onto Colsterworth Road is visually detrimental.
- 7.41 No. 1A Colsterworth Road is to the east of the church within the conservation area. It is a mid 20<sup>th</sup> Century two storey brown brick detached property with a hipped tiled roof and forward projecting entrance porch with a hipped roof. It is of no architectural merit and makes a neutral contribution to the character and appearance of the streetscene of this part of the conservation area.
- 7.42 On the southern side of Colsterworth Road is Laseron House, a late 20<sup>th</sup> Century three storey block of flats with a fourth attic storey set under the projecting eaves of a complex hipped slate roof. The building is constructed of red brick and has a stepped façade which replicates the curve of the northern section of Tottenham Green East. It is set back from the High Road behind a lawn and metal boundary fence and makes a neutral contribution to the streetscene of this part of the conservation area. To the rear, the south side of Colsterworth Road is fronted by Nos. 2A to 8B, a terrace of three storey buildings which are similar in form to Laseron House and also have a neutral role in the streetscene. This group of residential buildings is of architectural interest in its siting, massing, in how its top floor is articulated, in how it relates to the adjacent Mountford House, and how it curves around the corner to Colsterworth Road.
- 7.43 The area to the south of Laseron House is dominated by the eastern section of Tottenham Green, which comprises a small green space that retains some of its original landscape features including the base of a floral clock and winding perambulatory paths and is surrounded by mature trees and the remnants of the original cast iron boundary gates, posts and railings that all add to its historic character. The Green’s dense planting creates a screen from the High Road that



provides a quiet residential character to the attractive cluster of grand Georgian and neo-Georgian former hospital buildings that line the east side of Tottenham Green East. The northernmost buildings are the Grade II listed Mountford House, a pair of large late 18<sup>th</sup> Century three storey brown brick houses with a moulded stone parapet cornice and semi-basements. The well-proportioned façade has slightly forward projecting outer entrance bays with prominent Doric porticoes with fluted columns, and full entablature. The six timber sash windows have glazing bars and gauged flat brick arches and the central four have a stone stringcourse at first floor sill level. To the north is a well-integrated single storey stuccoed extension, which has a curved façade and a large recessed window, with a shallow arched top.

7.44 Further south is the local listed former Prince of Wales General Hospital, converted to flats in 1992 and renamed Deaconess Court. It is a grand four storey building of 1881, which is constructed of red brick with a stone parapet cornice, string courses and window dressings and has a well-modulated, symmetrical principal elevation. The building's façade is dominated by an oversized round arched portico, which is surmounted by a stuccoed curved bay window incorporating a decorative central Prince of Wales Feather motif. Like the adjacent former hospital buildings, Deaconess Court is set behind boundary railings and dwarf wall and piers surrounding a small, well-planted garden and makes a positive contribution to the area's character and appearance. It is adjoined to the south by No. 2A Elliot Court, a two storey former hospital building which has been converted for residential use and includes a recessed modern penthouse level.

7.45 The south side of Tottenham Green East is fronted by Nos. 1 & 2, a large pair of three storey early 19<sup>th</sup> Century brown brick Georgian Grade II listed buildings with a parapet with stone coping and semi-basements that are similar in origin and appearance to Mountford House. The buildings have a stone stringcourse at ground and first floor sill levels and timber sash windows with glazing bars, which are set within recessed arcading at ground floor level. Their lower two storey recessed side entrance bays also include rendered entrance surrounds with decorative fanlights. Both buildings have boundary gates with brick piers and railings on dwarf walls that add to the appearance of their setting and make a positive contribution to this section of Tottenham Green Conservation Area.

#### **Sub Area 5. South of Tottenham Green East South Side**

7.46 The sub area to the south of Tottenham Green is characterised by the contrasting scales of the building lining the western and eastern sides of the High Road. The area to the west of the High Road is occupied by a group of large buildings associated with the College of North East London and the adjacent former Jewish Hospital, which are significantly set back from the road behind forecourts and boundary railings. A wide pavement with raised flowerbeds also flanks the western side of the High Road and further enhances the setting and grandeur of these buildings. In contrast, the east side of the High Road is made up of an almost continuous frontage of a mix of two and three storey commercial buildings.

7.47 From the junction between the Town Hall Approach Road and the High Road south is the College of North East London, founded in 1892. It now comprises several linked buildings the principal of which is the local listed former Tottenham Technical College building of 1936-39 designed in an austere classical style by the MCC in red brick with stone dressings a stone plinth. The building is of two storeys with an additional attic storey and semi-basement and is 15 bays wide with a prominent

central section containing the stone main entrance doorcase reached via a flight of stone steps and secondary entrances in the end bays. The large metal ground and first floor casement windows are flanked by brick and stone pilasters supporting a brick and stone entablature from which the central pediment rises. The building retains its original attractive metal boundary railings, and gates with red brick and stone piers surmounted by glazed lanterns and a dwarf wall surrounding a forecourt that is now mainly laid out as a car park. It is adjoined to the north by a three storey late 20<sup>th</sup> Century extension that is constructed of bright red brick and has a two storey projecting glazed entrance bay. The original college building with its boundary features and its modern extension make a positive contribution to the streetscene. However, the late 20<sup>th</sup> Century red brick and concrete tower block towards the rear of the college site is over-dominant in views of this side of the High Road and is considered to be a detractor to the character and appearance of this part of the conservation area.

- 7.48 Within the public pavement in front of CONEL is a late 19<sup>th</sup> Century grey granite trough inscribed "METROPOLITAN DRINKING FOUNTAIN AND CATTLE TROUGH ASSOCIATION". It is included in the Council's Schedule of Historic Street Furniture and is considered to make a positive contribution to the streetscape of this part of the High Road.
- 7.49 To the south of the College is No. 295 High Road, the local listed former Jewish Hospital building, a well-proportioned Jacobean style building erected between 1897 and 1901 to designs by H. H Collins and Marcus Collins. It is three storeys constructed of red brick with a prominent tiled roof and chimney stacks and has a richly detailed façade that includes shaped and stepped gables, large timber sash windows and two storey curved bays surmounted by balustrades. The former hospital building and the associated outbuildings, which are of a similar design, make a positive contribution to the area's character and appearance. The building is surrounded by a group of mature London Plane trees as well as a red brick boundary wall with red painted railings, all of which have an important role in the streetscene. Within the public footpath in front of the building is a 19<sup>th</sup> Century cast iron Royal Mail pillar box with VR insignia that makes a positive contribution to the street scene.
- 7.50 The eastern side of this section of the High Road is primarily fronted by two and three storey terraces of buildings, which have mostly been adversely altered and have unsympathetic retail units at ground floor level. To the south of the junction with Tottenham Green East, on the site of Nos. 276 to 296 (even) High Road, is a new affordable housing development completed in 2008. It is a three storey red brick building with a recessed attic storey and ground floor retail or commercial units.
- 7.51 Adjoining the south side of the new development are Nos. 270 to 274 (even) High Road, a mid 19<sup>th</sup> Century terrace of three storey yellow stock brick buildings with concealed roofs behind a continuous parapet. Each house is two windows wide with ground floor shopfronts that retain their shop surround pilasters and corbel brackets and are considered to make a positive contribution to the streetscene of this part of the conservation area.

- 7.52 Further south Nos. 266 & 268 High Road is a two storey building with an attic in a slate mansard roof. Unfortunately, the first floor brickwork has been painted white and has unsympathetic modern windows, but the ground floor retail unit replicates some traditional shopfront features. The building is considered to make a positive contribution to the streetscene. Nos. 258 to 264 (even) is a terrace of three storey mid 20<sup>th</sup> Century London stock brick buildings with a continuous parapet. Unfortunately, the facades of Nos. 258 and 264 have been unsympathetically painted and all of the buildings have suffered from detrimental alterations.
- 7.53 At the southern boundary of the conservation area, Nos. 250 to 256 (even) High Road a consistent terrace of mid 19<sup>th</sup> Century two storey double fronted buildings with attics in a slate mansard roof. They are constructed of London stock brick with a parapet and red brick dressings. No. 256 is the only one to retain its original parapet cornice and ground floor residential elevation with central entrance door with timber doorcase with flat hood and flight of stone steps, but now has painted brickwork. The other three buildings have all been adversely altered by the introduction of inappropriately designed ground floor retail units. However, as a group the buildings make a positive contribution to the character and appearance of this section of the conservation area.

#### **Sub Area 6. Talbot Road**

- 7.54 Talbot Road is a quiet, tree-lined residential street, which is situated to the east of the High Road. It is fronted by a range of dwellings of Victorian, Edwardian and late 20<sup>th</sup> Century origin, which provide the area with a domestic scale and a greater degree of consistency than the majority of the conservation area. Many of the properties within this area are set back from the road and are surrounded by well-planted gardens with mature trees, which have an important role in defining the streetscene. The rear elevations to the buildings fronting the High Road and their outbuildings are visible from sections of Talbot Road and also have an influence on the street's character and appearance.
- 7.55 Beaufort House, which is situated at the northern end of Talbot Road, comprises a four storey, grey brick block of flats, which is functional in appearance and makes a neutral contribution to the Talbot Road streetscene. To the south is No. 41 Spring Cottage, a two storey Grade II listed Victorian villa built of yellow London stock brick with a shallow hipped slate roof and tall brick chimney stacks with terracotta pots. The front façade incorporates casement windows with stucco surrounds and a central entrance doorcase with a flat hood with a dentil cornice in front of which is a delicately detailed white painted timber porch. Between the doorcase and first floor window is a painted stone plaque inscribed 'Spring Cottage 1857'. No. 39 Talbot Road is a two storey local listed Victorian villa which is also constructed of London stock brick and has a hipped slate roof and gable end. Both of the dwellings are set within densely planted front gardens and make a positive contribution to the streetscene. Further south, Talbot Close forms a cul-de-sac that is lined with two storey terraces of late 20<sup>th</sup> Century yellow brick properties. The buildings are of no architectural interest and have a neutral impact on the areas character and appearance.

- 7.56 To the south of Talbot Close, Nos. 31 & 33 Talbot Road are a mid 19<sup>th</sup> Century pair of three storey semi-detached local listed dwellings with a white-painted façade that incorporates decorative stucco window surrounds and recessed arched entrances. Although the properties' former front gardens are used for car parking, both buildings are of architectural merit.
- 7.57 Further south, Kenmare Court comprises a late 20<sup>th</sup> Century three storey block of flats constructed of yellow brick that is of limited architectural interest. It is adjoined to the south by Blenheim Rise; a cul-de-sac providing access to the rear of No. 230 High Road and the residential units above the retail store (Nos. 1 to 50 Blenheim Rise). The building's rear elevation and the associated access road are visually unattractive and detract from the character and appearance of the Talbot Road streetscene.
- 7.58 To the south of the access road, Nos. 21 and 23 Talbot Road are a semi-detached pair of two storey properties with a shared slate hipped roof stucco quoins and forward projecting Tuscan porticos. Unfortunately the brickwork has been painted and rendered, but the dwellings are of architectural interest and are considered to make a positive contribution to the streetscene. At the southern end of the street, Nos. 1 to 19 (odd) Talbot Road form a consistent terrace of late 19<sup>th</sup> Century two storey Edwardian dwellings that are constructed of London stock brick with full height canted bay windows with pyramidal roofs and decorative stucco detailing, stucco entrance surrounds and hipped roofs. The terrace set back from Talbot Road behind an attractive communal green space flanked by mature deciduous trees, which together with the terrace makes a positive contribution to the character and appearance of this part of the conservation area.
- 7.59 On the eastern side of Talbot Road, opposite Talbot Close, Nos. 18 to 40 (even) comprise an early 20<sup>th</sup> Century local listed terrace of two storey Edwardian dwellings constructed of red brick with white rendered canted bay windows surmounted by pyramidal roofs. The properties form a uniform group that contributes to the sense of rhythm and consistency experienced on Talbot Road.
- 7.60 Nos. 10 to 16 (even) Talbot Road are two pairs of late 19<sup>th</sup> Century semi-detached local listed dwellings constructed of London stock brick with slate roofs and overhanging eaves. Nos. 10, 12 and 16 incorporate rendered canted bay windows at ground floor level, whilst the façade to No. 14 Talbot Road has been extended by the introduction of a full height and full width large white-painted bay with curved ends that dominates the front elevation. The adjacent dwelling, No. 8 Talbot Road, is a local listed mid 20<sup>th</sup> Century detached yellow stock brick property with a tall clay tiled hipped roof. Unfortunately, it has an ill proportioned façade and open forecourt with vehicular parking that detracts from its character and appearance. Further south, Nos. 4 and 6 Talbot Road are a late 19<sup>th</sup> Century pair of semi-detached three storey local listed buildings constructed of yellow London stock brick and a shared slate hipped roof. They each have two sashes with stucco heads and a ground floor canted bay with hipped roof and round headed recessed entrance porch. The adjacent dwelling, No. 2 Talbot Road, is a detached two storey local listed building that is also constructed of yellow London stock brick with a hipped slate roof. The ground floor has a recessed entrance porch with a painted timber doorcase with flat bracketed hood and a large canted bay window.

## 8.0 SPATIAL AND CHARACTER ANALYSIS SEVEN SISTERS/PAGE GREEN CONSERVATION AREA (No. 26)

### Overall character and appearance

8.1 The Seven Sisters Conservation Area is focussed on the section of the High Road surrounding Seven Sisters Station and includes Broad Lane and adjacent residential streets. Within this area, the High Road is at its busiest and most divisive, and the busy junctions with Broad Lane and Seven Sisters Road have a significant influence on the area's character. In addition, the main entrances to the Seven Sisters Underground Station on either side of the High Road add considerably to the volume of pedestrian traffic in this area. Page Green Common, at the junction of the High Road and Broad Lane, identified by the London Historic Parks & Gardens Trust in their 'London Inventory' is included in the Council's Register of Historic Parks and Gardens adopted on 27<sup>th</sup> January 1997. It provides some greenness and refuge from the traffic and helps to create some sense of openness. The conservation area is primarily residential in use and Broad Lane and the surrounding streets are fronted by consistent terraces of Victorian dwellings, which provide the area with a degree of uniformity. Similarly, much of this stretch of the High Road is lined with terraced dwellings, which are set back from the Road behind screens of vegetation. In particular, at the southern end of the area, the mature London Plane trees that screen the properties on Page Green Terrace from the High Road, have a formative influence on the areas character and appearance. Conversely, the northern end of the conservation area is dominated by the long unadorned façade to the supermarket at No. 230 High Road, which has an imposing impact on the streetscene.

