

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

5. ACTION AREAS

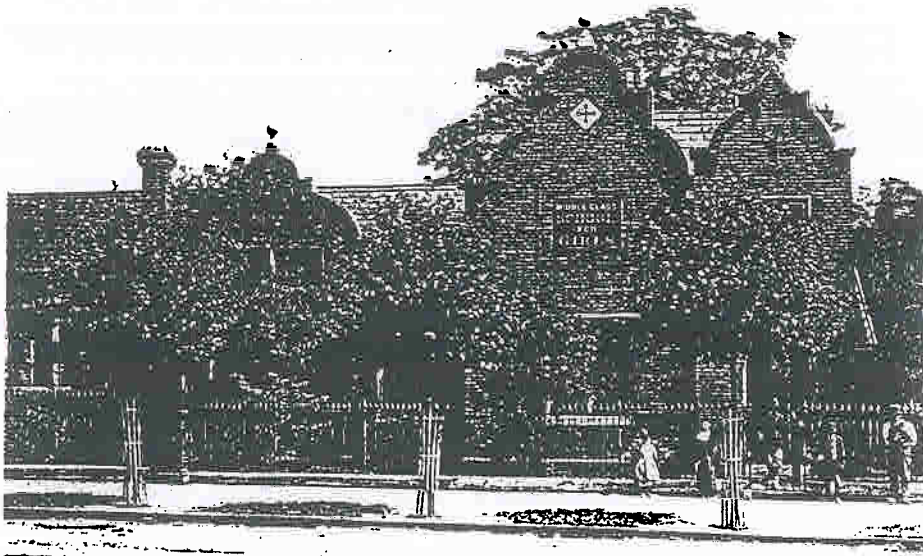
5.1 *Action Area 1 : Tottenham/Scotland Green Conservation Area Scotland Green and 614 High Road, The Blue Coat School*

Introduction

This Action Area has been considered as Design Brief 4. It is recommended that the status of the main building under consideration, 614 Tottenham High Road, is recognised as being of national rather than local interest and, therefore, is worthy of Statutory Grade II Listing. It is known that this building is for sale and its poor condition warrants its inclusion on the Register of Buildings at Risk.

Haringey Council have suggested that a sensible change of use would be for community purposes and so serious consideration should be given to purchasing the building.

This should be read in conjunction with Design Brief 4.



Blue Coat School, High Road, Tottenham (circa 1892)

from In Times Past : Wood Green and Tottenham (Peter Curtis. Hornsey Historical Society 1991)

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5.2 *Action Area 2 : Bruce Castle CA & Tottenham/Bruce Grove CA 1 - 16 Bruce Grove, including former cinema and public conveniences on north side.*

Introduction

This area, primarily in the Bruce Castle Conservation Area, is defined as Nos. 1 - 16, on the south side of Bruce Grove from the junction with the High Road and the locally listed former Bruce Grove Cinema on the north side of the road. It also includes the Grade II Listed Edwardian public conveniences at the north east end, which are part of the Tottenham High Road/Bruce Grove Conservation Area.

1 - 16 Bruce Grove is the largest group of Georgian buildings in Tottenham and they are all listed Grade II. Several of these buildings are in a poor state of repair and have lost a great deal of their architectural detail; almost all of the forecourts have lost their original gates, railings and walls by the provision of off-street parking. A record photograph of 1928 shows how the original design of the forecourts and railings would have appeared.

There is a mixed use of these buildings, as residential houses, social clubs and offices.

The cinema on the north side was built by the Tottenham Cinema and Entertainments Co. in 1920 and reconstructed in 1933. It served as a cinema and dance hall until 1981, when it became a Bingo Hall, and it is now used jointly as a Snooker Club at one end and by the International Christian Worship Centre as a church at the other.

This building has been crudely rendered at ground floor level and painted blue, yellow and red in a gaudy design, with two box signs to the front elevation. The canopies to the front elevation which once projected over the pavement have been removed along with most of the architectural features, including the rooftop pavilion to the south west corner.

The public conveniences are Grade II listed. These are Edwardian, of attractive half-timber design and are complete with their railings and lights.

Appraisal and Proposals

The Action Plan should allow for a thorough survey and investigation into the internal conditions and occupancy of the buildings and an assessment of the levels of work required to reinstate the original features to the buildings in this terrace.

No. 7 Bruce Grove is in such a poor state that this warrants inclusion on the English Heritage Register of Buildings at Risk.

