

ENVIRONMENTAL STATEMENT, VOLUME 3: BUILT HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

HIGH ROAD WEST, TOTTENHAM

MAY 2022



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EXECUTIVE SUMMARY

Montagu Evans has been instructed by Lendlease (High Road West) Limited (hereafter the 'Applicant') to provide consultancy and prepare this Built Heritage, Townscape and Visual Impact Assessment (the 'BHTVIA') in support of hybrid planning application (planning ref HGY/2021/3175) which seeks consent for the redevelopment (the "Proposed Development") of land to the west of High Road West, Tottenham (the 'Site').

This BHTVIA forms Volume 3 of the Environmental Statement (ES) submitted in support of the application.

The ES consists of the Environmental Statement submitted in October 2021 (the 'October 2021 ES'), the Environmental Statement Addendum submitted in February 2022 (the 'February 2022 ESA') as well as the Environmental Statement Addendum submitted in May 2022 (the 'May 2022 ESA').

A BHTVIA was submitted as part of the October 2021 ES and February 2022 ESA.

This BHTVIA submitted as part of the May 2022 ESA acts as a comprehensive BHTVIA and supersedes and replaces the BHTVIA previously submitted alongside the October 2021 ES and February 2022 ESA.

This BHTVIA considers the effects of the redevelopment of the Site on the value of the heritage, townscape and visual receptors in the surrounding area. 'Heritage' and 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance. In particular, the heritage assessment is carried out in accordance with the 2017 document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) and the 2022 Tall Buildings: Advice Note 4 both prepared by Historic England. The townscape and visual assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

POLICY CONTEXT

The policy context supports development on this Site; an allocation (NT5) in the Tottenham Area Action Plan ('AAP') identifies the Site as suitable for masterplanned, comprehensive development to create a new residential-led mixed-use neighbourhood. The policy objectives of the AAP, Haringey's 2017 Strategic Policies Local Plan and 2017 Development Management Development Plan Document emphasise the importance of maximising opportunities for redevelopment and regeneration in the area. This is supported also by Policy H8 of the London Plan (2021).

SITE CHARACTERISTICS

The Site has a varied character, is underutilised, and generally of low to poor townscape quality. The public realm is poor, and the back-of-house character of the industrial portion of the Site contributes to a hostile pedestrian environment, and the present cut through between the High Road and White Hart Lane is underutilised.

There are significant opportunities to improve the landscaping and relationship of new buildings to the White Hart Lane and High Road frontages, and provide a meaningful area of public realm to the north and south of White Hart Lane.

The immediate townscape environment comprises different character areas reflective of its mixed history and piecemeal development. The Site itself includes low-rise industrial units to the north of White Hart Lane, a varied range of historic frontages and later infill along the High Road, and post-war residential blocks to the south at the Love Lane Estate.

Immediately to the west of the Site, the railway line forms a physical barrier to pedestrian movement. The infrastructure of the bridge, the tracks and the underpass define the character of the area as a transport hub.

The wider environment includes large areas of Victorian and Edwardian housing, of consistent height and character.

To the east, on the opposite side of the High Road, Tottenham Hotspur football stadium is a prominent feature, both due to its contemporary use of materials, and its scale. The stadium is a landmark for pedestrians traveling east along White Hart Lane, and has been a defining element of the surrounding townscape since the establishment of the first stadium on the Site in 1899.

The surrounding townscape contains buildings of up to 10 storeys at the Love Lane Estate, but generally the townscape is low rise. At the northern extent of the Site, a previous consent allows for the development of a residential-led mixed use scheme of up to 21 storeys (HGY/2018/0187).

The existing, proposed and cumulative conditions have been considered given the scale of change in the area, in particular the redevelopments undertaken by Tottenham Hotspur Football Club.

Key to our analysis of the Proposed Development has been the potential for effects on the North Tottenham Conservation Area (CA), a sensitive designation which falls partially within the Site boundary and needs particular consideration. The CA is characterised by the linear north-south route of the High Road, which forms part of an historic corridor encompassing other CAs along the same road. The CA is on Historic England's At Risk Register owing to the poor condition of many of its buildings, which have deteriorated due to a long-term lack of investment.

The Site is at a point of urban significance adjacent to the station hub and between the football stadium. In recognition of this, and the poor quality of some parts of the area, a portion of the CA was de-designated by the London Borough of Haringey in 2017. In relation to the buildings within the Site and the proposal to amend the boundary of the CA, the report to Cabinet dated 20th June 2017 stated "the remaining buildings on the west side of the High Road, taken by themselves, are not considered of sufficient special interest to justify conservation area designation in accordance with NPPF."

In the location of the de-designated part of the CA the Proposed Development identifies a new route through the Site connecting White Hart Lane station and Tottenham High Road to the football stadium.

Additionally, there are a number of listed buildings in the environs of the Site, including 24 White Hart Lane (grade II), 819-821 High Road (grade II) which sit within the Site boundary and 867 and 869 High Road (grade II), to the north-east. These receptors are experienced as part of a busy town centre in a mixed townscape. The effects of the Proposed Development on the setting of these heritage receptors have been the focus of pre-application discussions and views testing. Views north and south along the High Road frontage have been the subject of particular views analysis and townscape assessment.

There are also a number of locally listed buildings in the environs of the Site, including the Station Master's House within the northern portion of the Site.

The Site does not lie in any locally designated viewing corridors nor in strategic views as identified by the London View Management Framework (2012). The Site does lie in the background of an extended Wider Background Consultation Area for the LVMF view 5A.2 and this has been tested as part of the visual impact assessment, which found the Proposed Development is entirely screened by interposing buildings.

NOTE ON APPROACH TO ASSESSMENT

The planning policy that governs this area of assessment emphasises design and urban design quality as an objective, and practically this means there is a substantive difference between a building that is well designed and one that is not.

Thus, in this urban context (where change is desirable and encouraged through policy), the magnitude of an impact does not produce a harmful effect necessarily, and that makes this form of analysis different from other areas of Environmental Impact Assessment work.

The proposals are submitted as a hybrid application; with part of the Site submitted in full and the majority in outline. The BHTVIA is based upon the parameter plans prepared by Studio Egret West, read in conjunction with the Design Codes which describe how these should be implemented. For the visual assessment, the maximum parameters of the proposals are illustrated in (orange) wireline, though in practice, the Proposed Development would sit within that maximum envelope in order to comply with the Design Code. To aid the reader in understanding how the Proposed Development would be experienced in practice, Studio Egret West has prepared an illustrative scheme, which has been included in a separate (blue) wireline in some images within the visual assessment. For clarity, our assessment is based upon the maximum parameters and the Design Code, but where appropriate, reference is made to the illustrative scheme as a demonstration of how these could be interpreted at reserved matters stage.

The Design Code has been prepared by Studio Egret West to control and guide the two and three dimensional design of the buildings and spaces within the High Road West Masterplan. Any future reserved matters application will need to be in substantial accordance with the Design Code, along with the Description of Development, Development Specification and Parameter Plans. The Design Code is split into a number of chapters which

apply Site Wide (Chapter 2), to landscape and public realm spaces (Chapter 3), the architectural approach (Chapter 4), and each development zone to shape each plot (Chapter 5).

At the detailed design stage, the commitments made within the Design Code in regard to high quality design, the delivery of a landmark development, locally distinctive built form, variety in massing and height, articulation of the facade, quality materiality, creation of a distinct sense of place, permeability and high quality public realm and landscape interventions, would be delivered.

The Design Code has been considered when appropriate in considering the likely worst case scenario which is assessed. This would help to reduce the scale of effects identified in this assessment; however, this detailed design information is not currently available and therefore cannot be relied upon as additional mitigation. Currently the qualitative assessment of the nature of the nature of the impact is adverse owing to the lack of design information.

It is considered that the detailed design secured through reserved matters stage would in some cases reduce the magnitude of the impacts and reverse the judgement on the nature of the effect from adverse to beneficial where the above urban design improvements would be realised.

CONCLUSIONS

The conclusions of the BHTVIA are summarised below.

First, in relation to townscape: the Site sits at a point of transition in the townscape, and its character is accordingly varied. We have identified nine areas of distinct townscape character within a 1km radius of the Site.

The Site itself sits partially within three character areas and thus presents the opportunity to define the point at which they meet. The areas comprise the High Road frontage; the large industrial area to the north of White Hart Lane; and, the 20th century residential development to its south.

These range in terms of quality from good to ordinary or poor.

The High Road frontage has a varied appearance which reflects its piecemeal development over the course of its long use as a principal route to and from London. In recent years its quality has deteriorated as a result of declining property values and unsympathetic alterations.

The industrial area has a functional, back-of-house character, and is an unwelcoming space for pedestrians owing to the extensive car parking and the lack of natural surveillance.

To the south of White Hart Lane, the building line is poorly defined, and the existing development varied in terms of its scale, materiality and character.

Our assessment finds that as a consequence of the disposition of new routes, the creation of new uses and the proposed landscaping, there will be a significant townscape enhancement as a result of the Proposed Development, which will result in a major improvement to the way the area functions and appears.

The BHTVIA is supported by 27 verified views, which have been identified through an extensive scoping process which has involved digital modelling and the creation of Zones of Theoretical Visibility (ZTV). The viewpoints have been agreed with the Council through the pre-application process. One additional view (No.44) has been prepared post-submission from the "open space within Tottenham Cemetery" following stakeholder responses.

