

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

2. CHARACTER AND TOWNSCAPE APPRAISALS

2.2 Tottenham High Road / Scotland Green Conservation Area

Introduction

The Tottenham High Road/Scotland Green Conservation Area is contained within the boundaries of Lordship Lane/Lansdowne Road to the north and the passageways adjacent to 581 and 594 High Road in the south. The Conservation area spans the High Road and takes up eastern expansion along Lansdowne Road and also the school area along Parkhurst Road.

The Conservation Area Designation

The conservation area was originally designated on 22nd February 1990.

It is proposed that additional sections be added in 1998 to consolidate the area and to form a link with the North Tottenham Conservation Area in the north, along the High Road frontage. This area includes the northern section of the High Road and Lansdowne Road and extends to an area east of Scotland Green which includes the school buildings in Parkhurst Road.

Topography

The High Road is the major element within this area. It still remains fairly level but curves gently to the west at Scotland Green to meet Bruce Grove. Scotland Green meets the High Road in a fork surrounding the old Blue School on an island, now a cluster of small shop units. The 19th century buildings are two storey and the effect is of a village moored between the modern housing to the north west and the bustle of the more urban buildings at Bruce Grove. This is amplified by the open space at the north east corner of Scotland Green. The 1960s office building which is now the job centre follows the line of the road; it is not contained within the Conservation Area boundary and detracts from the village effect and opposes the group of shops on the island.

Archaeological Significance

A considerable area of the Tottenham High Road/Scotland Green Conservation Area has been designated of archaeological significance by Haringey Council in the Unitary Development Plan 1993.

Characteristics of the Conservation Area

There are few statutory listed buildings in the area, St Mary's Church on Lansdowne Road and the 18th century semi-detached villas on the High Road which are listed Grade II*. However the local listing includes all the buildings on the island and the majority of the buildings to the south terrace of Scotland Green.

The area proposed for inclusion along the High Road includes a large open area on the west and a drive-in behind narrow tree planted islands on the east side. Both sides of the High Road are scheduled for environmental improvements at this point, which could enhance and extend the village atmosphere of Scotland Green as well as creating a link between the Green and the North Tottenham Conservation area in the north. This arrangement of open area at the start of the new Conservation Area just south of the Haringey Council offices, serves to broaden the focus and gives the road the appearance of being wider.

The terrace of houses along the east side of the road are set back from the road with a drive-in through low gates at either end. The houses are a mixture of late Victorian and 1950s buildings, of little architectural interest but not unattractive and partially hidden by a selection of mature trees and shrubs on the islands, which are quite untidy at present and require maintenance.

There is a split between residential and shop use in clusters, along the east side, with a modern housing development on the west. A Victorian locally listed public house, the Red Lion, at the start of the area, is diagonally opposite the Edwardian Grade II listed Council offices at the end of the North Tottenham Conservation Area.

On the corner of Scotland Green on the east side is the Prince of Wales public house, which has recently been painted over the faience tiles. As part of Design Brief Area 4 and Action Area 1, it is proposed to remove this paint to reveal the tiles beneath.

The terrace from the public house to the modern three storey building of the Friends Meeting House is extremely varied in age, condition and design quality. The Quaker church occupies the southern end of this block and there are several proposals for rationalising the use of their site. A two-storey building with mansard roof is in a distressed state and, although access was not possible, it is considered that this was an 18th century semi-detached house, which has only half remaining. The front elevation has been refaced.

Opposite these buildings, there are three statutory listed buildings which are all fine examples of the 18th century period. The front railings and garden are also listed and, of these listings, Nos. 583 and 585 are Grade II* Buildings. There are currently proposals for structural repairs and roof covering works to No. 585. These buildings are the last remaining 18th century elements of the townscape on the High Road leading to Bruce Grove and are historically significant landmarks in the area.

To the west of 581 - 585 High Road, there is currently a proposal to build new housing in the mews behind, and in part of the gardens of 583 - 585. There is concern that this may detract from the quality of the Georgian buildings.

Immediately to the south is 579a High Road, the only historic timber framed building in the area, which is vacant and in a very friable state of repair. This building is of historic interest, dates from the 18th century and has been the subject of a feasibility study in 1996.

On the south east corner of the proposed new addition to the Conservation Area, are the buildings of Downe Lane Junior School, which are locally listed and are complete with boundary walls, fences and gates and are a fine example of early 20th century school design.

Significant buildings

The locally listed Blue Coat School, of 1876, which is the subject of Design Brief Area 4 and Action Area 1, creates a convenient focus and the renovation of the building and existing shopfronts on the rear elevation will provide a standard for the surrounding area. As part of the proposals in the Design Brief, it is strongly recommended that the Blue Coat School is added to the statutory list and placed on the Register of Buildings at Risk.

Environmental character of the landscape

Scotland Green, with its two-storey buildings and road configuration, with its access to east to a public open space, has a 'village' quality which could be used to generate an interesting area of a different character from the urban area immediately adjacent at Bruce Grove Station, a short distance away.

'Neutral' areas

The environmental enhancements to the north area of the High Road in this Conservation Area will serve to create a 'neutral' effect of the 1950s buildings here. The modern buildings along this stretch of road are sufficiently set back from the road and in keeping with the plan form.

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 continued regeneration of shopfronts 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 4 / Action Area 3 as a standard by which other work in the area should be carried out and in order to promote the work of the CAPS initiative. The DBA 4 seeks to reinstate the Blue Coat School at Scotland Green and to make improvements to the surrounding public houses, shops and houses, and, by the diversion of traffic and environment enhancements to the south side of the Green, create a 'village' atmosphere. This design brief recommends more public use for the building and its surroundings.
- To work in co-operation with the two adjoining Conservation Areas and to extend the work of the North Tottenham Conservation Area Partnership Scheme in previous years.
- To further continue the work to rescue buildings on the Register of Buildings at Risk by recommending the inclusion of three additional building, the Blue Coat School, the Friends Meeting House and the timber framed barn.
- To regenerate or find new uses for vacant buildings in the area.