A scheme should be implemented for the reinstatement of front garden walls, railings and gates and for paving and landscaping to the forecourts. Consideration should be given to the reinstatement of mature trees in the front gardens, which were felled after the 19th century. Off street parking should be resisted as inappropriate in the forecourts of these buildings and a rationalisation of the spaces at the rear of the houses made for replacement parking arrangements.

Specific design guides should be produced for the reinstatement of railings and ironwork and for the use of appropriate external joinery, and the owners actively encouraged to carry out grant-aided work.

Merin's Dry Cleaner's at No. 106 Bruce Grove, opposite No. 12, has a recently reinstated shopfront, which could be used as an example for further shopfront repairs in the area.

Work in this Action Area should not be considered in isolation as there is a Design Brief for 313 - 345 Bruce Grove and also work planned for Bruce Grove Station. There are proposals for the Bruce Grove Wood, an ecological park, to be installed at the rear of No. 8 Bruce Grove, which will enhance the environment of the area. The area as a whole is identified in the UDP as a specific area for improvements.

It is recommended that the current occupants of the old cinema are encouraged to replace the missing architectural elements to the front elevation and to install more appropriate and less distracting signage. Grant aid should be provided for the replacement of the rooftop pavilion.

It is noted that there is a problem with vagrants using the entrance way and special permission should be given for the instalment of the entrance doors at pavement level to avoid this.

The public conveniences are still intact and could easily be brought back into some form of use but Haringey Council have no budget for an attendant and so some other form of monitoring and protection needs to be identified to prevent vandalism and damage. An agreement with the adjacent video shop owners may be possible for the upkeep and protection of the building.

Summary of Proposals

1. Production of design guides for railings, gates and external joinery to Bruce Grove Georgian houses. (NB: in the production of a shopfront design guide, reference should be made to No. 106, Merin's Dry cleaners, new shopfront)
2. Planned improvements to forecourts of 1 - 16 Bruce Grove including landscaping, especially the introduction of trees which have been felled since the 19th century.
3. Rationalisation of areas to the rear of 1 - 16 Bruce Grove for the instatement of alternative parking facilities.
4. No. 7 Bruce Grove to be recommended for inclusion on Register of Buildings at Risk.
5. Internal surveys of 1- 16 Bruce Grove and assessment of condition of buildings.
6. Assessment of the management of the public conveniences.
7. Reinstatement of architectural elements to the front elevation of the old cinema.
8. Rationalisation of signage on the old cinema and reduction of hoardings.

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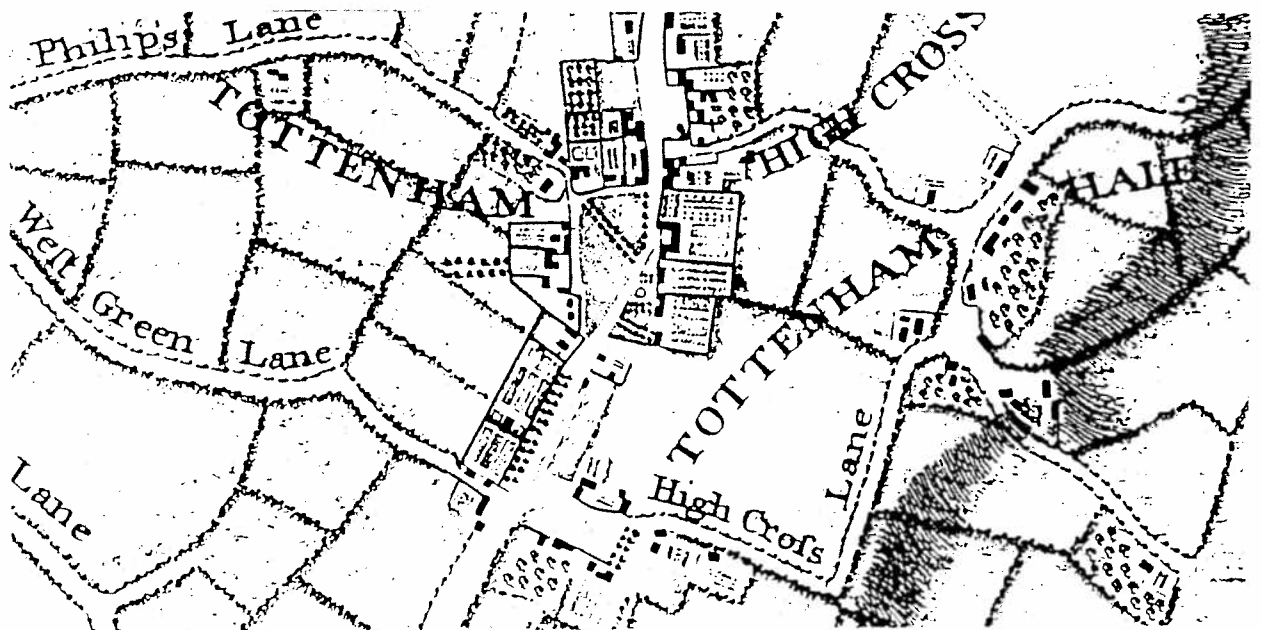
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5.3 *Action Area 3 : Tottenham Green Conservation Area Tottenham Green (East and West); Philip Lane, Town Hall Approach Road and surrounding buildings*