These views are, by their nature, static, and function as aides memoire for understanding the impact of the visual amenity of the Site on users of the Proposed Development and surrounding area (visual receptors).

The views fall broadly into three categories; long-range, mid-range and immediate views, each of which is defined at Policy D9 of the London Plan (2021). Many of the mid-range and immediate views are generally ones which are experienced as part of a kinetic sequence, as the viewer moves through an area. Thus the effect of changing perspective in motion is an important consideration, just as is the general visual quality of any scene. That quality may not be apparent in the photographs which are, as noted, merely aides memoires.

With regard to strategic views, the Proposed Development would not materially change the character of any LVMF protected vistas or viewing corridors.

In the mid-range views, the Proposed Development is experienced as part of a diverse context which includes taller buildings at the Tottenham Hotspur Stadium site. Their proximity to White Hart Lane station marks the location of a local transport hub, and would thus aid in wayfinding.

The impact on local views in this case are the significant ones, and the ones that require consideration from a heritage perspective particularly too. From west side of the High Road, the tight urban grain and continuous building line means that for much of the route, the viewer won't see or be aware of the Proposed Development. From east side of the road, the context already includes the football stadium, and taller buildings are set behind as a layer which will read separately.

The assessment has also considered the impact of the Proposed Development upon 86 designated and non-designated heritage assets both in the Site and surrounding area.

The proposals will include the demolition of some locally listed buildings within the Site boundary, comprising 743–757 High Road, 759 High Road (former Whitehall Tavern PH) (our map ref: 75) and the Electricity Substation (adjoining Library) (map ref: 76). These non-designated heritage assets previously formed part of the North Tottenham Conservation Area prior to the de-designation of some parts. Their heritage significance is considered to be very low. Their removal is necessary to facilitate the route through the Site connecting White Hart Lane station and Tottenham High Road to the football stadium.

Other locally listed buildings located on the west side of High Road and adjacent to the Site will experience tall and large development in their immediate setting that will bring about a limited adverse change to their setting. These buildings include No.865 High Road; No.847–853 High Road; No.823–829 High Road; No.813–817 High Road; Nos.809–811 High Road; Nos.801–805 High Road (Bricklayers Arms PH); Nos.793 & 795 High Road (former Nat West Bank); Nos.773–779 High Road; No.771 & 771A High Road N17; No.769 High Road; and, the St Francis de Sales Church and Primary School.

In accordance with paragraph 203 of the NPPF, a balanced judgement will be required having regard to the loss or impact to setting of and the significance of the non-designated heritage assets. The planning benefits of the scheme are detailed in accompanying submissions to the planning application.

The Proposed Development will retain all locally listed buildings located within the Site boundary and which are also located in the North Tottenham Conservation Area. There will be no loss of buildings within the Conservation Area that positively contribute to its character and appearance.

Those retained assets will experience improvements to their landscape setting, including the Former Catholic Chapel and Pastor's House. These buildings are currently abutted and enclosed by utilitarian warehouses that detract from their setting. The proposals will remove the buildings in the immediate area and replace with contemporary buildings of high architectural quality that reinforce the courtyard in front of the property.

Equally, the proposals retain all designated heritage assets within the Site boundary, comprising No. 34 White Hart Lane (Grade II) and Nos. 819 and 821 High Road (Grade II). In relation to No.34 White Hart Lane, the demolition of the adjacent Nos.24–30 White Hart Lane that present a flank wall to its eastern boundary will have a demonstrably beneficial impact to its setting. This will facilitate the public realm works envisaged along the frontage and the setting back of the building line during the operational phase. This condition would be consistent with the original condition of No.34 White Hart Lane.

The retained designated and non-designated buildings are to be enhanced by public realm works to their frontage. The submitted Design Code also outlines ways in which the building line, roof line, scale and form of the Proposed Development should respond sensitively to the buildings.

The proposals will give rise to some residual harm to designated heritage assets, which would be less than substantial in the terms of paragraph 202 of the NPPF. Those assets comprise the North Tottenham CA; Tottenham Cemetery CA; Bruce Castle CA; 819 and 821 High Road N17 (grade II); 7 White Hart Lane (grade II); and, 797 and 799 High Road (grade II). In relation to a finding on that basis, the decision maker is required to give considerable importance and weight to the less than substantial harm.

Paragraph 202 of the NPPF advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits. The decision maker must consider the policy designations for the Site that envisage significant growth and transformational change within the area, and the embedded design mitigation within the Proposed Development. Considerable importance and weight is also attached to the enhancement of designated heritage assets, including the Grade II listed No. 34 White Hart Lane.

One must also consider the benefits arising from the intensification of the land use and other public benefits set out in the Planning Statement accompanying the planning application. These include, but are not limited to, the placemaking, urban design and architectural benefits outlined above that go towards the regeneration of the townscape.

SUMMARY

The Proposed Development has evolved through a detailed understanding of the Site, its surrounding context and the aspirations of the statutory development plan.

Overall, and taking a broad view of all the topics, we conclude the Proposed Development informed by the Design Code comprises well considered, high-quality architecture, which will make a positive contribution to the regeneration of this area and surrounding townscape. Whilst the proposals do lead to some heritage impacts, they do not introduce a new influence within the setting of the existing buildings; which are already experienced in the context of taller development including the Stadium. As a consequence we identify no materially harmful impact to the significance of any heritage receptor; overall, too, and for the reasons explained here, we conclude that the visual amenity of people using the area will be improved.

The Proposed Development represents an opportunity for optimisation of brownfield land that would contribute to the wider regeneration of the area. The assessment demonstrates the proposals would give rise to significant improvements to the character, appearance and function of the area, including the connection of the main public transport node and nearby football stadium via a new public square.

1.0 INTRODUCTION

HIGH ROAD WEST, TOTTENHAM

INTRODUCTION

- 1.1 Montagu Evans has been instructed by Lendlease (hereafter referred to as the 'Applicant') to provide consultancy services and produce this Built Heritage, Townscape and Visual Impact Assessment (the 'BHTVIA') in support of proposals which are subject to an application for outline consent at High Road West (the 'Site').
- 1.2 The description of development (the 'Proposed Development') is as follows:
- "Hybrid Planning application seeking permission for 1) outline component comprising the demolition of existing buildings and for the creation of a new mixed-use development including residential (Use Class C3), commercial, business and service (Use Class E) business (Use Class B2 and B8), Leisure (Use Class E) local community and learning uses (Use Class F1/F2) and Sui Generis use 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 2) detailed component comprising Plot A including the demolition of existing buildings and the creation of new residential floorspace (Use Class C3) together with landscaping, parking and other associated works"*
- 1.3 The Proposed Development is subject to Environmental Impact Assessment (EIA). The BHTVIA forms Volume/Chapter 3 of the Environmental Statement (ES) which is submitted with the application. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').
- 1.4 The Site is located in the London Borough of Haringey (the 'Council'). The Site is described in detail at ES Chapter 3 and also within the Design and Access Statement (DAS) prepared by Studio Egret West. **Figure 1.1** shows the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.



Figure 1.1 Site Plan



Figure 1.2 Aerial View. Source: Google (base map)

PURPOSE OF THE BHTVIA

- 1.5 The BHTVIA provides an assessment of likely impacts of the Proposed Development on heritage, townscape and visual receptors.
- 1.6 The (built) heritage assessment describes the significance of any heritage receptors affected by the Proposed Development, including any contribution made by their setting. The Site contains two listed buildings (24 White Hart Lane (grade II), 819–821 High Road (grade II)) as well as a number on Haringey’s Local List. It also sits partially within the Tottenham High Road Conservation Area (‘CA’). The Council has confirmed that boundary revisions adopted in June 2017 mean that part of the Site which formerly sat within the CA is no longer designated as such.
- 1.7 The townscape assessment will consider the Proposed Development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.
- 1.8 The visual assessment will consider the impact of the Proposed Development upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 1.9 The assessment as a whole is informed by 27 accurate visual representations (‘AVRs’) which have been prepared by Cityscape. The location of the viewpoints has been agreed with the Council during the pre-application process. Further non-verified views, prepared using VuCity modelling, are provided at **Appendix 1.0**. The non-verified views further inform the assessment of the impact of the Proposed Development on heritage, townscape and visual receptors e.g. they allow an understanding of the geographical extent and magnitude of visibility from selected locations.

INTERIM SCENARIO

1.10 The BTHVIA also provides an assessment of an additional 'Interim Scenario' whereby the delivery of that part of the Proposed Development on the land south of White Hart Lane (hereafter referred to as 'the Southern Site' and as shown in **Figure 1.3**) goes ahead on its own or there is a significant gap between the delivery of the Southern Site and the rest of the Proposed Development (the 'Northern Site').

INTERIM CUMULATIVE SCENARIO

1.12 In addition to the above "Interim Scenario" the BHTVIA provides a further cumulative assessment whereby the Interim Scenario goes ahead alongside the cumulative schemes shown on **Figure 2.2** below as well as includes the following consented Tottenham Hotspurs Football Club ('THFC Consented Schemes') schemes which sit either wholly or partly within the red line of the Site:

- Nos. 44–52 White Hart Lane ('the Goods Yard');
- Nos. 867 – 879 High Road ('the Depot');
- Nos. 819–829 High Road, N17 8ER ('the Printworks'); and
- Nos. 807 High Road.

