

HERITAGE IMPACT ASSESSMENT

HIGH ROAD WEST [REF: HGY/ HGY/2021/3175
LONDON BOROUGH OF HARINGEY

7/13/22

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Heritage | Regeneration | Placemaking

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1. INTRODUCTION

1.1 This Statement has been prepared by Revive and Tailor on behalf of London Borough of Haringey to provide an independent Heritage Impact Assessment for the proposed outline application for High Road West (“the Site”).

1.2 The description of proposal (“proposed development”) is:

“Hybrid Planning application seeking outline component for the demolition of existing buildings and for the creation of a new mixed-use development comprising of residential (Use Class C3), commercial, business and service (Use Class E), leisure (Use Class E), community uses (Use Class F1/F2) and Sui Generis uses together with the creation of a new public square, park and associated access, parking and public realm works with matters of layout, scale, appearance, landscaping and access within the Site reserved for subsequent approval; and detailed component for Plot A including the demolition of existing buildings and the creation of 60 residential units (Use Class C3) together with landscaping, parking and other associated works.”

1.3 The Statement should be read alongside the Built Heritage and Townscape Visual Impact Assessment (BHTVIA) by Montagu Evans, dated October 2021, the Design and Access Statement & Design Codes prepared by Egret West Architects.

Aims and Objectives

1.4 The Statement provides:

- A review of how harm to heritage assets should be assessed in line with national and local policy guidance;
- A review of potential harm associated with relevant heritage assets in relation to the proposals;
- General observations on heritage issues which are common across the whole group of assets;
- Additional mitigation strategy to be incorporated in the Design Codes.

1.5 The Statement does not repeat the research, analysis and background already provided by Montague Evans (ME) in their very detailed BHTVIA, but supplement it. The

- assessment provided here only includes selected heritage assets that fall within the Site or are within the immediate vicinity of it.
- 1.6 There are several heritage assets within the wider 'Zone of Impact' (ZIA) and these have been considered to appropriate detail within ME's report. However, some further recommendations have been provided that relate to all heritage assets and should be considered at the Reserved Matter Application (RMA) of the various phases.
- 1.7 The report is authored by Ms Nairita Chakraborty, Director, Revive and Tailor. She was the Principal Conservation Officer at Haringey between 2013-2018 when the borough witnessed a significant growth in development sites, including the Mayor's ambitions for Tottenham's regeneration. She provided extensive input regarding heritage assets along Tottenham High Road into Arup's Masterplan for Tottenham, Regeneration Frameworks, Area Action Plans and Development Management DPDs. She also advised on the now completed Tottenham Hotspur Stadium which included 4 tall buildings of up to 36 storeys proposed by Allies and Morrison Masterplan alongside the refurbishment of the Northern Terrace.
- 1.8 As part of her role, she worked closely with the Members and local groups such as Tottenham Civic Society and Tottenham Conservation Area Advisory Committee in the writing and adoption of various documents such as the Council's Conservation Area Appraisals the review of Locally Listed Buildings within the Borough.
- 1.9 Nairita is one of the 10 Commissioners at Historic England providing expert advice and guidance to their Executive team and have the corporate responsibility for establishing the overall strategic direction of the organisation and for monitoring its performance against strategic objectives and targets.
- 1.10 She is also a member of Historic England Advisory Committee (HEAC), a national committee advising Historic England on various strategic and sensitive projects across England.
- 1.11 Additionally, she is a member of the Design Review Panels at London Borough of Havering and Royal Borough of Kensington Chelsea and Mayor's Design Advocate, advising on key strategic projects for the Greater London Authority.

2. METHODOLOGY

General Approach

2.1 The methodology for assessment is based on Historic England's (2017) guidance contained in Good Practice Advice Note 3: *The Setting of Heritage Assets* which recommends a stepped approach to the assessment of development proposals:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and,

Step 5: Make and document the decision and monitor

outcomes (not relevant to this Statement).

2.2 In addition, Step 3 of the Historic England GPA#3 suggests an approach to assessing heritage impact using four attributes of proposed development as a framework for assessment. The attributes are not self-contained and the impacts will therefore overlap to some degree, but they are intended to be used as a helpful framework. The attributes all relate to the physical impact of a proposal and primarily, how it will be seen in relation to an asset. The factors listed under each attribute in italics are not intended to be exhaustive but are to be used as prompts for consideration to ensure a comprehensive assessment.

- **Location and Siting** including proximity to asset; position in relation to key views to from and across; degree to which location will physically or visually isolate asset; Proximity alone does not necessarily cause impact upon the contribution made by setting to the significance of a heritage asset or the ability to appreciate that significance. However, if there is an adverse impact on views of the asset which are important to appreciate architectural or historic significance, form and function, then it causes harm.

- **Form and appearance** including prominence, dominance, or conspicuousness, competition with or distraction from the asset; dimensions scale and massing; visual permeability or reflectivity; materials; introduction of movement or activity; diurnal or seasonal change.
- **Wider effects** including change to skyline; Light effects and “light spill”.
- **Permanence** including anticipated lifetime and reversibility.

2.3 The significance of the heritage asset has been assessed in accordance with the November 2017 consultation draft of Historic England’s best practice guidance document Conservation Principles. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic- in assessing what makes a place and its wider context special. These are broadly in line with the values – evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version, but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Significance of a heritage asset

- 2.4 In the NPPF, heritage significance is defined as: ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.
- 2.5 Significance derives not only from a heritage asset’s physical presence, but also from its setting.’
- 2.6 Assets of **very high significance** include Scheduled Monuments, Grade I and Grade II* listed buildings and Grade I and Grade II* Registered Parks and Gardens.
- 2.7 Assets of **high significance** include Grade II listed buildings, Grade II Registered Parks and Gardens and non-designated assets of national or regional significance.
- 2.8 Assets of **medium or low significance** include non-designated heritage assets which are not of national or regional significance, or where their significance is unknown.

Legal interpretation of ‘harm’

- 2.9 The courts have held (Ref. South Lakeland DC v Secretary of State for the Environment [1992] 2 AC 141) that ‘preserving

means doing no harm’. They have further established that, where a proposal would cause some harm, the desirability of preserving a listed building or its setting, or character of a conservation area, should not simply be given careful consideration, but should be given ‘considerable importance and weight’ when the decision-maker carries out the planning balance (Ref. Barnwell Manor Wind Energy Ltd v. East Northamptonshire District Council, English Heritage, the National Trust and the Secretary of State for Communities and Local Government [2014] EWCA Civ 137).

Categories of Harm

- 2.10 **Substantial harm** – this is not specifically defined in the NPPF, but the Planning Practice Guide advises that:

‘substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from

development within its setting.'

2.11 Less than substantial harm – for the purposes of this report, the degree of ‘less than substantial harm’ has been categorised as being high, moderate, or low. These categories have been applied as follows:

Low	<ul style="list-style-type: none"> • negligible impact on an asset of very high or high significance; • minor impact on an asset of medium significance; • moderate impact on an asset of low significance.
Medium	<ul style="list-style-type: none"> • minor impact on an asset of high significance • major impact on an asset of low significance
High	<ul style="list-style-type: none"> • minor impact on an asset of very high significance • moderate impact on an asset of high significance • major impact on an asset of medium significance

3. EMERGING CONTEXT

3.1 Tottenham was identified in the London Plan and Haringey's Strategic Policies Local Plan (2013) as a key regeneration area within the capital capable of accommodating significant growth. The area was identified as one of them most deprived areas of England with several challenges including unemployment, crime and overcrowded housing. The regeneration of the area was to target these socio-economic issues by creating a new world class destination in north London.

High Road West Masterplan

3.2 The Masterplan Framework (Sept 2014) for High Road West sits alongside ambitious proposals for change in North Tottenham developed by LB Haringey as the Tottenham Area Action Plan. This was produced as an evidence base document, later incorporated within the AAP when it was adopted by the Council in July 2017 following public examination.

3.3 Page 40, bullet 8 states:

"The Masterplan Framework is developed on key principles that retain and enhance existing character, for example: developing a north south route behind the High Road to link the new neighbourhood; creating new east west linkages from the High Road, setting building heights appropriate to the historic properties along the High Road and emerging development context set by the new THFC stadium and Brook House scheme, supporting residential development with new leisure and retail amenity."

3.4 Page 54 highlights heritage as a key opportunity:

- To create a Masterplan Framework that conserves the historic significance of the area's heritage assets, their setting, and the wider historic environment;
- To contribute to the AAP's overarching analysis of Tottenham's heritage assets which will aid place shaping and positively impact on people's perception of their physical environment;
- To integrate heritage buildings into the masterplan with long and short-term sustainable uses; and

- To enhance the appearance of existing heritage assets with investment and physical improvements.

3.5 One of the key principles of the framework (page 92) is to

“Enhance the heritage value contribution of the High Road, reinforcing its fine grain and diversity of retail offer alongside improvements High Road frontages.”