8.2 The conservation area can be split into sub areas to identify its character and appearance:

- Sub Area 1. High Road (west side)
- Sub Area 2. High Road (east side) Broad Lane & Wakefield Road
- Sub Area 3. High Road (east side) South of Broad Lane

### Sub Area 1. High Road (west side)

8.3 This relatively short section of the High Road is primarily fronted by uniform terraces of Victorian properties, which provide it with a greater degree of consistency than the majority of the historic corridor. Most of the buildings remain largely intact, but several now have unattractive retail units at ground floor level. The buildings are significantly set back from the road within planted front garden areas, and the wide pavements flanking this part of the High Road include some street furniture and planted flower beds, but also considerable clutter.

8.4 Nos. 267 to 287 (odd) and Nos. 289 to 293 (odd) High Road are two local listed Victorian terraces of consistent three storey properties are set back from the High Road along the northern section of this stretch of the road behind mostly well maintained planted front gardens and boundary walls. The dwellings are constructed of Yellow London stock brick and have slate roofs with raised party wall divisions. Their facades include canted bay windows at ground and first floor level as well as decorative stucco entrance surrounds and white rendered lintels. The dwellings, which remain largely intact and provide this section of the street with a degree of uniformity, make a positive contribution to the streetscene. Nos. 263 and 265 High Road at the southern end of the terrace are of the same design and materials, but include unattractive modern shopfronts and open forecourts and are

surrounded by a clutter of canopies and signage. To the south of this group, No. 261 High Road terminates the eastern end of the terrace. It is also of three storeys and is constructed of yellow London stock brick with red brick dressings and stucco detailing. It is of architectural interest, making a positive contribution to this part of the conservation area despite its unattractive modern projecting shopfront at ground floor level.

- 8.5 Nos. 1A & B West Green Road, adjoining the rear of Nos. 255 to 259 High Road are two storey local listed buildings with a full width ground floor shopfront and an early form of curtain walling on the first floor in the form of a cast iron framework supporting large plate glass windows surmounted by a balustraded parapet. The building adds to the character and appearance of this part of the conservation area. To the south of West Green Road, Nos. 257 & 259 forms the northern end of two adjoining late 19<sup>th</sup> Century red brick terraces. It is of two storeys with an attic storey with large hipped dormers in a hipped slate roof. The first floor has large canted bay windows with timber sashes and glazing bars. The ground floor retains its original bank-front with tall sash windows and splayed corner entrance doorway.
- 8.6 Nos. 247 to 255 (odd) were originally of the same design and materials as Nos. 257 & 259 but with ground floor shopfronts. Unfortunately, Nos. 251 & 253 are currently semi-derelict as a result of fire damage, but No. 255, like Nos. 257 & 259, makes a positive contribution to the streetscape in this part of the conservation area. Nos. 229 to 245 (odd) are a similar late 19<sup>th</sup> Century two storey red brick terrace, but are unadorned, with a uniform slate roof with raised party walls no attic floor and a first floor with simple timber sashes. Their utilitarian and somewhat run down appearance, together with mostly poorly designed modern shopfronts has resulted in the buildings making a neutral contribution to the streetscene. These two terraces are in the immediate vicinity of the main entrance to the Seven Sisters Victoria Line Underground Station.
- 8.7 No. 227 High Road and No. 725 Seven Sisters Road is a three storey local listed commercial building at the southern end of the terrace. It has an early example of curtain walling in the form of large picture windows within a decorative cast iron framework at first and second floor level. Although the building is currently vacant and in a poor state of repair it remains of architectural interest and makes a positive contribution to the streetscene.
- 8.8 The remainder of the western side of this section of the High Road, which comprises the Stonebridge Estate to the north of South Tottenham Station, is situated beyond the conservation area boundary.

#### **Sub Area 2. High Road (east side) Broad Lane and Wakefield Road**

- 8.9 The section of the conservation area surrounding Broad Lane is primarily residential in character, though also includes commercial premises and some smaller green spaces. The busy junction between the High Road and Broad Lane also has a significant influence on the character of this part of the conservation area.
- 8.10 The section of the High Road to the north of Broad Lane, within the Seven Sisters Conservation Area is dominated by No. 230 (Tesco's Supermarket), constructed in the late 20<sup>th</sup> Century. It is an imposing building with the equivalent of four storeys in height in the form of a long, monolithic red brick façade. The ground floor shopfronts have concrete lintels with a cambered arch effect between which rise

red brick buttresses with concrete caps. The first and second floor levels contain a multi-storey car park behind tall vertical louvers. The fourth floor is set back as an attic storey containing residential accommodation. This over-dominant building, which also expresses itself on Broad Lane with an unattractive red brick flank elevation and vehicular ramps, has a detrimental impact on the streetscene of this part of the conservation area.

- 8.11 Nos. 220 to 224 High Road, (the former Barclay's Bank) is a Grade II listed building adjoining the south flank of Tesco's. It is a grand three storey corner building, with an additional attic storey with triple dormers with central segmental pediments within a tall slate roof. The classical red brick and sandstone building, which dates from 1902, successfully defines the junction of High Road with Broad Lane. Its elevations include a banded stone ground floor level with arched windows and a main entrance doorway on the splayed corner. The upper floors have stone window dressings and full height rusticated stone pilasters supporting an entablature with moulded cornice and parapet with some open balustrade and a tall stone gable with an open pediment at the corner of the building, which is flanked by 'pepper pot' turrets.
- 8.12 Further east, Nos. 9 to 35 (odd) Broad Lane comprise a terrace of relatively uniform two storey dwellings, which are constructed of red brick and have canted bay windows at ground and first floor level with pyramidal roofs and stucco detailing. Whilst many of the properties have unsympathetic painted or rendered facades as well as modern windows and roofs, as a consistent group they make a positive contribution to the streetscene.
- 8.13 Broad Lane, to the east of the junction with Talbot Road, is fronted by a mixed terrace of three storey buildings with poorly maintained retail units at ground floor level. No. 37 Broad Lane, the former Seven Sisters public house, is on the corner of Talbot Road. It is a three storey building with a parapet constructed of yellow London stock brick with rendered banding where the original moulded cornice has been removed, and stucco window surrounds. The ground floor retains its traditional pub-front, which projects forward on the main elevation and includes decorative columns, an arched entrance and a projecting cornice and is surmounted by cast iron cresting detailing. The former public house is adjoined to the east by Nos. 39 to 45 (odd), a group of Victorian terraced buildings which are constructed of London stock brick with red brick dressings and have a consistent parapet cornice. The buildings projecting ground floor level retail units retain their pilasters and corbels, though are currently vacant and in a poor state of repair. Although significantly altered, the group remains of some architectural interest and make a positive contribution to the character and appearance of this part of the conservation area. Unfortunately, the adjacent buildings, Nos. 47 to 53 (odd) Broad Lane, comprise a group of originally attractive three storey terraced properties with prominent gables and decorative fretted timber bargeboards, which have been adversely altered and make a neutral contribution to the streetscene.
- 8.14 On its southern side, Broad Lane is flanked by 'Page Green Common' a local historic park providing an open green space surrounded by mature deciduous trees which contains a large drum shaped ventilation shaft to the adjoining Seven Sisters Underground Station. The green, previously known as Broad Lane Common, was common land until laid out as a public garden in about 1897 by F. F. McKenzie who proposed a gravel circle with seats round the seven Elm trees which existed at

time. A circle of seven elms, which gave rise to the name of Seven Sisters for this part of Tottenham, are shown on the Earl of Dorset's survey of 1619 and according to tradition were planted by seven sisters who had to part. The original trees, possibly dating from as early as the 14<sup>th</sup> Century, have been replaced many times over. Page Green Common, although situated immediately adjacent to Broad Lane and the High Road, enhances the area's character and appearance.

- 8.15 At the south eastern end of the part of Broad Lane within the conservation area is Earlsmead Primary School. This dominant two storey Victorian building is built of yellow London stock brick with red brick dressings and has a steep slate roof with large windows projecting above the eaves in gables. The centre of the roof is surmounted by a tall square ventilator in the form of a domed belvedere. The school building makes a significant positive contribution to the character of Page Green Common and the surrounding area.
- 8.16 Nos. 7 to 23 (odd) Ashmount Road, on the south side of the Common, is a two storey terrace of houses that are identical in form and materials to those on the northern side of Broad Lane. The properties are constructed of red brick and have canted bay windows which through ground and first floor levels and in many cases are surmounted by pyramidal roofs. Although most of the dwellings have been detrimentally altered, the terrace provides the street with a degree of uniformity and makes a positive contribution to the character and appearance of this part of the conservation area. Further east, at the junction with Wakefield and Rangemoor Roads, Ashmount Road is fronted by a pair of two storey semi-detached dwellings (No. 40 Wakefield Road and No. 98 Rangemoor Road) which are constructed of red brick and have square bays with prominent with half-timbered detailed gables. The properties are set within well-planted gardens and make a positive contribution to the streetscene.
- 8.17 The remainder of this section of the conservation area is occupied by quiet residential streets lined with Victorian terraced dwellings, which provide the area with a domestic scale and a degree of consistency. To the south of Ashmount Road, the section of Wakefield Road within the conservation area is primarily fronted by two groups of two storey terraced dwellings. Nos. 19 to 27 (odd) Wakefield Road are a mixed group of late 19<sup>th</sup> Century red brick properties, but Nos. 23 to 27 (odd) now have unsympathetically painted brickwork. The dwellings make a positive contribution to the streetscene, though are adjoined to the south by No. 19A, an unattractive cluttered yard which detracts from the appearance of this part of the conservation area. Further south, Nos. 9 to 15 (odd) Wakefield Road comprise a more consistent terrace of late 19<sup>th</sup> Century red brick dwellings, which have prominent rendered lintels, recessed arched entrances and canted bay windows with hipped roofs at ground floor level. At the northern end of the terrace, No. 17 is a three storey building of similar appearance, with a hipped slate roof which successfully defines the junction with Earlsmead Road. The eastern side of the road is flanked by a small open grassed space which includes mature deciduous trees and contributes to the Wakefield Road streetscene.
- 8.18 To the east of Wakefield Road, Rangemoor Road and Harold Road are fronted by Nos. 65 to 73 (odd) Rangemoor Road and Nos. 6 to 24 (even) Harold Road, consistent late 19<sup>th</sup> Century terraces of two storey properties. The dwellings are constructed of yellow London stock brick with red brick dressings and have slate roofs, which incorporate pyramidal gables. Unlike many of the properties in this



area, these terraces remain almost entirely intact and make a positive contribution to the streetscene. At the eastern end of Harold Road, a small playground associated with the Earlsmead School Nursery is included within the conservation area. The play area is surrounded by dense foliage, but is otherwise of little interest.

### **Sub Area 3. High Road (east side) South of Broad Lane**

- 8.19 This section of the High Road is primarily flanked by terraces of grand residential properties, which front Page Green Terrace. The properties are set behind a long row of London Plane trees, which provide a dense screen and are of distinct streetscape interest. Accordingly, these properties appear somewhat detached from the majority of the High Road. The former Salvation Army Citadel, which is currently used as a church, has a prominent role in the streetscene of this section of the Tottenham High Road Historic Corridor. The elevated railway line which forms the conservation area's southern boundary is also an important element in defining area's character and appearance.
- 8.19 At the northern end of this part of the High Road, the late 20<sup>th</sup> Century buildings between Ashmount Road and Earlsmead Road are situated beyond the conservation area boundary. To the south of Earlsmead Road the High Road is fronted by Nos. 206 to 212 (even), a terrace of two storey Victorian properties with semi-basements, which are constructed of red brick and have full height canted bay windows with hipped pyramidal roofs and stucco decoration. As a group they make a positive contribution to the character and appearance of this part of the conservation area. Unfortunately, the loss of the planted front garden and boundary wall in front of No. 206 to provide an area of vehicular hard-standing, together with the positioning of a large high level advertisement hoarding on the flank wall, has a detrimental impact on the streetscene.
- 8.20 Further south, Page Green Terrace is fronted by the Christ Apostolic Church; a two storey red brick building with white rendered detailing and prominent castellated turrets. The church building, which was originally constructed as a Salvation Army Citadel, is adjoined to the north by a single storey hall with a stepped gable. Both the church and the associated hall are local listed buildings of architectural and historic interest and make a positive contribution to the streetscene.
- 8.21 To the south of the church, the junction between Page Green Terrace and Pembroke Road is defined by No. 200 High Road, a grand four storey late 19<sup>th</sup> Century property with a semi-basement that is constructed of grey brick and has highly decorated principal elevations with rich stucco decoration and a prominent moulded and bracketed parapet cornice. All of the windows have stucco dressings with semi-circular heads and pilasters with floriated capitals. The windows are paired on the upper floors, but the ground floor has elaborately decorated stucco canted bay windows and entrance porch. The property is adjoined to the south by Nos. 184 to 198 (even), a more restrained terrace of three storey late 19<sup>th</sup> Century dwellings with painted facades and white-rendered lintels and entrance surrounds. No. 184, the southern end of terrace property, also includes a mansard attic storey and has an octagonal bay set within the corner of the building. Whilst most of the buildings have been detrimentally altered and are in a poor state of repair, they retain the consistent scale and rhythm of Page Green Terrace, are of some architectural interest and make a positive contribution to the streetscene of this part of the conservation area.