1.13 This is referred to as the "Updated Interim Cumulative Scenario".

1.14 The list of schemes assessed in the Completed Proposed Development Cumulative Scenario are identified at **Figure 2.2**. The additional schemes assessed in the Updated Interim Cumulative Scenario are set out in the table below.

1.15 Unless otherwise stated in this BHTVIA, the effects of the Updated Interim Cumulative Scenario remain the same as those for the Completed Proposed Development Scenario. The methodology for the assessment of effects of the Updated Interim Cumulative Scenario remains the same as that outlined at **Section 2.0**.

Figure 1.3 The 'Southern Site' of the Proposed Development identified by red line



TOTTENHAM HOTSPUR FOOTBALL CLUB SCENARIO

- 1.16
- The May ES 2022 also looks at the Tottenham Hotspur Football Club Scenario ("THFC Scenario"). This is the Proposed Development delivered alongside the THFC Consented Schemes.
- 1.17
- The THFC Consented Schemes may be accommodated within the max parameters of the Proposed Development. Accordingly, the scale of effect for the THFC Scenario will be no greater than as set out in respect of the Proposed Development. Accordingly, the THFC Scenario is not discussed any further within the BHTVIA.

STRUCTURE OF THE BHTVIA

- 1.18
- The BHTVIA is structured as follows:
- The methodology for undertaking the BHTVIA for the ES assessment is provided at **Section 2.0**;
 - Legislation, planning policy and guidance relevant to the assessment of likely effects on heritage, townscape and visual receptors is set out at **Section 3.0**;
 - A description of the historical development of the Site and surrounding area is provided at **Section 4.0**;
 - An assessment of the significance (referred to as 'value') of heritage receptors which have been identified for assessment is provided at **Section 5.0**;
 - A description of the existing townscape character and visual amenity is provided at **Section 6.0**;
 - A summary of the existing visual amenity is provided at **Section 7.0**;
 - **Section 8.0** describes the pre-application consultation that has been undertaken and embedded mitigation that has occurred as a result of this process and design development;
 - **Section 9.0** provides an assessment of the impact of the completed Proposed Development on the significance of heritage receptors;
 - **Section 10.0 provides an assessment of the Interim Scenario on the** significance of heritage receptors;
 - The impact of the Proposed Development on townscape receptors is assessed at **Section 11.0**;
 - **Section 12.0 provides an assessment of the Interim Scenario on the** significance of heritage receptors;
 - An assessment of the impact of the Proposed Development on visual receptors is provided at **Section 13.0**; and
 - **Section 14.0 provides an assessment of the Interim Scenario on the** significance of heritage receptors.

NAME OF SCHEME	APPLICATION NUMBER	SUMMARY DESCRIPTION	STATUS	DISTANCE AND DIRECTION FROM THE SOUTHERN SITE
Nos. 44–52 White Hart Lane ('the Goods Yard')	HGY/2018/0187	Hybrid Application with matters of layout, scale, appearance, landscaping and access within the site reserved for residential-led mixed use redevelopment to comprise the demolition of existing buildings/structures and associated site clearance and erection of new buildings/structures and basement to provide residential units, employment (B1 Use), retail (A1 Use), leisure (A3 and D2 Uses) and community (D1 Use) uses, with associated access, parking (including basement parking) and servicing space, infrastructure, public realm works and ancillary development. Change of use of No. 52 White Hart Lane (Station Master's House) from C3 use to A3 use. N.B. Access to the Site is sought for approval in this application. This proposal is accompanied by an Environmental Statement.	Approved: June 2019 Not yet implemented.	Immediately north
Nos. 867 – 879 High Road ('the Depot')	HGY/2019/2929	Hybrid planning application (part Full/Part Outline) for the demolition of existing buildings & structures and redevelopment of the site for a residential led mixed-use scheme with up to 330 residential units (class C3), retail/café use (Use Class A1/A3), area of new public open space, landscaping and other associated works. Full details/permission is sought in respect of Block D, 867 and 869 High Road (Grade II listed) and proposed Block G to its rear. Outline permission is sought for the remainder of the site, with details of "scale", "layout", "appearance" and "landscaping" reserved in relation to proposed Blocks A, B and C and details of "appearance", "landscaping" and "layout" only reserved in relation to Block E.	Approved: September 2020 Not yet implemented.	Approximately 235m north
807 High Road	HGY/2021/0441	Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.	Approved: 3rd September 2021	Approximately 200m north
Printworks, Nos. 819–829 High Road, N17 8ER	HGY/2021/2283	Full planning application for the demolition of existing buildings and structures to the rear of 819–829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819–827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E).	Approved: 10th January 2022	Approximately 200m north

Table 1.1 Additional Cumulative Schemes Assessed in the Updated Interim Cumulative Scenario

2.0 METHODOLOGY

HIGH ROAD WEST, TOTTENHAM

METHODOLOGY

2.1 The method is the product of legislation, policy and best practice guidance set out in **Section 3.o**. This section describes the overarching assessment framework and the different methodologies which apply to heritage, townscape and visual receptors.

2.2 The ES should be proportionate and not be any longer than is necessary to assess properly those potential likely effects.

SCOPING

2.3 This assessment is based on the Scoping Report formally submitted to the Council on 13th October 2021. At the time of writing, a formal scoping response had not been received, though informal comments had been received from the Council prior to this. The Scoping process identified the heritage, townscape and visual receptors which would be assessed in the ES.

HERITAGE

2.4 The term ‘heritage receptor’ is used within this assessment to describe a designated heritage receptor (e.g. World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Sites, Registered Park and Garden, Registered Battlefield or Conservation Area) or non-designated heritage receptors (such as locally listed buildings).

2.5 This BHTVIA does not assess below-ground archaeological receptors, including Scheduled Monuments which have no upstanding remains. For the avoidance of doubt, this assessment does identify Scheduled Monuments with above ground remains which may experience likely effects. For example, city walls or ruined buildings, which may also be listed.

2.6 In accordance with paragraph 194 of the National Planning Policy Framework (2021) the relevant historic environment record has been consulted as part of this assessment (HER search reference 16329). The HER search has informed the heritage baseline.

TOWNSCAPE

2.7 Townscape is defined in Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (‘GLVIA3’) as the *“built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces”*.

VISUAL

2.8 Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people, although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc., rather than landscape features.

STUDY AREA

2.9 The study area for the BHTVIA comprises:

- All heritage receptors (designated and non-designated) up to 1km from the Site;
- Townscape character areas up to 1km from the Site;
- Visual receptors within the visual envelope of the Site.

2.10 The locations of each type of receptors are indicated on the receptor map at each baseline section.

2.11 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. It has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

2.12 A Zone of Theoretical Visibility (ZTV) has been produced to outline the potential areas where the outline elements of the Proposed Development may be seen (**Figure 2.1**). The ZTV has been produced using topographically referenced 3D models. It is a tool for a high-level understanding of the extent of visibility, which was further interrogated through review of individual viewpoints using field surveys and digital software.

2.13 **Section 7.o** identifies viewpoints that have informed the ‘visual study area’. The location of the viewpoints has been agreed with the Council during the pre-application and EIA Scoping process.

2.14 A further 17 non-verified views, prepared using VuCity, are provided at **Appendix 1.o**. The non-verified views further inform the assessment of the impact of the Proposed Development on heritage, townscape and visual receptors e.g. they allow an understanding of the geographical extent and magnitude of visibility from selected locations.

SITE VISITS

2.15 Site surveys of the baseline situation was undertaken by Montagu Evans during June 2018 and September 2021 to understand the immediate setting of the Site, the setting of the surrounding heritage receptors, the townscape character and appearance, and key viewpoints.