Tottenham Hotspur Stadium

3.6 The first phase of the transformation was brought by the construction of a new Stadium, replacing the earlier stadium at a similar location. In addition, the permission included ‘Tottenham Experience’ museum, new hotel, health centre, extreme sports centre, and outdoor MUGA. The masterplan will also deliver a tall and dense residential quarter of roughly 585 homes, reaching up to 36 storeys.

3.7 The new stadium was to be located on the High Road and involved demolition of three key listed buildings and other locally listed buildings along the High Road. Given the scale of the development alongside the loss of several Victorian buildings, the Council concluded substantial harm to the heritage assets, offset by national level regeneration brought

forth by the Stadium. This, however, meant that this part of the North Tottenham Conservation Area had entirely lost its special interest and was subsequently excluded from it.

The Goods Yard, White Hart Lane: HGY/2018/0187

3.8 The Planning Inspectorate allowed a hybrid planning application to deliver a residential led mixed-use scheme, delivering 316 homes across the 1.276ha site, with 1450m² of non-residential uses. The proposal includes the refurbishment and conversion of the Station Master’s House into a restaurant, and new neighbouring commercial building.

The Depot (867-879 High Road) HGY/2019/2929

3.9 Permission has been given for a hybrid planning application to deliver 330 homes and 270m² of non-residential uses across the 1.2ha site. The proposal features 5 new buildings framing a central park with a café provided at ground level, and the refurbishment of the Grade-II Listed 867-869 High Road into 6 apartments. The landmark building along the railway line is 29 storeys.

The Printworks HGY/2021/2283

- 3.10 This scheme proposes the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of locally listed 829 High Road, and redevelopment of the site for a mixed use residential development comprising 72 homes, alongside a cinema (1,272sqm) and 302sqm of commercial space. The scheme also included internal and external alteration to the listed 819-821 High Road involving reinstatement of the hipped roof and repair works to the rear façade following the demolition of the later ancillary buildings.

807 High Road HGY/2021/0441

- 3.11 Planning permission was granted for the demolition of no 807 High Road and replace it with an enhanced 4 storey brick building including a shop front and mansard, creating 219m² of commercial space. Behind, a new 4 storey residential building containing 9 apartments is proposed with a first floor podium level garden linking the two buildings.

4. THE SITE

- 4.1 The Site broadly consists of the area covered under High Road West Masterplan Framework. It is brought forward by Lendlease (High Road West) Ltd working in conjunction with London Borough of Haringey.
- 4.2 The planning application that is being submitted is in *“the form of a hybrid proposal, comprising a series of 20 plots to be delivered in multiple phases. The first phase, Plot A (area of Whitehall Mews) is prepared as detailed proposals, delivering 60 homes, and establishing the design quality for the proceeding phases to follow.”* (Design and Access Statement (DAS), Egret West)
- 4.3 The DAS also comments on how the proposal responds to the local context of the North Tottenham Conservation Area and the various heritage assets within as well as in the wider area.
- 4.4 Whist the submitted DAS explains the masterplanning principles such as context, quantum and character areas, the supporting Design Code details how the parameter plans could be implemented. As stated by Egret West, the primary purpose of the Design Code is to:
- Set out the vision and aspirations of High Road West;
 - Provide the rules on design quality for the local authority and stakeholders. They cover the important aspects of building and public realm design such as plot massing, amenity, daylight, external spaces, shading, proximity of buildings, and relationship to heritage assets;
 - Provide clear and succinct guidance to inform the design development and assessment of RMA’s and form part of the brief for the design teams involved in the scheme’s future phases of development;
 - Define the character areas of the Masterplan, and provide guidance on how that character is manifested through the design of the buildings and public realm;
 - Ensure high quality buildings and public realm through clear written and diagrammatic instructions.
- 4.5 The Codes require, as part of the submission of Reserved Matter Application (RMA):
- *“Use the London Borough of Haringey (LBH) Quality Review Panel (QRP), where appropriate as agreed with*

planning officers, to review and advise on emerging detailed proposals at the pre-application stage (before RMAs for any Plot are submitted); and

- *Pay due attention to the capability of the team when appointing Architects, to deliver high quality buildings and spaces in a residential neighbourhood, through a track record of relevant Awards or experience.”*

4.6 The Code further provide a set of compliance guidance, specifying those that are mandatory and those that are recommended. It states:

“Paragraphs within this document are structured to include guidance on:

- *Design Intent: a preliminary statement setting out the design ambition and strategy of the masterplan in principle;*
- *Design Guidelines: highlight specific detailed codes which must be adhered to in accordance with the compliance principles set out below.*

Design guidelines are separated into two types of parameters:

- *Mandatory: compulsory guidance in order to meet the design quality and character required by the masterplan. These are phrased as “proposals must”.*
- *Recommended: interpretative guidelines offering a degree of flexibility so that alternative design solutions can be arrived at to meet the design quality and character of the masterplan. These are phrased as “proposals should.*

Deviations from the guidelines set out within this Design Code shall be clearly identified by the applicant as part of future RMAs with full justification given.”

4.7 In order to assure that any deviations from the Design Code that may result in a greater impact to the heritage assets should require “clear and convincing justification in line with national and local plan policies alongside relevant legislation”.

Integrating consented applications

4.8 Having regard to the extant planning permissions within the Site by other applicants, the Masterplan aligns itself with the parameters and layout of these proposals so they could be brought forward independently. It states:

“The maximum physical parameters of the Proposed Development have been designed to allow the developments permitted pursuant to the extant planning permissions to come forward independently should third party owners implement these extant planning permissions.”

Select design code wording from these permissions have been introduced into the guidance set out within this document where appropriate, to support consistency and future application within RMAs.”

- 4.9 With regards to the North Tottenham Conservation Area, the Code states:

“The conservation area and its sequence of sub areas comprise an eclectic mix of buildings and spaces from various era’s of North Tottenham’s history. Proposals within and neighbouring the conservation area will be brought forward within a ‘heritage first’ approach, seeking to respond to the setting of existing buildings and spaces as described by the North Tottenham Conservation Area Appraisal and Management Plan.

Close consideration should guide how new buildings and open spaces within the immediate vicinity of heritage assets respect

the established and positive setting, spaces between buildings, their heights, architectural forms, materials and decorative features. This considered approach constitutes the basis of the scheme’s conservation-led design.”

- 4.10 With respect to specific guidelines, the Codes state:

- “New buildings along High Road **must** respect the shallow curve in frontage reinforcing the continuous building lines and enclosed linear character.
- New buildings **must** enhance the view when looking south along the High Road by replacing the unsightly timber yard hoarding.
- Buildings **must** reflect the historic frontage widths and varied roofline of heritage buildings to reinforce the street’s mixed informal character - with general conformity in scale, height and materials.
- Proposals **must** provide heritage informed signage and commercial shop fronts.”

- 4.11 With respect to White Hart Lane, the Codes state:

“The detailed design of buildings and spaces along White Hart

Lane **must** make a positive contribution to enhancing the character and appearance of the following spaces identified as ‘negative contributors’ in the North Tottenham Conservation Area Appraisal and Management Plan:

- *White Hart Lane frontage between the Station Master’s House and The Grange.*
- *White Hart Lane frontage between Nos. 18 and 24.*

*Proposals **should** appropriately respond to the character of the street as a winding country lane, comprising villas with generous front gardens through the landscape and massing of new buildings.*

*Proposals **must** seek to enhance the setting of the Grange, which is currently marred by the projecting blank end wall of the adjacent Victorian terrace, by replacing with terrace and re-aligning the street frontage to reveal the Grange and celebrate the asset as the focus of the streetscape.”*

4.12 With regards to the central area of the conservation area (sub area C as part of the North Tottenham Appraisal), the Codes state:

- “Future development **should** maintain the linearity of the

street in order to continue the frontage character of the conservation to the north.

- Proposals **should** be considered as an opportunity to reconnect the broken historic frontage of the Conservation Area through high quality, context sensitive new development. *Definition to building facades should ensure the proportions and design quality of new buildings outweigh the loss of any parts of the existing street frontage, whilst respecting and complementing remaining heritage assets.*
- Future development **should** respect the setting of the Locally Listed Francis De Sales Church and School building.”

4.13 In more wider terms, the Code (on page 17) states:

DESIGN GUIDELINES

GENERAL

- 2.2.1 All Statutory Listed buildings within the site boundary **must** be retained and integrated into the wider scheme, these include
 1. The Grange, 34 White Hart Lane (Grade II)
 2. 819 – 821 High Road (Grade II)
- 2.2.2 Locally Listed buildings and positive contributors within the site boundary **should** be retained, unless they prohibit the masterplan's guiding principles of movement and placemaking. Those to be retained **must** include:
 3. Station Masters House
 4. 6A White Hart Lane
 5. Former Catholic Chapel and Pastor's House
 6. 865 High Road
- 2.2.3 Buildings belonging to either of the three specified heritage categories (Statutory Listed, Locally Listed, and Positive Contributor) are considered heritage buildings. All heritage buildings to be retained **must** preserve the fabric of the existing building.
- 2.2.4 The detailed design of buildings, public realm and landscaping and associated access arrangements **must** safeguard and, where possible, enhance the significance of the North Tottenham Conservation Area, including the setting of nearby statutorily listed, locally listed buildings, mature trees and spaces.