- 8.22 Further south, Colless Road is fronted by No. 182 High Road, an early 20<sup>th</sup> Century three storey property which is constructed of yellow London stock brick with red brick dressings and has a well-modulated façade with a prominent central two storey entrance bay containing a recessed porch with a round-headed archway. Although it is less adorned than the adjacent buildings on Page Green Terrace, the property is of distinct architectural interest and makes a positive contribution to the area's character and appearance. It is adjoined to the south by Nos. 174 to 180 (even) and Nos. 170 & 172, two consistent groups of late 19<sup>th</sup> Century three storey terraced dwellings with prominent overhanging bracketed eaves and richly detailed stucco dressings. Nos. 174 to 180 (even) are built in yellow London stock bricks and have ground and first floors canted bay windows with hipped roofs, but Nos. 170 & 172 are red brick dwellings with ground and first floor square bay windows with parapets. These dwellings all remain essentially intact and make a positive contribution to the character and appearance of the streetscene of this part of the conservation area.
- 8.23 The final group of properties lining this section of Page Green Terrace are more varied in appearance than the adjacent terraces. No. 168 High Road, on the corner of Townsend Road, is a functional four storey late 20<sup>th</sup> Century building, which makes a neutral contribution to the streetscene. It is adjoined to the south by Nos. 162 to 166 (even) High Road, a short late 19<sup>th</sup> Century terrace of three houses with prominent gable ends. They are of three storeys and semi-basement and are constructed of yellow London stock brick with moulded stucco decoration and white rendered lintels to canted bay windows at semi-basement and raised ground floor levels and projecting entrance porches with a long flight of stone steps. Unfortunately, No. 166 now has painted brickwork, but despite this Nos. 162 to 166 (even) are considered to make a positive contribution to this part of the conservation area.
- 8.24 No. 160 High Road, at the southern end of Page Green Terrace, is an asymmetrical two storey red brick early 20<sup>th</sup> Century building with a red tiled roof and painted stucco eaves cornice and window surrounds. The north end of the building has a full height canted bay window with a pyramidal roof next to which is a round-headed entrance doorcase behind a projecting portico with Tuscan columns and entablature. The south end of the building has a gable end with brick pilasters and a prominent Venetian window. The building was formerly the Tottenham Enterprise Club and Institute, built in 1923 on the site of the late 19<sup>th</sup> Century Burgess' Department Store. It is of architectural merit and makes a positive contribution to the character and appearance of this part of the Seven Sisters Conservation Area.

## 9.0 SPATIAL AND CHARACTER ANALYSIS SOUTH TOTTENHAM CONSERVATION AREA (No. 27)

### Overall character and appearance

- 9.1 The South Tottenham Conservation Area covers the section of the Tottenham High Road Historic Corridor between South Tottenham Station and the southern borough boundary with the London Borough of Hackney in the vicinity of Stamford Hill. This section of the High Road is fronted by a range of buildings of varying age, scale and appearance, including groups of two and three storey Victorian terraced buildings. The area has a relatively diverse, urban character and lacks a coherent character and appearance. The conservation area boundary excludes adjoining areas of utilitarian late 20<sup>th</sup> Century terraced properties on the west side of the High Road and areas of utilitarian late 19<sup>th</sup> Century, early 20<sup>th</sup> Century and late 20<sup>th</sup> Century terraces to the east of the High Road.
- 9.2 The main landmark in this conservation area is the Grade II listed Roman Catholic Church of St Ignatius, which is situated on high ground at the southern end of the High Road as it begins to rise towards Stamford Hill. The Church has twin towers, which are prominent in views throughout the conservation area and have an imposing impact on the wider area of South Tottenham and Stamford Hill.
- 9.3 The topography of this stretch of the High Road, combined with an intermittent provision of mature London Plane street trees, also have an influence on the character and appearance of this conservation area.
- 9.4 The conservation area can be split into sub areas to identify its character and appearance:
- Sub Area 1. High Road (east side) North of Ferndale Road
  - Sub Area 2. High Road (west side) North of Sherboro Road
  - Sub Area 3. High Road (east side) South of Lealand Road
  - Sub Area 4. High Road (west side) South of St Anne's Road
- Sub Area 1. High Road (east side) North of Ferndale Road**
- 9.5 This section of the High Road contains relatively consistent three storey terraces of buildings which front directly onto the High Road and create a strong sense of enclosure. This is enhanced by the Victorian railway bridge, which forms the area's northern boundary and has an influential role in the streetscene. To the east of the High Road, sections of the Victorian terraces lining Crowland Road and Ferndale Road are included within the conservation area boundary. These modest terraces are the better examples of the buildings that make up the wider area to the east of the High Road and provide the streets with a degree of consistency.
- 9.6 South Tottenham Station, at the north eastern boundary of the conservation area, has elevated platforms accessed by ramps to the north and south of the cast iron railway bridge over the High Road. The bridge is partly supported on attractive freestanding cast iron Tuscan columns which are a feature along the kerb edge in views along this part of the High Road. The high level Victorian station, built in 1878 to serve the Tottenham and Hampstead junction line, is in the form of a small cluster of single storey buildings along the platforms flanked by tall yellow London stock brick walls and a traditionally designed two storey timber and brick signal box. The original late Victorian ticket office remains to the south of the other station buildings at street level as No. 158 High Road. It is a single storey red brick

building with a slate roof projecting forward on timber brackets as an entrance porch, and a tall red brick chimney stack, which together with the high level station buildings and the railway bridge makes a positive contribution to the character and appearance of this part of the conservation area. Views south from the station platforms are dominated by St Ignatius' Church.

- 9.7 To the south of the railway bridge, the High Road is dominated by Nos. 148 to 156 (even) High Road; The Dutch House public house, which is a grand three storey local listed building with a theatre at the rear. The whole complex was built in 1870 of yellow London stock brick with red brick dressings and a steep slate roof with tall brick chimney stacks. The building has a richly decorated façade with a mixture of Gothic and Classical detailing. The ground floor has a traditional pub-front with polished granite pilasters between which are finely detailed timber shopfronts with curved glass and delicate glazing bars. The canted corner of the building at the junction with Crowland Road is dominated by a highly elaborate stucco turret which is in the form of a two storey oriel window with an effusion of fluted Corinthian pilasters. Unfortunately, the turret has lost its original tall conical spire. The upper floors of the main building and the large elaborately decorated theatre at the rear are accessed from an entrance on the High Road frontage that is surmounted by an elaborately decorated first floor stucco oriel window with Corinthian pilasters and a crenulated parapet above which is a mansarded roof tower.
- 9.8 The east side of the High Road between Crowland Road and Ferndale Road is fronted by Nos. 130 to 146 (even), a uniform terrace of three storey late 19<sup>th</sup> Century properties which are constructed of yellow London stock brick with red brick stringcourses and relieving arches and white painted lintels and eaves brackets and a slate roof with raised party walls. The upper floors remain largely intact, but most of the ground floor retail units have been detrimentally altered by the loss of original shopfronts. Nonetheless, several retain their shop surround pilasters and corbels, which contribute to the terrace's sense of rhythm and consistency and they are all considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 9.9 To the east of the High Road, Nos. 2 to 20 (even) Crowland Road and Nos. 1 to 41 (odd) Ferndale Road are included within the conservation area boundary. The roads were laid out during the late 19<sup>th</sup> Century and these terraces are broadly typical of the wider surrounding area to the east of the High Road. Nos. 2 to 20 (even) Crowland Road are a consistent terrace of two storey Victorian houses with an attic storey in paired gable ends with decorative bargeboards. They are designed to look like linked semi-detached houses and are constructed of yellow London stock brick with red brick stringcourses and stucco window detailing. The properties have canted bay windows with hipped roofs at ground floor level and paired arched entrance doorcases with decorated stucco surrounds. Nos. 1 to 41 (odd) Ferndale Road are a late 19<sup>th</sup> Century terrace of two storey dwellings with an attic storey with gabled dormers within the roof. They are designed as linked semi-detached houses with paired entrances in recessed sections and are built of yellow London stock brick with red brick stringcourses. They have square bay windows with hipped roofs at ground floor level, stucco window and entrance surrounds and bracketed eaves. Although several of the dwellings in both groups have been altered and the properties are of varying quality, the majority remain of some architectural interest and make a positive contribution to the area's character and

appearance. However, No. 2 Crowland Road has been detrimentally altered by the addition of an unsympathetic roof extension, by the painting of the brickwork on the front elevation and by the replacement of the original timber sash windows and canted bay, all of which have had a detrimental impact on the Crowland Road streetscene.

### **Sub Area 2. High Road (west side) North of Sherboro Road**

9.10 On the western side of the High Road, Nos. 153 and 155 comprise a partially rebuilt pair of late 19<sup>th</sup> Century two storey terraced dwellings with a semi-basement and an attic storey in a concrete tiled mansard roof. The buildings are constructed of yellow London stock brick with a rendered parapet and have a poorly integrated yellow brick raised ground floor level and rendered semi-basement. With inappropriately designed modern windows. The adjacent building, Nos. 149 and 151 High Road, is a late 20<sup>th</sup> Century three storey yellow brick infill building with a parapet and an attic storey in a concrete slate mansard roof and a two storey forward projecting central entrance porch. It is of a similar scale and proportion to Nos. 153 and 155 and together with them is of limited architectural interest and has a neutral role in the streetscene. Nos. 145 & 147 High Road, at the junction with Ermine Road, are a pair of three storey late 19<sup>th</sup> Century Victorian buildings which are constructed of yellow London stock brick with a parapet and red brick window arches.. The buildings have ground floor level shop of poor design and are essentially utilitarian in appearance, but are considered to make a positive contribution to the character and appearance of this part of the conservation area.

9.11 Further south the majority of the western side of the High Road is fronted by prosaic terraces of late 20<sup>th</sup> Century origin, which are situated beyond the conservation area boundary. However, the 'Golden Stool' (former Mitre Public House) at the junction with Sherboro Road is included within the conservation area. It is a two storey red brick mid 20<sup>th</sup> Century building with a tall attic storey with large sash windows within a steep tiled roof. The splayed corner incorporates a shaped brick chimney stack with high level pub sign and the windows are all original timber sliding sashes with glazing bars. The original entrance doors have painted rendered doorcases. Although the building is of limited architectural or historic interest it makes a positive contribution to the streetscene of this otherwise uninteresting section of the High Road.

### **Sub Area 3. High Road (east side) South of Lealand Road**

9.12 This section of the conservation area is primarily lined with terraces of two and three storey buildings which contribute to the area's enclosed urban character. Nonetheless, the buildings are relatively undistinguished and whilst some of the groups are relatively consistent, as a whole this section of the conservation area does not display a coherent character. Moreover, towards Stamford Hill the conservation area includes a large vehicle repair depot and petrol station, which have a prominent and detrimental role in the streetscene.

9.13 To the south of Lealand Road, the High Road is fronted by Nos. 94 to 110 (even), a late 19<sup>th</sup> Century terrace of three storey properties which are of similar in details and materials as Nos. 130 to 146 (even). They are constructed of yellow London stock brick and have a slate roof with bracketed eaves that is hipped at the splayed junction with Gladesmore Road. The windows on the upper floors have rendered lintels and there are retail units with inappropriately designed modern shopfronts at ground floor level, several of which retain their pilasters, corbels and cornices.

Unfortunately, several of the buildings have been unsympathetically altered and many have painted facades and modern windows. Nos. 88 to 92 (even) High Road, to the south of the junction with Gladesmore Road are an identical group, which together with Nos. 94 to 110 (even) are considered to make a positive contribution to this part of the conservation area.

- 9.14 These buildings are adjoined to the south by Nos. 78 to 86 (even) and Nos. 72 to 76 (even), two storey early 20<sup>th</sup> Century terrace on each side of Wargrave Avenue. They are constructed of yellow London stock brick and have slate roofs hipped at the splayed corners with the junction. The original wide first floor oriel windows have now mostly been replaced with modern casements and the retail units at ground floor level have mainly unsympathetically designed modern shopfronts within retained original shop surrounds. Unfortunately, most of the buildings now have painted facades and modern replacement roofs so that the terraces are neutral contributors to the conservation area.
- 9.15 Further south, Nos. 56 to 70 (even) High Road form a group of two and three storey 20<sup>th</sup> Century buildings, of varying design and appearance. The Loyola Hall; Nos. 64 to 70 (even) is a utilitarian mid 20<sup>th</sup> Century three storey building constructed of brown brick with large steel framed windows. Like the adjoining group, the hall has a neutral role in the High Road streetscene.
- 9.16 To the south of the Loyola Hall are Nos. 58 to 62 (even), a short three storey terrace with a shared slate roof. No. 62 High Road has been detrimentally altered with a bright red painted façade and modern replacement windows that mean it now has a neutral role in the streetscene. It is adjoined to the south by Nos. 58 & 60 High Road, the Moll Culpurse Public House, which is constructed of yellow London stock brick with red brick window dressings and stringcourses. The ground floor has a traditional public front house façade and the first floor has tripartite windows with keystones. To the south, No. 56 High Road is a taller three storey end of terrace building with a parapet and moulded brick stringcourses. It has a splayed corner that addresses the junction and a two storey red brick rear extension with pilasters and metal casement windows on the Norfolk Avenue elevation. The main building now has a white-painted façade and modern windows but retains most of its original ground floor shopfront with glazing bars, glazed brick pilasters, corbel brackets and fascia mouldings. Nos. 56 & 60 are considered to make a positive contribution to the character and appearance of this part of the conservation.
- 9.17 Further south, between Norfolk Avenue and Rostrevor Avenue, the High Road is fronted by a vehicle repair depot, which consists of three single storey utilitarian buildings, which are constructed of corrugated metal, and an associated forecourt. The low-rise depot has a disruptive influence on the streetscene and a detrimental impact on the area's character and appearance.
- 9.18 To the south of Rostrevor Avenue, Nos. 10 to 14 (even) High Road are an early 20<sup>th</sup> Century terrace of two storey red brick buildings with an attic storey with dormer windows in a tiled roof, white painted window surrounds and inappropriately designed modern ground floor shopfronts. No.8, adjoining the southern end of the terrace is of the same scale and materials, but is double fronted with a forward projecting porch and left side square bay supporting a balustraded first floor balcony. The ground floor window on the right side of the building has inappropriate signage and a Dutch blind attached and the flank elevation has a high

level advertisement hoarding. Accordingly the role of this group of buildings in the streetscene is neutral

- 9.19 Further south, the petrol station and forecourt at Nos. 2 to 6 (even) High Road is built on the former front gardens of mid 19<sup>th</sup> Century Catalpa Mansions. It is included within the conservation area's southern boundary because it forms part of the gateway to the southern end of the Tottenham High Road Historic Corridor, but is clearly of no architectural or historic interest and detracts from the character and appearance of this part of the conservation area.