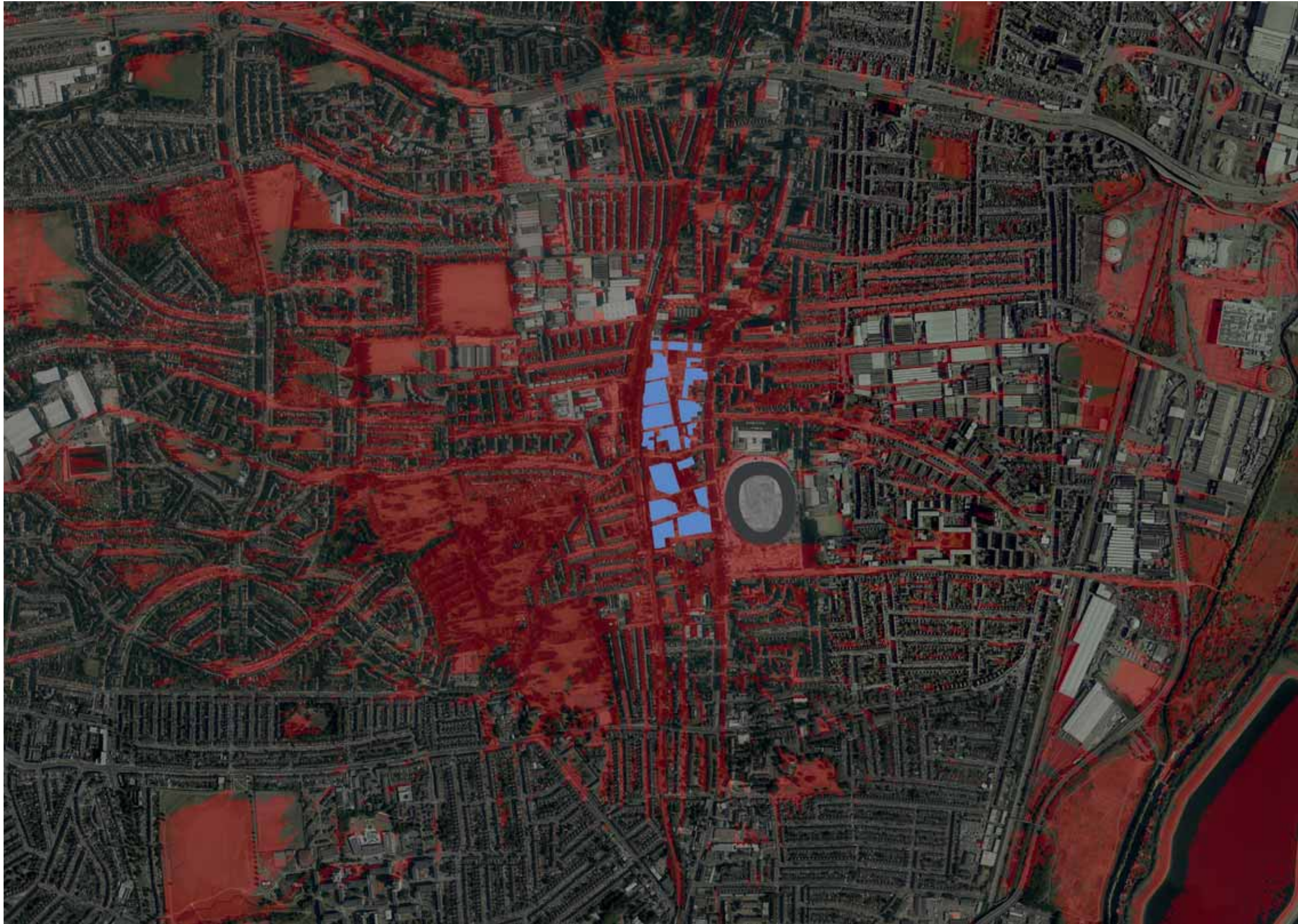


Figure 2.1 ZTV of the outline elements of the Proposed Development prepared by Cityscape. The area in 'red' is the area of theoretical visibility.

ASSESSMENT METHODOLOGY

- 2.16 The overarching assessment framework for all topics follows a four step process which are discussed below:
1. Baseline assessment of value;
2. Assessment of sensitivity;
3. Assessment of magnitude; and
4. Assessment of likely effects
- 2.17 The assessment framework is applied to all phases of the Proposed Development, including demolition, construction, operation and cumulative.

BASELINE ASSESSMENT OF VALUE
HERITAGE

- 2.18 Paragraph 194 of the NPPF states:
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage receptors affected, including any contribution made by their setting.
- 2.19 ‘Significance’ (for heritage policy) is defined in the NPPF (Annex 2) as:
the value of a heritage receptor to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage receptor’s physical presence, but also from its setting.
- 2.20 The term ‘value’ has been adopted in this BHTVIA to avoid conflation with heritage ‘significance’ and EIA ‘significance’. Heritage value is assessed against the criteria contained in **Table 2.1**.
- 2.21 Paragraph 194 of the NPPF states that the “level of detail [to describe the significance of heritage receptors] should be proportionate to the receptors’ importance”. The 2018 DCMS Principles for Selection of Listed Buildings states “listed buildings are graded to reflect their relative special architectural and historic interest”:
*Grade I buildings are of exceptional special interest;
Grade II* buildings are particularly important buildings of more than special interest;
Grade II buildings are of special interest, warranting every effort to preserve them.*

- 2.22 The grading of heritage receptors outlined by DCMS is reflected in the values at **Table 2.1**. Great weight and importance has been given to all designated heritage receptors.
- 2.23 Where a proposal may affect the surroundings in which the heritage receptor is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the value of heritage receptors. Setting is defined in the NPPF as:
The surroundings in which a heritage receptor is experienced. Its extent is not fixed and may change as the receptor and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of a receptor, may affect the ability to appreciate that significance or may be neutral.
- 2.24 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter ‘GPA3’).

HERITAGE VALUE		
Value	Criteria	Examples
Exceptional	Building/site/area of international heritage value	World Heritage Sites, Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens.
High	Building/site/area of national heritage value	Grade I and II* statutorily listed buildings, Scheduled Monuments and Grade I and II* Registered Parks and Gardens. Grade II statutorily listed structures and buildings cover a wide spectrum of character, history, features, and group relationships; some may have high value too and, where appropriate, narrative analysis will outline the particular nature of the value.
Medium	Building/site/area of national heritage value	Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments and Grade II Registered Parks and Gardens.
Low	Building/site/area of particular local heritage value	Locally listed buildings (or equivalent non-designated heritage receptor).
Very Low	Building/site/area of local heritage value	Receptors not formally identified, but which may have a degree of value meriting consideration in planning decisions

Table 2.1 Heritage Value Criteria

TOWNSCAPE AND VISUAL

- 2.25
- The framework for assessment of townscape and visual impact has been prepared using the GLVIA3. The assessment has regard to the methodology set out in An Approach to Landscape Character Assessment (2014) prepared by Natural England.
- 2.26
- The two components of townscape and visual assessment are:
1. The assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
2. The assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

TOWNSCAPE

- 2.27
- The townscape baseline assessment describes character areas/types and their key characteristics. It defines the distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. These areas are defined and mapped with boundaries.
- 2.28
- The mapped boundaries suggest a sharp change from one townscape area. On site, however, changes can be more subtle and practically, this often represents a zone of transition. Townscape character areas are identified and assessed according to townscape receptor value (in relation to their built form, materials, maintenance, and statutory and non-statutory designations), using criteria contained in **Table 2.2**.
- 2.29
- In all cases, assessment is informed by an understanding of how an area has evolved, the use of aerial photography and field survey along with desk based research as appropriate and to a level commensurate with the sensitivity of the receptor and its susceptibility to change. . Important published sources will normally comprise formal character assessments prepared, for example, as part of local plan making or agencies or county authorities.
- 2.30
- The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it. There is inevitably some overlap as between townscape and heritage values, which is recognised in best practice and reflected below.

TOWNSCAPE RECEPTOR VALUE		
Value	Criteria	Examples/Features
Exceptional	Very attractive, unique or outstanding townscape with clearly distinctive characteristics, features and elements; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Good condition; Appropriate management for land use; Unique sense of place; No detracting features.	Internationally or nationally recognised, and may comprise or include designated heritage receptors or sites of international or national importance
High	Very attractive townscape with distinctive or unusual features and elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use with limited scope to improve; Strong sense of place; Occasional detracting features.	Nationally or regionally recognised and may include designated heritage receptors
Medium	Attractive townscape with some distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Sense of place; Some detracting features. To have this degree of value, the receptor must be of more than ordinary quality.	Regional or local recognition though generally undesignated, but value may be expressed through literature and cultural associations or through local plan designations, such as conservation areas.
Low	Typical, commonplace, ordinary and/or unremarkable townscape with limited variety or distinctiveness; Distinguishable and urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management or land use; Some features worthy of conservation; Potentially some dominant detracting features and more limited areas of very low value.	Locally recognised. Certain individual townscape elements or features may be worthy of conservation, and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.
Very Low	Townscape often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.	Not formally recognised

Table 2.2 Townscape Receptor Value Criteria

VISUAL

- 2.31 The visual baseline assessment established the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.
- 2.32 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, ‘visual receptors’. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:
 - Residents and other frequent users of the area;
 - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, attractions or those whose attention or interest is likely to be focused on the landscape and on particular views; and
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 2.33 It should be noted that the assessment does not comprise a ‘residential amenity assessment’, which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).
- 2.34 Assessment viewpoints are identified based on a comprehensive review of the surrounding area, including the following criteria:
 - Heritage receptors;
 - Townscape character;
 - Where the development may be prominent;
 - Be visible from concentrations of residential areas;
 - Open spaces (parkland, publicly accessible space);
 - Potentially sensitive receptors (e.g. schools);
 - Accessibility to the public;
 - The viewing direction, distance and elevation;
 - Townscape and transport nodes.
- 2.35 The identification of viewpoints also considers any strategic or local viewpoints identified by the local planning authorities or other relevant bodies. The views are identified and assessed according to their visual amenity value, using the criteria contained in **Table 2.3**.

VISUAL AMENITY VALUE	
Value	Criteria / Examples
Exceptional	Identified in strategic views, into and out of World Heritage Sites, and/or views of national and international importance.
High	Views identified in the statutory development plan and/or views of national or regional importance, or particular local importance. May comprise public open spaces where focus is on views/ public rights of way through highly valued townscape, regional routes or the immediate setting of elements of national cultural heritage value that are not compromised.
Medium	View identified in Supplementary Planning Documents including conservation area appraisals, and/or views of regional or local importance. May comprise public rights of way through townscapes of moderate value, setting for elements of local and/or regional cultural heritage value or national value whose settings are already compromised.
Low	A view in an area of ordinary townscape value or good townscape value where significant elements detract.
Very Low	A view in an area of very low townscape quality (e.g. industrial areas/busy main roads) that have very few positive characteristics.