PLOT SPECIFIC

- 2.2.5 The following plots **must** respond to the setting and scale of adjacent heritage buildings and **must** deliver adjacent façades which are carefully formed to interface with the existing building features whilst respecting their scale and grain:
 - a. Plot G;
 - b. Plot H2;
 - c. Plot I1;
 - d. Plot I2;
 - e. Plot I3;
 - f. Plot N3;
 - g. Plot N4;
- 2.2.6 The following plots **must** respond to the setting and scale of statutory and non-statutory listed buildings on High Road by preserving their prominence when viewed from the conservation area.
 - a. Plot E;
 - b. Plot C;
 - c. Plot K1;
 - d. Plot K2;

[For guidelines on scale and massing responses refer to Block Codes guidelines for the plots outlined above.](#)

[For further guidelines on architectural responses to heritage assets refer to Architectural Codes guidelines.](#)

Design guidelines with respect to heritage assets, Page 17, Design Codes, Egret West

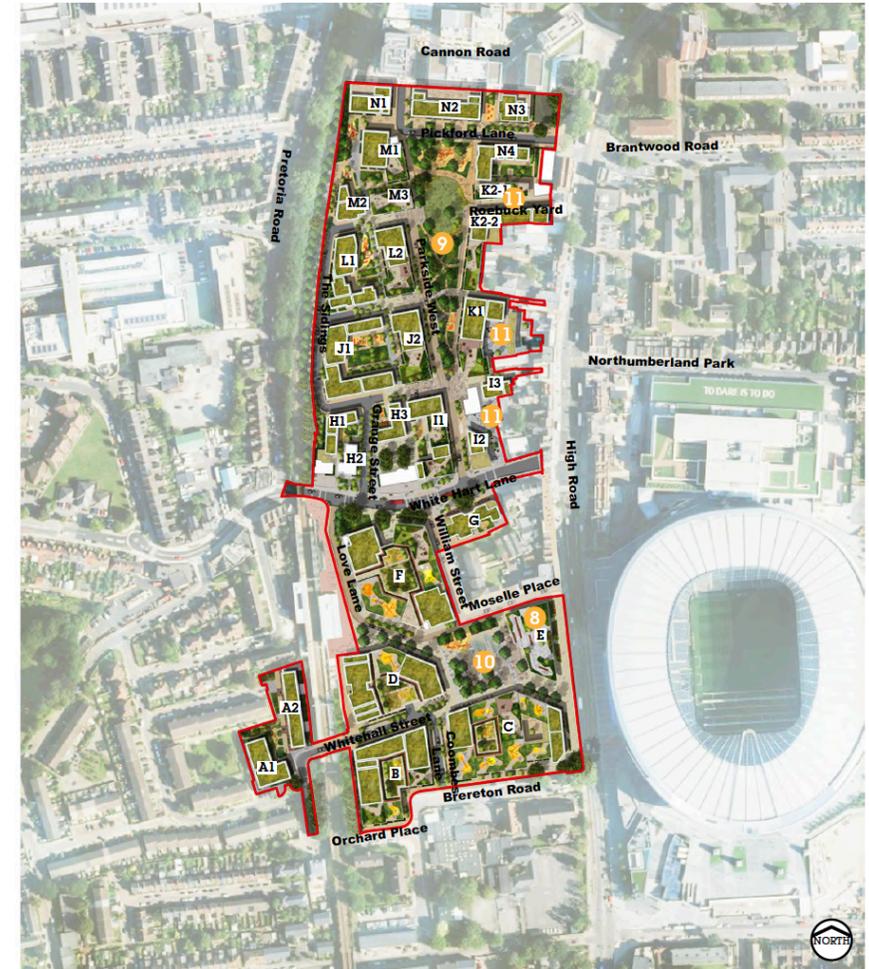


Fig.69 - High Road West Illustrative Masterplan

Corresponding plots as proposed by Egret West Masterplan

4.14 With regards to building facades, section 2.13 gives advice on the articulation of buildings specific to North Tottenham and requires future development to exhibit architectural quality that response to the site context and creates a 'familiar extension' to the existing urban fabric. In that its specifically requires:

- “Building façades **must** have an ordered fenestration pattern.” (2.13.1)
- “Buildings **must** present similar architectural approaches for each façade.” (2.13.2)
- “Parapets and articulation in roof forms **should** be integrated with the design of the façade.” (2.13.16)

4.15 It is suggested that para 2.13.16 gives specific regard to the historic roof line. This is especially due to the cohesive nature of the historic corridor which reinforces its linearity and could be removed if not given due consideration.

4.16 Section 2.15 discusses the approach to heights.

DESIGN GUIDELINES

- 2.15.1** The masterplan’s proposed massing and heights are managed by the following principles:
1. Step up to the railway - the scheme’s greatest height **must** be located along the railway edge.
 2. Step down to the Conservation Area - buildings **must** generally step down from the railway towards the conservation area on High Road and Brereton Road, and White Hart Lane.
- 2.15.2** The arrangement of taller buildings **must** be led by a review of the scheme’s townscape views, to establish optimum placement to avoid coalescence between buildings when viewed from within the conservation area and further away, and avoid an overbearing impact on the setting of heritage buildings.
- 2.15.3** The buildings **must** be of regular general form with clear distinction where variation in height occurs.

4.17 Section 4.1 of the Codes provide further advice on ‘Heritage Architectural Approach’ with respect to buildings which interface with the heritage assets.

Building Articulation

DESIGN GUIDELINES

- 4.1.1** Buildings that are closer to heritage assets **must** be carefully formed to interface with the existing built forms and building features.
- 4.1.2** The proposed building forms **should** reflect the varied forms that make up the heritage buildings and conservation areas.
- 4.1.3** Proposed elevations **should** respect existing building lines (eaves lines, parapets, material changes etc.) and continue these where possible.
- 4.1.4** If the building form cannot match the existing building lines then they **should** be reflected in the architectural features of the façade.

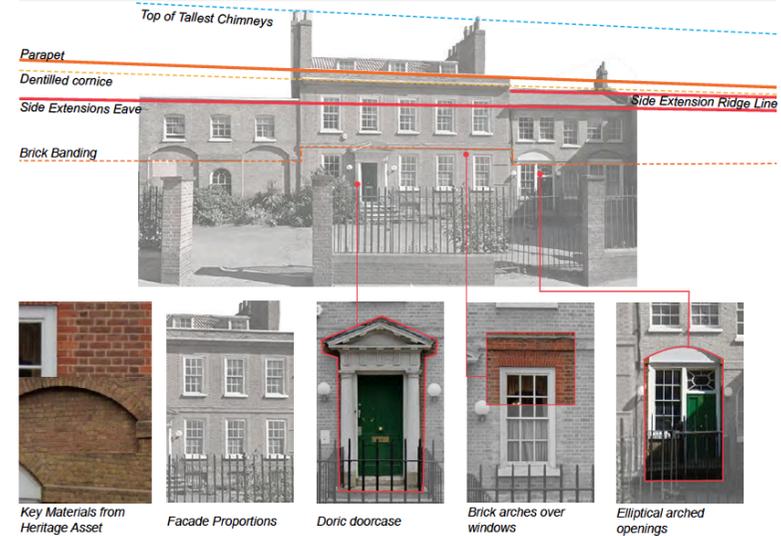
4.18 It further advices on plot specific guidelines and these are replicated below.

Plot 11

DESIGN GUIDELINES

THE GRANGE (GRADE II LISTED)

- 4.1.23** Plot 11 **should** respect the existing building lines of The Grange and continue these through the setting out of the building form. The structural form of the buildings **should** match to at least one of the following building lines:
 - a. Tops of tallest chimneys
 - b. Roof pitch line of side extensions.
 - c. First floor parapet.
 - d. Eave line of side extensions.
 - e. First floor brick detailing.
- 4.1.24** If the building form of Block 11 can only match one building line, at least one further building line **should** be reflected in the architectural features of the façade.
- 4.1.25** Block 11’s elevation **should** reflect elements of the building’s architecture, these may include, but should not be limited to:
 - a. Materials with colour, texture and bond complimenting the heritage asset.
 - b. Dimensions of openings and facade proportions.
 - c. Accented doorways.
 - d. Brick arches over the windows.
 - e. Elliptical arched openings.



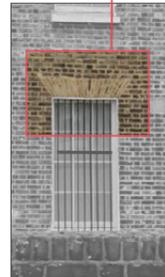
Plot H2

DESIGN GUIDELINES

- 4.1.26 Plot H2 **should** be broken down into articulated elements to respond to the domestic scale of the St. Master's House. This **should** include setting out of the building form by matching at least one of the following building lines:
 - a. First floor eave line.
 - b. Top of single storey annex building.
- 4.1.27 Block H2's elevation **should** reflect elements of the building's architecture, these may include, but should not be limited to:
 - a. Gauged brick flat arches over windows.
 - b. Accented doorway.
- 4.1.28 The existing historic wall at the boundary of the site in front of the Station Master's House **should** be retained.



