

Tottenham Conservation Areas Advisory Committee (CAAC) Annual Report June 2018



Entrance to Percy House, 796 High Road



7 White Hart Lane (with Spurs stadium behind)

Foreword

Matthew Bradby, Chair of Tottenham CAAC

Tottenham Conservation Areas Advisory Committee is notified of planning applications in the eleven Tottenham conservation areas (there used to be twelve – see below). 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

We are fortunate in having a lively group of CAAC members (see list page 5) who share out the work in following up planning applications and drafting responses as well as making planning enforcement referrals. During the year Abigail Stevenson and Sophie Severs left the CAAC – thanks for their work (Abi is one of the key people who developed the Wards Corner community plan and Sophie drafted the CAAC objection to the Spurs planning application). We welcomed three new CAAC members – Zoe Fudge, an architect living in Tower Gardens Estate; Adam Coleman, who lives in Tottenham Green conservation area; and Chris Ramenah, who works in the High Road and who is therefore able to keep a close eye on what is happening.

In November 2017 we had our last meeting in the lovely chapel/community room of the Drapers Almshouses in Bruce Grove where Lesley Flynn, a CAAC member, is the warden. This estate is to be redeveloped as private housing and the residents re-housed. Since then our meetings have been held at 639 High Road, the home of the Tottenham Regeneration Team.

We are very sad that Haringey has lost Nairita Chakraborty, Principal Conservation Officer. During her five years here Nairita played a vitally important role in seeking to protect the borough's heritage. It is understood that a new PCO will be appointed soon. We'd also like to thank her colleague Lucy Morrow and all the other members of the planning and enforcement departments for their work.

Changes to Tottenham conservation areas

In September 2017 Nairita Chakraborty came to the CAAC meeting with Delicia Keate and Ray Rogers, the two consultants who had carried out appraisals of the six Tottenham High Road conservation areas. They were recommending 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 and that the South Tottenham conservation area be de-designated altogether because of the lack of conservation area-worthy buildings and features. CAAC members regretted but understood the rationale for these proposals. There was also a sensible change to the boundary between Bruce Grove and Bruce Castle conservation areas so that the southern end of Bruce Grove (with listed buildings 1-16 Bruce Grove) is now part of Bruce Grove conservation area and some other smaller changes. These proposals were subsequently adopted by the council.

Appraisals are now being carried out on Bruce Castle, Peabody Cottage, Tottenham Cemetery and Tower Gardens conservation areas as well as some in other parts of the borough. CAAC members submitted comments to the Tower Gardens appraisal.

Tottenham High Road

The most obvious sign of change on the High Road is the emergence of the gigantic Spurs football stadium which towers over listed Northumberland Terrace and much else. The

stadium is due to open later this year but building the other parts of the development will continue for some time.

Spurs have been involved in some important heritage projects. The magnificent Grade II* listed Percy House (see front page), built in 1750-52, has been beautifully restored and is now the home of the Tottenham Hotspur Foundation. Spurs are also bringing listed Nos. 810/812 High Road back into use as a cafe and gallery. Plans for Spurs' "Tottenham Experience" Visitors Centre which includes listed Warmington House (744 High Road), and the frontage of the demolished Tottenham and Edmonton Dispensary building, are still not finalised.

Over the past ten years there have been various heritage restoration projects in the High Road (some funded by the EU). The most recent is the North Tottenham Heritage Initiative which is restoring 26 historic buildings and 22 shop fronts with £2.3 million funding from the Heritage Lottery Fund. The project director is Catherine Cavanagh. The CAAC is closely involved with representatives on the design team and the Partnership Board. Listed 7 White Hart Lane looks amazing (see photo on front page) and the shop fronts have been transformed. There has been a successful education and participation scheme called Heritage Champions alongside the restoration project.

There has recently been a change of use planning application from Lendlease for The Grange, 32-34 White Hart Lane (in North Tottenham conservation area). This listed building dating from the early eighteenth century was purchased by the council in the 1960s and for a time was a residential care home. The new plans will provide office accommodation, exhibition space and meeting rooms.