Introduction

This Action Area is defined as Tottenham Green, a designated open space spanning the High Road to east and west, the buildings surrounding this space, on the east side and those on the Town Hall Approach Road and Philip Lane on the west side.

This area is of great significance to Tottenham as can be seen from Roque's map of 1747, it represents the original "Tottenham High Cross" town and there has been a settlement here since Roman times.



Extract from J Rocque Survey of 1747

The most important period, historically, for Tottenham Green was at the turn of the century when the area was prosperous and the civic buildings to the west side of the green were built to a high standard of contemporary design. 100 years later, the buildings have suffered a decline, both in the fortunes of the area and due to the re-evaluation of civic control generally.

The reforming of London boroughs in 1965 has led to the concentration of local government offices and the inevitable redundancy of some local borough buildings. This has diminished the town centre and, subsequently, the maintenance and public use of the space.

The reorganisation of the health service in 1980s has had a similar effect and brought some small hospitals into a change of use. At Tottenham Green, The Prince of Wales and The Jewish Hospitals, contemporary with the civic buildings, have both been converted to Housing Association ownership.

The Town Hall on the Approach Road is still partially in use as a local authority building but the swimming baths are closed and unoccupied; the old County School building and the fire station are now being used as an annexe to the College of North East London. Of six major civic buildings, only one remains in public use on the Green.

Of these buildings, the swimming baths, and curtilage to the rear of the building known as the Clyde Road Depot are unused and have been included on the English Heritage Register of Buildings at Risk. The swimming baths are in a friable condition as the roof is now starting to fail and so deterioration of the fabric is inevitable unless satisfactory repairs are put in hand.

The swimming baths and depot are on the market at present and the Council have targeted large hotel groups who may be interested in a building of this scale and grandeur. There is resistance to the introduction of further residential housing for this building.

The Depot buildings have been subject to arson and all the roof coverings have been removed. As such, their condition is very vulnerable requiring urgent remedial action.

The Depot buildings are in public ownership, situated strategically in an area of regrowth in the population and the proximity with the activities and student needs of the College of North East London. It represents an ideal opportunity for use as a public space for arts or educational units and for the provision of student housing which could greatly contribute to the regeneration of Tottenham Green. At present, these buildings are threatened by a lack of care, it seems that an enlightened approach to this problem could return a major contribution to the Historic Corridors Initiative.

On the east side of the Green in between the Prince of Wales Hospital and a new Housing Association block, is Mountford House, a Grade II Listed pair of Georgian houses on the English Heritage Register of Buildings at Risk. These semi-detached buildings have been vacant for some time, are in private ownership and showing signs of dereliction. They are particularly significant because, together with three on the south east side, they represent the only remaining 18th century buildings on the Green. As such, pressure should be brought to ensure that the proper and urgent repair of the houses is carried out and use found for them. Considerable parts of 18th century Tottenham have disappeared already and it is important that Mountford House is not added to the list.

On the south east side of the Green, there is a current planning application to replace the garages behind Nos. 1 & 2, which are Grade II Listed semi-detached houses. Care should be taken in any development proposals so that the amenity of these attractive buildings is not compromised by the scale, density or detail of any new housing development.

Tottenham Green has been the subject of several proposals commissioned by Haringey Council over the last few years, including "Tottenham Green Heritage Quarter : Heritage Regeneration Strategy" by Urban Initiatives in 1995 and "The Re-use of Buildings in The Tottenham Green Area : Marketing and Conservation Study" by Chesterton International Plc in 1997. Any action proposed in this Plan should be read in conjunction with these reports and the overall traffic management programme for the area.

