

AUDIT OF THE FABRIC

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

3. AUDIT OF THE FABRIC

3.0 *Introduction:*

The method for carrying out the Building Audit of the seven Conservation Areas in the Tottenham High Road Historic Corridor is as follows: The information on the statutory listing of buildings of special architectural interest was taken from the National Monuments Record Office at the Royal Commission the Historical Monuments of England, dated 10th December 1997. This was supplemented by information provided by Haringey Council's Technical and Environmental Services Department.

Of the total Borough list of 255 Statutory Listed Buildings, 60 of the buildings were identified as being within the seven Conservation Areas. Of these, four were identified as having Grade II* Status, the remainder being Grade II. The method adopted by the NMRO is sometimes to group buildings together which can be misleading when examining the numbers. By separating the listings out to individual properties, it is considered that there are seven Grade II* and 73 Grade II Listed properties.

All Statutory Listed Buildings have been photographed and visually inspected from the street; some buildings were accessible and a short visual inspection was made. Information for the locally listed buildings has been provided by Haringey Council Technical and Environmental Services Department and has been taken at face value. There are 254 locally listed buildings in the seven Conservation Areas and 40 buildings proposed for local listing by the Council. All these buildings were photographed and visually inspected, either singly or in groups.

The Buildings at Risk in the area were taken from published information produced by English Heritage, dated July 1997. 10 buildings were identified from the schedule. From this information, maps were drawn up of each conservation area, which show:

- The period of each building in the Area;
- The Listing status of each building in the Area;
- Buildings in the Area included in the English Heritage Register of Buildings At Risk. Also identified are 'Areas of Concern' and buildings recommended for inclusion on the 'At Risk' Register;
- The findings for the Audit of the Fabric for each of the Conservation Areas was as on the following pages.

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.1 North Tottenham Conservation Area

The Georgian houses in this area include five of the Grade II* Listed Buildings, are in a very variable state of repair. No. 810 High Road should be retained on the Register of Buildings at Risk as no work has been done and the fabric of this important building is extremely frail and needs urgent attention.

Nos. 855 - 857 High Road, Grade II listed buildings have disappeared completely and therefore need to be removed from the list. Nos. 809 - 811 High Road have been identified as Georgian townhouses and, as such, are recommended for inclusion on the statutory listing. No. 820, which is vacant above the shopfronts has a very badly bowed front wall and its roof is in disrepair; its garden wall to the rear is very badly bowed and in danger of toppling.

No. 796 High Road (Percy House), a good quality 5-bay townhouse, has inappropriate sashes without glazing bars to all the windows. Restoration work, as part of the North Tottenham CAPS, has been carried out at No. 792 High Road and it is, therefore, recommended for removal from the Register of Buildings At Risk. Likewise, No. 32 - 34 White Hart Lane have been completely restored and are no longer at risk.

Summary (including proposed addition to CA):

Grade II*	Statutory Listed Buildings	5no.
Grade II	Statutory Listed Buildings	32no.
Proposed	for Statutory Listing	2no.
Proposed	for removal of Statutory Listing	2no.
Locally	Listed Buildings	85no.
Proposed	for Local Listing	6no.
Buildings	'At Risk'	5no.
Proposed	for inclusion on Buildings at Risk	2no.
Proposed	for removal from Buildings at Risk	3no.

Total Number of Buildings	215	
Vacant Buildings	35	
On Market	11	
Shopfronts Vacant	20	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.2 *Tottenham High Road/Scotland Green Conservation Area:*

This is the smallest conservation area but it is proposed to expand its boundaries to the north and south to meet the surrounding Conservation Areas.

There are five statutory listed buildings in the area, St. Mary's Church, Listed Grade C and Nos. 583 & 585 High Road, a pair of Grade II* Georgian townhouses to the south west, surrounded by a listed wall and gardens at the rear. No. 581, an 18th century cottage, is also listed Grade II. In the preparation of a Design Brief for Scotland Green, it is proposed that the locally listed 614 High Road, the old Blue Coat School, be considered for statutory listing and placed on the Register of Buildings at Risk.

The timber framed barn at 579a High Road has proved to be more historically interesting than was previously thought. It is, therefore, recommended that this building be considered for statutory listing and placed on the Register of Buildings at Risk as it is in poor condition and requires urgent repair.