Arched entrance



Gauged brick flat arches over sash windows



Yellow Brick from Heritage Asset



Facade Proportions

Plot I2

DESIGN GUIDELINES

6A WHITE HART LANE (LOCALLY LISTED)

- 4.1.29 Plot I2 **should** respect the existing building lines of 6a, White Hart Lane and continue these through the setting out of the building form. The structural form of the buildings **should** match to at least one of the following building lines:
 - a. First floor eave line
 - b. Eave line of existing neighbouring terrace
- 4.1.30 Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include, but should not be limited to:
 - a. Materials with colour, texture and bond complementing the heritage asset.
 - b. Dimensions of openings and facade proportions.
 - c. Brick arch over the doorway.
 - d. Brick arches over the windows.
- 4.1.31 Plot I2 frontage onto White Hart Lane **must** not have plant.



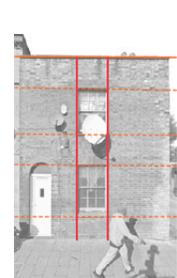
Original brick arch over front door



Sash windows beneath flat rubbed brick arches



Brick from Heritage Asset



Facade Proportions

Plot K2

DESIGN GUIDELINES

865 HIGH ROAD (POSITIVE CONTRIBUTOR)

- 4.1.32** Plot K2's building form **must** match at least one of the existing neighbouring building's following lines:
- Top of the mansard roof parapet.
 - Second floor eave line.
 - Brick banding at ground, 1st and 2nd level
- 4.1.33** Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include but should not be limited to:
- Sash windows with segmental window arches and red brick dressings.
 - Brick banding at ground, 1st and 2nd level
 - Materials with colour, texture and bond complementing the heritage asset.
 - Dimensions of openings and facade proportions.
 - The remaining portion of the arched entrance adjoining 865 High Road.



Retained portion of arched entrance to neighbouring plot



Sash windows with red brick dressings modelled on 867-869 High Road



Brick from Heritage Asset



Facade Proportions

Plot G

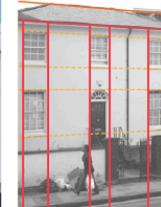
DESIGN GUIDELINES

7 WHITE HART LANE (GRADE II)

- 4.1.34** Plot G's building form **should** match at least one of the existing neighbouring building's following lines:
- 4.1.35** Building ridge line.
- Ridge line.
 - First floor eave line.
- 4.1.36** Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include but should not be limited to:
- Recessed sash windows.
 - Wrought iron handrail and beaded panel door with rectangular fanlight and gabled hood.



Key Materials from Heritage Asset - Stucco render with incised lines



Facade Proportions



Beaded panel door with rectangular fanlight and gabled hood



Stone steps with wrought iron handrail



Recessed sash windows

4.19 It is considered that the above guidelines provide sufficient flexibility as well as framework to buildings that would interface with the relevant heritage assets. If adhered to, these would result in achieving a degree of enhancement, resulting in heritage benefit that would most likely outweigh any low

level of less than substantial harm that could be ascribed.

- 4.20 However, should the maximum parameter plans be considered, it is likely to cause a much greater level of harm. The cumulative harm would most occur with respect to North Tottenham Conservation area, and this would be likely a high level of less than substantial harm. There may be instances where the maximum parameters cause additional harm to individual heritage assets, both statutory and local.
- 4.21 As such, it is recommended that clarification is provided on the circumstances where maximum parameters would be justified. Where these would lead to greater level of harm to heritage assets, the detailed proposals should require “clear and convincing justification at RMA stage” to allow the Council as well as other stakeholders to assess the proposals against rising harm and public benefits.

5. KEY HERITAGE ASSETS AND THE IMPACT OF THE PROPOSAL

- 5.1 The BHTVIA by Montagu Evans provides an assessment of likely impacts of the Proposed Development on heritage, townscape and visual receptors.
- 5.2 The (built) heritage assessment describes the significance of any heritage receptors affected by the Proposed Development, including any contribution made by their setting.
- 5.3 The Site contains two listed buildings (32 White Hart Lane (grade II), 819-821 High Road (grade II)) as well as a number of buildings that are included in Haringey's Local List. It also sits partially within the North Tottenham High Road Conservation Area (NTCA).
- 5.4 In order to identify heritage assets that are outside the Site, a Zone of Townscape Views (ZTV) was considered which identified and excluded those assets where there would be no intervisibility with the Proposed Development and, where due to distance and/or lack of historic association, the Proposal would introduce no change to their settings of heritage value.

- 5.5 This Statement does not repeat the detailed assessment undertaken as part of this report, and limits itself to the those assets that fall within the immediate environs of the Site (see extract of Fig 5.2 from Montagu Evans's report repeated below). These include the following assets:

High Road West (from north to south)

- 867-869 High Road (Grade II);
- No 865 High Road (Locally Listed);
- No 847-853 High Road (Locally listed);
- No 841-843 High Road (Locally Listed);
- Nos. 823 to 829 High Road (Locally listed);
- 819 – 821 High Road (Grade II);
- No 813-817 High Road (Locally Listed);
- No 809-811 High Road (Locally Listed);
- Nos. 801 and 803 - 805 (The Bricklayers Public House) (Locally listed);
- No 797-799 High Road (Grade II);

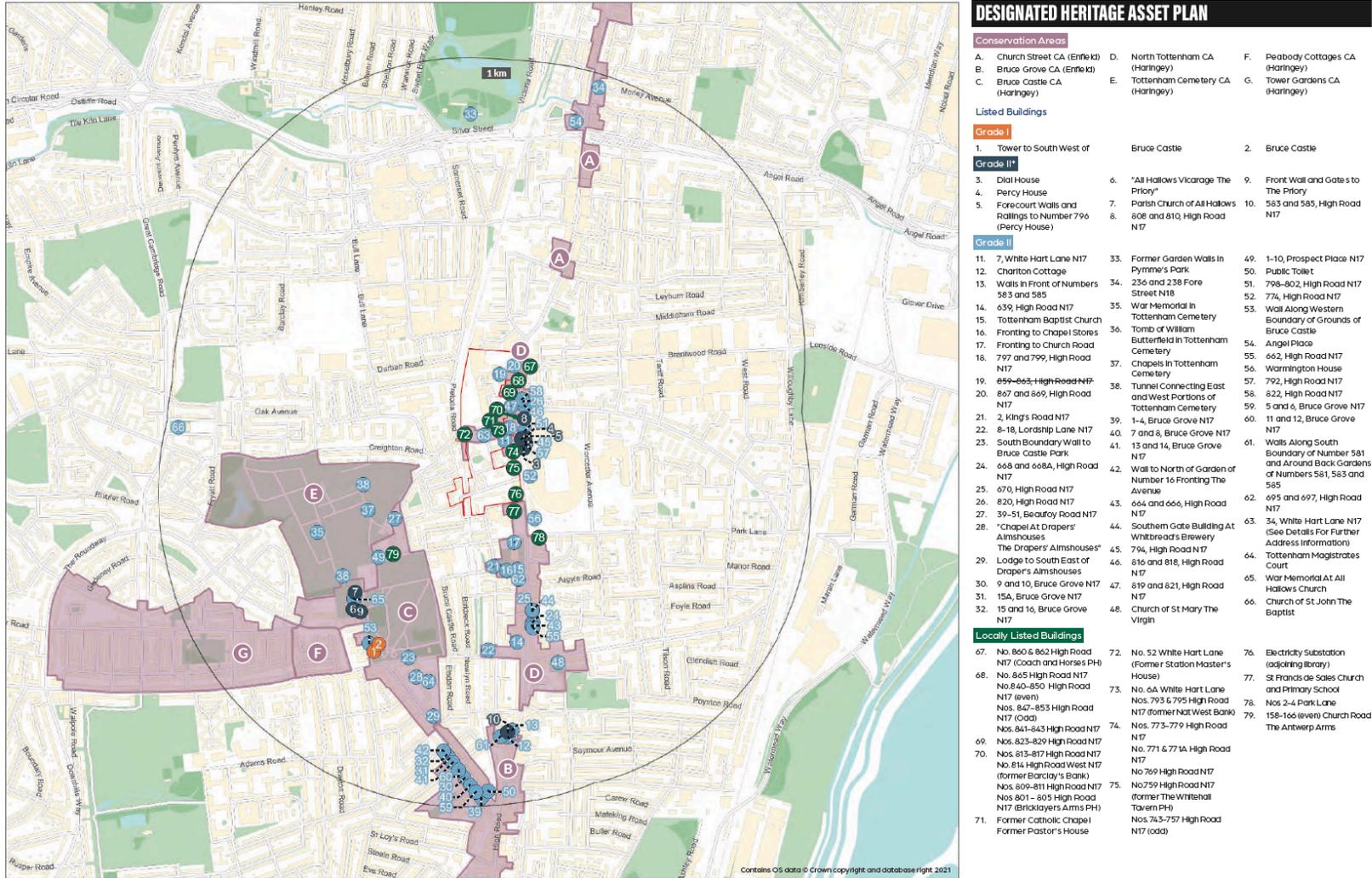
- No 793-795 High Road (Locally Listed);
- No 773-779 High Road (Locally listed);
- No 769-771 High Road (Locally listed);
- Electricity sub-station, High Road (Locally listed)
- Church of St Francis de Sales, High Road (Locally Listed);
- Tottenham Cemetery Conservation Area

White Hart Lane (east to west)

- Catholic Chapel and former Pastor's house, White Hart Lane (Locally listed)
- 6a White Hart Lane (Locally listed)
- 7 White Hart Lane (Listed grade II)
- No 34 (The Grange), White Hart Lane (Grade II)
- 52 White Hart Lane (Former Station Master's house) (Locally listed)

Conservation Areas

- North Tottenham Conservation Area
- Bruce Castle and All Hallows Church Conservation Area



LOCATION:
High Road West, Tottenham

DATE:
October 2021

SCALE:
1:12500 @ A3

FIGURE 1 Map showing the location of heritage receptors within the study area.