Appraisals and Proposals

Tottenham Green is at the centre of the Historic Corridor and is the only large designated open space in the High Road. It is of great historic value, with evidence of its use in the Doomsday Book and has been designated an area of archaeological significance by Haringey Council.

In order to regenerate the area and create a 'town centre' effect, it is important to use the positive, but hitherto neglected, historical resources in the Green. The college of further education is the main area of opportunity in Tottenham Green for the regeneration of public use and the consolidation of some of the vacant buildings.

The College of North East London (CONEL) has buildings on two other sites at Muswell Hill and they also have taken over the old County School building and, more recently, the old fire station. Clyde Road Depot, the swimming baths and the under-used town hall form a considerable site area with CONEL's present property. London Borough of Haringey has written a Planning Brief for the Clyde Road Depot and Tottenham Baths suggesting proposed uses as: light industrial workshops; live-and-work studios; student accommodation; social, health and community facilities; education/training facilities; and leisure facilities. This is a very broad brief which requires a specific design feasibility to be able to generate any change. It is clear that the buildings are in such a poor state that, if work is not carried out shortly, there is likely to be little fabric of any value left.

Temporary repairs should be carried out at the Clyde Road Depot and to the swimming baths in order to protect the fabric from further decay. As the Depot is included on the Register of Buildings at Risk in its own right, it is proposed that it should be listed Grade II as a separate building from the Baths, to place further emphasis on the extent of the buildings and the concern at their condition. This may also help the sale of the Swimming Baths for a hotel use, as there would be an option of purchasing the Baths as a single building.

The under-use and poor repair of the Holy Trinity Church and school on the north part of the Green should be investigated and, perhaps, a new use found for the buildings, which are on the English Heritage Register of Buildings at Risk.

The Town Hall Approach Road is used as a slip road between the highway and Philip Lane. This is of no benefit to the area. It is proposed that the road is closed at the junction with the High Road, with the Philip Lane junction used for access only. This will make pedestrian access to the Green and the Cenotaph on the west side easier and safer. The Victorian cattle trough outside CONEL would benefit from relocation within this area.

Urban Initiatives' 'Heritage Regeneration Strategy' recommends a series of studies including a traffic management study, conservation precinct development brief, a character study of the High Road and Green and a Conservation Grants scheme. Unless serious action is taken to lessen the impact of the traffic on the environment and to decrease speed and density of the flow of vehicles, then any work proposed for Tottenham Green will be of little lasting effect.

The proposals to create a traffic roundabout at the north end; to make the High Road through the Green two-way; and to form a landmark gateway to the Green at the south end, may achieve this result.

A safe pedestrian crossing needs to be designed to link the east and west sides of the Green. This should be placed at the southern end as part of the gateway feature, and would create a link between the two sides and slow down the traffic substantially.

It is proposed that an avenue of trees down each side of the road would also consolidate the two sides of the Green and slow the traffic down.

The architectural features in the area, the High Cross Monument, Pump Well and the Cenotaph should be incorporated into a landscaping design for the area. This could be initiated from any evidence of the original Edwardian Park at Tottenham Green, which should be investigated, to ascertain whether there is a case for the recreation of this garden. Otherwise, a contemporary design could be commissioned.

An element of the historic character of Tottenham Green was its approach during the end of the 19th century from the west along Philip Lane through an area which was wooded at the point where the leisure centre is now. It is suggested that the redesign of the car parking in the Tottenham Green Leisure Centre together with the planting of trees and introduction of soft landscaping along the inside of the boundary railings, would improve the visual entrance to the Green.

Summary of Proposals

1. Implement traffic management scheme to restore two-way working of Tottenham one-way gyratory.
2. Clyde Road Depot to be listed Grade II as separate listing.
3. Temporary repairs to be carried out on Clyde Road Depot and the public baths in order to protect the existing fabric.
4. Longer term plans for the use of Clyde Road Depot and the public baths for regeneration of the area.
5. Redesign of leisure centre car park, planting trees and introduction of soft landscaping inside railings.

