

Tottenham Conservation Area Advisory Committee 2016/2017 Annual Report



Locally listed 182-184 St Ann's Road, South Tottenham, in St Ann's conservation area.
Built in 1830s. The Reid piano factory moved here in the 1950s. See page 3 below.

Foreword

Tottenham Conservation Area Advisory Committee covers all twelve Tottenham conservation areas. The CAAC was notified of 174 planning applications between April 2016 and May 2017. We focus on those that are important from a conservation viewpoint. Tottenham CAAC annual reports and CAAC minutes can be accessed on Haringey Council website www.haringey.gov.uk. Tottenham Civic Society's newsletter "Civitas" has coverage of conservation and planning issues and can be accessed on the TCS website www.tottenhamcivicsociety.org.uk

We are fortunate in having a lively group of CAAC members (see list page 4) who share out the work in following up planning applications and drafting responses as well as making

planning enforcement referrals. Thanks to all of them and to Lesley Flynn, warden of the Drapers' Almshouses, for letting us meet in the chapel. Thanks also to Fortune Gumbo (Haringey Council, Team Leader Planning Enforcement), Robbie McNaughton (Haringey Council, Planning Solutions Team), Julian Cowie (Julian Cowie Architects Ltd), David Lees (JMArchitects) and Joanne Yeung (Percy House Heritage Project Officer) who came to speak at CAAC meetings and to the many council officers with whom we regularly liaise over planning matters. A special thanks to Nairita Chakraborty, Haringey Council Principal Conservation Officer, and her colleague Lucy Morrow for the enormous amount of work they do.

Matthew Bradby, Chair of Tottenham CAAC

Tottenham High Road

The most striking change in the High Road over the past six months has been the sudden emergence of the gigantic Spurs stadium. Clearing the site and digging the foundations went on for a couple of years and then, seemingly overnight, the stadium started to rise. Because of Spurs' demolition of various heritage buildings (which the CAAC and other groups opposed) the boundaries of the North Tottenham Conservation Area are recommended to be changed (see Conservation area appraisals below).

There is of course some good news about the High Road. Spurs are restoring Grade II* Percy House (796 High Road) to make it the home of the Tottenham Hotspur Foundation. Percy House was built in the mid eighteenth century for Hugh Smithson, Duke of Northumberland. It is one of the least changed buildings and is therefore significant as a relatively rare survival from that period. It has been boarded up for some years and like others in Northumberland Terrace is in a poor condition. Restoration work is now underway and some CAAC and TCS members were lucky enough to be shown around the building by the architects. Spurs are also bringing listed 810/812 High Road (also Grade II*) back into use with a courtyard behind.

We are still waiting to hear about Spurs' "Tottenham Experience" plans which will involve listed Warmington House (744 High Road), and the frontage of the Tottenham and Edmonton Dispensary (the rest of this handsome building was knocked down).

The North Tottenham Townscape Heritage Initiative has had £2.3 million funding from the Heritage Lottery, the council and local businesses. Under the direction of Catherine Cavanagh, the project is in the process of restoring 28 historic buildings (including listed 816-822 High Road) and 22 shopfronts. Planning applications have been submitted and work is beginning. Carol Sykes is the CAAC representative on the Partnership Board. The North Tottenham Heritage project has an education and participation element which is called Heritage Champions. This very successful scheme has involved lots of local volunteers learning about the history and architecture of the High Road.

Julian Cowie, an architect, came to a CAAC meeting to describe his proposed development of listed 670 High Road which dates from 1740. It will be restored and converted into two residential units with a new building with seven residential units in the grounds. CAAC members made various comments about design.

In December a group of CAAC members met with another architect, David Lees of JMArchitects, to discuss his plans for the upper floors of Iceland (522-528 High Road). This former builder's merchant, known as Wilson's Building, has handsome steel-framed windows which look as if they date from the 1930s but actually were installed about 1905. They were restored about ten years ago under an EU-funded heritage regeneration scheme but the

upper floors have remained empty. The planning application was for residential units which took note of and enhanced the building's architectural features.

Tottenham Regeneration team officers are working on improvements along the rest of the High Road. Some of these are quite small such as getting schools or community groups to take over responsibility for the horse troughs (one outside Brook House School, the other near the former Jewish Hospital), others are more ambitious.

Towards the southern end of the High Road, Grainger's proposals for the Apex House site which include a 20-storey tower got planning permission (the CAAC and many local groups had objected). Grainger's are now seeking CPOs for the remaining buildings in their massive Wards Corner development which continues to be opposed by the local, mainly Latin American, traders and many other groups. The public inquiry into these CPOs will take place in July.

