

Tottenham Conservation Areas Advisory Committee (CAAC) Annual Report 2019/2020



The Elmhurst pub, Lordship Lane



Rear of Warmington House, soon to open as Tottenham Experience Museum

Chair's Introduction

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. We are fortunate in having a lively group of CAAC members (see Appendix One) who share out the work in following up planning applications and drafting responses as well as making enforcement referrals. 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

We have had two upsets this year. In September 2019 we turned up for our usual meeting at 639 High Road (Tottenham Regeneration offices) but found we couldn't hold our meeting there because the new organisation running the building doesn't have caretakers present in the evening. Fortunately, we have found an alternative meeting space in The Beehive pub. Secondly, like everyone else, we have had the disruption caused by the coronavirus lockdown. We continue to discuss planning applications and other matters online but it is not clear when we will be able to hold our next meeting.

We were all very sad to hear of the death of John Robson, a CAAC member. John and his wife Carol Sykes have been long term Tottenham residents with a wealth of knowledge about the area. Both have been active in local heritage campaigns. John was a member of Friends of Bruce Castle and involved in the Tottenham History Workshop.

During 2019 Catherine Cavanagh stepped down as project officer for the North Tottenham Heritage Initiative to go to work for English Heritage (although she still lives in Tottenham) and Lucy Morrow, Senior Conservation Officer, also left the Council. Thanks for all their work. Thanks also to the council planning officers and, of course, to Elisabetta Tonazzi, Principal Conservation Officer.

Matthew Bradby, Chair of Tottenham CAAC

Conservation Area Appraisals and Local Listing

Conservation Area Appraisals and Management Plans (CAAMPs) were completed and approved for Tottenham High Road in 2017. It resulted in the de-designation of the South Tottenham conservation area, leaving five conservation areas in the High Road (some with changed boundaries): North Tottenham; Scotland Green; Bruce Grove; Tottenham Green; and Seven Sisters/Pages Green. CAAMPs for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages were approved in July 2019. CAAMPs for the remaining two Tottenham conservation areas – St Ann's and Clyde Circus – are awaited.

Up until now there have been three classifications for heritage buildings: nationally listed; locally listed; and “positive contributors”. In 2019 there was consultation on a Draft Local Heritage List. This proposed reclassifying locally listed buildings in conservation areas as “positive contributors” (so the only locally listed buildings would be outside conservation areas). Tottenham CAAC would like to have further discussion with conservation officers and councillors about this proposed reclassification.

There was also consultation on new Article 4 Directives for four Haringey conservation areas including Tower Gardens and Peabody Cottages. These will come into force in December 2020.

Heritage and Regeneration Funded Projects

The North Tottenham Heritage Initiative with Heritage Lottery funding has been working on a number of restoration projects, including many shopfront improvements, since 2015 which we have been happy to support. Phase Two of the scheme, which will focus on further High Road buildings, is being developed.

Last year the Council got GLA funding to convert the listed Bruce Grove toilets (“the Gem of Bruce Grove”) into a commercially viable unit and a planning application was submitted in early 2020. A process of selection of tenants is ongoing and the site is now protected by hoardings whilst undergoing pre-restoration/renovation works.

In December 2019 Manmohan David, Regeneration Officer South Tottenham, and David Franks, Regeneration Officer, attended the CAAC meeting to talk about a High Street Heritage Action bid for £2 million to Historic England (which would be match-funded by the council). The four-year programme would focus on Bruce Grove ward and include the listed Bruce Grove buildings, the station and nearby shopfronts and go down the High Road to the Palace Theatre/Cathedral and St Mark’s Church. Some CAAC members took part in a walkabout with the project officers to identify buildings and other features needing restoration and improvement.

Tottenham High Road

Spurs submitted a planning application for a development at the north of the High Road of 300 new homes including a 26-storey block alongside the railway and refurbishment of the listed buildings 867-869 High Road, The CAAC generally supported this. It was due to go to Planning Committee with a recommendation to grant permission.

In 2019 Spurs appealed the non-determination of their “Goods Yard” development on White Hart Lane (330 housing units and restoration of the locally listed Station Master’s House) and got the permission from the Planning Inspectorate. The CAAC had been broadly in favour.

Spurs have carried out further repairs and minor alterations to 790-794 High Road in the listed Northumberland Terrace. Another ongoing Spurs project is restoration and repair work on Grade II* listed 810-812 High Road (planning permission granted in 2017). Archaeological investigations are about to be carried out on the land behind these historic buildings. And finally on Spurs, we are all still waiting for a date when the “Tottenham Experience”, the Spurs museum and archive in the restored listed Warmington House, will open.

The long-term stalemate over the Wards Corner buildings, 227-249 High Road, that house the Latin American market continues. The Council say that both they and TfL are bound by pre-existing contracts with Grainger plc, the developer which has planning permission to demolish these buildings and re-develop the whole site. The Wards Corner “Community Plan”, supported by many community groups including the CAAC and TCS, first got planning permission in 2008. It was re-submitted at the end of 2019 and once again got planning permission. In January David Lammy MP made a speech in the House of Commons describing the market as “a thriving model of community wealth creation...The demolition of Wards Corner represents a very real threat to that social cohesion.”

