

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

2. CHARACTER AND TOWNSCAPE APPRAISALS

2.6 Seven Sisters/Page Green Conservation Area

Introduction

The proposed Seven Sisters/Page Green Conservation Area is bounded at the north end at No. 293 High Road, just south of the Jewish Hospital. It crosses the High Road to include Blenheim Rise, a terrace of modern housing and shops. The area expands eastwards along Broad Lane from Nos. 9 to 53 including both sides of the Lane. On the south side of Broad Lane it continues to Walton Road, including the Earlsmead Primary School.

Below the school, the boundary line includes the buildings on the north side of Harold Road, between Walton and Rangemoor Road and goes south including the open area between Harold and Herbert Road, then crosses between Rangemoor and Wakefield Road to include No. 9 - 27 at the north end of Wakefield. It meets the High Road at the junction with Ashmount, including all the buildings on its south side, but excluding the 20th century development on the corner of Ashmount and the High Road. To the south on the east it includes Page Green Terrace and the houses between Earlsmead Road and South Tottenham Station.

On the west side from South Tottenham Station, the boundary runs northwards along the High Road including the forecourts of the houses but not the houses themselves until 721 and 723 Seven Sisters Road which are included, followed by the shopping parade Nos. 227 to 249 High Road, the other shops along this side of the road and 1a and 1b West Green Road. After West Green Road the terrace on the west side of the High Road is included up to No. 293.

The Conservation Area Designation

It is proposed to designate this area in the early part of 1998. It is a new Conservation Area proposed to create a continuous historic corridor from the border with Hackney in the south to the border with Enfield in the north and in order to regenerate this area of South Tottenham. It adjoins the proposed South Tottenham Conservation Area in the south.

Topography

The northern end of the proposed Area is a Mediaeval crossroads which is roughly on the line between West Green Road and Broad Lane (High Cross Lane). The 1619 Dorset Survey Map shows Page Green as an area of open space, approximately the same size as today.

The High Road slopes upwards from the south to Page Green in the north. Page Green Terrace is separated from the High Road by a strip of grassland and trees and an access road running alongside the houses.

Seven Sisters Road was established later, to take traffic into the west end of London.

Archaeological Significance

There is no area of archaeological significance in the proposed conservation area.

Characteristics of the Conservation Area

Variety and scale of buildings

All the buildings in the proposed conservation area are of late Victorian, Edwardian or modern design. There is only one statutory listed building, the old Barclays Bank on the north corner of Broad Lane and the High Road; this building is of good design and is important as the corner building of the 19th century street pattern, surrounded by new development.

There is a parade of two storey, Victorian shops along The Broadway. The majority have had their angle bays removed at first floor level. The shopfronts are very unsympathetic and gaudy and it is recommended that the original architectural features of the shops are reinstated.

The most common form of 19th century building is the two-storey London terraced house with angle bays, slate roofs and red brick walls. Those on the north section of the Conservation Area, by the Jewish Hospital, are three-storey.

The school on Broad Lane is a two-storey, late Victorian building, which stands in its own grounds and is surrounded by railings.

The south corner of Page Green and the High Road has a modern three-storey office building occupying the entire block and there is a similar building on the opposite corner. The 20th century terraces of buildings on the west side from Seven Sisters Road to South Tottenham Station are of dark red brick and are stark and unattractive in design.

The Edwardian shop on West Green Road has an interesting design but has been heavily altered at ground floor level and has now lost its design integrity.

Variety of uses at ground level

The majority of the buildings are residential. The parade of shops on the Broadway, those opposite, and the buildings on the north side of Broad Lane, are retail and it is recommended that retailers are encouraged to apply for shopfront grants in this area.

There is some office use in the larger buildings at the corners of Page Green and the High Road. There is one school in the area and a Church on the north end of Page Green Terrace.

Building to back of pavement line

The houses and shopping parade are all built back from the road line with small front gardens at the front of residential buildings. The creation of space in this area in a suburban form, allows for tree planting along the High Road and a provision of public open space.

Urban Form

The plan form of the streetscape is of suburban 19th century street pattern. At the early part of the century, this area would have been a quiet, pleasant residential neighbourhood. This has been lost to some extent by the increase in traffic and the lack of care for the retail units on the west side. The renovation of residential units and replacement of shopfronts to a more appropriate design would help to revive the character of the area.

Designated open space/enclosure of open space

Page Green is a designated open space in the Unitary Development Plan.

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 19th century buildings 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

A major significant building in the area is the old Barclays Bank at 220 High Road, a Grade II Listed Edwardian building, which is only partially used for offices and in a poor state of repair at ground level. As a corner building which is under used, on a major junction of the arterial route, it should be considered for inclusion on the Register of Buildings at Risk.

The Seven Sisters public house on Broad Lane is of a good design. Unusually, the first and second floors have been denuded of their architectural features, while the ground floor retains its character. It is recommended that this is included on the local list.

Environmental character of the landscape

The environmental character of the area is enhanced by Page Green, with its historical reference to the Seven Sisters and a substantial area of public open space.

Significant landmarks

The Green presents a large significant landmark for locals and people passing through the area. The corner of the Green with the High Road is marked by a large circular air shaft which ventilates the Victoria Line. There are proposals to enhance this obtrusive structure with a sculpture which will move with the air flow caused by trains passing beneath.

The Green is the place where Seven Elm Trees were planted around a Walnut Tree by seven sisters who lived in the area. More recently, saplings have been planted on the Green but not in the exact position of the original trees.

The Broadway was significant as this space was landscaped and designed to enhance the experience of shopping along the Victorian parade. It is now a poor, windy, unattractive area, which requires considered environmental enhancement.