Table 2.3 Visual Amenity Value Criteria

ASSESSMENT OF SENSITIVITY

- 2.36 The first stage in the assessment of the Project on a heritage, townscape or visual receptor is to identify its sensitivity to the Project.
- 2.37 The assessment of sensitivity is based on an understanding of the Project. It is identified by calibrating the baseline value of the receptor with its susceptibility to the type of change introduced by the Project.
- 2.38 Susceptibility is the ability of the receptor to accommodate the Project without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. For heritage receptors, susceptibility considers the setting of the receptor in conjunction with its value and the particular nature of the proposals. The criteria for determining susceptibility is described at **Table 2.4**.

TOWNSCAPE

- 2.39 GLVIA3 explains landscape susceptibility at pages 88–89. There is no specific definition of townscape susceptibility. Professional judgement is applied based on the understanding of landscape susceptibility to reach judgements on townscape susceptibility.
- 2.40 GLVIA3 describes susceptibility to change of landscape receptors as “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Project without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*”
- 2.41 Susceptibility is relative to the specific type of development proposed e.g. a receptor may be more or less susceptible to a proposal for an industrial facility as opposed to a residential building depending on the receiving environment. Equally, a receptor may be more or less susceptible to a tall building than a low-rise development depending on the receiving environment.
- 2.42 Effects are particular to the specific landscape / townscape in question, which includes reference to aspects such as the quality, nature and condition of the receptor, or, existing scale and grain e.g. if the existing townscape is of a similar scale and / or grain as the Project, it may have a greater ability to accommodate the Project and thus a lower susceptibility to change, subject to those existing characteristics not undermining or undue consequence arising from that baseline condition.

VISUAL

- 2.43 GLVIA3 explains visual susceptibility at pages 113–114. Page 113 sets out that susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:
 - The occupation or activity of people experiencing the view at particular locations;
 - The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

- 2.44 Visual receptors who are more likely to have a high susceptibility to change include residents at home, people who are engaged in activities that involve an appreciation of the surrounding landscape or townscape, and visitors to heritage assets or other attractions.
- 2.45 Visual receptors who are more likely to have a low susceptibility to change include users of amenity space that does not depend on or involve an appreciation of the surrounding landscape / townscape such as people engaged in sports activities. GLVIA3 states on page 114 that *"each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity."*
- 2.46 The baseline value of the receptor and its susceptibility are calibrated using the matrix at **Table 2.5**. Sensitivity is recorded in a verbal scale (high, medium or low), supported by the clear narrative linked to evidence from the baseline study and an assessment of susceptibility.

ASSESSMENT OF MAGNITUDE

- 2.47 The second part of the assessment stage is to identify the magnitude of impact arising from the Proposed Development on the heritage, townscape or visual receptor.
- 2.48 The magnitude of impact is a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at **Table 2.6**.
- 2.49 The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact and whether the Proposed Development:
 - Conforms with the pattern, scale, mass, grain and historic features of the receptor;
 - Creates a loss or restoration of key features of the receptor;
 - Contributes to the identified receptor character; and
 - Accords with national, regional and local planning policy and guidelines.

SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The receptor has a low ability to accommodate the specific proposed change e.g. the visual receptor is likely to be heavily engaged on the view / visual amenity and/or the type of development is incongruent to the baseline condition or would undermine the enjoyment of the visual receptor. The existing townscape / landscape comprises very limited or no similar types of development to that proposed and/or the townscape / landscape policies do not anticipate this type of development. The site and/or setting contributes to the overall heritage value of the receptor.
Medium	The receptor has a moderate ability to accommodate the specific proposed change e.g. the visual receptor is likely to be partially engaged on the view / visual amenity and/or the type of development is congruent to aspects of the baseline condition or would undermine aspects of the enjoyment of the visual receptor. The existing townscape / landscape comprises some similar types of development to that proposed and/or the townscape / landscape policies anticipate some of this type of development. and/or The site and/or setting makes some or a limited contribution to the overall heritage value of the receptor.
Low	The receptor has a high ability to accommodate the specific proposed change e.g. the visual receptor is likely to not be engaged on the view / visual amenity and/or the type of development is congruent to the baseline condition or would not undermine the enjoyment of the visual receptor. The existing townscape / landscape comprises similar types of development to that proposed and/or the townscape / landscape policies do anticipate this type of development. and/or The site and/or setting makes a very limited or no contribution to the overall heritage value of the receptor.

Table 2.4 Susceptibility of Receptor to Change Criteria

SENSITIVITY			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Medium	High
Very Low	Low	Low	Low/Medium
Low	Low	Low/Medium	Medium
Medium	Low/Medium	Medium	Medium/High
High	Medium	Medium/High	High
Exceptional	Medium/High	High	High

Table 2.5 Sensitivity (Nature of Receptor Likely to be Affected)

MAGNITUDE OF IMPACT	
High	Considerable change to the value of the receptor. The proposals are a new component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. The proposals would be very noticeable. Loss of or major alteration to key elements/features/ characteristics of the baseline. The duration of this impact may be permanent and non-reversible.
Medium	A clearly discernible change to the value of the receptor. The proposals are dissimilar to a main component of the receptor but similar to other components. The proposals would be readily noticeable. Partial loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be semi-permanent and partially reversible.
Low	Slight change to the value of the receptor. The proposals are similar to a main component of the receptor but similar to other components. The proposals would not be readily noticeable. Minor loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be temporary and reversible.
Very Low	Barely discernible change to the value of the receptor. Very minor loss of or alteration to one or more key elements/ features/characteristics of the baseline.
Nil	No change to the value of the receptor.

Table 2.6 Magnitude of Impact Criteria

ASSESSMENT OF LIKELY EFFECTS

2.50 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (Table 2.7). It is generally considered that moderate to major effects are considered ‘significant’ in the context of the EIA Regulations. Criteria defining the scale of effect is provided at Table 2.8.

Likely Effect on Receptor			
Magnitude	Sensitivity		
	Low	Medium	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible / Minor
Low	Minor	Minor / Moderate	Moderate
Medium	Minor / Moderate	Moderate	Moderate / Major
High	Moderate	Moderate / Major	Major

Table 2.7 Likely Effect on Receptor Matrix

Scale of an Effect	
Major	The Proposed Development would give rise to a very significant effect on the receptor.
Moderate	The Proposed Development would give rise to a significant effect on the receptor.
Minor	The Proposed Development would give rise to an effect on the receptor, but this would not be significant.
Negligible	The Proposed Development would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The Proposed Development would have no effect on the receptor.

Table 2.8 Scale of an Effect

2.51 Professional judgement is required to determine the nature of the likely effects. Criteria defining the nature of effect is provided at Table 2.9. For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation of an effects quality is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. This makes a necessary professional adjustment to the tabular analysis format which can produce inaccurate reporting.

2.52 The assessment of scale and nature of effect requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because heritage, townscape and visual assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the BHTVIA to describe the receptors and the judgements in regard to the significance of the identified effects.

Nature of an Effect	
Beneficial	An advantageous effect to a receptor
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor.
Adverse	A detrimental effect to a receptor

Table 2.9 Nature of an Effect

2.53 The assessment also considers whether the likely effect is:

- direct or indirect;
- reversible or irreversible;
- permanent or temporary;
- short, medium or long term.

ACCURATE VISUAL REPRESENTATIONS

2.54 The BHTVIA as a whole is informed by AVRs. The AVRs in particular provide the basis for the assessment of the Proposed Development and its effect on people, by virtue of change to views or visual amenity.

2.55 The AVRs have been prepared in accordance with best practice guidance, including TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute. The methodology prepared by Cityscape is provided at Appendix 2.o.

2.56 The AVRs are provided in the following scenarios:

- Existing = baseline photography
- Proposed = Existing plus the maximum parameters of the Proposed Development
- Cumulative = Proposed Development plus schemes in the surrounding area that are subject to an extant consent

2.57 A further set of views assess the “Interim Scenario” and are provided in the following scenarios:

- Existing = baseline photography
- Proposed (Southern Site Only) = Existing plus the maximum parameters of the Proposed Development
- Cumulative (with Proposed Southern Site Only) = Proposed (Southern Site Only) plus schemes in the surrounding area that are subject to an extant consent, including ‘the Goods Yard’, ‘the Depot’, ‘the Printworks’ and Nos. 807 High Road.

2.58 The objective of a photomontage is to simulate the likely visual changes that would result from a proposed development, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.

2.59 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have.

- 2.60
- A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.
- 2.61
- The text accompanying each view seeks to contextualise it. Inevitably one must accept that judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. In preparing any written assessment, allowances are made for these factors as well as the assessor’s knowledge of the scheme.

CUMULATIVE EFFECTS

- 2.62
- The cumulative schemes for inclusion in the Completed Development assessment in this Volume were agreed during the scoping process. A diagram of the cumulative schemes is provided at **Figure 2.2**.
- 2.63
- In addition to the above this BHTVIA provides a further cumulative assessment whereby the Interim Scenario goes ahead alongside the cumulative schemes shown on **Figure 2.2** as well as following consented Tottenham Hotspurs Football Club (‘THFC consented schemes’) schemes which sit either wholly or partly within the red line of the Site:
 - Nos. 44–52 White Hart Lane (‘the Goods Yard’);
 - Nos. 867 – 879 High Road (‘the Depot’);
 - Nos. 819–829 High Road, N17 8ER (‘the Printworks’); and
 - Nos. 807 High Road.
- 2.64
- This is referred to as the “Updated Interim Cumulative Scenario”.