6. Junction between Town Hall Approach Road and High Road to be closed and Approach Road to become 'Access Only' from Philip Lane.
7. Introduction of pedestrian crossing at southern end of Tottenham Green; avenues of trees to be planted on north/south line on each side of the road, in order to calm traffic, link east and west sides and create safe crossing.
8. Serve repairs notice to owners of Mountford House for immediate reparations.
9. Design for architectural gateway to Tottenham Green to be introduced in the south.
10. Investigation into evidence of Edwardian park at Tottenham Green and non-destructive archaeological investigation on the west side to prove the existence of any underground structures.
11. Landscaping design incorporating the well and pump, High Cross, the Cenotaph and the cattle trough, based on the above or new design.
12. Re-evaluation of the use of the Holy Trinity Church and school on the north part of the Green, the latter of which require repairs and is on the EH Register of Buildings at Risk.

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5.4 *Action Area 4 : North Tottenham Conservation Area 658 - 676a High Road and Open Space leading to Campbell Court*

Introduction

This Action Area is defined as the road frontage and forecourts of Nos. 658 - 676a High Road, on the east side of the High Road. This includes the Grade II listed southern gate building of the old Whitbread Brewery and remaining gate piers. There is a terrace of four Grade II listed Georgian houses, 662- 668 High Road; followed by a Grade II listed Victorian house. The architectural details on these buildings are inconsistent, especially of the Georgian houses, which appear to have late Victorian additions. Nos. 658 and 660 are locally listed. No. 658 is a five bay, three storey, Georgian building with a mansard roof, set back from the street frontage with a gap on its north side. On the ground floor, there is a single-storey modern shopfront spanning the width of the two buildings.

No. 670 High Road, which appears to be a Victorian single bay, three storey building, with bay windows, is completely rendered and painted. It is suggested that this building is retained in its present form. No. 672, W H Vicks Estate Agents, a single storey wooden cabin is in the garden area of No. 670.

The space between Vicks and the Whitbread Brewery building leads to Campbell Court and a park area serving the new housing development. This is ill-defined, with no entrance gates or railings. It is suggested that railings are installed to the same design as those on the opposite side of the Whitbread building.

The boundary wall between 670 and Campbell Court is of concrete planking which detracts from the landscaping. The Weeping Ash tree in the centre of the space is planted in a brick bed which needs to be replaced by a more appropriate treatment.

At present, the Whitbread building, which has been restored to a single office space, is vacant. An appropriate use should be found for this building and the open space on its north side, in order to ensure that the work which has been carried out to the building is kept up and the importance of the building displayed.

The cobbles are original and an important feature of the original use of the site. The clock on the tower of the Whitbread building is not in working order.

On the west side of the street, there are three blocks of Victorian Criterion Buildings presenting a strong clear element of streetscape. The proposals in this Action Area, for the east side, seek to complement the form on the opposite side of the High Road.

Appraisal and Proposals

The single storey commercial building fronting No. 658, on the south end of the Georgian Terrace, detracts from the building line. This building is currently on the market and, therefore, there is an opportunity for improvement. It is proposed that the gap to the north of No. 658 is filled by a new three storey building, the shopfront removed and the original residential ground floor elevation of No. 658 reinstated.

The details on the Grade II listed buildings, which are of a later period, should be replaced and signs, shopfronts, windows and doorcases, at ground floor level should be reinstated to a more appropriate pattern together with the reintroduction of boundary railings. This would give a more solid impression of Georgian building and consolidate the original terrace.

North of No. 670, modern gates and a boundary wall of concrete planking and posts detract from the overall appearance of the area. It is suggested that the gates should be redesigned to match the railings at the front of No. 670 and the concrete planking replaced by railings or stock brick walls.

The space between Vicks and the Whitbread Brewery building leads to Campbell Court and a park area serving the new housing development. This is ill-defined, with no entrance gates or railings. It is suggested that railings are constructed in a similar design to those on the opposite side of the Whitbread building.

Alterations to the rear of the cobbled forecourt on the north side of the Whitbread building and the introduction of a high brick wall in place of the wire fencing between it and the housing estate, would provide the potential for the introduction of a café/restaurant with terrace. A grant should be provided for the repair of the clock which is a significant landmark in the area.

Summary of Proposals

1. Infill to the north side of No. 658 High Road and remove shopfronts and reinstate ground floor elevation of No. 658.
2. Reinstatement of Georgian architectural details to Nos. 662 - 668 High Road.
3. Replace concrete wall and fencing to No. 670 High Road with gates and brick wall, in keeping with design of building.
4. Construct railings to south side of Whitbread building to match those on north side.
5. Investigate new use for Whitbread Building and repair clock.
6. Improve landscaping to entrance to Campbell Court.