

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

2. CHARACTER AND TOWNSCAPE APPRAISALS

2.1 North Tottenham Conservation Area

Introduction

The North Tottenham Conservation Area is considered to be contained within the Enfield/Haringey boundary in the north to the Lordship Lane/ Lansdowne Road crossroads in the south. The Conservation Area spans the High Road and takes in west expansion along White Hart Lane to the railway bridge at the junction with Love Lane, east expansion at the junctions with Northumberland Park and westerly along Lordship Lane to include the terrace of Regency Grade II listed houses beyond Pembury Road.

The Conservation Area Designation

The Conservation Area was originally designated on 28th March 1972 and started at Brantwood Road in the north. The proposed 1998 extension will drive this area further north to the Enfield border. The southern section from Brereton Road to Lordship Lane was added on 26th March 1978 and the small central section from Brereton Road to Whitehall Street joining the two was added on 16th September 1991.

Several alterations are proposed to the north end at the point where the new extension begins. Sainsbury's Car Park is moved out of the conservation area and buildings to the back of the locally listed terrace north of Roebuck Close are being excluded. Several small sections will be added in 1998. A new area is proposed to incorporate more of White Hart Lane up to the building line on either side of the road and to incorporate the station on both sides of the railway track. Further south, a small area on the west side of the High Road between Whitehall Street and Brereton Road is to be added which includes the 1950s library and the electricity sub-station. At the Paxton Road junction, the area will now include the second building in the row, which is proposed for local listing. A strip of locally listed buildings at the junction with Northumberland Park are to be included and the designation to the north of this is to be narrowed to the rear of the Georgian terrace. The Leisure Centre on the corner of Park Lane has also been included in the proposals.

To rationalise the boundary perimeter, a partially included 1960s building at the back of 2 Kings Road is to be excluded. The boundary line crossing Pembury Road is being moved to the rear garden wall of the Regency terrace on Lordship Lane and excludes the modern building.

Topography

The High Road is the main spine road through the area from North to South. It is mainly level through this section. Streets meet the High Road mainly at right angles with the main intersections being at Brantwood Road, Northumberland Park and White Hart Lane with crossroads at Church Road/Park Lane and Lordship Lane/Lansdowne Road.

The High Road is planned with the traditional ribbon street pattern of buildings on either side, common to the 17th, 18th and 19th century, with the sole exception of the northernmost area where the plan form is changed to that of a mid 20th century housing grid which pays little attention to the street.

Archaeological Significance

The whole of the north section of the Conservation Area as far down as Moselle Place has been identified in the Haringey Council Unitary Development Plan 1993 as an area of archaeological significance.

Characteristics of the Conservation Area

Variety and scale of buildings

The buildings in the conservation area range from good quality early and mid 18th century Grade II & II* listed three storey town houses mainly opposite the junction with White Hart Lane, to 19th century buildings and 20th century infill buildings of varying quality, which are mostly of poorer design. The High Road functions as a high street in this area and so the main use at street level is as shops.

Building to back of pavement line

The street pattern alternates between that of buildings and shops built up to the pavement line and those which are set back behind small forecourts up to the street. There are some areas of more open space with the school playing fields just to the north of Church Road but mostly the street line is respected.

Urban Form

Tottenham Hotspur Football Club, just to the east of the High Road, is a dominant feature in the townscape both as an employer and generator of leisure activity and also for the massive scale of the stands around the ground.

The shopping areas tend to concentrate adjacent to the roads which connect through to the station at White Hart Lane and the football ground. The Georgian buildings are still grouped but the infilling during the late 19th century with the arrival of the railway and subsequent expansion of the population and the tramways and building in the early part of the 20th century has, to a large extent, obliterated the old town form.

Designated open space/enclosure of open space

The large areas of open space are to be found to the west at Bruce Castle and the Tottenham Cemetery. There are no significant areas of designated open space in the Conservation Area.

Reflection of contemporary impact of the railways

The arrival of the railway in 1872 had a significant effect on the increase of the population of the area, it runs parallel to the High Road in this conservation area and at bridge height and so its form and function is significant.