The CAAC discussed "The Goods Yard" development proposal from Spurs to restore the Station Master's House on White Hart Lane and build 330 housing units on the land behind.. The Grange refurbishment and The Goods Yard development would both be part of the High Road West plan. Some years ago the CAAC regretted the proposed loss of the 14 buildings opposite Spurs (just to the north of Coombes Croft library) but now of course the High Road West section of the High Road is not in a conservation area.

Further down the High Road, work has started on a small development in the grounds of listed 670 High Road and the final work on the ground floor of listed 662 High Road appears to be nearing completion (this is the last building damaged in the 2011 riots to be repaired).

Sadly there is no good news about listed 7 Bruce Grove (just off the High Road and now part of Bruce Grove conservation area). This was the home of Luke Howard, the "namer of clouds" and has the only English Heritage blue plaque in Tottenham. 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. Tottenham Friends of the Earth and other community groups are campaigning to preserve the wooded area at the back of Bruce Grove under the name "Cloud Garden".

The upper floors above the Iceland store (522-528 High Road) are due to be extended and converted into residential units. This former builder's merchant, known as Wilson's Building, dates from 1905. The handsome steel-framed windows on the upper floors were restored about ten years ago under an EU-funded regeneration scheme. The new flats will be called Wilson's Building.

It looks as if work is going ahead on the former Opera House nightclub site in Chesnut Road (behind the police station) after a long pause. This will be a student residential block retaining the nineteenth century frontage of the old building (the CAAC had argued for this).

There is confusion about what is happening at 399 High Road, the listed building that in recent years has been Tottenham Chances community centre. A planning application to refurbish the building and provide 24 flats has been submitted but this has been suspended pending resolution of the ownership of the building. There is talk of legal action.

Still no news about what will happen to Wards Corner. Grainger's major development plan, which was opposed by the many community groups as well as the CAAC, got planning permission in 2012. An alternative "Community Plan" (supported by the CAAC) subsequently also got planning permission. In July 2017 there was a public inquiry into the Compulsory Purchase Orders that Grainger's were seeking for their development. The result of this inquiry is still not known. A delay was expected but not for this length of time.

In the meantime Grainger's development of the Apex House site (by the junction with Seven Sisters Road) which includes a 22-storey tower is going ahead (the CAAC and many local groups had objected to this).

Whilst there has been a general concern for the integrity of the Historic Corridor conservation areas, CAAC members have been particularly concerned by the number of unauthorised advertisements, as well as large illuminated hoardings; and by the loss of small but significant architectural details when shop fronts are renovated or altered.

Other conservation areas and listed buildings

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

The front wall and some buildings in St Ann's Hospital are in the conservation area. The NHS mental health trust wants to sell the western half of the hospital site. A group called St Ann's Redevelopment Trust (StART) put forward a plan to deliver genuinely affordable housing for local people as well as protecting the heritage buildings and green spaces. The site has now been purchased by the Mayor of London who plans to work with StART on developing their plans. This has been welcomed by the CAAC and local community groups.

336 Philip Lane is a listed building which was originally built in the 1890s as Tottenham Education Offices. In recent years it has been a private Turkish school. There has now been a planning application to convert it into residential units.

Public houses

And finally news about some Tottenham pubs. The 1930s mock Tudor public toilets on Rawlinson Terrace were restored by the Tottenham Regeneration Team and have just opened as The High Cross pub. Further north at Scotland Green, the Pride of Tottenham pub at 614 High Road (originally the 1830s charitable "Blue School" for girls) has re-opened as the Blue Coats pub. And the community-owned Antwerp Arms pub has had an extension so it can provide meals and host events (several CAAC members are shareholders of the Antwerp Arms!). All these buildings are locally listed.

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)	Heritage and Conservation Officer of Haringey Federation of Residents Associations. 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 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 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 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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