#### **Sub Area 4. High Road (west side) South of St Anne's Road**

- 9.20 This southernmost section of the South Tottenham Conservation Area is dominated by the Roman Catholic Church of St Ignatius, which is surrounded by a presbytery and associated school buildings. To the south of the church the western side of the High Road is fronted by grand residential properties, which have raised ground floors set above street level and stepped in height as the road rises towards Stamford Hill. In the vicinity of Stamford Hill, the High Road is amongst its busiest and most divisive and, as with the majority of the Tottenham High Road Historic Corridor, the busy road has an integral role in defining the area's character.

- 9.21 The section of this sub area north of St Ann's Road is lined with utilitarian late 20<sup>th</sup> Century residential development that is outside the conservation area boundary. To the south, St Ignatius' Roman Catholic Church is a vast cruciform Grade II listed building with twin east towers, which dates from between 1894 and 1902. The Romanesque building, designed by Father Benedict Williamson in a late 12<sup>th</sup> Century transitional style, is constructed of pale red brick with white stone dressings and window surrounds and a tiled roof with a stone corbelled cornice. Its complex eastern elevation is constructed of Belgian brick and includes a giant triple arched entrance portal with reliefs and tympana, with Christ in Majesty in the centre. The upper parts of the building have rows of round-headed windows, a rose window and blank arcading on top. The very tall towers have three stages with varyingly distributed almost symmetrical openings and pyramidal tiled roofs. It is situated at an elevated section of the High Road and has a prominent role in views throughout South Tottenham. To the rear of the church, the Presbytery is an imposing four storey listed curtilage building also constructed of pale red brick in a Romanesque austere style relieved by applied stone arcading and parapet. The Church is adjoined to the north by St Ignatius' Primary School, a three storey Victorian building, which is constructed of London stock brick with red brick dressings and has a slate roof with gables. The school is set behind a dense screen of mature London Plane trees and, like the adjacent Presbytery, is relatively restrained in appearance to avoid competing with the Romanesque grandeur of the church. Together the church, school and Presbytery form an attractive and complementary cluster of buildings, which have a prominent role in the streetscene and make a positive contribution to the character and appearance of this part of the conservation area.

- 9.22 Nos. 19 to 25 (odd) and Nos. 11 to 17 (odd) High Road, to the south of the church, are two mid 19<sup>th</sup> Century terraces, which together with the adjoining development in Hillside Road, were built on the site of Coleraine House and its extensive gardens between 1864 and 1894. At the north corner of the front boundary of No. 25 and the south corner of the front boundary of No. 11 are two tall early 19<sup>th</sup> Century brick pedestals surmounted by a large Classical Coade stone urns that are the remaining

remnants of the grand Georgian front boundary of Coleraine House and make a positive contribution to the character and appearance of this part of the conservation area. Nos. 19 to 25 (odd) are a terrace of three storey dwellings with semi-basements built from yellow London stick brick with red brick stringcourses, slate roofs with gable ends and large square bay windows up to first floor level with stucco detailing and elaborate recessed entrances. No. 23 is a mid 20<sup>th</sup> Century infill property of similar proportions, but with a flat roof, modern fenestration and a vehicular forecourt leading to a semi-basement level garage which is of no architectural interest. The other houses all now have inappropriately designed modern windows, but retain front boundary walls and planted front gardens. Nos. 11 to 17 (odd) High Road form a more consistent terrace of grand two storey Victorian dwellings with semi-basements and attics with wide pedimented dormers in tiled roofs. They are constructed of red brick and have square bay windows with stucco detailing up to ground floor level and ornate arched entrance surrounds accessed via a flight of stone steps. The properties all retain front gardens and boundary walls, but all but No. 17 have lost their original timber sliding sashes with glazing bars to the top sashes. Despite these changes the two terraces provide this section of the street with a degree of consistency not experienced elsewhere within this section of the conservation area, remain of architectural interest and make a positive contribution to the character and appearance of this section of the South Tottenham Conservation Area.



## 10. PLANNING POLICY FRAMEWORK

### National

- 10.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -
- "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."*
- 10.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006, "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD.
- 10.3 A three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM in February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 10.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.
- 10.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of "Power of Place", a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage have updated their guidance to take onboard new

approaches to identifying and sustaining the values of place in line with the Government's heritage protection reform proposals and have produced a document "Conservation Principles, Policies and Guidance". The White Paper "Heritage Protection for the 21<sup>st</sup> Century" presented to Parliament by the Secretary of State for Culture, Media and Sport in March 2007 will, if it becomes a new Act, lead to legislative changes involving the establishment of a single integrated 'Register of Historic Sites and Buildings of England'. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. The proposals in the White Paper reflect the importance of the heritage protection scheme in preserving our heritage for people to enjoy now and in the future. These are based around three core principles:-

*"Developing a unified approach to the historic environment"*

- *Provide a unified legislative framework for heritage protection that removes current distinctions to deliver a system that works for the whole historic environment.*
- *Build on this new legislative framework by creating a single system for national designation and consents and encouraging greater unification at local level."*

*"Maximising opportunities for inclusion and involvement"*

- *Open up the designation system to greater consultation and scrutiny and promote a debate on what we should protect in future.*
- *Provide the public with better information about how the system works and why things are protected.*
- *Encourage local authorities and local communities to identify and protect their local heritage.*
- *Provide people with better access to improved information about the historic environment around them."*

*"Delivering sustainable communities by putting the historic environment at the heart of an effective planning system."*

- *Speed up the designation system and make it more efficient.*
- *Join up and streamline the consent process to reduce bureaucracy and make it more efficient.*
- *Consider introducing new tools for local planning authorities and developers to address heritage in major developments.*
- *Provide the means for devolving greater responsibility to local planning authorities so they can manage the historic environment alongside other planning responsibilities."*

## **Regional**

10.6 The Mayor of London's "London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations February 2008)" forms part of the statutory plan for the Borough. It contains a range of policies relating to 'Built heritage and views' and 'Biodiversity and natural heritage', all of which have relevance to conservation areas.

10.7 Policy 4B.11 'London's built heritage' confirms that:-

*"The Mayor will work with strategic partners to protect and enhance London's historic environment."*

*Development Plan Document (DPD) policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner."*

10.8 Policy 4B.12 'Heritage conservation' recommends:-

*"Boroughs should*

- ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
- identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore."*

10.9 Policy 4B.13 'Historic conservation-led regeneration' emphasises that:-

*"The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:*

- bring redundant or under-used buildings and spaces into appropriate use*
- secure the repair and re-use of Buildings at Risk*
- help to improve local economies and community cohesion*
- fit in with wider regeneration objectives*
- promote inclusiveness in their design*
- respect and enhance waterside heritage including the tidal foreshore."*

10.10 Policy 4B.15 'Archaeology' states that:-

*"The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting scheduled ancient monuments and archaeological assets within their area." (PPG16)*

10.11 Policy 4B.16 'London View Management Framework' contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul's Cathedral, passes through the western part of the Borough.

*"The Mayor will keep the list of designated views under review."*

10.12 Policy 4C.3 'The natural value of the Blue Ribbon Network' has relevance to the Borough through the River Lee Navigation and Moselle Brook.

*"The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:*

- resisting development that results in a net loss of biodiversity*
- designing new waterside developments in ways that increase habitat value*

- *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London's world city status*
- *taking opportunities to open culverts and naturalise river channels*
- *protecting the value of the foreshore of the River Thames."*

10.13 Policy 4C.20 'Development adjacent to canals' points out that:-  
*"The Mayor will, and boroughs should, require developments adjacent to canals to respect the particular character of the canal. Wherever possible, new developments close to canals should seek to maximise water transport for bulk materials, particularly during demolition and construction phases. While recognising the navigation functions, opportunities should be taken to improve the biodiversity value of canals."*

#### **Local**

10.14 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and insuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."

10.15 Policy G1: Environment:-  
*"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."*

10.16 Policy G2: Development and Urban Design:-  
*"Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment."*

10.17 Policy G10: Conservation:-  
*"Development should respect and enhance Haringey's built heritage in all its forms."*

10.18 Policy UD4: Quality Design:-  
*"Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality."*

*The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:*

- urban grain and enclosure;*
- building lines;*
- form, rhythm and massing;*

- d) *layout;*
- e) *height and scale;*
- f) *landform, soft and hard landscape, trees and biodiversity;*
- g) *fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) *architectural style, detailing and materials;*
- i) *historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) *living frontages and public realm;*
- k) *any identified local views;*
- l) *designing out crime and fear of crime (including designing out graffiti, where feasible);*
- m) *walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.”*

10.19 Policy CSV1: Development in Conservation Areas:-

*“The Council will require that proposals affecting Conservation Areas:*

- a) *preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
- b) *recognise and respect the character and appearance of Conservation Areas;*
- c) *protect the special interest of buildings of architectural or historic interest.*

10.20 Policy CSV2: Listed Buildings:-

*“There is a presumption in favour of the preservation of listed buildings.*

*The Council will require that proposals affecting statutory listed buildings:*

- a) *preserve or enhance the historic character and qualities of the buildings;*
- b) *recognise and respect the character and appearance of listed buildings;*
- c) *protect the special interest of buildings of architectural or historic interest;*
- d) *do not adversely affect the setting of listed buildings;*
- e) *retain the original use of a listed building wherever possible.*

10.21 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-

*“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”*

10.22 Policy CSV4: Alterations & Extensions to Listed Buildings:-

*“The Council will require that alterations or extensions to listed buildings:*

- a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
- b) *relate sensitively to the original building;*
- c) *do not adversely affect the setting of a listed building.”*

10.23 Policy CSV5: Alterations & Extensions in Conservation Areas:-

*“The Council will require that alterations or extensions to buildings in Conservation Areas:*

- a) *preserve or enhance the character of the Conservation Area;*
- b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.*

- 10.24 Policy CSV6: Demolition of Listed Buildings:-  
*“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”*
- 10.25 Policy CSV7: Demolition in Conservation Areas:-  
*“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”*
- 10.26 Policy CSV8: Archaeology:-  
*“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:*  
*a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*  
*b) development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*  
*The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”*

### **Supplementary**

- 10.27 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.
- 10.28 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-  
*“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.*  
  
*But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.*  
  
*Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.*  
  
*Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the*

*proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.*

*Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.*

*Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.*

*We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”*

## 11. AUDIT

### Introduction

11.1 An audit of the fabric of the Tottenham High Road Historic Corridor conservation areas has been undertaken to identify listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribution to the character and appearance of the conservation areas, shopfronts of merit, and elements of streetscape interest. In addition, elements that detract from their character and appearance have been identified.

### 11.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
<b>NORTH TOTTENHAM CONSERVATION AREA (No.2)</b>		
<b>High Road (east side)</b>		
No. 662	10.05.74	II
Nos. 664 & 666	10.05.74	II
Nos. 668 & 668A	10.05.74	II
No. 670	10.05.74	II
No. 676 (southern gate building at former Whitbread brewery including gate piers, gates and railings)	10.05.74	II
No. 744 (Warmington House)	10.05.74	II
No. 774	10.05.74	II
No. 790 (Dial House)	22.07.49	II*
No. 792	22.07.49	II
No. 794	22.07.49	II
No. 796 (Percy House)	22.07.49	II*
Forecourt walls and railings to No.796 (Percy House)	22.07.49	II*
Nos. 798 to 802 (even)	22.07.49	II
Nos. 808 & 810	22.07.49	II*
Nos. 816 & 818	22.07.49	II
No. 820	10.05.74	II
No. 822	10.05.74	II
<b>High Road (west side)</b>		
No. 639 (including Lordship Lane & High Road boundary walls)	10.05.74	II
Nos. 695 & 697	22.07.49	II
Tottenham Baptist Church (including boundary gates & railings)	10.05.74	II
No. 699 (fronting onto Chapel Stones)	10.05.74	II
Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)	10.05.74	II
No. 707 (fronting onto Church Road)	22.07.49	II
Nos. 797 & 799	10.05.74	II
Nos. 819 & 821	10.05.74	II
Nos. 867 & 869	22.07.49	II
<b>Kings Road (north side)</b>		
No. 2 (including boundary walls)	10.05.74	II
<b>Lansdowne Road (south side)</b>		
Church of St Mary	10.05.74	II



<b>Lordship Lane (north side)</b> Nos. 8 to 18 (even)	22.07.49	II
<b>White Hart Lane (south side)</b> No. 7	10.05.74	II
<b>White Hart Lane (north side)</b> Nos. 32, 34 & 34A	22.07.49	II
<b>SCOTLAND GREEN CONSERVATION AREA (NO. 18)</b>		
<b>High Road (west side)</b> No. 581 (Charlton Cottage)	22.07.49	II
Nos. 583 & 585	22.07.49	II*
Walls, gates & railings in front of Nos.583 & 585	10.05.74	II
Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585	10.05.74	II
<b>BRUCE GROVE CONSERVATION AREA (No. 22)</b> None		
<b>TOTTENHAM GREEN CONSERVATION AREA (No. 9)</b>		
<b>High Road (east side)</b> Tottenham High Cross Monument	22.07.49	II
<b>High Road (west side)</b> Old Well and Well House at junction with Philip Lane	22.07.49	II
Nos. 399 & 401 (British Legion Club)	10.05.74	II
Former High Cross School	10.05.74	II
Gate Piers & Railings to forecourt of former High Cross School	10.05.74	II
Former Tottenham Palace Theatre & Mecca Bingo Hall	9.12.92	II
<b>Philip Lane (south side)</b> Holy Trinity Church School	10.05.74	II
Church of Holy Trinity	10.05.74	II
Forecourt wall to Church of Holy Trinity with side walls to back of gardens fronting to Philip Lane	10.05.74	II
<b>Talbot Road</b> No. 41 (Spring Cottage)	10.05.74	II
<b>Tottenham Green (west side)</b> War Memorial	24.07.02	II
<b>Tottenham Green (east side)</b> Mountford House north of Prince of Wales' Hospital	10.05.74	II
<b>Tottenham Green (south side)</b> Nos. 1 & 2	10.05.74	II