Listed buildings

Once again we have to report that there is no sign of 7 Bruce Grove being restored. This was the home of Luke Howard, the "namer of clouds", and it has the only English Heritage blue plaque in Tottenham. During most of the 20th century it played an important role in Tottenham Labour and trade union history. A proposal to restore it with a housing development on the land behind was made in 2012 (the CAAC supported this), but nothing has happened and the building continues to deteriorate.

Other conservation areas

Although most of the CAAC's attention this year, as in previous years, has been focused on "the Historic Corridor" - the six conservation areas in Tottenham High Road, we have continued to monitor planning applications and check enforcement issues in Tower Gardens, Peabody Cottages, Clyde Circus, St Ann's, Bruce Castle and Tottenham Cemetery, often in conjunction with local residents groups.

There was a planning application for a roof extension and alterations to the front fenestration of the attractive locally listed Piano Factory at 182-184 St Ann's Road (see photo page 1). In spite of objections from the CAAC, TCS and local residents planning permission was granted.

The CAAC, alongside local residents, objected to a planning application to excavate and build in the rear gardens of two houses in Bedford Road in Clyde Circus conservation area. This was refused planning permission.

There was a planning application to redevelop the listed Drapers Almshouses as at present they don't meet disability requirements. They will be private housing. The present tenants have been offered alternative sheltered housing homes. CAAC members understood the rationale for this but regretted the loss of this provision within Tottenham.

CAAC members have joined with local people in a campaign to save the Victorian pumping station in Marsh Lane. Unfortunately this building is not nationally listed nor in a conservation area.

Conservation area appraisals

Last year CAAC members had meetings with council conservation officers and the consultants employed to draft appraisals for the six High Road conservation areas. There was then a public consultation on these appraisals. The two biggest changes affect the

North Tottenham and the South Tottenham conservation areas. It is proposed that the boundaries of the North Tottenham conservation area be changed to remove the Spurs section of the High Road because of the loss of its heritage buildings. It is proposed to de-designate the South Tottenham conservation area altogether because of the lack of conservation area-worthy buildings and features. CAAC members regretted but understood the rationale for these proposals. The draft appraisals are due to go to council for approval.

Enforcement

CAAC members often get frustrated by the apparent lack of enforcement action in conservation areas so it was useful to hear Fortune Gumbo, Team Manager Planning Enforcement, talk about his team’s work. Haringey gets about a thousand planning enforcement referrals each year and has 4.5 planning enforcement officers. (In 2008 when the CAAC last had a council speaker on this subject there were 9 planning enforcement officers.) The process can be long and tortuous with various loopholes and lots of reasons for delay. We were able to discuss some specific enforcement referrals.

Review of local list

The council conservation officers have embarked on a review of the “register of local listed buildings of merit” – this involves reviewing all the buildings on the existing list as well as possible new entries. Clear criteria for inclusion were drawn up and a timetable for the programme. Some CAAC members started to work on nominations but the process is very time consuming. Eventually Tottenham CAAC had to say that it couldn’t undertake this work (although other CAACs are managing to do so).

Design Awards

The Haringey Design Awards were held in 2016 and Matthew Bradby, CAAC chair, was one of the judges. We were pleased that the overall winner was Broadwaters Inclusive Learning Community Project and that Tottenham Green won the “best place or landscaping scheme” prize.

APPENDIX ONE Tottenham CAAC membership 2015/16

Alison Armour	Bruce Grove resident. Lawyer. Member of the Bruce Grove Residents Network and Tottenham Civic Society.
Martin Ball	Tottenham Hale resident. Chair of Friends of Down Lane Park.
JJ Best	Bruce Grove resident. Member of Bruce Grove Residents Network and Tottenham Civic Society.
Matthew Bradby (Chair)	Tower Gardens Estate resident and Secretary of Tower Gardens Residents Group. Chair of Tottenham Civic Society.
David Divers (Vice Chair)	Tottenham resident. Heritage professional and Member of the Institute of Archaeologists.
Lesley Flynn (Treasurer)	Warden of the Grade II listed Drapers' Almshouses, Edmonson’s Close, in Bruce Castle conservation area.
Colin Hobbs	Tottenham Hale resident. Active in local politics for many years.
Rowan Kumar	South Tottenham resident. Member of Tottenham Civic Society, Friends of Downhills Park and Friends of Finsbury Park.
Chris Lane	Tottenham resident. Start up member of the Tottenham Conservation Advisory Committee 1977. Chair TCAC 1980-1997. Tottenham Town Centre Manager (various times 1997-2012). Director (Community/Heritage), Antwerp Arms Association.