Use of traditional and vernacular building materials

The buildings are mainly formed with typical London construction

techniques and materials for the age of the particular buildings. The 18th century buildings are of clay roof tile, lead flashings and local brick facing walls with timber painted joinery. The 19th century buildings more commonly had Welsh slate roofs with yellow or grey London stock brick walls. Details of windows, doors and fanlights, dormer windows, railings and stone steps and doorcases may be of local design.

Significant buildings

There are 36 statutory listed buildings in the conservation area of which two have been demolished and should be removed from the list. There are 85 locally listed buildings and 6 buildings recommended for inclusion on the local list. There are 5 buildings on English Heritage's July 1997 Buildings at risk register and, of these, 3 buildings are in the course of building works or can be considered to have been removed from vulnerability.

The prime buildings are mid to late 18th century Georgian town houses but there are also some fine examples of Victorian and Edwardian buildings. The later 20th century buildings are of inferior quality which reflects the changes in the economic situation in the area.

Environmental character of the landscape

In the north, a Design Brief Area has been identified for the new extension to the Conservation Area. As the gateway to the area, it is a significant area of the landscape which currently detracts from the enclosure of the High Road and leaks over the boundary into Enfield. The Design Brief will seek to consolidate this area as the gateway of the Historic Corridor and provide environmental enhancement for the area.

Further south, on the south side of White Hart Lane, ill considered consolidation of railings and landscaping to the front of the terraced houses detracts from this area and decisions for the reinstatement of elements at White Hart Lane Station, which is recommended for local listing, may be made to enhance the area. CAPS funded work in 1997/98, and programmed for further funding in 1998/99, is being carried out opposite this area at 6a White Hart Lane and Chapel Place, where the locally listed single

house and industrial units are being vastly improved and regenerated from their previously abandoned state.

The areas surrounding Tottenham Hotspurs Football Club are programmed for enhancement and are covered in Design Brief Area 3, including the landscaping opposite and street furniture designed to highlight the culture of the football club. At present, the mixture of buildings and untidy landscaping detract greatly from the area.

Significant landmarks

Obviously, the buildings connected to the football club are 'landmarks' for the area. The new buildings on this frontage are of a poor design, especially the two main Spurs shops, and it is recommended that they should be examined for redesign in the future. The Red House, with its clock and the Spurs mascot, is seen as a local landmark.

The 1950s library, recommended for local listing, presents a convenient landmark just north of the area proposed for environmental enhancement south of the St Francis de Sales church. It is considered that the area of unlisted Victorian buildings and shops should be targeted as an additional Action Area since they are very untidy at present and detract from the streetscene. It is recommended that a Shopfronts scheme is initiated or changes of use considered for the removal of the retail areas and shopfronts which are almost entirely denuded of their original features. Railings to the library and small cottage-style electricity sub-station on its north side are also proposed.

Policies for the Conservation Area

The General Design Policies set out below should be followed in the case of any building work within the Conservation Area.

The specific policies for the Conservation Area under the CAPS initiative are as follows:

- The regeneration of shopfronts and parades under the Shopfronts Initiative and the Flats above Shops Scheme, within the framework of the principles for a Conservation Area.

- Specifically, to propose the Design Brief Area 1, 2 and 3 as a standard by which other work in the area should be carried out.
- For DBA1, the objectives are primarily for the creation of an 'entrance' or 'gateway' to the Historic Corridor and for environmental enhancement of the junction at the Enfield boundary.
- For DBA2, the aim is to consolidate the mixed form of the terrace south of the Baptist Church, to restore the Georgian character of two of the buildings thereby differentiating between them and the modern Georgian-style building. The DBA also includes improvements to railings and forecourts in keeping with the new Church railings.
- For DBA 3, the intention is primarily to reform the corner of the High Road with Park Lane, at the point where the Tottenham Hotspurs Football Club Stadium and shops are located. The culture of the football club is to be a focus for the area and with environmental enhancement work and new buildings. Warmington House, a Georgian building on the Register of Buildings at Risk is to be rescued and restored. Furthermore, it is proposed to improve the area opposite on the west side where poor planting and lighting have made the area untidy and unsafe for pedestrians.
- To work in co-operation with schemes relating to the two adjoining Conservation Areas and to continue the work of the North Tottenham Conservation Area Partnership Scheme.
- To further continue the work to rescue buildings on the Register of Buildings at Risk.
- To regenerate and find new uses for vacant buildings in the area.