▲ NORTH



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Fig 5.1 extracted from BHTVIA, Montagu Evans

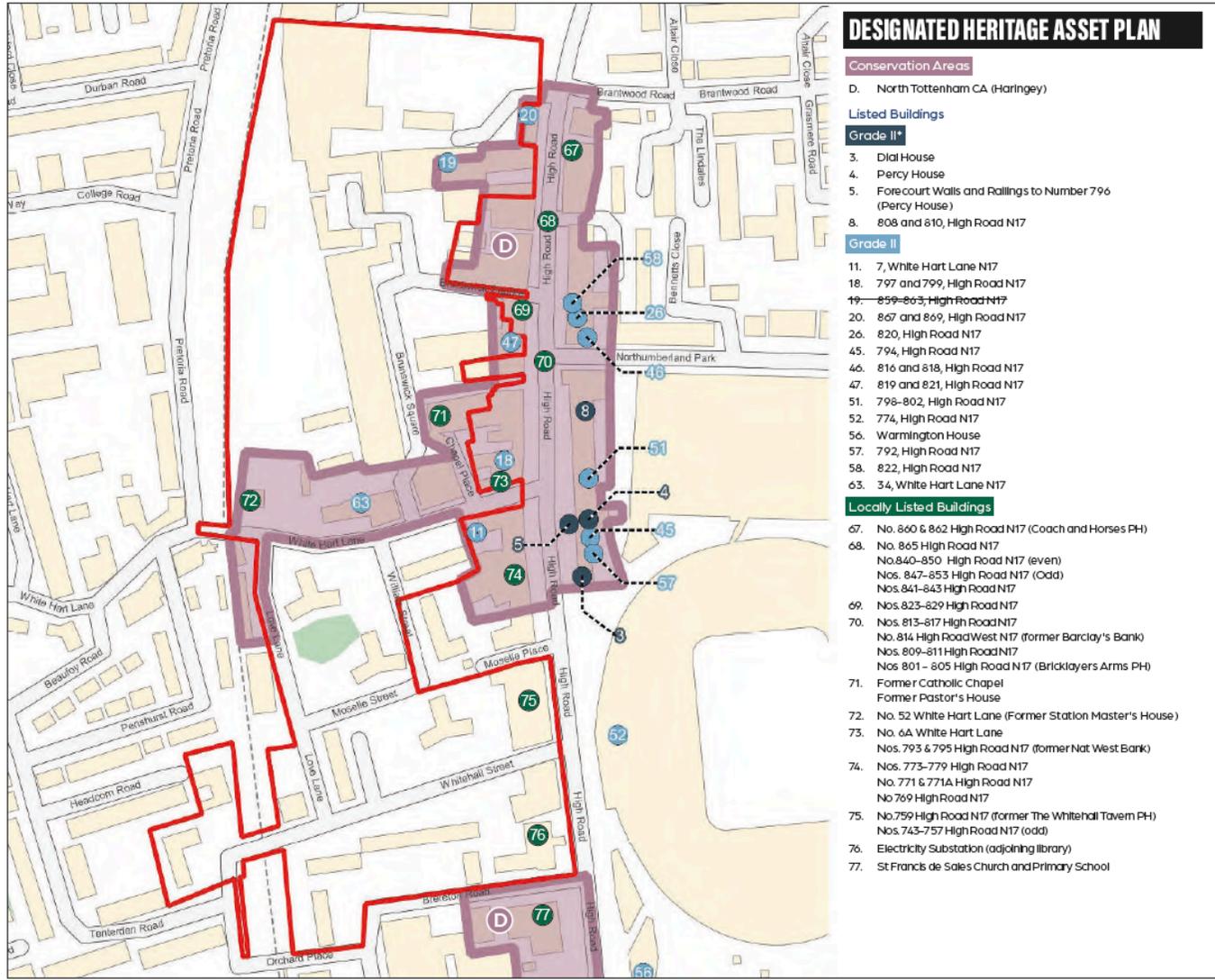


Figure 5.2 Zoomed heritage asset map showing receptors in the immediate environs of the Site

