North Tottenham Heritage Restoration

Project Summary

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North Tottenham Townscape Heritage Initiative

haringey.gov.uk
Project Summary

£2.8m

Townscape Heritage Initiative with funding from Heritage Lottery, Haringey Council and local businesses.

The conservation grants are a great opportunity to provide an attractive retail destination for more residents and visitors in the future.

28

Improve 28 historic properties in a Conservation Area that is currently on Historic England’s At Risk register.

22

Restore shopfronts of 22 businesses along the High Road: newsagents, supermarket, launderette, taxis, cafe/restaurants, betting shops, dry cleaners, hair salon, fancy goods and pub.

Part of wider heritage-led economic regeneration of Tottenham.
Map of historic buildings along the High Road.

Repair and restoration to focus on the yellow priority areas.

Conservation works will take place between summer 2017 and 2019.
Project Aims

- Improve the appearance of historic buildings with good quality design and **encourage people to shop here.**
- Repair and restore exteriors of three significant building groups, as recommended by the Conservation Management Plan.
- Provide opportunities for local people to learn about the heritage of Tottenham and **become involved in its restoration and maintenance**
- Create an attractive environment that **people can take pride in.**
• Northern gateway to Tottenham - a Local Centre.
• A major route since at least the Roman period.
• Thriving and diverse community although Northumberland Park ward has high levels of deprivation.
• Good range of independent shops, cafes and Victorian pubs just 5 minutes from White Hart Lane Station (22 minutes from Liverpool Street), served by frequent buses and close to Spurs stadium.
Group 3  816-822 High Road (even)

Photomontage of existing buildings

All are Grade II Listed

Concept drawings Riba Stage 3 for planning application

Survey and Design
Group 1 769-791 High Road and 1-5 White Hart Lane (odd)

Photomontage of existing buildings. Numbers 769-781 High Road are locally listed. White Hart Lane on right.

Riba Stage 2 Concept drawings by Survey and Design
Existing street view
Proposed conservation improvements
Group 2  797-803 High Road (odd)

Photomontage existing buildings. Numbers 797 & 799 are Listed (Moss & Lilly Whites) and some others locally listed.

Stage 2 Concept drawings by Survey and Design
Existing street view
Proposed conservation improvements
Heritage-led Regeneration

Corporate Plan 2015-18

Priority 4: Sustainable Housing, Growth and Employment:
... supports investment and growth in business and jobs ... by bringing some of the borough’s key community assets into more active use.

Priority 5: Create homes and communities, not just bricks and mortar. Mixed and inclusive neighbourhoods where residents lead happy and fulfilling lives.

Working with our communities to improve our neighbourhoods and increase skills and capacity

Strategic Regeneration Framework

World-class education and training – better access to apprenticeships.

Great places – putting Tottenham’s character and heritage centre-stage while creating better public spaces to meet, shop and have fun.

National Planning Policy Framework (NPPF) supports the vitality and viability of town centres at the heart of the community.

Local Regeneration

White Hart Lane road 2018
High Road West 2019-25
Northumberland Park station 2017-18
housing 2021-32
Spurs stadium opens 2018
Crossrail 2 2021-35
Proposals

Repair and restore three groups of significant historic buildings that will have a positive impact on the streetscape.

1. Reveal, repair and restore historic features, such as corbels, pilasters, sash windows – they’re attractive and distinctive.

2. Shop fronts – improve fascias and signage, in keeping with scale and architecture of the surrounding terrace.
Proposals

3. Reduce clutter – satellite dishes, trailing cables and signage - to give customers a clear message.

4. Reveal windows and use internal open mesh shutters with security glass to enable window shopping and help make the area feel safer.
### Timescale

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 &amp; 2012</td>
<td>Round 1 bids to Heritage Lottery</td>
</tr>
<tr>
<td>April 2013</td>
<td>First round pass</td>
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<tr>
<td>Nov 2014</td>
<td>Round 2 bid submitted</td>
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<tr>
<td>June 2015</td>
<td>Heritage Lottery permission to start</td>
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<tr>
<td>Sept 2015</td>
<td>Round 3 Implementation</td>
</tr>
<tr>
<td>Oct 2015+</td>
<td>Detailed design</td>
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<tr>
<td></td>
<td>Liaison with owners and condition surveys to inform the architectural</td>
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<tr>
<td></td>
<td>designs and cost estimates. These will be submitted for planning</td>
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<tr>
<td></td>
<td>approval.</td>
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<tr>
<td>Summer 2017</td>
<td>Construction works</td>
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<tr>
<td></td>
<td>Groups 2 and 3 buildings first. Group 1 a year later.</td>
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<tr>
<td></td>
<td>Disruption to businesses will be minimised.</td>
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<tr>
<td></td>
<td>Repair and restoration of the exterior facades and shop fronts, and</td>
</tr>
<tr>
<td></td>
<td>help with any outstanding maintenance and/or enforcement issues.</td>
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<td></td>
<td>Evaluation and review throughout</td>
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<tr>
<td>Summer 2019</td>
<td>Defect liability period ends</td>
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### Spring 2016 Activity programme

Participation by schools, colleges, volunteers and the local community, led by Bruce Castle Museum.

1. Local people and community heritage
2. Built environment and physical heritage.

**Explore**  **Appreciate**  **Be inspired**
Bruce Castle Museum will deliver a programme of activities to learn about conservation and construction for local schools, colleges, Heritage Champions and residents.
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Find out More

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