Last year planning permission was granted for eight flats on the upper floors of locally listed Wilson’s Building, the former builder’s merchant, at 522-528 High Road (with Iceland and Dewhurst Butchers on the ground floor). Some CAAC members had met with the owner and architect and were happy with the proposal. The flats will incorporate the striking windows on the upper floors which were restored some years ago with an EU grant.

Early in 2020 there was a planning application to demolish the single storey building at 451 High Road (for a short time this housed the John McAslam exhibition) and replace it with a five-storey building. CAAC members were not against having five storeys (it would be next to the locally listed five-storey Warner Terrace) but were unhappy about certain design features. There was a constructive meeting with the architect and it is hoped that a revised plan will be submitted.

There is still no clarity about the future of the British Legion/Tottenham Chances listed building at 399 High Road where there has been an ongoing dispute over ownership. We have now heard that it is up for sale for £2 million.

Other discussions about the High Road at CAAC meetings have been about shopfronts, street furniture such as BT InLinks and other freestanding advertising units; the state of pavements; and murals and artworks.

Bruce Grove

Every CAAC annual report since we were re-established in 2007 has had a mention of listed No. 7 Bruce Grove, the home of Luke Howard, “the namer

of clouds” (with Tottenham’s only Historic England blue plaque). The building, which is in a dreadful state, is on the Historic England At Risk register. In 2009 we heard that the building was up for sale. In 2011 we attended a meeting to discuss new proposals. In 2012 a planning application, supported by the CAAC, to restore the building was granted. It included demolishing the early twentieth century front extension to reveal the original Georgian frontage. But over the years nothing happened in spite of petitions and meetings with Cabinet members. Subsequent reports record further disappointment and appeals to the Council to CPO the building.

A few years ago, Tottenham and Wood Green Friends of the Earth launched a campaign supported by Tottenham Civic Society and other community groups to preserve the wooded area at the back of Nos. 7-9 Bruce Grove under the name of the “Cloud Garden”. The land is designated both as Significant Local Open Land and a local Site of Importance for Nature Conservation and was due to go to auction this April. The Council was hoping to bid to acquire it, but it was bought by an unknown purchaser two days beforehand for £750,000 (three times the asking price).

Other news

We have welcomed St Ann’s Redevelopment Trust’s (StART) plans for the western half of the St Ann’s hospital site (which was purchased by the GLA) restoring many of the heritage buildings and green spaces alongside genuinely affordable housing and work units.

The next phase of the Tottenham Green Improvement Plan was due to go ahead this year. There has been discussion at the CAAC about the positive/negative effects of the Tottenham Green Sunday Market (mostly in favour of the Market) and also concerns raised about the neglect of Tottenham Green East.

2 Chesnut Road, just off the High Road behind the police station, was described by Cherry and Pevsner as a “quite grand Italianate house of the C19” although in a sad state of repair. The CAAC insisted that the frontage of No. 2 be retained as part of a large student accommodation block (called “Opera House” – the name of a former nightclub in the building). The frontage was retained but without many of its original features. CAAC members reported this to the conservation team. The developer unsuccessfully sought planning permission for the incomplete frontage. The conservation officer stressed “the importance of retaining and restoring the historic façade.” We are still waiting for the corrections to the frontage to be made.

On a positive note, the walk along Chesnut Road towards Tottenham Hale is now much more pleasant following the renovation of the road into an attractive, newly landscaped, pedestrian space.

The locally listed Elmhurst pub in Lordship Lane closed last year and there were concerns about the future of the building. Lucy Morrow, Senior Conservation Officer, and Philip Crowther, a planning officer, attended the September CAAC meeting to discuss the situation. A threatened take-over of the pub by a supporter of the racist Football Lads Alliance had been blocked. Lucy made a request for listing to Historic England. Another suggestion was to nominate it as “an asset of community value” (as happened with the Antwerp Arms). With the present lockdown it is not clear what the current situation is.

The Lord Palmerston pub at 197 Philip Lane, in the Clyde Circus conservation area, has been renovated and successfully reopened as a pub.

Planning permission to convert listed 336 Philip Lane, the handsome former Tottenham School Board offices dated 1899 (most recently occupied by the Wisdom School), to housing was granted some time ago but nothing appears to have happened. One estate agent describes it as “under offer”. CAAC members have recently raised concerns about its condition.

2 Kings Road is a listed building built in 1812 and was originally a farmhouse. There have been various concerns about it in recent years. It was put up for auction in December but without its garden area. It is not clear whether it was sold and what its present status is but there have been reports of vandalism.

And finally, a CAAC member has launched a campaign to save and restore the White Hart pub in Tottenham Hale which is due to be demolished as part of the massive Argent developments going on in south Tottenham.

APPENDIX ONE Tottenham CAAC membership 2020

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.
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. Member of Haringey Living Streets and Tottenham Friends of the Earth.
Chris Ramenah	A local resident who works on the High Road
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 28 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 Heritage England. 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