Fig 5.2 extracted from BHTVIA, Montagu Evans

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 867-869 High Road</p> <p>Grade II</p> <p>No 20 in Figure 5.2 (extract from ME report)</p>	<p>This is a pair of early 18th Century houses, with three storeys and basement. The houses have high pitched roofs making them prominent of the street.</p> <p>Its position in the High Road, at the northern end, gives it prominence, terminating views of the High Road from south. It is also a key building when viewed from the north, entering into the borough from Enfield. The building alongside the High Road form a harmonious composition and group that provide townscape value of high quality. Overall, it is considered to have high architectural interest. It also has high townscape and group value.</p> <p>It is considered to be of high value.</p>	<p>The parameters include Plots N4-1 (max height 37.000m) and N4-2 (27.100) to the east, K2-1-3 (max heights 26.225m-40.25m) to the south and N3-1 and 2 to the north, with M-1, 2 and 3 (max heights 41.650m to 108.050m) further away behind the listed buildings to the east.</p> <p>Plots K2 and N3 and 4 form part of the lower buildings along the edge of the Site that slopes upwards in height towards the tall buildings on Plot M-1. Nonetheless, the parameters are considerably taller than the three storey listed buildings. The parameters will form a largely solid backdrop behind the buildings and will introduce a new element into their setting.</p> <p>The proposal will have an impact on the setting of these buildings. Plots N4 and N3 are already approved under the Depot site application. These go to some extent improving the setting of these buildings.</p> <p>K2-1 and K2-2 are likely to cause additional impact within the immediate vicinity. With maximum parameters between 6 and 10 storey, their prominence within the High Road would be adversely impacted on. This would likely cause a low (illustrative scheme) to medium (max parameters) less than substantial harm.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters for K2-1 and K2-2. Views from Brantwood Road and High Road, north of the Site should be considered in particular.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 865 High Road</p> <p>Locally Listed</p> <p>No 68 in Figure 5.2 (extract from ME report)</p>	<p>This is a replica Georgian building of an earlier terrace. Although the proportions of the building are incorrect, the overall scale and materiality of the building conform to the unity along High Road.</p> <p>Its heritage value is considered to be low.</p>	<p>The parameters include K2-1-3 (max heights 26.225m-40.250m). Plots K2-3 would be immediately to the south and would be of a comparable height, 'stitching' the urban street frontage together. To the rear block K2-1 and K2-2 would step up towards Peacock Park.</p> <p>There would be no direct physical impact on the locally listed building. Its setting would be affected, especially if the maximum parameter of the rear block is considered [K2-1 and K2-2].</p> <p>This would likely cause a low (illustrative scheme) to medium (max parameters) less than substantial harm. However, the redevelopment of K2-3 would be considered an enhancement and is likely to outweigh the low level of harm to the locally listed building.</p>	<p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>
<p>No 847-853 High Road</p> <p>Locally listed</p> <p>No 68 in Figure 5.2 (extract from ME report)</p>	<p>Two storey locally listed buildings of early 18th century origin with an attic storey with small dormer windows, but they have lost most of their traditional features and now have painted brick façades.</p> <p>Its heritage value is considered to be low.</p>	<p>The parameters include K2-1-3 (max heights 26.225m-40.25m).</p> <p>K2-1 and K2-2 would step up towards Peacock Park. These would be considerably taller. However, the gap between the rear of the locally listed buildings and the southern wing of the new buildings allows this massing to sit comfortably behind. Nevertheless, there would be some impact on their setting since the taller buildings may be visible in long views along the High Road, diminishing their prominence and linearity.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters for K2-1 and K2-2.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 841-843 High Road</p> <p>Locally Listed</p> <p>No 68 in Figure 5.2 (extract from ME report)</p>	<p>Three storey plus attic, Edwardian building with tall chimney stacks and a central gable end with Tudor style half-timbered detailing and has a prominent role in the streetscene.</p> <p>Its heritage value is considered to be low.</p>	<p>The parameters include K2-1-3 (max heights 26.225m-40.25m).</p> <p>K2-1 and K2-2 would step up towards Peacock Park. These would be considerably taller. However, the gap between the rear of the locally listed buildings and the southern wing of the new buildings allows this massing to sit comfortably behind. Nevertheless, there would be some impact on their setting since the taller buildings may be visible in long views along the High Road, diminishing their prominence and linearity.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters for K2-1 and K2-2.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>
<p>Nos. 823 to 829 High Road</p> <p>Locally listed</p> <p>No 69 in Figure 5.2 (extract from ME report)</p>	<p>Nos. 823 and 825 have a prominent parapet cornice with a decorative plaster frieze. No. 827 has a central forward projecting gable end and tiled roof with eaves. No. 829 has a simple façade with a parapet. The maroon painted ground floor façade of the group retains substantial original shop surround and shopfront elements including corbels, pilasters and stallrisers.</p> <p>The buildings form part of the approved Printworks Site and No 829 is proposed for demolition, whilst the others are to be retained.</p> <p>Its heritage value is considered to be low.</p>	<p>Proposal would include buildings to the rear of the High Road, replacing the 20th Century industrial units. These would range from AOD 26.225m to 38.050m in their maximum parameters. This would approximately be between 6 and 9 storey high. [Plots KI-1-3]</p> <p>There would be no direct physical impact on the listed buildings. Their setting would be affected, especially if the maximum parameter of the rear block is considered [KI-1 and KI-2], although K1-2 has been granted permission has part of the Printworks application. This includes the restoration of the retained terrace which is considered to be enhancement and a heritage benefit.</p> <p>It is likely that the upper floor/roof/parapet may be visible from long distance views along Northumberland Park. It is likely that there would be low level (max parameters) of harm to the setting of the asset.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters for KI-1 and KI-2.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>819 – 821 High Road</p> <p>Grade II</p> <p>No 47 in Figure 5.2 (extract from ME report)</p>	<p>These are also an early 18th Century pair of houses with alterations with 19th century shop fronts. They form a group with the domestic buildings of same period and architectural features. In particular, the symmetrically arranged pair evidences the slightly higher quality houses displaying the formality, stature, and proportions typical Georgian era of the area's development.</p> <p>The buildings are considered to be of high significance, both pertaining to their own interest and the contribution they make to the conservation area. The buildings' symmetrical façade make them an attractive pair that actually stands out pleasantly within the western part of the High Road.</p> <p>Its heritage value is considered to be medium.</p>	<p>Proposal would include buildings to the rear of the High Road, replacing the 20th Century industrial units. These would range from AOD 26.225m to 38.050m in their maximum parameters. This would approximately be between 6 and 9 storey high. [Plots KI-1-3]</p> <p>Plot I-1 to 3 (max heights 25.750m – 39.825m) would also be the rear of these buildings.</p> <p>There would be no direct physical impact on the listed buildings. Their setting would be affected, especially if the maximum parameter of the rear block is considered [KI-1 and KI-2]. It is likely that the upper floor/roof/parapet may be visible from long distance views along Northumberland Park. It is likely that there would be low (illustrative scheme) to medium level (max parameters) of harm to the setting of the asset.</p>	<p>Appropriate stepping up towards Peacock Park and sensitive relationship with the High Road edge.</p> <p>Further townscape assessment should be undertaken if considering maximum parameters for KI-1 and KI-2. Views from Northumberland Park should be considered in particular.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 813-817 High Road</p> <p>Locally Listed</p> <p>No 70 in Figure 5.2 (extract from ME report)</p>	<p>An attractive three storey local listed terrace of Victorian properties constructed of London stock brick with prominent rendered lintels, keystones, quoins and parapets. However, like many of the buildings on the High Road, they now have unsympathetic modern shopfronts at ground floor level.</p> <p>Their heritage value is considered to be low.</p>	<p>Proposal would include buildings to the rear from AOD 26.225m to 38.050m in their maximum parameters. This would approximately be between 6 and 9 storey high. [Plots KI-1-3]. Plot I-1 to 3 (max heights 25.750m – 39.825m) would also be the rear of these buildings.</p> <p>There would be no direct physical impact on the buildings. Their setting would be affected, especially if the maximum parameter of the rear block is considered [KI-1 and KI-2], although K1-2 has been granted permission has part of the Printworks application. This includes the restoration of the retained terrace which is considered to be enhancement and a heritage benefit.</p> <p>It is likely that the upper floor/roof/parapet may be visible from long distance views along Northumberland Park. It is likely that there would be low level (max parameters) of harm to the setting of the asset.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters for KI-1 and KI-2.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>
<p>No 809-811 High Road</p> <p>Locally Listed</p> <p>No 70 in Figure 5.2 (extract from ME report)</p>	<p>A symmetrical three storey pair of early 18th Century local listed buildings with an attic storey within a tiled and pantiled mansard roof behind a parapet.</p> <p>Their heritage value is considered to be low.</p>	<p>Plot I-1 to 3 (max heights 25.750m – 39.825m) would be the rear of these buildings.</p> <p>There would be no direct physical impact on the buildings. Their setting would be affected, especially if the maximum parameter of the rear block is considered [I3].</p> <p>It is likely that the upper floor/roof/parapet may be visible from long distance views and it is likely that there would be low level (max parameters) of harm to the setting of the asset.</p>	<p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>Nos. 801 and 803 - 805 (The Bricklayers Public House)</p> <p>Locally listed</p> <p>No 70 in Figure 5.2 (extract from ME report)</p>	<p>A symmetrical terrace of three storey buildings constructed of London stock brick with red brick window arches and aprons. The wider central building (No. 803) is defined by full height pilasters and has a parapet, while the flanking buildings have shallow slate roofs with eaves. All are linked by a continuous cornice. The group retain their original timber sash windows with glazing bars and most of the decorative ground floor level shop surround and shop front details including corbels and pilasters.</p> <p>Their heritage value is considered to be low.</p>	<p>Plot I-1 to 3 (max heights 25.750m – 39.825m) would be the rear of these buildings.</p> <p>There would be no direct physical impact on the buildings. Their setting would be affected, especially if the maximum parameter of the rear block is considered [13].</p> <p>It is likely that the upper floor/roof/parapet may be visible from long distance views and it is likely that there would be low level (max parameters) of harm to the setting of the asset.</p>	<p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 797-799 High Road</p> <p>Grade II</p> <p>No 18 in Figure 5.2 (extract from ME report)</p>	<p>These constitute an early 18th Century pair of former houses, part of a varied mix of domestic buildings along the northern section of the High Road. These form a group and are representative of the Georgian period of the area's development.</p> <p>Alongside the buildings along the High Road, they form a strong group with high townscape and group value. Overall, it is considered to have high architectural interest. It also has high townscape and group value.</p> <p>The tight street frontage restricts the buildings to be viewed in the wider setting of the area. Views from north and south are contained within the linearity of the High Road.</p> <p>Their heritage value is considered to be medium.</p>	<p>The parameters include plots I3 (max height 29.475), I2-1 (max height 29.000m) and I2-2 (max height 23.900m) immediately behind the group, Plots K1-1 to 3 (max heights 26.225m – 38.050m), G (max height 37.775m) and I1-1 to 3 (max heights 25.750m – 39.825m) nearby.</p> <p>There would be no direct physical impact on the listed buildings. Their setting would be affected, especially if the maximum parameters are considered [I2 and I3]. However, the retention of the locally listed church immediately behind allows considerable gap within the immediate setting of the building. Being on the corner, these buildings would be visible in views along High Road. It is likely that there would be low (max parameters) of harm to the setting of the asset.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters. Views up and down High Road should be considered in particular.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 793-795 High Road</p> <p>Locally Listed</p> <p>No 73 in Figure 5.2 (extract from ME report)</p>	<p>This is a handsome Victorian building (formerly The Cockerel Public House and National Westminster Bank). This is a grand three storey locally listed building with an attic storey within a slate mansard roof set behind a raised parapet and includes dormer windows and ornate cast iron cresting decoration.</p> <p>As a corner building, it can be viewed within axial and kinetic views. Its setting is primarily defined by the tight urban form and streetscape of the High Road. In long distance views, however, existing and emerging scale of buildings form a backdrop, but not dominate the building or the terrace it forms part of. Its significance is considered to be medium due to its contribution to the wider conservation area.</p> <p>Their heritage value is considered to be low.</p>	<p>The parameters include plots I3 (max height 29.475), I2-1 (max height 29.000m) and I2-2 (max height 23.900m) immediately behind the group, Plots K1-1 to 3 (max heights 26.225m – 38.050m), G (max height 37.775m) and I1-1 to 3 (max heights 25.750m – 39.825m) nearby.</p> <p>There would be no direct physical impact on the locally listed buildings. Their setting would be affected, especially if the maximum parameters are considered [I2]. However, the retention of the locally listed church immediately behind allows considerable gap within the immediate setting of the building. Being on the corner, these buildings would be visible in views along High Road. It is likely that there would be low (max parameters) of harm to the setting of the asset.</p>	<p>Further townscape assessment should be undertaken if considering maximum parameters. Views up and down High Road should be considered in particular.</p> <p>Careful consideration should be given to massing of roof plant, lift overruns and parapet so that the coherent roof line of the High Road remains prominent in views.</p>
<p>No 773-779 High Road</p> <p>Locally listed</p> <p>No 74 in Figure 5.2 (extract from ME report)</p>	<p>Late 19th Century three-storey terrace with shops on the ground floor. It is a coherent terrace that remains unpainted and incorporates prominent keystones and a largely consistent parapet cornice. In addition, the retail frontages to Nos. 773 & 775 retain their corbels, pilasters and stallrisers, although new detrimental signage and shopfront have been inserted.</p> <p>Their heritage value is considered to be low.</p>	<p>The proposal would include Plot E to the south and the tall development on plots F-1 to 4 behind. The parameters are considerably taller than the locally listed buildings and will represent a change to their setting.</p> <p>If maximum parameters are being considered these would cause a medium level of less than substantial harm to the terrace.</p>	<p>Further detailed townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>The taller blocks should be designed so that their mass is articulated and broken proportionately.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>No 769-771 High Road</p> <p>Locally listed</p> <p>No 74 in Figure 5.2 (extract from ME report)</p>	<p>Also late 19th Century terrace, originally part of a row of five with shops, the facades now rendered.</p> <p>Their heritage value is low.</p>	<p>The proposal would include Plot E to the south and the tall development on plots F-1 to 4 behind. The parameters are considerably taller than the locally listed buildings and will represent a change to their setting.</p> <p>If maximum parameters are being considered these would cause a medium level of less than substantial harm to the terrace.</p>	<p>Further detailed townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>The taller blocks should be designed so that their mass is articulated and broken proportionately.</p>
<p>Electricity sub-station, High Road</p> <p>Locally listed</p> <p>No 76 in Figure 5.2 (extract from ME report)</p>	<p>The Electricity Substation likely dates to the late 19th century, owing to its subtle Gothic architectural style; articulated by the high-pitched gables on two of its principal elevations. It is constructed of yellow London stock brick.</p> <p>The current poor condition of the substation determines its heritage value to be considered as Very Low.</p>	<p>The building is proposed to be demolished, however given its scale and limited contribution to the conservation area, this will not cause any measurable of harm.</p> <p>The block would be replaced by Block C2, which would result in a higher but more appropriately scaled building, which could enhance the conservation area. As such the negligible level of harm caused by the physical loss of the building would be outweighed.</p>	<p>The building should be recorded prior to demolition and a minimum Level 3 recording should be submitted to the Council, and kept at Bruce Castle Archives.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>Church of St Francis de Sales, High Road</p> <p>Locally Listed</p> <p>No 77 in Figure 5.2 (extract from ME report)</p>	<p>St Francis de Sales Church was built in the early 20th Century in a brick Gothic style, with later additions. The church, presbytery and school form a group and have some limited architectural and aesthetic interest. The prominence of the Church is inherent to its function.</p> <p>Their heritage value is considered to be low.</p>	<p>Plot C [View A in the Appendix]</p> <p>Building heights are proposed to be min 3 storeys and maximum 6 storeys on the street frontage- High Road. Likely to result in a significant change, and if maximum parameters are considered, could lead to mid-level of harm to locally listed St Francis de Sales Church.</p>	<p>Further detailed townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>Acknowledgement to the eaves line of the roof of the Church- in terms of height datum should be considered.</p> <p>Architecture should consider the vertical rhythm of the High Road to complete the street frontage and reinstate the sense of enclosure and linear nature of the corridor.</p>
<p>Catholic Chapel and former Pastor's house, White Hart Lane</p> <p>Locally listed</p> <p>No 71 in Figure 5.2 (extract from ME report)</p>	<p>The Former Catholic Chapel and Former Pastor's House are constructed of yellow London stock brick. The chapel comprises an inset cross within the open gable and a glazed fanlight above the principal entrance door.</p> <p>Architectural and historic interest derived from its simple early 19th century façade and as a well-preserved example of an early 19th century Catholic chapel.</p> <p>Their heritage value is considered to be low.</p>	<p>The proposal would retain the locally listed No 6a but would demolish rest of the terrace including No 8, 16-18 and 24-26 which have been identified as positive contributors.</p> <p>The block immediately to the east would be I3 between 3 and 5 storeys. It would remain separated from Chapel. However, the maximum parameter plan shows a southern wing to I3. If implemented this is likely to cause a level of harm to the setting of the Chapel- where its prominence would be entirely dominated by the block.</p>	<p>Further detailed heritage and townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>The southern extension to the block, if justified, should respond to the scale of the Chapel by stepping down appropriately.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>6a White Hart Lane</p> <p>Locally listed</p> <p>No 73 in Figure 5.2 (extract from ME report)</p>	<p>An early 19th century end of terraced house constructed of London stock brick, with a potentially earlier rear. Of two storeys, the principal façade comprises a sash window on each storey with decorative red brickwork above the windows and main entrance doorway.</p> <p>It has architectural and historic interest as an example of a modest early 19th century terrace and for illustrating this part of the historic development of Tottenham.</p> <p>Their heritage value is considered to be low.</p>	<p>The proposal would retain the locally listed No 6a but would demolish rest of the terrace including No 8, 16-18 and 24-26 which have been identified as positive contributors.</p> <p>The block immediately to the west would be replaced by I2-1 (2 storey) and I2-2 (4 storey). The form of the block will continue along the new frontage created at the entrance to Peacock Estate. The height would be lowest along the White Hart Lane frontage.</p> <p>The demolition of the remaining terrace is likely to cause a low degree of harm to the setting of No 6a. Additionally, the higher scale of the block to the rear is likely to cause a degree of harm, especially if the maximum parameters are implemented.</p>	<p>Further detailed heritage and townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>Architecture should consider the vertical rhythm of the existing street frontage to reinstate the sense of enclosure and repair the fragmented fabric. These could be considered heritage benefits to mitigate a degree of harm resulting from the proposal.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>7 White Hart Lane</p> <p>Listed grade II</p> <p>No 11 in Figure 5.2 (extract from ME report)</p>	<p>This is a small 19th century villa with a stucco exterior, and low pitched hipped slate roof.</p> <p>The building possesses historic and architectural interest as a good example of a 19th century villa, and as part of this phase of development in the locality.</p> <p>Its heritage value is considered to be high.</p>	<p>The proposals include Plot G (max height 37.775m) immediately to the south-west of the listed building; Plots I2-1 (max height 29.000m) and I2-2 (max height 23.900m) and Plots I1-1 to 3 (max heights 25.750m – 39.825m) across the street. Tall development on Plots F-1 to 4 is proposed further to the west of the listed house, and other tall development on the eastern and southern edges of the Site will also be in the setting of the listed building in certain views.</p> <p>The setting of the building has already been compromised by the Stadium which is visible in some views. The block currently to the west of No 7 is set back and is a 4 storey block in yellow brick. Its architectural presence and quality is poor and does not contribute to the setting of the listed building. However, the setback gives it a level of relief.</p> <p>The maximum parameter of the proposed block G is likely to cause a high degree of less than substantial harm to the listed building and would require clear and convincing justification as per statutory and policy requirements.</p> <p>The taller blocks closer to White Hart Lane Station are also likely to cause a low level of harm to the setting of the building.</p>	<p>Further detailed heritage and townscape assessment should be undertaken if maximum parameter is being considered.</p> <p>Architecture should consider the vertical rhythm of the existing street frontage to reinstate the sense of enclosure and repair the fragmented fabric. These could be considered heritage benefits to mitigate a degree of harm resulting from the proposal.</p> <p>The taller blocks should be designed so that their mass is articulated and broken proportionately.</p>