<b>Town Hall Approach Road (west side)</b>		
Former Tottenham Fire Station	9.08.88	II
Tottenham Town Hall	9.08.88	II
Former Tottenham Public Baths	9.08.88	II
Former County School, and boundary railings	9.08.88	II

**SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)**

<b>High Road (east side)</b>		
Nos. 220 to 224 (former Barclay's Bank)	10.05.74	II

**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**

<b>High Road (west side)</b>		
RC Church of St Ignatius, Stamford Hill	10.05.74	II

11.3	LOCAL LISTED BUILDINGS OF MERIT	Date First Listed
	Address	
	<b>NORTH TOTTENHAM CONSERVATION AREA (No. 2)</b>	
	<b>Brereton Road (south side)</b>	
	St Francis De Sales Church & Primary School	27.01.97
	<b>Chapel Place</b>	
	Former Catholic Chapel & Pastor's House	27.01.97
	<b>Chapel Stones (south side)</b>	
	Tottenham Baptist Hall	27.01.97
	<b>High Road (east side)</b>	
	No. 628	11.06.73
	No. 634 (Red Lion Public House)	27.01.97
	Nos. 636 & 638 (former LCS department store)	27.01.97
	Nos. 658 & 660	22.07.49
	No. 676A (former Whitbread Brewery offices)	27.01.97
	Nos. 684, 684A & 684B	27.01.97
	Nos. 686 to 690 (even)	27.01.97
	Nos. 698 & 700	11.06.73
	Nos. 704 & 706	11.06.73
	No. 742	27.01.97
	No. 746 (former Tottenham Dispensary)	27.01.97
	No. 748 (The Red House)	27.01.97
	No. 750 (The White Hart Public House)	27.01.97
	Nos. 754 to 766 (even)	27.01.97
	No. 814 (former Barclay's Bank)	27.01.97
	Nos. 840 to 850 (even)	27.01.97
	Nos. 860 & 862 (Coach & Horses Public House)	27.01.97
	<b>High Road (west side)</b>	
	Nos. 641 to 663 (odd) Criterion Buildings	27.01.97
	Nos. 665 to 683 (odd) Criterion Buildings/Dean's Corner	27.01.97
	Nos. 685 to 689 (odd)	27.01.97
	No. 705	27.01.97
	Wall to north of No. 707	11.06.73
	No. 729 (St Francis de Sales Church Presbytery)	27.01.97
	St Francis de Sales Church	27.01.97
	Electricity Sub-station adjacent to Coombes Croft Library	27.01.97
	Nos. 743 to 757 (odd)	27.01.97
	No. 759 (The Whitehall Tavern Public House)	27.01.97
	Nos. 769, 771 & 771A	27.01.97
	Nos. 773 to 779 (odd)	27.01.97
	Nos., 793 & 795 (former Nat West Bank)	27.01.97
	Nos. 801 to 805 (odd) (The Bricklayer's Arms Public House)	27.01.97
	Nos. 809 & 811 (odd)	11.06.73
	Nos. 813 to 817 (odd)	27.01.97
	Nos. 823 to 829 (odd)	27.01.97
	Nos. 841 & 843 (The Chequers Public House)	27.01.97
	Nos. 847 to 853 (odd)	11.06.73

No. 865	27.01.97
Cattle Trough near Borough boundary	27.01.97
<b>Northumberland Park (south side)</b>	
Nos. 2 to 6 (even)	27.01.97
<b>Park Lane (south side)</b>	
Nos. 2 & 4	11.06.73
<b>White Hart Lane (north side)</b>	
No. 6A	27.01.97
No. 52 (Station Master's House)	22.07.49
<b>SCOTLAND GREEN CONSERVATION AREA (No.18)</b>	
<b>High Road (east side)</b>	
No. 596	27.01.97
No. 612 (Prince of Wales Public House)	27.01.97
No. 614 A to E (inclusive) (former Blue School)	27.01.97
<b>High Road (west side)</b>	
No. 579A (pantiled & timber workshop/barn)	27.01.97
<b>Scotland Green (south side)</b>	
Prince of Wales Public House (corner of High Road)	27.01.97
Nos. 30 & 32	22.07.49
No. 34 (The Victoria Public House)	11.06.73
Nos. 36 & 38	11.06.73
Nos. 40 & 42 (The Two Brewers Public House)	11.06.73
<b>BRUCE GROVE CONSERVATION AREA (No. 22)</b>	
<b>Brook Street (north side)</b>	
Brethren Chapel	27.01.97
<b>High Road (east side)</b>	
Nos. 412 & 414	27.01.97
Nos. 416 & 420	27.01.97
Nos. 448 to 454 (even) (former Marks & Spencer store)	27.01.97
No. 462	27.01.97
No. 480	27.01.97
Nos. 482 to 488 (even)	11.06.73
Nos. 492 to 500 (even)	27.01.97
Nos. 502 to 508 (even) (former Burton's store)	27.01.97
No. 510	27.01.97
No. 510A	27.01.97
Nos. 512 to 520 (even)	27.01.97
Nos. 522 to 528 (even)	27.01.97
Nos. 530 to 536 (even)	11.06.73
Nos. 538 to 554 (even) (Windsor Parade 1907)	27.01.97

<b>High Road (west side)</b>	
Nos. 455 to 465 (odd) including St Mark's Methodist Church	27.01.97
Nos. 479 to 491 (odd) (Warner Terrace)	16.09.91
Nos. 497 & 499 (The Ship Public House)	27.01.97
Nos. 501 to 507 (odd)	27.01.97
Bruce Grove Rail Station	27.01.97
VR Royal Mail Box set into wall of rail station Ticket Hall	27.01.97
Nos. 513 to 525 (odd)	27.01.97
Nos. 527 to 543 (odd)	27.01.97
No. 549	27.01.97
Nos. 551 & 553	27.01.97
No. 551A (former Brewery, Morrison Yard)	27.01.97
No. 551B (former Electricity Sub-station)	27.01.97
<b>Moorefield Road (east side)</b>	
No. 22 (Royal Mail Sorting Office)	27.01.97
<b>St Loy's Road</b>	
No. 1 (corner shop)	27.01.97
<b>TOTTENHAM GREEN CONSERVATION AREA (No. 9)</b>	
<b>Chesnut Road (north side)</b>	
No. 1 (Stoneleigh)	27.01.97
<b>High Road (east side)</b>	
Nos. 310 (High Cross United Reform Church & Hall)	27.01.97
No. 320 (former funeral directors)	27.01.97
No. 324	27.01.97
Nos. 352 to 366 (even) Rawlinson Terrace & Synagogue	27.01.97
Nos. 372 to 376 (even)	27.01.97
Nos. 406 & 408	27.01.97
<b>High Road (west side)</b>	
No. 295 (former Jewish Hospital, including boundary wall, gates & railings)	27.01.97
Tottenham College of Technology (original building)	27.01.97
No. 363 (The Swan Public House)	11.06.73
No. 365	27.01.97
No. 373	27.01.97
High Cross Court (courtyard with views to monument)	27.01.97
Nos. 381 to 385 (odd)	27.01.97
Nos. 389 & 391 (former Tottenham Library)	27.01.97
Nos. 413 (former Girls School Felters Hall including boundary wall, gates & railings)	27.01.97
Nos. 433 to 441 (odd)	11.06.73
<b>Philip Lane (south side)</b>	
Holy Trinity Church Vicarage	27.01.97
<b>Somerset Road (south side)</b>	
No. 2 Co-operative Workshops (former Tottenham Grammar School)	27.01.97

<b>Talbot Road</b>	
Nos. 2 to 40 (even)	27.01.97
Nos. 31 & 33	27.01.97
No. 39	27.01.97
<b>Tottenham Green (east side)</b>	
Former Prince of Wales Hospital (Main Building)	27.01.97
<b>SEVEN SISTER / PAGE GREEN CONSERVATION AREA (No. 26)</b>	
<b>High Road (east side)</b>	
Nos. 202 & 204 (former Tottenham Citadel and Hall)	27.01.97
<b>High Road (west side)</b>	
No. 227 (including No. 725 Seven Sisters Road)	27.01.97
Nos. 267 to 293 (odd)	27.01.97
<b>Seven Sisters Road (north side)</b>	
No. 725 (including No. 227 High Road)	27.01.97
<b>West Green Road (south side)</b>	
Nos. 1A & 1B	27.01.97
<b>SOUTH TOTTENHAM CONSERVATION AREA (No.27)</b>	
<b>High Road (east side)</b>	
Nos. 148 to 156 (The Dutch House Public House)	27.01.97

## **POSITIVE CONTRIBUTION BUILDINGS**

- 11.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Tottenham High Road Historic Corridor conservation areas as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation areas as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

### **NORTH TOTTENHAM CONSERVATION AREA (No.2)**

#### **Brereton Road**

Nos. 1 to 9 (odd) Katherine Ferrier Court

#### **High Road (east side)**

No. 694 & 696

Nos. 708 & 710

No. 722 (Public Conveniences)

Nos. 724 & 726 (The Bell and Hare Public House)

No. 732 (The Corner Pin Public House)

Nos. 752A, B & C

Nos. 804 & 806 (including building at rear)

#### **High Road (west side)**

Nos. 701 & 703 (Tottenham Sports Centre)

Coombes Croft Library

Nos. 731 to 741 (odd)

No. 781

Nos. 783 to 791 (odd)

No. 807

No. 835

No. 839

No. 845

#### **Kemble Road**

Former Parochial Hall school building

The Cottage

#### **Lansdowne Road**

St Mary's Vicarage

Nos. 2 to 24 (even)

Nos. 3, 3A, 5 & 7

Nos. 13 & 15

#### **Lordship Lane**

Nos. 2 to 6 (even)

#### **Paxton Road**

Paxton Hall

**White Hart Lane**

Nos. 2 & 4

No. 8

Nos.16 & 18

Nos. 24 & 26

Nos. 1 to 5 (odd)

White Hart Lane Rail Station

**SCOTLAND GREEN CONSERVATION AREA (No. 18)****High Road**

Nos. 587 to 591 (odd)

**Scotland Green**

Nos. 14 to 28 (even)

**BRUCE GROVE CONSERVATION AREA (No.22)****Chaplin Road**

Nos. 7 to 10 (consecutive)

**Felixstowe Road**

Nos. 1 to 16 (consecutive)

**Forster Road**

Forster Hall (former People's Palace of Varieties)

Nos. 6 to 13 (consecutive)

St Mark's Sunday School

Electricity Sub-station

**High Road**

Nos. 410 & 412

Nos. 422 to 442 (even)

Nos. 467 to 477 (odd)

Nos. 567 to 577 (odd) including Nos. 1 to 3 Devonshire Chambers

**St Loys Road**

Nos. 2A to 10 (even)

Nos. 3 to 11 (odd)

**Stoneleigh Road**

The Beehive Public House

**TOTTENHAM GREEN CONSERVATION AREA (No. 9)****Chaplin Road**

Nos. 1 to 6 (consecutive)

**Chesnut Road**

No. 2 (Opera Nightclub, former Eagle Public House)

**Drapers Road**

Nos. 2 & 3 (within cartilage of listed building)



**Forster Road**

Nos. 1 to 5 (consecutive)

**High Road (east side)**

Nos. 250 to 256 (even)

Nos. 264 to 268 (even)

Nos. 270 to 274 (even)

Public Conveniences near High Cross

Portland Stone statue "Embracing Forms" on green in front of Rawlinson Terrace

No. 388 (Tottenham Police Station & stable block at rear)

Nos. 400 to 404 (even)

**High Road (west side)**

VR cast iron Royal Mail pillar box outside former Jewish Hospital

Horse trough outside College of North East London

College of North East London new entrance block

K6 cast iron telephone box outside Holy Trinity Church School

Boundary gates and railings to Nos. 407 & 409 (former Felvers Hall)

No. 429 & 431

Nos. 443 to 449 (odd)

**Talbot Road**

Nos. 1 to 19 (odd)

Nos. 21 & 23

**Tottenham Green (east side)**

No. 2A

**SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)****Ashmount Road**

Nos. 7 to 23 (odd)

**Broad Lane**

Nos. 9 to 35 (odd)

No. 37 (Seven Sisters Public House)

Nos. 39 to 45 (odd)

Earlsmead Primary School

**Harold Road**

Nos. 6 to 24 (even)

**High Road (east side)**

No. 160 (former Tottenham Enterprise Club and Institute)

Nos. 162 to 166 (even)

Nos. 170 to 182 (even)

Nos. 184 to 200 (even)

Nos. 206 to 212 (even)

**High Road (west side)**

Nos. 229 to 259 (odd)

Nos. 261 to 265 (odd)

**Rangemoor Road**

Nos. 65 to 73 (odd)

No. 86

**Wakefield Road**

Nos. 9 to 17 (odd)

Nos. 19 to 27 (odd)

No. 40

**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)****Crowland Road**

Nos. 4 to 20 (even)

**Ferndale Road**

Nos. 1 to 41 (odd)

**High Road (east side)**

No. 56

Nos. 58 & 60 (The Moll Culpurse Public House)

Nos. 88 to 92 (even)

Nos. 94 to 110 (even)

Nos. 130 to 146 (even)

No. 158 South Tottenham Rail Station (old ticket office south of bridge, signal box, bridge over High Road)

**High Road (west side)**

Nos. 11 to 17 (odd)

Nos. 19 to 25 (odd)

Pair of brick piers with Coade stone urn finials (south of No. 11 & north of No. 25)

St Ignatius' Presbytery at rear of church (listed curtilage building)

Nos. 89 & 91 (The Mitre Public House)

Nos. 143 to 147 (odd)

**St Ann's Road**

St Ignatius' Primary School (main building on corner)

## **SHOPFRONTS OF MERIT**

- 11.5 Within the Tottenham High Road Historic Corridor conservation areas there are a number of shopfronts and public house frontages that are of townscape merit.