To the north side of the Friends Meeting House, at No. 596, is a semi-detached 18th century town house, now part of the terrace. It was refaced early in this century. It is recommended that this vacant building in a poor state of repair is surveyed with consideration for inclusion on the Register of Buildings at Risk. In this area, there seems to be a high occupancy rate and less deterioration in the building fabric than in other areas. There is still a certain amount of reinstatement work to be carried out. See DBA 4 and AA 1 for specific proposed action.

Summary (including proposed addition to CA):

Grade II*	Statutory Listed Buildings	2no.	
Grade II	Statutory Listed Buildings	3no.	
Proposed	for Statutory Listing	2no.	
Proposed	for removal of Statutory Listing	-	
Locally	Listed Buildings	27no.	
Proposed	for Local Listing	13no.	
Buildings	'At Risk'	-	
Proposed	for inclusion on Buildings at Risk	3no.	
Proposed	for removal from Buildings at Risk	-	
Total Number of Buildings		57	
Vacant Buildings		9	
On Market		0	
Shopfronts Vacant		7	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.3 *Tottenham/Bruce Grove Conservation Area*

This area contains parades of Victorian and Edwardian shops. Nos. 313 - 345 High Road are examined in detail in Design Brief Area 5 and are targeted for work as part of an overall scheme to improve the area around the Station. There are three early 19th century terraces behind the shop fronts at Nos. 471 - 491 (Warner Terrace), Nos. 482 - 488 and Nos. 530 - 536 High Road. It is recommended that a survey is carried out during the CAPS in order to assess the fabric of these buildings and make recommendations for possible listing.

The only statutory listed building included within this Area is the Grade II Edwardian public conveniences on Bruce Grove. Proposals for the building's future are included in Action Area 2.

Bruce Grove is classified as a district centre requiring regeneration in Haringey Council's Unitary Development Plan 1993. "The centre lies in an area of multiple deprivation on the Department of the Environment Composite Index and suffers from high levels of unemployment and low household incomes. This is reflected in the lack of multiple shops, preponderance of independent traders and relatively high vacancy level." Leos supermarket, the main retail outlet just outside the Conservation Area, has been closed for 18 months and the building for sale. The Council are concerned that this building be brought back into retail use. There are hopes that Leos will return to the site, but no plans have been confirmed.

After the Design Brief Area 5 proposals have been implemented, it is proposed that further shopfront reinstatement and repairs is made in the Area in the following CAPS years.

Summary (including proposed additions to CA):

Grade II*	Statutory Listed Buildings	-	
Grade II	Statutory Listed Buildings	1no.	
Proposed	for Statutory Listing	1no.	
Proposed	for removal of Statutory Listing	-	
Locally	Listed Buildings	52no.	
Proposed	for Local Listing	1no.	
Buildings	'At Risk'	-	
Proposed	for inclusion on Buildings at Risk	-	
Proposed	for removal from Buildings at Risk	-	
Total Number of Buildings		79	
Vacant Buildings		16	
On Market		12	
Shopfronts Vacant		13	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.4 *Bruce Castle Conservation Area:*

The south west side of Bruce Grove contains two terraces of large Grade II Listed Georgian houses built between 1785 and 1820. Some of these buildings are now offices or social clubs and some have been poorly repaired. No. 7 Bruce Grove is derelict and should be added to the register of Buildings at Risk. Proposals for this area are covered in Action Area 2.

Most of the forecourts have had their boundary walls, railings and gates removed to enable off-street parking. This has had the effect of greatly impoverishing the buildings and there is an Action Plan proposed to reverse the damage and to restore the external architectural elements in keeping with the original designs.

The Victorian buildings on the north side of the road are also designed in two terraces and are of reasonably quality. It is proposed that the Conservation Area boundaries be extended to include the north side of the road.

Action for the old cinema is set out in the Action Area 2 for Bruce Grove.

The proposals for the enlargement of the area include Forest Garden Mews, which has recently had a Brief and costings prepared for the regeneration of this Victorian cobbled mews.

Summary (including proposed additions to the CA):

Grade II*	Statutory Listed Buildings	-	
Grade II	Statutory Listed Buildings	18no.	
Proposed	for Statutory Listing	-	
Proposed	for removal of Statutory Listing	-	
Locally	Listed Buildings	2no.	
Proposed	for Local Listing	2no.	
Buildings	'At Risk'	-	
Proposed	for inclusion on Buildings at Risk	1no.	
Proposed	for removal from Buildings at Risk	-	
Total Number of Buildings		65	
Vacant Buildings		11	
On Market		1	
Shopfronts Vacant		0	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.5 *Tottenham Green Conservation Area*

This area has seen the greatest change in building ownership and use in recent years. The major buildings are Edwardian and of larger scale than the 19th century townscape.