Figure 2.2 Dimetric View of Cumulative Schemes

HERITAGE

- 2.65 Paragraph 36 of GPA3 states:
Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.
- 2.66 The word ‘cumulative’ in this context should be taken to mean incremental and the practical effect of this would generally be to increase the degree of harmful impact in specific cases, judged on a qualitative basis. Instances of incremental harm have as matters of practice normally come about when previous development is recognised to have created a harmful condition, to which a specific proposal adds, so potentially augmenting the pre-existing harm. In all cases, however, a freestanding assessment is required.
- 2.67 GPA3 states:
Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building’s original designed landscape or the removal of structures impairing key views of it.
- 2.68 Paragraph 40 of GPA3 states:
Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.

TOWNSCAPE AND VISUAL

- 2.69 GLVIA3 sets out two main approaches to inter-project effects between any given proposed development and cumulative schemes (See GLVIA, paragraph 7.18). The first approach is to focus:
primarily on the additional effects of the main project under consideration... on top of the cumulative baseline
- 2.70 The second approach is to focus:
on the combined effects of all the past, present and future proposals together with the new project
- 2.71 This assessment takes the first approach, which is to focus on the additional effects of the Proposed Development on top of the cumulative baseline. It is considered that this approach is best suited to an urban environment, in which the cumulative effects between the Proposed Development and other cumulative schemes may be complex (including situations in which the effect of the Proposed Development could be lessened or removed entirely by cumulative schemes) and because, as also acknowledged in the GLVIA3, it may not be considered reasonable to assess the effect of many complex schemes other than the Proposed Development in the manner required by the ‘combined effects’ approach.
- 2.72 Mitigation measures proposed to prevent, reduce or offset any significant likely adverse effects have been identified and developed as part of the pre-application design process. The primary mitigation measures have become embedded into the project design, commonly referred to as embedded mitigation. The mitigation arising from design development and consultation responses is identified at **Section 8.o**.
- 2.73 The likely effects of the Proposed Development are defined under the current climate conditions, which may alter under a future climate scenario. The EIA Regulations require that the change in impact magnitude and a receptor’s ‘vulnerability’ (i.e. susceptibility or resilience to change) are considered in respect of a future climate condition.
- 2.74 The vulnerability of the receptors according to the definitions provided in the guidance, and it has been judged that all of the heritage, townscape and visual receptors have low vulnerability.

- 2.75 The likely projected future conditions for each of temperature, precipitation, wind speed and cloud cover have been considered. It is considered that the magnitude of impact and resultant nature and scale of the effects of the Proposed Development during the operational phase will not be changed under the future climate conditions.
- 2.76 Overall, the likely effects of the Proposed Development are unlikely to change as a result of climate change.

FUTURE EVOLUTION OF THE BASELINE

- 2.77 The EIA Regulations require that the likely evolution of the baseline is considered. This is an assessment in the event that the Proposed Development were not to come forward. In other words, the likely effect on the heritage, townscape and visual receptors if the cumulative developments and any relevant policy designations were to come forward without the Proposed Development.
- 2.78 In local planning policy, the Site is in an area identified for regeneration, in line with the regional policy designations. In particular, the Site is allocated to provide new homes, retail and employment uses. It is therefore anticipated and encouraged in policy that development proposals for the Site will come forward. In order to deliver the quantum of uses required by policy, tall development on the Site is highly likely.
- 2.79 In the likely evolution of the baseline without the Proposed Development, the value of the receptors identified in the study area would be likely to change as a result of the Site’s allocation in the Tottenham Area Action Plan, especially those closest to the Site on the High Road.
- 2.80 Given that so much of the likely evolution of the baseline for heritage, townscape and visual receptors will depend upon the particulars of the design for development coming forward to meet the policy aspirations for this part of Tottenham, a separate assessment of the evolution of the baseline for the receptors identified in this assessment is not provided.

3.0

LEGISLATION AND PLANNING POLICY

HIGH ROAD WEST, TOTTENHAM

LEGISLATION AND PLANNING POLICY

3.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

LEGISLATION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

3.2 The statutory duties of the decision-maker when considering applications which affect designated heritage receptors are set out in the 1990 Act.

3.3 The Site contains two statutorily listed buildings. Section 16(2) of the 1990 Act is applicable to this application, which states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.4 The Site is also partially within the Tottenham High Road CA. Section 72(1) of the 1990 Act states:

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

3.5 In the wider area there are statutorily listed buildings which may experience a change to their heritage value as a result of change to their setting from the Proposed Development. Section 66(1) of the 1990 Act states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses.”

3.6 In preparing this report the Applicant has had regard to the great importance and weight attached to the statutory objective of avoiding harm to the significance of heritage receptors, which is reaffirmed in the High Court decisions for Barnwell Manor ¹and Forge Field².

DEVELOPMENT PLAN

3.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	Policy D1 (London’s form character and capacity for growth) Policy D3 (Optimising site capacity through the design-led approach) Policy D4 (Delivering good design) Policy D5 (Inclusive design) Policy D8 (Public realm) Policy D9 (Tall Buildings) Policy HC1 (Heritage conservation and growth) Policy HC3 (Strategic and Local Views) Policy HC4 (London View Management Framework)
Haringey Development Management DPD (2017)	DM1 (Delivering High Quality Design) DM2 (Delivering Accessible and Safe Environments) DM3 (Public Realm) DM5 (Locally Significant Views and Vistas) DM6 (Building Heights) DM9 (Management of the Historic Environment)
Haringey’s Local Plan Strategic Policies 2013–2026 (2013, consolidated with alterations since 2017)	SP1 (Managing Growth) SP11 (Design) SP12 (Conservation)
Site Allocations DPD (2017)	NT5 (High Road West)
Tottenham Area Action Plan DPD (2017)	AAP1 (Regeneration / Masterplanning) AAP5 (Conservation and heritage) AAP6 (Urban design and character including tall buildings) AAP8 Development along Tottenham High Road NT5: (High Road West)

Table 3.1 Development Plan Policy Relevant to BHTVIA

1 Barnwell v East Northamptonshire District Council [2014] EWCA Civ 137
2 R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895

NATIONAL POLICY

3.8 The Development Plan is supported by the planning policies set out in the National Planning Policy Framework (2021). The relevant provisions are set out at **Table 3.1**.

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2021	<div>Chapter 12: Achieving well designed places<ul style="list-style-type: none">Paragraph 126Paragraph 130Paragraph 131Paragraph 132Paragraph 133Paragraph 134</div> <div>Chapter 16: Conserving and enhancing the historic environment<ul style="list-style-type: none">Paragraph 194Paragraph 199Paragraph 200Paragraph 201Paragraph 202Paragraph 203Paragraph 206</div>

Table 3.2 National Planning Policy Relevant to BHTVIA

MATERIAL CONSIDERATIONS

3.9 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- National Design Guide (2019);
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);
- An Approach to Landscape Character Assessment (2014);
- TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- Tall Buildings: Historic England Advice Note 4 (2022);
- Institute of Environmental Management & Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered institute for Archaeologists (CIfA) (2021) "Principles of Cultural Heritage Impact Assessment in the UK" (hereafter referred to as "the CHIA guidance");
- Church Street Conservation Area Appraisal (2016)
- Bruce Grove Conservation Area Appraisal and Management Plan;
- Bruce Castle and All Hallows Conservation Area Appraisal and Management Plan (2019);
- North Tottenham Conservation Area Appraisal and Management Plan (date unknown);
- Tottenham Cemetery Conservation Area Appraisal and Management Plan (2019);
- Peabody Cottages Conservation Area Appraisal and Management Plan (2019);
- Tottenham High Road Historic Corridor – (North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/ Page Green) – appraisals collectively.

POLICY DISCUSSION

REGENERATION AND GROWTH

3.10 Tottenham is identified as a 'Growth Area' in the Local Plan. Growth areas are defined as "areas with the greatest capacity for growth. It is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period". Policy SP1 seeks to promote development in these areas.

3.11 The aspirations for Tottenham Growth Area are set out in the Local Plan and the 2017 Tottenham Area Action Plan has been adopted to deliver plan-led growth.

3.12 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.