### **NORTH TOTTENHAM CONSERVATION AREA (No. 2)**

#### **High Road**

No. 655

No. 665

Nos. 704 & 706

No. 793 (The Cockerel Public House)

Nos. 803 & 805 (The Bricklayers Public House)

Nos. 809 & 811

No. 814

Nos. 819 to 829 (odd) (Le Royale)

### **SCOTLAND GREEN CONSERVATION AREA (No. 18)**

#### **Scotland Green**

No. 28 (The Two Brewers Public House)

No. 34 (The Victoria Public House)

### **BRUCE GROVE CONSERVATION AREA (No. 22)**

#### **High Road**

No. 513

No. 539

No. 541

No. 551

### **TOTTENHAM BREEN CONSERVATION AREA (No. 9)**

#### **High Road**

Nos. 352 & 354

### **SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)**

#### **Broad Lane**

No. 37 (former Seven Sisters Public House)

### **SOUTH TOTTENHAM CONSERVATION AREA No. 27)**

#### **High Road**

Nos. 148 to 154 (odd) (The Dutch House Public House)

## **ELEMENTS OF STREETScape INTEREST**

- 11.6 The character and the appearance of the Tottenham High Road Historic Corridor conservation areas are not solely a function of their buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting contribute greatly to the area's quality, character and appearance.

### **NORTH TOTTENHAM CONSERVATION AREA (No. 2)**

#### **High Road**

Kerbstones

Cast iron bollards

Cattle trough near Borough boundary

Railings & walls outside No. 655

Railings & walls outside Nos. 691 to 697 (odd)

Railings & walls outside Nos. 867 & 869

Railings & walls outside Tottenham Sports Centre

Railings & walls outside Tottenham Baptist Church

Railings & walls flanking Chapel Stones

Railings & walls to No. 676 (former Whitbread Brewery)

Railings & walls to Nos. 790 to 802 (even)

Sculpture relief of sheep & metal gates at entrance to Coombes Croft Library

Mature deciduous trees at junction with Church Road and Park Lane

Mature deciduous trees in the vicinity of Nos. 662 to 670 (even)

Dense planting in front of Nos. 705 & 707

#### **Lansdowne Road**

Kerbstones

Mature trees surrounding St Mary's Church

#### **Liston Road**

Kerbstones

Boundary wall surrounding St Mary's Church

Mature planting in St Mary's Churchyard

#### **Lordship Lane**

Kerbstones

Boundary walls to Nos. 2 to 18 (even)

#### **Northumberland Road**

Kerbstones

#### **White Hart Lane**

Kerbstones

Boundary wall to No. 52

Boundary wall and railings to Nos. 32, 34 & 34A

Walls flanking railway line in the vicinity of White Hart Lane Station

## **SCOTLAND GREEN CONSERVATION AREA (No. 18)**

### **High Road**

Kerbstones

Cast iron bollards

Mature trees adjacent to Nos. 581 to 585 (odd)

Walls and railings surrounding Nos. 581 to 585 (odd)

Granite sett crossovers outside Nos. 581 to 585 (odd)

### **Scotland Green**

Kerbstones

Cast iron bollards

Replica historic lamp standards

## **BRUCE GROVE CONSERVATION AREA (No. 22)**

### **Bruce Grove**

Kerbstones

### **Forster Road**

Walls lining the road

### **High Road**

Kerbstones

Walls adjacent to Bruce Grove Station

Cast iron lamp standard outside No. 523

## **TOTTENHAM GREEN CONSERVATION AREA (No. 9)**

### **High Road**

Kerbstones

Tottenham Green & eastern section of the Green

Tottenham High Cross & surrounding railings

High Cross School gates & railings

Gates & railings around Nos. 407 & 409 (former Felters Hall)

Old well & surrounding railings

War Memorial

Portland Stone statue "Embracing Forms" on green in front of Rawlinson Terrace

Horse trough outside College of North East London

K6 cast iron telephone box outside CONEL

Walls and railings surrounding Nos. 399 & 401

Planting in front of No. 2 Somerset Road

Gates & railings around grounds of former Jewish Hospital

### **Talbot Road**

Mature trees lining the road

Boundary walls

Green space in front of Nos. 1 to 15 (odd)

### **Tottenham Green East**

Eastern section of Tottenham Green

Walls and railings surrounding Mountford House and Deaconess Court

Railing surrounding Nos. 1 & 2

**Town Hall Approach Road**

Kerbstones

Planting in front of the Town Hall building

Granite sett area to the rear of the Town Hall (including Clyde road Depot)

K6 cast iron telephone box outside former Public Baths

**SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)****Broad Lane**

Page Green Common

Cylindrical air-vent housing from underground station

**High Road**

Kerbstones

Mature trees at the junction with Broad Lane

Mature London plane trees lining Page Green Terrace

**Wakefield Road**

Kerbstones

Open space

**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)****High Road**

Pair of brick piers with Coade Stone urn finials (south of No. 11 & north of No. 25)

Kerbstones

Mature trees adjacent to Nos. 64 to 76

Mature trees surrounding St Ignatius' Church and School

## **DETRACTORS**

- 11.7 Inevitably there are buildings that detract from the character and appearance of the Tottenham High Road Historic Corridor conservation areas. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation areas.

### **NORTH TOTTENHAM CONSERVATION AREA (No. 2)**

#### **High Road (east side)**

Nos. 640 to 656 (even)

Nos. 678 to 682 (even)

No. 692

No. 702

No. 734

Nos. 738 & 740

No. 744A

Nos. 768 to 772 (even)

No. 776

No. 864

#### **High Road (west side)**

Nos. 831 & 833

Nos. 855 to 863 (odd)

#### **Lansdowne Road**

Vehicle depot adjacent to St Mary's Church

#### **Liston Road**

Nos. 1, 2 & 3

Rear garden boundary walls to Nos. 2 to 14 (even) Lansdowne Road

#### **White Hart Lane**

Entrance to Peacock Industrial Estate on site of Nos. 20 & 22

Nos. 36 to 50 (even) including land at rear.

### **SCOTLAND GREEN CONSERVATION AREA (No. 18)**

#### **High Road**

Nos. 593 to 599 (odd)

### **BRUCE GROVE CONSERVATION AREA (No. 22)**

#### **High Road**

No. 490 (Kwik Save supermarket)

Nos. 491A & 493

Nos. 545 to 545C

Nos. 547A & B

Nos. 555 & 557

Nos. 559 to 565 (odd)

#### **Forster Road**

Flats on the northern side of the road

**TOTTENHAM GREEN CONSERVATION AREA (No. 9)**

**High Road**

No. 312

Nos. 375 to 379 (odd)

Nos. 451 & 453

**Town Hall Approach Road**

Tower block at the rear of the College of North East London

**Talbot Road**

Access road to the rear of No. 230 High Road

**SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)**

**High Road**

No. 230 Tesco supermarket

**Wakefield Road**

No. 19A

**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**

**High Road**

Nos. 2 to 6 (even)

Nos. 16 to 54 (even)



## 12. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

### **Tottenham High Road: A Diverse Community**

- 12.1 David Lammy MP for Tottenham and Minister for Culture has confirmed that: “Tottenham is the most multi-cultural constituency in Britain”
- 12.2 Haringey is one of the most diverse boroughs in London and this diversity adds layers of cultural complexity and interest. Over 200 languages are spoken in Haringey and it contains immigrant populations from all over the world. Diversity in population contributes to the overall way of life in Haringey and nowhere is this more evident than within the Tottenham High Road Historic Corridor conservation areas. It is reflected in the street life, in the shops, cafes, restaurants, businesses and institutions all of which provide the wide variety of goods and services needed to serve this community. In addition the Council is committed to providing excellent services to the whole community.
- 12.3 There is great pressure for new homes and services because of the changes in demography in Tottenham. In this regard, local people with all their layers of cultural diversity and interests need to be aware of the planning, design and conservation issues in development. It is important that they understand that proposals for demolitions and development, including extensions and alterations to existing buildings, will affect the character and appearance of the conservation areas that make up the Tottenham High Road Historic Corridor, the value of which the whole community shares.

### **Demolitions**

- 12.4 In accordance with the Council’s UDP policies and planning guidance all future proposals for demolition of buildings that make a positive contribution to the Tottenham High Road Historic Corridor conservation areas will be resisted through the planning process. The High Road has suffered greatly from the demolition of many fine buildings of historic and architectural merit, and distinctive local landmarks have been lost. The visual coherence of much of the townscape has been significantly diminished as a direct result of this.

### **High Quality Design and Facing Materials**

- 12.5 In accordance with the Council’s UDP policies and planning guidance new development proposals must be of the highest quality design that takes full account of the scale and character of the historic environment of the Tottenham High Road Historic Corridor conservation areas. The use of the highest quality external facing materials, in particular the highest quality red and yellow stock facing brickwork, is recommended to match the predominant materials that define the appearance of the High Road. Design and conservation considerations must be primary parameters from the outset in development proposals.

### **Traffic Management**

- 12.6 The entire length of the Tottenham High Road Historic Corridor conservation areas is affected by the high intensity of road traffic that has a crucial influence on the area’s character and appearance.
- 12.7 Cherry and Pevsner (1998) observed, with regard to the High Cross area of the High Road, that it is *“painful to see how the townscape has been split apart by the new road system.”* The introduction of the gyratory system around Monument Way has

resulted in major demolitions of historic buildings and in the obliteration of the traditional street pattern in the High Cross area. The High Cross monument itself, listed Grade II, stands forlorn on a traffic island in the centre a major junction completely isolated from its original townscape context. Any review of the traffic strategy for the Tottenham Green, High Cross and Seven Sisters area must seek to protect the quality of the historic environment, re-establish an integrated form of townscape on the High Road, and enhance the character and appearance of the Tottenham High Road Historic Corridor conservation areas.

### **Streetscape and Public Realm Improvements**

- 12.8 Tottenham High Road is an historic street with a rich, albeit deteriorating, historic fabric. It runs through an area of London that has very high levels of deprivation. This manifests itself in many ways, one of which is a streetscape that is cluttered and lacking in any consistency or co-ordination. Parts of the High Road are a chaotic jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a disparate mix of largely broken and uneven paving. In addition there is a preponderance of litter, graffiti, and fly posting which exacerbate the impression that the area is in the throes of deprivation. It is, therefore, crucial that the Tottenham High Road Historic Corridor conservation areas be refurbished through substantial investment in the public realm. The High Road from the borough boundary with Hackney north to Bruce Grove is the A10 trunk road under the control of Transport for London, whereas the High Road north of the Bruce Grove junction becomes the A1010 under the control of the council's Highways Department.
- 12.9 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).
- 12.10 Haringey Council has recently produced a Streetscape Manual which helps to set out its vision for the Tottenham High Road Historic Corridor conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. It seeks to create a sense of place and identity for the community members and visitors who walk, drive, live and work along the High Road by introducing a co-ordinated look and feel by using well designed consistent street lighting, bollards, seating, paving and other amenities that can unite the disparate parts of this major thoroughfare. It is important that there is effective investment in the public realm to properly refurbish the High Road. The Council will seek to work with TfL to pursue this objective.

### 13. DEVELOPMENT CONTROL ISSUES

13.1 The Council, through its UDP policies and planning guidance, seeks to encourage high quality development to preserve and enhance the character and appearance of the Tottenham High Road Historic Corridor conservation areas. The potential future pressures for development, often in the form of poor quality designs and materials, that can diminish and harm the character and appearance of the High Road are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

#### **Shopfronts**

13.2 Planning permission is required for the alteration of shopfronts and the Council, through its UDP policies and planning guidance, encourages the retention of traditional shopfronts in conservation areas. They are a townscape feature that should be protected, maintained in good repair and restored if damaged. If a shopfront is proposed to be altered, the detailed design of such proposals should respect the architectural characteristics of the building and, where possible, retain or restore original shop surround features such as pilasters, fascias and corbel brackets. Within the Tottenham High Road Historic Corridor conservation areas the principal development pressures relate to alterations to original shopfronts, many of which, unfortunately, have been altered out of character.

13.3 Where shops retain their original features they contribute to the interest and vibrancy of the streetscene at ground level. In most cases where shopfronts have been replaced within the High Road conservation areas they have maintained the subdivision of the buildings shown on their upper floors and are of generally appropriate proportions.

13.4 However, many replacement shopfronts detract from the overall quality of their frontages because they have:

- inappropriately proportioned fascias (too wide, too deep or covering original features);
- inappropriate signage on the fascias (internally illuminated boxes, over sized lettering/signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters);
- fixed plastic canopies.

13.5 The Council, through its UDP policies and planning guidance, seeks to ensure that new shopfronts and fascias should be sympathetic to the proportions and balance of the overall front elevation of the building. To preserve and enhance the character and appearance of the Tottenham High Road Historic Corridor conservation areas the shopfronts of merit and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent external shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs are visually detrimental to the character and appearance of the conservation areas and should be avoided.

## **Residential Areas**

13.6 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential streets flanking the Tottenham High Road Historic Corridor conservation areas. Some of the development that has occurred does not, however, fall within the remit of planning control as single family houses have Permitted Development Rights which allow for significant external alterations to frontages without the need for planning permission. In maisonettes and flats any material alteration to frontages will require planning permission. The main issues are set out below.

- **Original Architectural Features**

13.7 The Council, through its UDP policies and planning guidance, encourages the retention of original architectural features, their proper repair where damaged and their restoration if they are lost. Their significance is important where they are either a specific townscape element or contribute to the architectural integrity or proportions of a building or group of buildings. Regrettably, loss of original architectural features, materials and details is evident throughout the Tottenham High Road Historic Corridor conservation areas. In particular the removal or alteration of timber sash or casement windows (usually with a white painted finish), timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, natural slate or plain clay tiled roofs, ridge tiles and finials and decorative plasterwork and their replacement with cheap non-traditional unproven alternatives are amongst the most important noticeable changes. Although these works can be undertaken without planning permission in the case of single family houses (not flats or maisonettes) they diminish the quality, richness and visual cohesion of the house frontages and groups of houses within the conservation areas.

- **Traditional Facing Materials, Painting, Render and Cladding**

13.8 The loss or replacement of traditional facing materials such as stonework or red and yellow stock facing brickwork and the painting, rendering and cladding of these elevations has adversely affected buildings within originally consistent streets. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches. The cumulative effect of these alterations diminishes the visual cohesion of buildings, groups of buildings and terraces within the conservation areas.

- **Front Boundary Walls, Forecourt Parking & Vehicular Crossovers**

13.9 Low front boundary walls and front gardens are a characteristic feature of residential streets within the conservation areas and should be retained. The introduction of forecourt parking on a hard-standing within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, front garden walls 1 metre or less in height can be removed and this work can be carried out under Permitted Development Rights without the need for planning permission if the building is a single family house.