General Design Policies for Future Development

The Conservation Area boundary shall be extended to the north to meet the North Tottenham Conservation Area. This can be justified as creating a link by the instigation of environmental improvements to a 'neutral area' which has caused a break in the townscape. Further additions to the area on the east side are intended to include locally listed and proposed locally listed buildings of importance.

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 building.

Summary of Conservation area Appraisal

- The Conservation Area boundary should be extended to create a continuous Historic Corridor and to make additional appropriate inclusions.
- The policies set out in DBA 4 and Action Area 1 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 and covered in Design Brief Area 4.
- Buildings should be added to the Register of Buildings at Risk as recommended in the Building Audit and covered in Design Brief Area 4.
- 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 policies and specific recommendations outlined in the report to encourage and highlight the particular characteristics of the area should be actively promoted:
 - The DSS should be encouraged to redesign a three storey corner building on the site of the single-storey Job Centre.
 - It is recommended that no. 579a, the timber barn, is reconsidered for statutory listing and placed on the Register of Buildings at Risk.

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TOTTENHAM/SCOTLAND GREEN CONSERVATION AREA MAP 3

KEY TO MAP 3

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



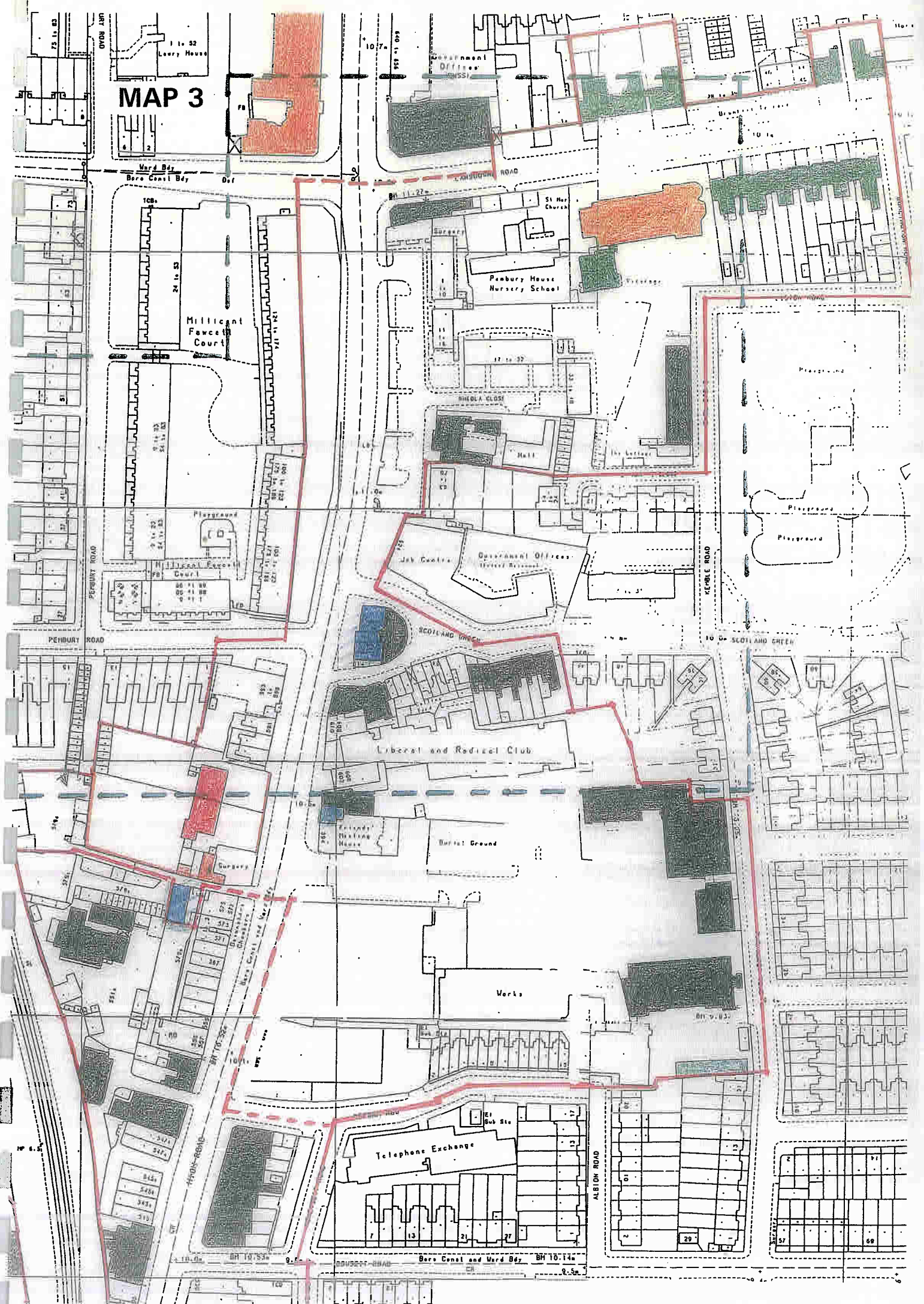
Proposed Conservation Area Boundary for 1998/99



Area of Archaeological Significance (defined by UDP 1993)

MAP 3

MAP 3



TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

TOTTENHAM/SCOTLAND GREEN CONSERVATION AREA MAP 4

KEY TO MAP 4

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	