General Design Policies for Future Development

The changes to the Conservation Area boundaries for the north extension can be justified as the rationalisation of the Conservation Area to the border with Enfield, the instigation of improvements to a previously neutral area of the Corridor and the creation of a meaningful entrance to the section of High Road included in the London Borough of Haringey. The small additions

to east and west are to include Locally Listed buildings or those proposed for listing and the exclusions are, primarily, to rationalise the borders of the Conservation Area.

All building work carried out in the area and under the CAPS initiative must adhere to the following requirements:

- To adhere to DES 1 - 9 : Haringey Council Unitary Development Plan
- To follow design guides produced by the Council
- To seek specialist professional advice on specific building topics
- To adhere to the principles of a Conservation Area as set out in English Heritage CAPS Leaflets 3 "A guide to Eligible Work" and CAPS Leaflet 4 "Specification Requirements for Grant-Aided Work".
- Article 4 Notices should be served on owners of properties in the Conservation Area where there is likelihood of further damage being done to the buildings.

Summary of Conservation area Appraisal

- The Conservation Area should be extended, as proposed, to the north to reach the Enfield Boundary.
- The policies set out in the Design Brief Areas, DBA1, DBA2 and DBA3 should be enacted speedily in the first year of the CAPS.
- The policies set out in Action Area 3 should be enacted speedily in the first year of the CAPS
- Buildings should be added to the Statutory list as recommended in the Building Audit.
- Buildings should be removed from the Statutory list as recommended in the Building Audit.
- Buildings should be removed from the At Risk register where identified in the Building Audit.
- Buildings should be added to the At Risk register where identified in the Building Audit.
- Leaflets and advice, including specific design guides, shall be prepared, to encourage shopkeepers and owners to make alterations which comply with the UDP guidelines.

- The work carried out in the previous CAPS in the North Tottenham Conservation Area should be highlighted to others and used to promote the scheme in 1998/99; namely, 6a White Hart Lane & Chapel Place, 792 & 794 High Road, and 793 & 795 High Road.
- The policies and specific recommendations outlined in the report to encourage and highlight the particular characteristics of the area should be actively promoted.











TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

NORTH TOTTENHAM CONSERVATION AREA MAP 1

KEY TO MAP 1

STATUS

-  Grade II* Statutory Listed Building
-  Grade II Statutory Listed Building
-  Locally Listed Building
-  Proposed Statutory Listed Building
-  Proposed Locally Listed Building
-  Building on Register of Buildings at Risk
-  Building proposed for addition to Register of Buildings at Risk
-  Building proposed for removal from Register of Buildings at Risk
-  Proposed Conservation Area Boundary for 1998/99
-  Area of Archaeological Significance (defined by UDP 1993)



MAP 1

WHITEHALL STREET

BRETON ROAD

St Francis de Sales
RC Primary School

Willsons House
Rosa House

CHURCH ROAD

Sports Centre

Dept

RUSKIN ROAD

CEGAR ROAD

HIGH ROAD

Government
Offices

MAP 1

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN


NORTH TOTTENHAM CONSERVATION AREA MAP 2

KEY TO MAP 2

HISTORY & ACTION

	Pre-Georgian	Up to 1713
	Georgian	1714 - 1836
	Victorian	1837 - 1900
	Edwardian to World War II	1901 - 1945
	Post-World War II	1946 - 1997

 Proposed Conservation Area Boundary for 1998/99

 Design Brief Areas and Action Areas for 1998/99

DBA 1



MAP 2

DBA 3

DBA 2

AA 4