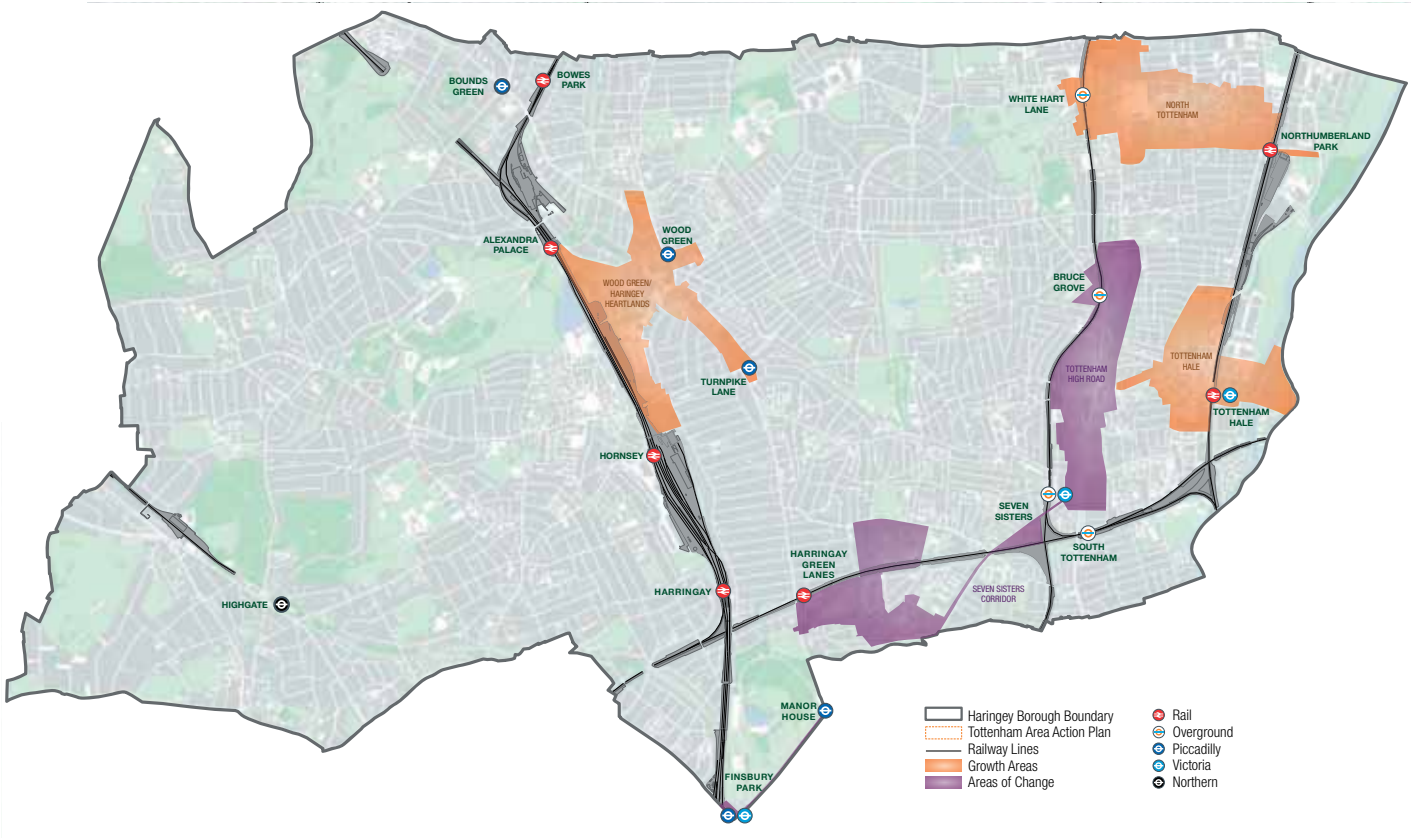
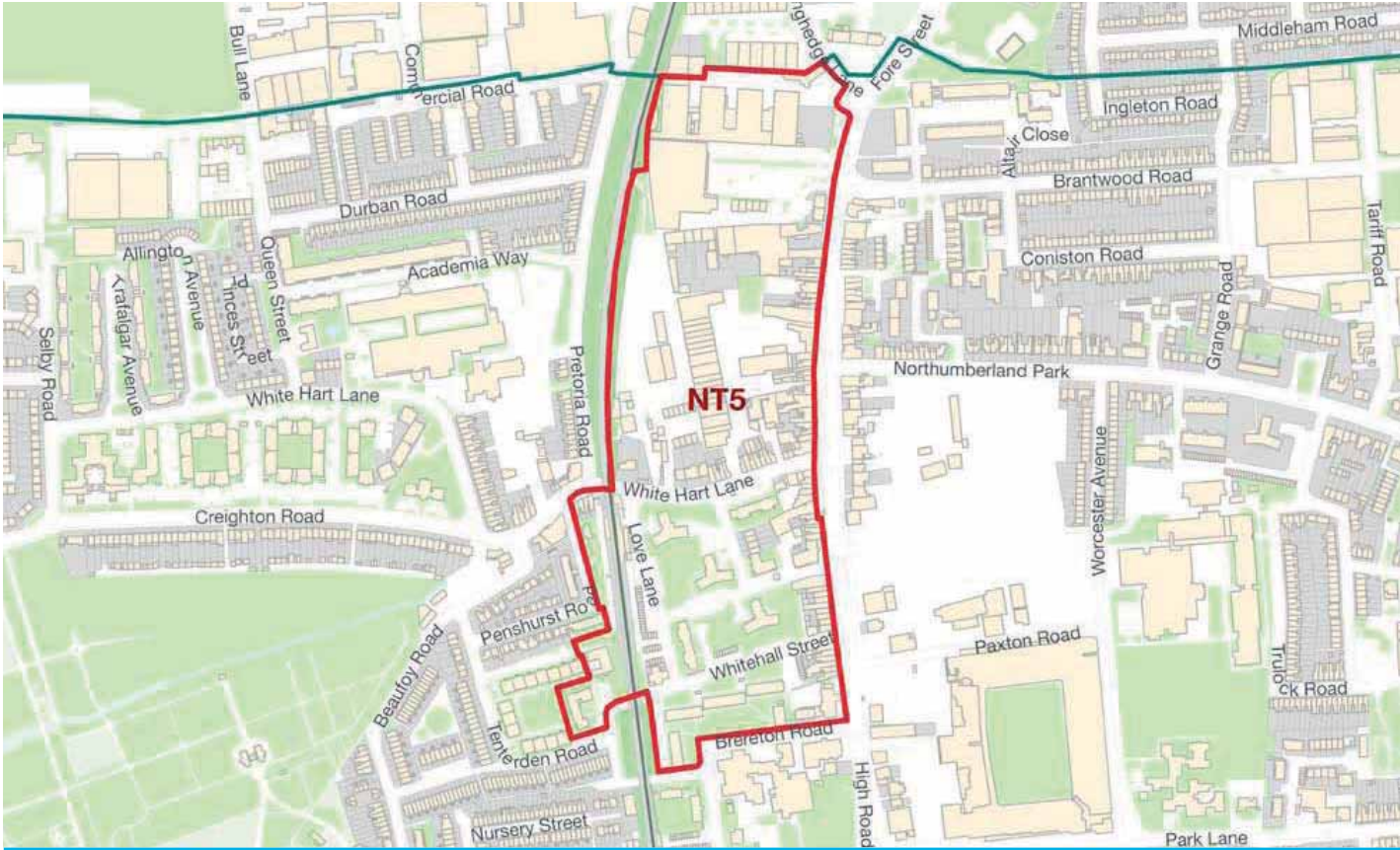


Figure 3.1 Figure 3.1 of the Local Plan: Growth Areas and Areas of Change



Address	High Road West regeneration area, High Rd, Tottenham N17			
Site Size (Ha)	11.69	PTAL Rating		4
Timeframe for delivery	2011-2015	2015-2020		2020 onwards
Current/Previous use	Mix of housing estates, industrial estate, high street buildings, and other uses.			
Ownership	Mix of public and private freeholds and leaseholds			
How site was identified	High Rd West Masterplan			
Planning designations	North Tottenham Growth Area Listed buildings: 7, 32, 34 & 34a White Hart Lane and 797 & 799, 819 & 821 and 867 & 869 High Road Tottenham North Tottenham Conservation Area (part of Tottenham Historic corridor) Locally listed buildings: Whittington Road Blue ribbon network Archaeological priority area Adjacent to the ecological corridor Partially in Flood Zone 2			
Indicative Development Capacity	Net residential units	Commercial m ²	Town Centre units	Other m ²
	1,200	4,353	11,740	1,200

Figure 3.2 NT5: High Road West. Source: Tottenham AAP 2017

- 3.13

In addition to, at least, 1,400 homes, commercial floorspace and leisure uses, the allocation seeks the provision of high quality public realm. In particular, the allocation seeks the *“creation of a new public square, connecting an enhanced White Hart Lane station, and Tottenham High Road, to complement the redeveloped football stadium”*.
- 3.14

Specific requisite community and infrastructure improvements include:

• A new Learning Centre including library and community centre;

• Provision of a range of leisure uses that support 7 day a week activity and visitation; and

• Provision of a new and enhanced public open space, including a large new community park and high quality public square along with a defined hierarchy of interconnected pedestrian routes.
- 3.15

As part of this comprehensive redevelopment, Policy DM6 of the DPD identifies the Site as part of the North Tottenham areas that is potentially suitable for tall buildings. The designation has been informed by an evidence base, including the Urban Characterisation Study (2015) and the Tall Buildings Locations Validation Study (2015).
- 3.16

Parts A through to E of DM6 provide criteria upon which a tall building will be assessed. Those criteria have informed the design of the Proposed Development.
- 3.17

Accordingly, the development plan is supportive of the higher density redevelopment of the Site, including tall buildings. It thus meets the plan-led locational requirement for tall buildings outlined at part B of policy D9 in the London Plan (2021).

Views

- 3.18

Policy DM5 seeks to protect locally significant views and vistas. The Site is not located in the view corridor of any Locally Significant Views identified at **Figure 2.1** of the DPD.
- 3.19

Part E of DM5 states *“Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9)”*. Views identified in the relevant appraisals and managements plans have been considered and, where appropriate, included in this BHTVIA.
- 3.20

The assessment has also considered views identified in the London View Management Framework (2012). The Site falls within the Wider Setting Background Consultation Area of view 5A.2 from the General Wolfe Statue. A verified view of the Proposed Development from this location is reproduced at Section 10.