There has been recent action under the Flats above Shops and Shopfronts Initiatives at 375 - 379 High Road and these buildings will shortly be ready for letting.

The buildings on the Register of Buildings at Risk include High Cross School, which is currently being converted by Metropolitan Housing Association and so should be removed from the register. The Holy Trinity Church School on Tottenham Green has plans for new use but this should remain on the Register until such time as work is undertaken.

The Swimming Baths on the Town Hall Approach Road are in a poor state and the roof covering is deteriorating. It is recommended that temporary remedial action is taken to prevent further decay. The Clyde Road Depot, which is proposed to be included in the new Conservation Area boundaries, is in an extremely friable state as the roof coverings have been removed and there is arson damage in some of the buildings. Similarly, it is recommended that temporary work is carried out to maintain the fabric.

Action Area 3 has been prepared covering most of this Conservation Area.

Summary (including proposed additions to the CA):

Grade II*	Statutory Listed Buildings	-	
Grade II	Statutory Listed Buildings	17no.	
Proposed	for Statutory Listing	1no.	
Proposed	for removal of Statutory Listing	-	
Locally	Listed Buildings	70no.	
Proposals	for Local Listing	5no.	
Buildings	'At Risk'	2no.	
Proposed	for inclusion on Buildings at Risk	1no.	
Proposed	for removal from Buildings at Risk	-	
Total Number of Buildings		216	
Vacant Buildings		25	
On Market		3	
Shopfronts Vacant		7	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.6 *Seven Sisters/Page Green Conservation Area:*

The buildings in this area are extremely varied with only one building on the statutory list, the Edwardian bank on the corner of Broad Lane and the High Road. The large 20th century buildings on the corner of Broad Lane and Seven Sister's Road are not of good quality. Seven Sister's station is undergoing environmental improvements and there are plans for Housing Association activity at 227 - 249 High Road, a very poor parade of shops.

There are environmental improvements proposed for Page Green Gardens and Page Green Terrace. The occupancy rates in Ashmount Road and Page Green Terrace seem high with very little obvious disrepair. In the other areas, large investment is necessary to improve the Victorian buildings.

The over-riding problem in this area is the extent of the traffic approaching and circumnavigating the extensive roundabout road system. Little improvements can be achieved in this area without this fundamental problem being addressed.

Improvements to be implemented north of this area in the Tottenham Green Conservation Area and identified as an Action Area will address the traffic problem as part of the scheme.

Summary:

Grade II*	Statutory Listed Buildings	-	
Grade II	Statutory Listed Buildings	1no.	
Proposed	for Statutory Listing	-	
Proposed	for removal of Statutory Listing	-	
Locally	Listed Buildings	18no.	
Proposed	for Local Listing	4no.	
Buildings	'At Risk'	-	
Proposed	for inclusion on Buildings at Risk	1no.	
Proposed	for removal from Buildings at Risk	-	
Total Number of Buildings		40	
Vacant Buildings		12	
On Market		0	
Shopfronts Vacant		1	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request

3.7 *South Tottenham Conservation Area*

This area at the south end of the Historic Corridor is the most depressed and it is considered that an inventive Design Brief should be written in order to make proposals for the regeneration of this area. This should include South Tottenham station, the Dutch House on the corner of Crowland Road and the surrounding buildings, some of which are in very poor repair. The Dutch House is of significant architectural interest to be put on the Register for statutory listing and placed on the Register of Buildings at Risk.

The shops in this immediate area are mostly unoccupied, abandoned and derelict. The effect of the whole area is of a lack of care and amenities. The 20th century infill sites, petrol stations, retail units and housing, are not of high quality and have not improved the area.

Quite radical action needs to be taken in order to turn this area around.

Summary:

Grade II*	Statutory Listed Buildings	-
Grade II	Statutory Listed Buildings	1no.
Proposed	for Statutory Listing	1no.
Proposed	for removal of Statutory Listing	-
Locally	Listed Buildings	1no.
Proposed	for Local Listing	13no.
Buildings	'At Risk'	-
Proposed	for inclusion on Buildings at Risk	1no.
Proposed	for removal from Buildings at Risk	-

Total Number of Buildings	82	
Vacant Buildings	10	
On Market	5	
Shopfronts Vacant	10	(SFT)

A full visual building audit has been conducted to compile this information and a summary of status of the buildings is available on request