<p>No 34 (The Grange), White Hart Lane</p> <p>Grade II</p> <p>No 63 in Figure 5.2 (extract from ME report)</p>	<p>The building is an 18th century house with two storeys and an attic, and a high-pitched roof with three early 19th century flat dormers. No. 32 has a yellow brick exterior. The bays to either side of the main building may have been a stable and coach house.</p> <p>The building possesses historic and architectural interest as a good example of an 18th century house, and as part of the early development of the area.</p> <p>To the east of the building, no 28-30 are identified as neutral buildings. No 24-26 are considered as positively contributing building.</p> <p>Nos 18-16 are also identified as positively contributing buildings alongside No 8. No 10-16 are considered to be neutral.</p> <p>The original group Nos 20-22 forms the entrance to Peacock Industrial site. The opening breaks the continuity of the street frontage detracting from the listed building's setting.</p> <p>The key reason for their identification as positive buildings relates to their homogeneity in height, massing and materiality that give a sense of enclosure to the overall townscape.</p>	<p>The proposal would retain the locally listed No 6a but would demolish rest of the terrace including No 8, 16-18 and 24-26 which have been identified as positive contributors.</p> <p>The block immediately to the east of the Grange would be replaced by block I1. The form of the block will continue along the new frontage created at the entrance to Peacock Estate. The height would be lowest along the White Hart Lane frontage at 3 storey (I1-1), rising to 5 and 6 storey at I1-2 and at 7 storeys a I1-3.</p> <p>Given the contribution of the identified positive buildings relate to their scale and materiality, the proposal's attempt to replicate the same would reinstate the homogeneity. Their physical demolition is likely to cause a low level of harm to the setting of the Grange. However, given their poor condition and loss of architectural details, there is opportunity to enhance this façade by creating contextual modern piece of architecture, more efficient and optimised.</p> <p>The higher scale of the block to the rear I1-3 and I1-2 are likely to cause a degree of harm, especially if the maximum parameters are implemented.</p> <p>Overall, the demolition of No 24-30 would cause a low level of harm to the setting of the Grange. The increased height of the proposed buildings is likely to cause a further level of harm, low if illustrated scheme is implemented and medium to high if maximum parameters are implemented. There are also opportunities to enhance the setting that would deflect some of the harm.</p>	<p>The Grange should be repaired and integrated within the wider masterplan. Including the bow window to the rear which is a key piece of architectural feature. This would be visible from the open courtyard immediately behind the building and its enhancement would lead to better understanding and appreciation of this building.</p> <p>Further detailed heritage and townscape assessment should be undertaken if maximum parameter is being considered and should require clear and convincing justification given the level of harm it may cause.</p> <p>Acknowledgement to the eaves and ridge line of the Grange - in terms of height datum must be considered.</p> <p>Architecture should consider the vertical rhythm of the existing street frontage to reinstate the sense of enclosure and repair the fragmented fabric. These could be considered heritage benefits to mitigate a degree of harm resulting from the proposal.</p>
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Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>52 White Hart Lane (Former Station Master's house)</p> <p>Locally listed</p> <p>No 72 in Figure 5.2 (extract from ME report)</p>	<p>52 White Hart Lane is the former Station Master's House which is located adjacent to White Hart Lane Station. The house dates to the early 19th century, owing to its vaguely Neo-Classical architectural style – articulated by the symmetrically placed sash windows, flat roof and stucco surrounds to the main door.</p> <p>It has architectural and historic interest as a good example of an early 19th century station master's house. It illustrates the significance of the impact of the railway on Tottenham.</p>	<p>The approved proposal for Good's Yard already has an impact on the immediate setting of the building. Whilst the public realm is considered to be beneficial, the scale of the building immediately to the east does cause a low degree of harm.</p>	<p>Acknowledgement to the eaves and ridge line of the Grange and the Station Masters building- in terms of height datum must be considered.</p> <p>Architecture should consider the vertical rhythm of the existing street frontage to reinstate the sense of enclosure and repair the fragmented fabric. These could be considered heritage benefits to mitigate a degree of harm resulting from the proposal.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>North Tottenham Conservation Area</p> <p>'D' in Figure 5.2 (extract from ME report)</p>	<p>North Tottenham Conservation Area is notable for an almost intact 19th century townscape incorporating notable surviving examples of earlier periods, while its hinterland (the areas immediately to the east and west) has changed dramatically. The early history of the High Road is still traceable in its townscape and the surviving 18th and early-19th century buildings.</p> <p>Along White Hart Lane, no 28-30 are identified as neutral buildings. No 24-26 are considered as positively contributing building. Nos 18-16 are also identified as positively contributing buildings alongside No 8. No 10-16 are considered to be neutral.</p> <p>The original group Nos 20-22 forms the entrance to Peacock Industrial site. The opening breaks the continuity of the street frontage detracting from the listed building's setting.</p> <p>The key reason for their identification as positive buildings relates to their homogeneity in height, massing and materiality that give a sense of enclosure to the overall townscape.</p>	<p>Along White Hart Lane, the demolition of the positive buildings is likely to cause some harm. However, given the proposal reinstates the scale and thereby the homogeneity of the existing buildings, this would deflect the harm caused by the demolition.</p> <p>The scale of the buildings replacing them, however, will cause an additional level of harm.</p> <p>The demolition of the electric substation is unlikely to cause any harm to the conservation area as its contribution is limited due to its scale.</p> <p>Given the comprehensive scale of the proposal, there would be at least a medium level of less than substantial harm to the Conservation Area as a whole. There may be parts of the area where the harm could be greater, depending on the massing parameters. It is likely that the maximum parameters would cause a high level of less than substantial harm.</p>	<p>Clear and convincing justification should be required to implement maximum parameter.</p> <p>Further detailed assessment should be sought at RMA stages including further close and long range views.</p> <p>Architecture should consider the vertical rhythm and linearity of the historic route, and try to reinstate it where broken or punctured by poor quality architecture. These could be considered heritage benefits to mitigate a degree of harm resulting from the proposal.</p>