- **Dormer Windows**

- 13.10 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

### **Future Change**

- 13.11 Alterations to original shopfronts and incremental alterations to dwellings are likely to continue to be the main patterns of future change to the High Road and adjacent residential areas. These alterations will inevitably lead to the further loss of the original features of both commercial premises and residential properties.
- 13.12 There may also be a pressure to enlarge and extend existing buildings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 13.13 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

### **Opportunity Sites**

- 13.14 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for development will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.
- 13.15 Within the North Tottenham Conservation Area, the timber yard situated at Nos. 853 to 863 (odd) and the depot on the north side of White Hart Lane offer the potential for redevelopment. This would significantly enhance the streetscape of the surrounding area. Elsewhere within the Historic Corridor the most significant opportunity site is the former Clyde Road depot, the area to the rear of the Town Hall within the Tottenham Green Conservation Area.

## 14. CONSERVATION AREA BOUNDARY REVIEW

### Introduction

- 14.1 The boundaries of the Tottenham High Road Historic Corridor conservation areas have been reviewed as part of this study.
- 14.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'<sup>3</sup> the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 14.3 PPG 15<sup>4</sup>, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.
- 14.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.
- 14.5 The following tests have been applied in reviewing the boundaries of the Tottenham High Road Historic Corridor conservation areas.

#### **Test 1            Boundary**

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation areas?
- Is the area clearly beyond the defined edge of the conservation areas?

#### **Test 2            Architectural Quality and Historic Relevance**

- Is the area of similarly, 'demonstrable special architectural or historic interest' as the rest of the conservation areas?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation areas;
- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation areas;
- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation areas;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation areas;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation areas;

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<sup>3</sup> Conservation Area Practice – English Heritage

<sup>4</sup> Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

### **Test 3 Townscape Quality**

Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular:

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
  - i) loss of original details (doors; windows; stucco detailing; rendering, cladding or painting of stonework or brickwork;
  - ii) removal of original shopfronts;
  - iii) alterations to the roofs;
  - iv) alterations and extensions.

#### **Review**

- 14.6 In general, the boundaries of the Tottenham High Road Historic Corridor Conservation Areas have been found to be clearly defined on the ground. There are, however, a few areas where further consideration has been given to whether or not the conservation area boundaries should be extended to include a similar adjoining area of development or reduced to exclude an area that is no longer of conservation area quality.

#### **Possible Boundary Changes**

##### **NORTH TOTTENHAM CONSERVATION AREA (NO. 2)**

- 14.7 The potential boundary changes to the North Tottenham Conservation Area have been considered. However, there are no suggested alterations to the boundary.

##### **SCOTLAND GREEN CONSERVATION AREA (NO. 18)**

- 14.8 The potential boundary changes to the Scotland Green Conservation Area have been considered. However, there are no suggested alterations to the boundary.

##### **BRUCE GROVE CONSERVATION AREA (NO. 22)**

- 14.9 The potential boundary changes to the Bruce Grove Conservation Area have been considered. However, there are no suggested alterations to the boundary.

##### **TOTTENHAM GREEN CONSERVATION AREA (NO. 9)**

- 14.10 The potential boundary changes to the Tottenham Green Conservation Area have been considered. However, there are no suggested alterations to the boundary.

##### **SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (NO. 26)**

- 14.11 The potential boundary changes to the Seven Sisters/Page Green Conservation Area have been considered. There are no suggested alterations to the boundary. However, whilst the Earlsmead Primary School was excluded from the Conservation Area in the Draft Appraisal, further investigation has confirmed that the whole site is in fact within the Conservation Area.

##### **SOUTH TOTTENHAM CONSERVATION AREA (NO. 27)**

- 14.12 The potential boundary changes to the South Tottenham Conservation Area have been considered. However, there are no suggested alterations to the boundary.

## 15. POTENTIAL FOR ARTICLE 4 DIRECTIONS

### Introduction

- 15.1 'Permitted development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 15.2 It must be noted that PD rights provide an automatic grant of planning permission only. There may still be property (e.g. ownership, covenants, rights of light) and health restrictions, for example Building Regulation approval may be required for building work. There may be other legal considerations such as the 'Party Wall etc. Act 1996' to take into account. If the building is listed, probably Listed Building Consent will be needed.
- 15.3 Permitted development (PD) rights are more restricted in conservation areas. The local council can withdraw these rights in specific cases.
- 15.4 Directions authorised by Article 4 of the GPDO are used by Local Authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, Local Authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 15.5 There are currently no Article 4 Directions within the Tottenham High Road Historic Corridor conservation areas.

### Current Permitted Development Issues

- 15.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Tottenham High Road Historic Corridor conservation areas are not currently subject to planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Historic Corridor has focussed upon the potential for harmful change. To summarise, the types of permitted development that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots;
  - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
  - iii) re-roofing in inappropriate materials and colours;
  - iv) loss and replacement of original front boundaries.
- 15.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).



### **Impacts on the Character and Appearance of Tottenham High Road**

- 15.8 PPG15 (para. 4.23) advises that the value of the features to be protected needs to be established and that any proposals to remove permitted development rights require clear justification.
- 15.9 The study has identified that where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages. The painting and rendering of elevations and the re-covering of roofs in different materials within consistent groups of buildings has also been seen to undermine the integrity of the street scene.
- 15.10 The special architectural and historic interest of part of the Tottenham High Road Historic Corridor conservation areas arises from the consistency of treatment, and the sense of visual cohesion, that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties to the street – set back from the pavement by small front gardens either behind low boundary walls or railings.
- 15.11 The elements that contribute to the special, and to a degree unaltered, character of parts of the conservation areas are vulnerable to change arising from home ‘improvements’ or inadequate maintenance that are allowed by permitted development rights. Once these alterations have occurred they are unlikely to be reversed.
- 15.12 In conclusion, there is potential for the erosion of the special interest of parts of the Tottenham High Road historic Corridor conservation areas as a result of permitted development rights. In particular, these involve alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages considered most susceptible to their character and appearance being seriously undermined by incremental changes are those where the appearance of the elevations fronting the roads is substantially intact and there is a richness and cohesion in the detailed treatment that warrants its additional protection.

### **Recommendations**

- 15.13 Where appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. However, the blanket removal of permitted development rights over the whole of a conservation area is not appropriate.
- 15.14 Regrettably, there have already been a significant number of unsympathetic alterations carried out to the residential properties in the Tottenham High Road Historic Corridor conservation areas. It would, therefore, not be appropriate to introduce Article 4 directions in these areas.

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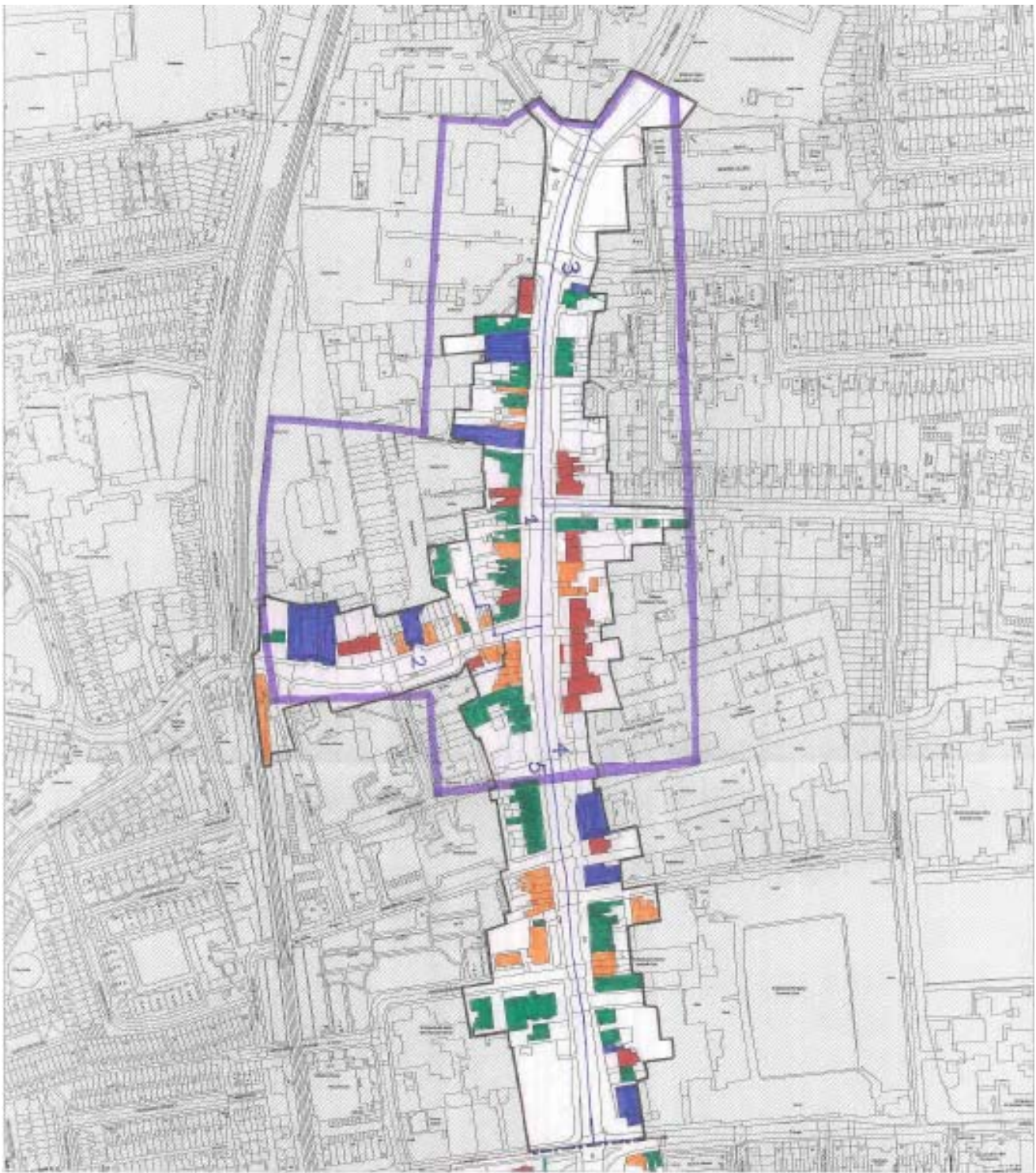
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## 17. PLANS

1. North Tottenham (Part 1)
2. North Tottenham (Part 2) & Scotland Green
3. Bruce Grove
4. Tottenham Green
5. Seven Sisters/Page Green
6. South Tottenham

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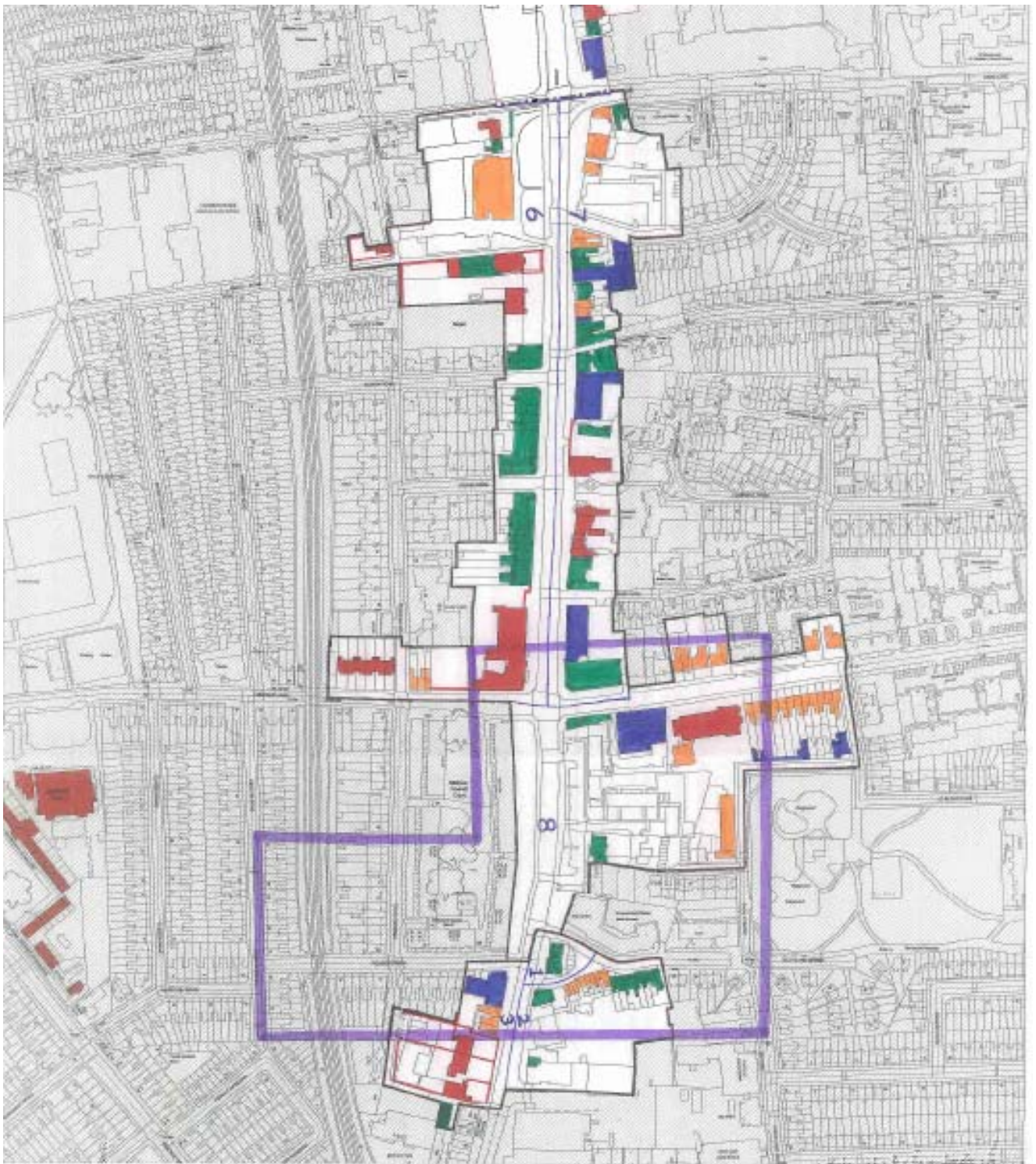
**Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens**