The Seven Sisters underground station entrance has proposals for improvements. The Broadway is presently being adapted to allow for bus stops.

The Earlsmead School occupies a large area of ground. The original railings are in place along Broad Lane but are missing along Rangemoor Road. The replacement of the missing railings would enhance the school and Page Green.

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.
- To work in co-operation with 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 by the inclusion of appropriate buildings.
- To regenerate or find new uses for vacant buildings in the area.

General Design Policies for Future Development

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 all owners within the Conservation Area.

Summary of Conservation area Appraisal

- The proposed Conservation Area should be designated.
- Buildings should be added to the At Risk register where identified in the Building Audit.
- Buildings identified should be considered for inclusion on the local list.
- 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:
 - Barclays Bank building to be considered for inclusion on the Register of Buildings at Risk.
 - Railings should be reinstated at Earlsmead Road School.

- Environmental enhancements and replacement of bays to first floor along the parade of shops on the Broadway .
- Seven Sisters public house to be encouraged to replace architectural features.
- 1a and 1b West Green Road and other badly fitted shops should be encouraged to apply for grants to reinstate appropriate shopfronts and missing architectural features.











TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

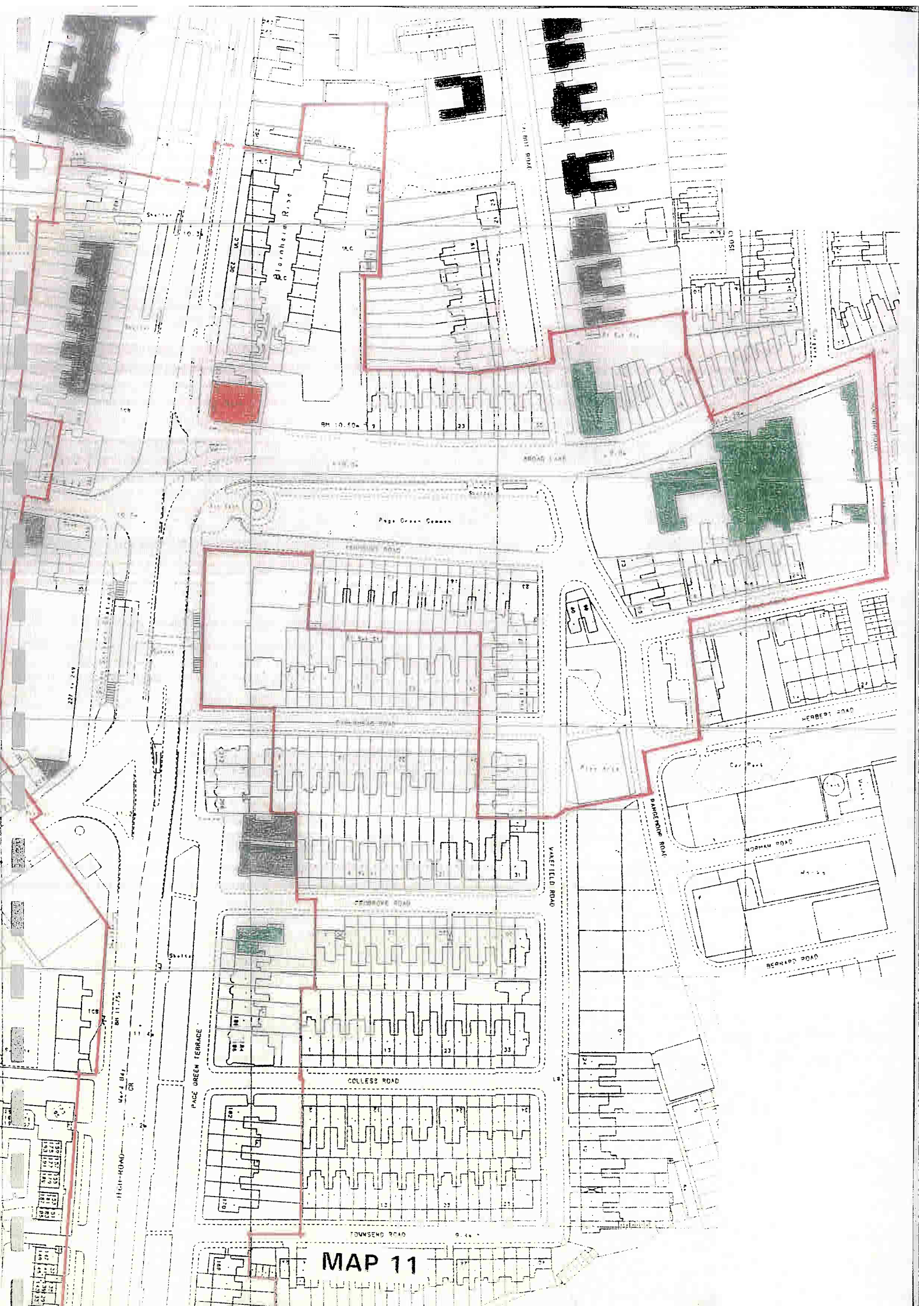
ACTION PLAN

SEVEN SISTERS/PAGE GREEN CONSERVATION AREA MAP 11

KEY TO MAP 11

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 11



MAP 11

HIGH ROAD

PACE GREEN TERRACE

VANFIELD ROAD

FENWICK ROAD

COLLESS ROAD

TOWNSEND ROAD

CRANFORD ROAD

LEPPER ROAD

WOODMAN ROAD

BERNARD ROAD

Pace Green Station

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1003

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TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

SEVEN SISTERS/PAGE GREEN CONSERVATION AREA MAP 12

KEY TO MAP 12

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	



MAP 12