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>Bruce Castle and All Hallows Church Conservation Area</p> <p>'C' in Figure 5.1 (extract from ME report)</p>	<p>The conservation area's significance is derived from its Manorial origins with the Castle and the Park forming the seat of Tottenham's medieval history. It also derives significance from the survival of historically significant open spaces that have been surrounded by later dense suburban development. The relationship between the principal historic buildings and their associated open spaces, for example, Bruce Castle and Park, All Hallows Church and churchyard and the adjoining Tottenham Cemetery to the north, has helped to preserve the unique character of the area.</p> <p>The dense residential streets in some ways contain this unique open character forming a consolidated boundary to the Conservation Area, preserving its tranquil nature. These form an important edge and setting to the conservation area, contributing to its significance. Outward views are not considered to reveal any additional aspect of the Area's significance.</p>	<p>Whilst the scheme would be visible in long distance views, they would appear as a distant cluster with no impact on the significance of the conservation area. The proposal would not cause harm to the Bruce Castle and All Hallows Conservation Area.</p>	

Name and type of Asset	Summary of Significance	Level of Impact	Mitigation Strategy/Recommendations
<p>Tottenham Cemetery Conservation Area</p> <p>'E' in Figure 5.1 (extract from ME report)</p>	<p>Tottenham cemetery is a good example of a Victorian cemetery built after the Metropolitan Interments Act, with original paired chapels (listed Grade II) and features of interest from later phases including the distinctive tunnel and several sets of entrance gates.</p> <p>The setting of the Cemetery is well contained within the dense residential suburb that surrounds it. The tranquil nature of the space, which is the key component of its significance, is introspective and is unaffected by the activities around its edges. Outward views do not reveal anything additional about the significance of the Area.</p>	<p>The proposal would be visible in long distance views from the Area, especially through key pathways. However, given that views and the general activities beyond the immediate vicinity of the Area do not continue to its significance, it would remain unaffected by the proposal. The proposal would not cause harm to the Tottenham Cemetery Conservation Area.</p>	

6. CONCLUSION

- 6.1 Tottenham is identified as a key 'Growth Area' in the Local Plan as well as in the Mayor's London Plan. These areas are expected to accommodate higher levels of development in order to deliver significant amounts of houses, jobs and infrastructure.
- 6.2 Policy SP1 of Haringey's Strategic Policies seeks to promote development in these areas. The aspirations for Tottenham Growth Area are further set out in the 2017 Tottenham Area Action Plan. The Site forms part of allocation NT5 High Road West in the AAP. The allocation seeks to achieve:
- Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.
- 6.3 The proposal under consideration of this outline application seeks to deliver the above in a comprehensive way, providing flexibility for the various phases to be delivered over the plan period.
- 6.4 The Application includes a Design and Access Statement alongside a Design Code that allows for parameters to be set in advance of further detailed applications. This corresponds with the masterplanning approach required by the AAP and is informed by the key constraints of the wider area including various heritage assets.
- 6.5 A detailed Built Heritage and Townscape Visual Impact Assessment has been provided by Montagu Evans. This Statement is provided to supplement the BHTVIA and considers particular heritage assets and the impact of the proposal on them as well as their setting.
- 6.6 It further provides a scrutiny of the key design principles, in as far as they relate to the heritage assets and whether they are sufficiently detailed to ensure that mitigation measures through design are incorporated. As per Council's statutory duty, any arising harm to heritage assets is given great weight. Where harm is ascribed, mitigation and design recommendations are likely to result in a level of enhancement, resulting in heritage benefit, that may outweigh the levels of harm.

- 6.7 Whilst in most cases the Statement has found limited or low levels of harm to setting of heritage assets, it also acknowledges that the proposal's maximum parameter plans are likely to cause a greater degree of harm, one that would need clear and convincing justification as per the NPPF. In some cases, such as the North Tottenham Conservation Area, the maximum parameters would most likely cause a high level of less than substantial harm, which should be given great weight. Recommendations for further clarifications have therefore been included so that future applications for reserved matters are considered carefully and robustly.
- 6.8 In parallel, the Design Codes have also been scrutinised to understand their application and ability to create high quality design, responsive to the wider context, including heritage assets.
- 6.9 Overall, it is considered that given the scale of the development, it is most likely to cause less than substantial harm to heritage assets. However, the Design Code alongside existing DMDPD and National Policies would ensure a high level of scrutiny, one that can be assessed in further detail at the Reserved Matter Application stage.