

Tottenham Conservation Areas Advisory Committee (CAAC) Annual Report June 2019

Foreword

Tottenham Conservation Areas Advisory Committee is notified of planning applications in the eleven Tottenham conservation areas. 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 has information on conservation and planning issues www.tottenhamcivicsociety.org.uk

2018/19 has been a busy year for Tottenham CAAC. We are fortunate in having a lively group of CAAC members (see list page 3) who share out the work in following up planning applications and drafting responses as well as making planning enforcement referrals.

At our November meeting we were very pleased to welcome Elisabetta Tonazzi, the new Principal Conservation Officer, and Lucy Morrow, the Conservation Officer. They have already made an impact. Thanks to the Tottenham Regeneration Team for letting us hold our meetings in 639 High Road.

Matthew Bradby, Chair of Tottenham CAAC

Conservation Area Appraisals, Local Listing and Haringey Design Awards

New appraisals for North Tottenham, Scotland Green, Bruce Grove, Tottenham Green and Seven Sisters/Pages Green conservation areas were carried out a year ago. This year CAAC members made comments on the draft appraisals for Bruce Castle, Tower Gardens, Peabody Cottages and Tottenham Cemetery conservation areas. This only leaves Clyde Circus and St Ann's conservation areas waiting to have new appraisals.

We met with Lucy Morrow to discuss the revisions to the Local Heritage List. A CAAC member was one of the judges for the 2018 Haringey Design Awards.

Tottenham High Road

As always our main focus has been on Tottenham High Road, which this year has often meant Spurs projects. Before Christmas a group of CAAC members were given a tour of the massive new Spurs shop which includes the impressive re-erected frontage of the Edmonton and Tottenham Dispensary. The adjacent listed and now restored Warmington House will house the "Tottenham Experience" – the Spurs museum and archive.

After the major restoration of Grade II* listed Percy House (now the HQ for the Tottenham Hotspur Foundation), Spurs will restore more buildings in Northumberland Terrace (hopefully not calling it "Northern Terrace"). There will also be a development proposal from Spurs for the 867-879 High Road site with 300 new homes including a 26 storey block near the railway and refurbishment of the listed buildings.

Spurs' application for the development of the "Goods Yard" on White Hart Lane (330 housing units and restoration of the Station Master's House) was opposed by Lendlease and has gone to a Planning Inspector's Hearing. Lendlease got change of use planning permission for the listed The Grange, also on White Hart Lane, to office accommodation, exhibition space and meeting rooms.

Further up the High Road the CAAC objected to a proposed development on the corner of Brantwood Road (next to the Coach and Horses pub) which was refused.

Down the High Road is Wilson's Building, the former builder's merchant (an Iceland store on ground floor), at 522-528 High Road. Some CAAC members met with the owner and architect. They had a detailed discussion about this important building and the proposed development of eight flats on the upper floors. The CAAC agreed to support the planning application.

An application was made to demolish 316 High Road, the former post office building (currently a music bar) with a plaque commemorating the preacher John Williams. The CAAC objected to this.

The delayed development of 2 Chesnut Road, behind the police station, is almost finished. It will be a student accommodation block called Opera House (or as the sales publicity states "from nite club to students flats"). Some of the original frontage has been retained but some features are missing. This is being taken up.

Spurs' proposal to hold two National Football League "Tailgate" events in the autumn in Bruce Castle Park caused a lot of concern about damage to the park with objections from Friends of Bruce Castle Museum and Friends of Bruce Castle Park. From 30,000-60,000 people might attend such events. This was discussed at a CAAC meeting which Councillor Peacock attended. In the end the proposal for the 2018 events was withdrawn.

There are still a number of unresolved matters. Each CAAC meeting we note "still pending" for Wards Corner, No 7 Bruce Grove (with the "Cloud Garden" behind) and 399 High Road (British Legion/Tottenham Chances).

It was sad to lose the cattle trough in front of former Jewish Hospital which was smashed by a car being chased by police.

Some good news

The community group St Ann's Redevelopment Trust (StART) has, with the help of funding from the GLA, continued with its plans for the western half of the hospital site with genuinely affordable housing, workplaces, shops, as well as retaining green spaces and heritage buildings. CAAC members have taken part in tours of the site to discuss the proposals.

Emma Twine, a consultant, and Lily Kwong, a council planning officer, attended the January CAAC meeting to talk about the listed Bruce Grove toilets. They have GLA funding to bring the building back into a use that is commercial viable and which would bring benefits to the local community. Various engagement events have been held. With funding secured to restore and extend the building, the council is now asking for "expressions of interest" to bring new life to this "Gem of Bruce Grove".

The listed Palace Theatre/Cathedral at 427 High Road, has been put on the Theatres Trust "at risk" register and meetings about its restoration have taken place.

The North Tottenham Heritage Initiative with Heritage Lottery funding is continuing to restore historic buildings and shop fronts. In May Catherine Cavanagh, the Project Officer, led a tour of some of these sites which also looked at the re-design of the White Hart Lane/High Road junction and the installation of a series of rain gardens (Sustainable urban Drainage Systems or SuDS) running from the High Road to Creighton Road.

Other concerns

Like many CAACs across London, we were unhappy with the various applications for LCD display screens along the High Road. We objected because the applications were an attempt to exploit the permitted infrastructure exemption in planning legislation to install advertising kiosks in place of redundant red phone boxes. These applications were withdrawn, probably because similar applications in other London boroughs had been refused.

APPENDIX ONE Tottenham CAAC membership 2017/18

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.
Adam Coleman	Resident of Tottenham Green conservation area
David Divers (Vice Chair)	Tottenham resident. Heritage professional and Member of the Institute of Archaeologists.
Zoe Fudge	Architect. Tower Gardens Estate resident
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, 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.
Chris Ramenah	A local resident who works on the High Road
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)	Member of Tottenham Civic Society and Friends of Bruce Castle.
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 now 27 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.

Of the eleven Tottenham conservation areas, five 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 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. 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 many 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.

*If you would like more information about Tottenham CAAC contact CAAC Secretary, 46 Redston Road, Hornsey, N8 7HJ; Tel 020 8347 7684; email joyce.rosser13@gmail.com
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