Joseph Nicholas	Clyde Circus conservation area resident. Secretary of Tottenham Civic Society, Vice-chair of Friends of Bruce Castle and Treasurer/Membership Secretary of Tottenham and Wood Green Friends of the Earth.
Sue Penny	Clyde Circus conservation area resident and member of Clyde Area Residents Association. Chair of Haringey Living Streets and a member of Friends of the Earth.
John Robson	Treasurer of Tottenham Conservation Advisory Committee from the mid-1990s to 2000. Member of Friends of Bruce Castle and was involved in the Tottenham History Workshop.
Joyce Rosser (Secretary)	Heritage and Conservation Officer of Haringey Federation of Residents Associations. Member of Tottenham Civic Society and Friends of Bruce Castle.
Sophie Severs	South Tottenham resident and qualified Architect with a strong interest in building preservation within urban design. Member of the Tottenham Civic Society.
Abigail Stevenson	South Tottenham resident. Architectural professional. Member of Fountayne Road Creative Collective; Wards Corner Community Coalition; West Green Road and Seven Sisters Development Trust; Selby Centre and the Community Energy Lab.
Carol Sykes	Secretary of Tottenham Conservation Advisory Committee from the mid-1990s to 2000. Member of Friends of Bruce Castle and was involved in the Tottenham History Workshop.

APPENDIX TWO: Conservation areas

Conservation areas were introduced under legislation passed in 1967. Local planning authorities have a duty to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

There are 29 conservation areas in Haringey. The first to be designated was Highgate. The second was the North Tottenham section of the High Road which has many fine Georgian houses. Four Haringey conservation areas - Tower Gardens and the Peabody Estate (in Tottenham), Noel Park (in Wood Green) and Rookfield (in Muswell Hill) – have Article 4 Directions imposed which gives the council more powers to preserve their heritage features.

Twelve of Haringey's conservation areas are in Tottenham. Six of these are centred on the High Road – the old Roman Ermine Street which has been a major thoroughfare over the centuries and which contains a wealth of historic buildings. Bruce Castle conservation area is the heart of historic Tottenham with a Tudor manor house and the parish church. Tower Gardens is a pioneering working class housing estate built by London County Council between 1904 and 1928 in a similar style to Hampstead Garden Suburb. The Peabody Cottages on Lordship Lane were built in 1907. Clyde Circus conservation area between Philip Lane and West Green Road consists of Victorian villas and houses built for the middle class. St Ann's conservation area has some Victorian houses and other important buildings.

Tottenham's 12 conservation areas

Tottenham High Road Historic Corridor North Tottenham (CA 2) Tottenham Green (CA 9)

Scotland Green (CA 18) Bruce Grove (CA 22) Seven Sisters/Pages Green (CA 26) South Tottenham (CA 27) Bruce Castle (CA 6) Tottenham Cemetery (CA 8) Tower Gardens (CA 11) St Ann's (CA 17) Clyde Circus (CA 19) Peabody Cottages (CA 21)
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Tottenham has many buildings nationally listed by English Heritage. Bruce Castle and its Tower are both Grade I listed (out of only six in the borough). Nearly half of the 27 Grade II* listed buildings in Haringey are in Tottenham. 155 of the 427 Grade II listed buildings in Haringey are found in Tottenham and there are over 500 "locally listed buildings of special merit". Tottenham High Road alone has over 300 nationally and locally listed buildings (with many more just off the High Road). Details of all the conservation areas and listed buildings in the borough can be found on the Haringey Council website.

Conservation area advisory committees

Conservation area advisory committees (CAACs) are non-statutory bodies which were first established in the 1970s and are promoted by the government in planning policy guidance as good practice in securing conservation objectives. There is an emphasis on public consultation and involvement in the planning process, although there is no national guidance on their organisation and operation or on the role of local authorities in their support. CAACs have two main functions: to assist the local authority in formulating policies for their conservation area(s); and to act as a continuing source of advice on planning and other applications which could affect an area. Membership of a CAAC typically includes representatives of residents' associations, local historical, civic and amenity societies, local business groups and chambers of commerce.

The first Tottenham Conservation Advisory Committee, consisting of representatives of local residents' groups and other interested people, was set up in 1977 but over the years found it difficult to recruit enough active members and ceased activity in 2000. Tottenham CAAC was re-launched in 2007. The council's conservation staff provided training and support. It has been meeting regularly since then.

Tottenham CAAC meets every two months. Between meetings planning applications are discussed by email (all planning applications can easily be accessed on the Haringey council website). Due to the number of planning applications and the fact that most CAAC members have full time jobs it is not possible to respond to all of them. Nor is it necessary to do so. The most important planning applications from a conservation point of view are prioritised. Planning applications which raise other issues are sometimes referred to local residents associations in case they wish to respond.

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