- |                                   |                                |                              |
|-----------------------------------|--------------------------------|------------------------------|
| Conservation Area Boundary        | Statutory Listed Building      | Local Historic Park / Garden |
| Sub Area Boundary                 | Local Listed Building of Merit | Detractor                    |
| Area of Archaeological Importance | Positive Contribution Building |                              |

Tottenham High Road Historic Corridor  
 Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

Conservation Area No. 2 North Tottenham (Part 1)

Plan 1 Scale 1:2500



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**Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens**

- Conservation Area Boundary
- Sub Area Boundary
- Area of Archaeological Importance
- Statutory Listed Building
- Local Listed Building of Merit
- Positive Contribution Building
- Local Historic Park / Garden
- Detractor

Tottenham High Road Historic Corridor  
 Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

Conservation Area No. 2 North Tottenham (Part 2) & No. 18 Scotland Green Plan 2 Scale 1:2500



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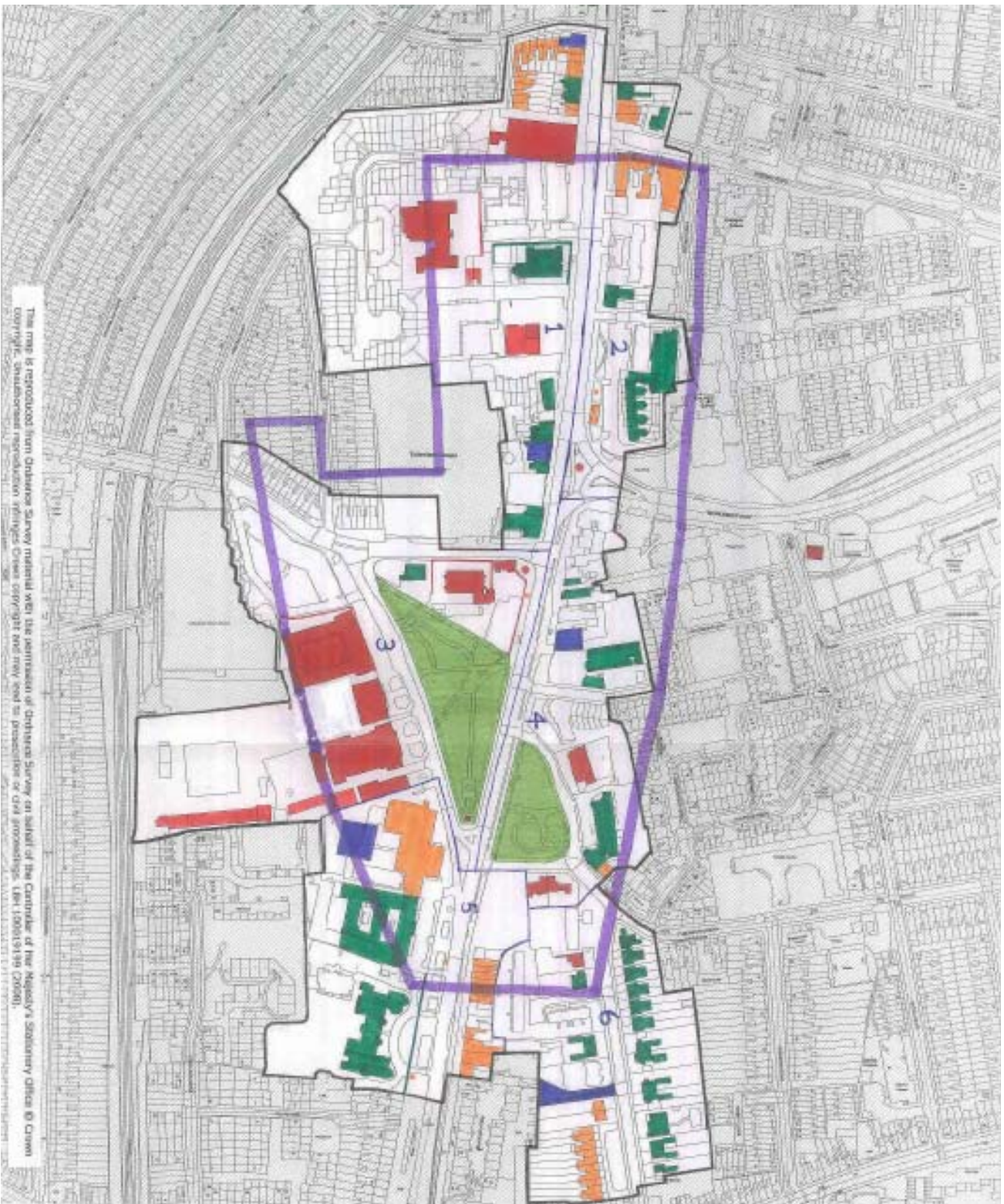
**Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens**

- |                            |                                |                              |
|----------------------------|--------------------------------|------------------------------|
| Conservation Area Boundary | Statutory Listed Building      | Local Historic Park / Garden |
| Sub Area Boundary          | Local Listed Building of Merit | Detractor                    |
|                            | Positive Contribution Building |                              |

Tottenham High Road Historic Corridor  
 Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

Conservation Area No. 22 Bruce Grove

Plan 3 Scale 1:2500



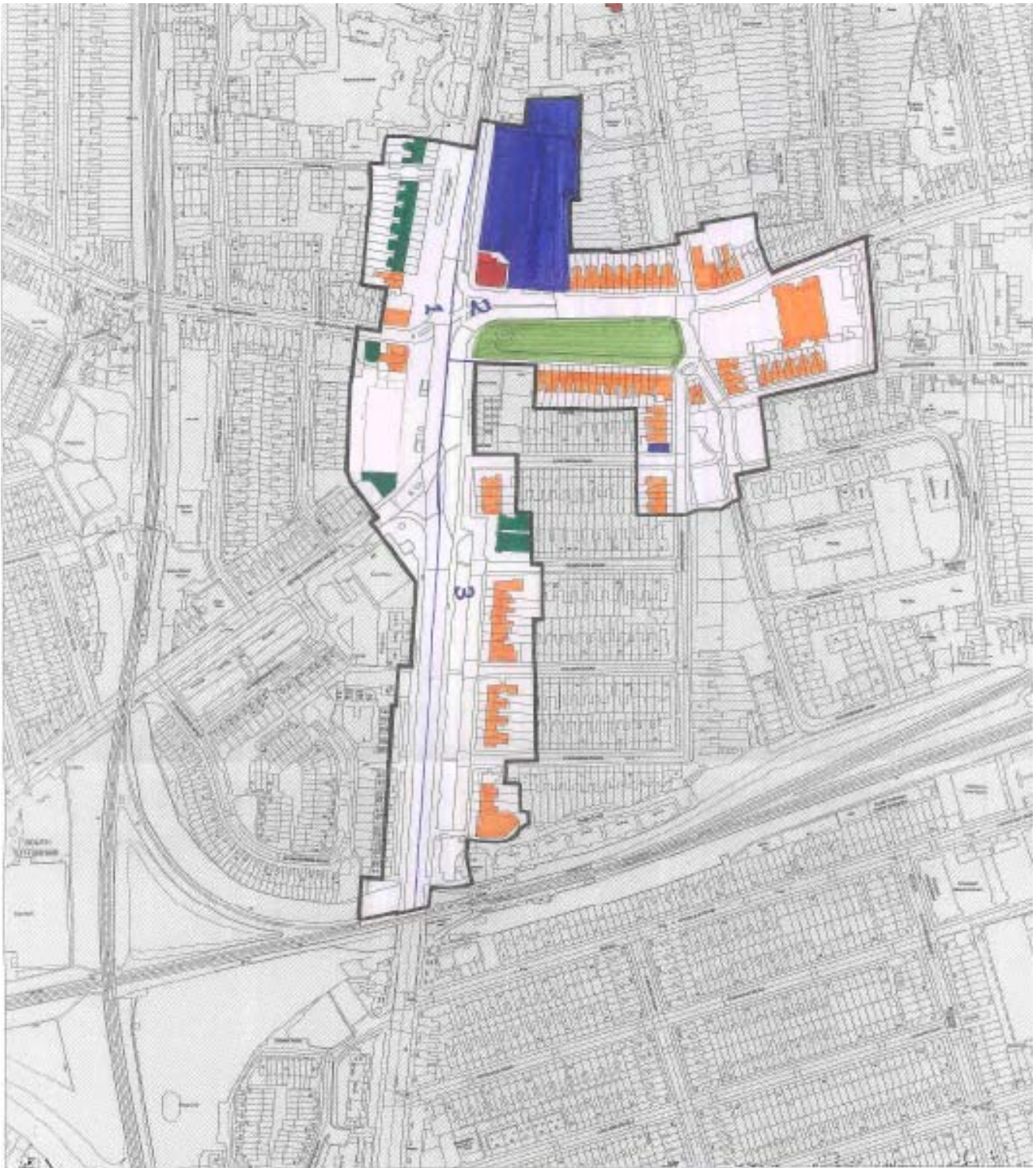
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**Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens**

Conservation Area Boundary	Statutory Listed Building	Local Historic Park / Garden
Sub Area Boundary	Local Listed Building of Merit	Detractor
Area of Archaeological Importance	Positive Contribution Building	

Tottenham High Road Historic Corridor  
 Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

**Conservation Area No. 9 Tottenham Green** **Plan 4 Scale 1:2500**



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### Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens

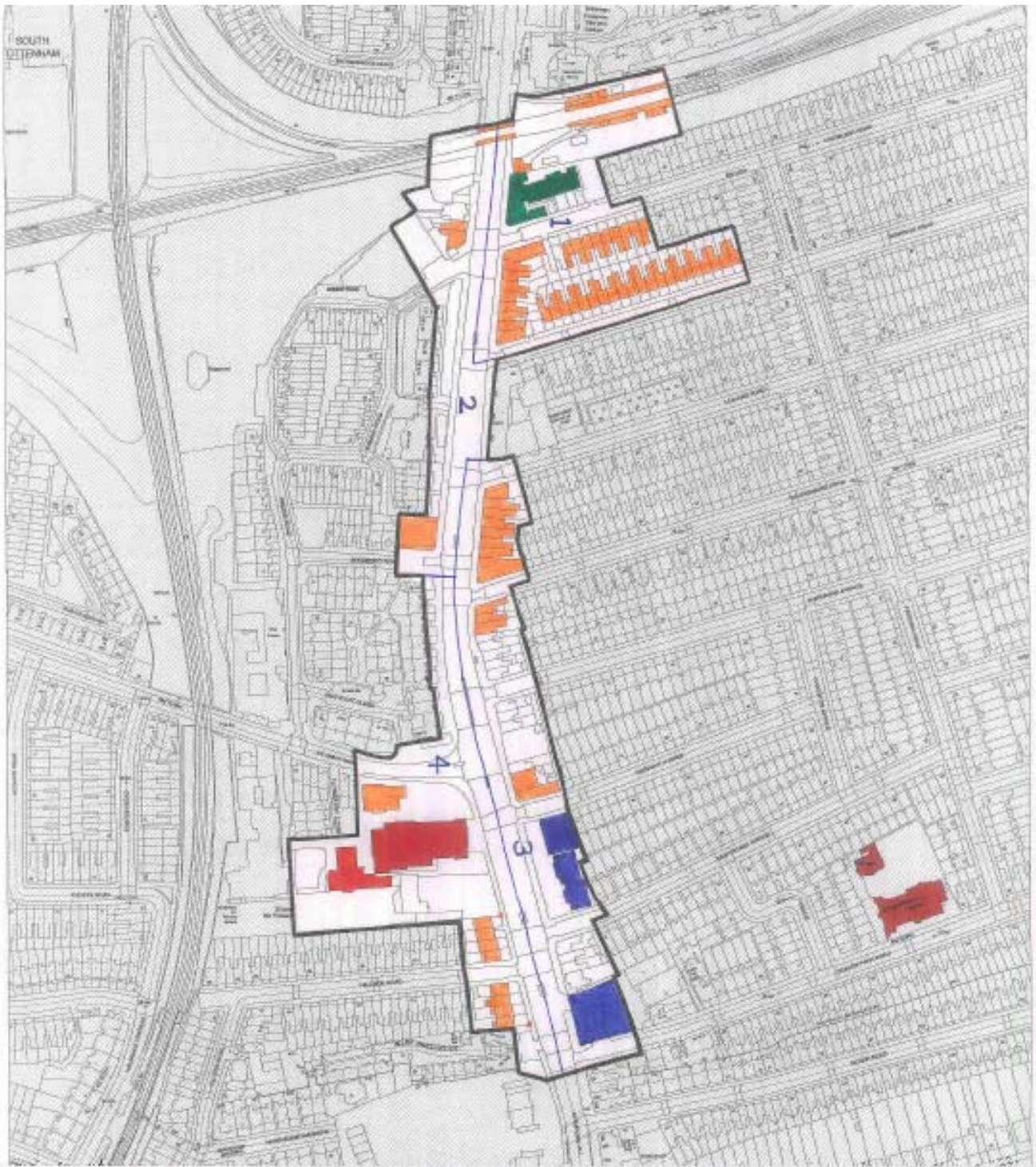
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|----------------------------|--------------------------------|------------------------------|
| Conservation Area Boundary | Statutory Listed Building      | Local Historic Park / Garden |
| Sub Area Boundary          | Local Listed Building of Merit | Detractor                    |
|                            | Positive Contribution Building |                              |

Tottenham High Road Historic Corridor  
Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

Conservation Area No. 26 Seven Sisters/Page Green

Plan 5 Scale 1:2500





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**Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens**

- Conservation Area Boundary
- Sub Area Boundary
- Statutory Listed Building
- Local Listed Building of Merit
- Positive Contribution Building
- Local Historic Park / Garden
- Detractor

Tottenham High Road Historic Corridor  
 Conservation Area Character Appraisal Adopted 26<sup>th</sup> February 2007

Conservation Area No. 27 South Tottenham Plan 6 Scale 1:2500