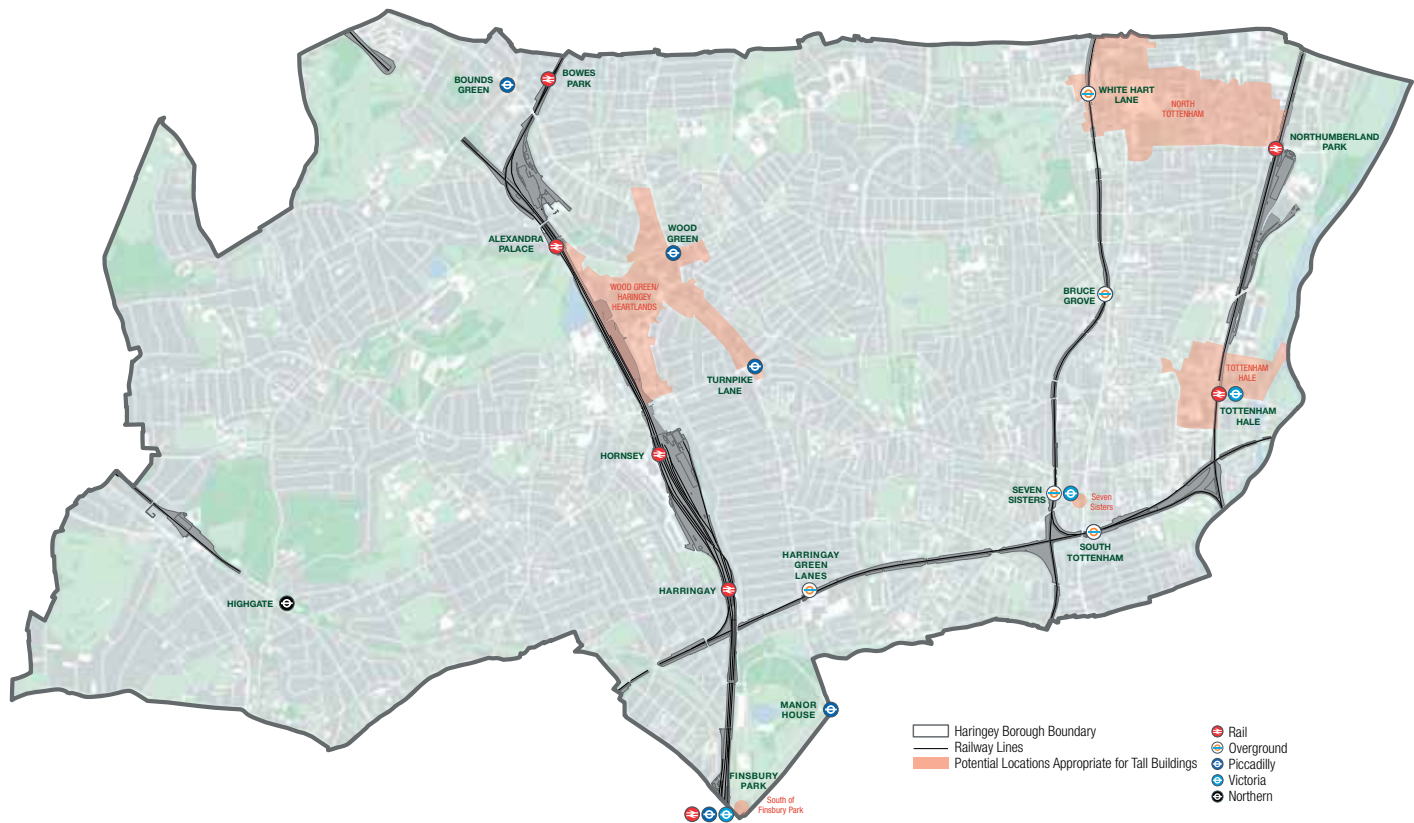


Figure 3.3 Figure 2.2 of the Development Management DPD: Potential Locations appropriate for tall buildings (DM6)

DESIGN AND CONSERVATION

- 3.21 Chapter 12 of the Framework outlines the Government’s policy regarding design. It emphasises that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.
- 3.22 Paragraph 130 states that planning policies and decisions should ensure that developments:
- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 3.23 Paragraph 8 discusses how to achieve sustainable development. Section B focuses on ‘a social objective’ and states that ‘...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs’, chiming with the guidelines set out in the National Design Guide (below).

- 3.24 Chapter 12, 'Achieving well-designed places', opens with paragraph 126 which puts the creation of 'beautiful' buildings and places at the centre of importance for the chapter, placing it within the context of the creation of 'high quality' and 'sustainable' buildings. Paragraph 128 discusses how to put this idea of 'beauty' into action, by suggesting that 'design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.'
- 3.25 Paragraph 134 promotes sustainable development and appropriate design: *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.."*
- 3.26 Chapter 16 of the Framework sets out the Government's policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 194 specifies: *"local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
- 3.27 The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special significances of a place.
- 3.28 The Site and the NT5 allocation incorporates part of the North Tottenham Conservation Area. The AAP recognises that, within the Conservation Area, the *"current value of these buildings is low, with many buildings effectively carrying a large 'conservation deficit' which means that the potential cost of refurbishing the buildings would be higher than any returns. Historic England has designated the North Tottenham Conservation Area as a "Conservation Area at Risk".* This has subsequently led to the de-designation of part of the North Tottenham Conservation Area.
- 3.29 The AAP recognises that the approach to the redevelopment *"process should be that of 'well managed change', balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities".*
- 3.30 Both statute and policy (see NPPF paragraph 202) allow that a development may be consented for some other planning reason, on the balance of benefits. It is a matter of degree and relative weight on a case-by-case basis.
- 3.31 Where developments affect the significance of a designated heritage asset, paragraphs 199 to 202, and 203 of the Framework are engaged.
- 3.32 Paragraph 199 states: *"When considering the impact of a Project on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 3.33 This corresponds with the statutory provisions set out in the 1990 Act and which were clarified in Barnwell (Barnwell vs East Northamptonshire DC 2014)
- 3.34 Where a proposal takes the opportunity to enhance or better reveal the significance of a designated heritage asset then paragraph 206 applies: *"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*
- 3.35 Conversely, where development is deemed to cause harm to a designated heritage asset, one must demonstrate the works have clear and convincing justification, and, furthermore, that harm is offset in some way proportionately by countervailing public benefits. That harm would, nevertheless, attract great weight in planning balance.
- 3.36 In national policy, paragraph 201 of the Framework refers to "substantial harm", which is a high test tantamount to total demolition such that the special interest of the designated heritage asset is vitiated. Substantial public benefits would be required to offset this level of harm, though there would be a strong presumption against granting listed building consent or planning permission.
- 3.37 Paragraph 202 refers to "less than substantial harm" which practically applies to most areas where harmful works take place to a designated heritage asset. In this case, that harm would be weighed against public benefits.
- 3.38 Annex 2 of the Framework defines heritage assets as buildings, monuments, sites, places, areas or landscape that are identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets (NDHAs), which are often but not always identified by the local planning authority.
- 3.39 The Framework defines "significance" and makes clear that heritage interest may arise from archaeological, architectural, artistic or historic interest.

- 3.40 The Framework indicates that in weighing planning applications affecting NDHAs, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph
- 3.41 In forming a balanced judgement required by paragraph 201 A and C) of the Framework, the decision maker must also have regard to the design quality of the replacement development.

NATIONAL PLANNING PRACTICE GUIDANCE (ONLINE) (“NPPG”) AND NATIONAL DESIGN GUIDE (2021)

- 3.42 The NPPG was published as a web-based resource on 27th March 2014 and has been continuously updated thereafter. The National Design Guide was published in 2021. The NPPG provides significant guidance on substantial and less than substantial harm, discussing impacts to significance and that a decision maker shall be the person deciding which category of harm the impacts fall within.
- 3.43 The National Design Guide was updated in 2021 and sets out ten characteristics of well-designed places. The NDG should be considered alongside the NPPF, a document which it supports and read alongside the Planning Practice Guidance (NPPG). The ten characteristics are:
- Context – enhances the surroundings;
 - Identity – attractive and distinctive;
 - Built form – a coherent pattern of development;
 - Movement – accessible and easy to move around;
 - Nature – enhanced and optimised;
 - Public spaces – safe, social and inclusive;
 - Uses – mixed and integrated;
 - Homes and buildings – functional, healthy and sustainable;
 - Resources – efficient and resilient; and
 - Lifespan – made to last.

4.0

BASELINE: HISTORICAL DEVELOPMENT

HIGH ROAD WEST, TOTTENHAM

BASELINE: HISTORICAL DEVELOPMENT

- 4.1 This section provides a description of the historical development of the Site and that of the surrounding area. The section and **Section 5.0** has been informed by secondary sources, including:
- North Tottenham Conservation Area Appraisal and Management Plan
 - 'Tottenham: Growth after 1850' in A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham. Originally published by Victoria County History, London, 1976.
- 4.2 The Site lies on the east side of Tottenham High Road, the route of which follows part of what was formerly known as Ermine Street, and comprised the principal (originally Roman) road between London and York.
- 4.3 The Domesday Book (1086) includes mention of a settlement at Tottenham, and a manor house had been built near the Site of Bruce Castle by 1254.
- 4.4 As an important route into London from the north, the High Road (known also as Tottenham Street) included a large number of inns to service travellers to and from the city. The importance of the road, and trade passing along it, contributed to the development of a linear settlement, which persisted through the medieval period.
- 4.5 Thomas Clay's Map of Tottenham (1619) shows the High Road flanked by buildings at intervals, flanked primarily by farmland. White Hart Lane and other east-west routes were established by this time.



Figure 4.1 Extract from Thomas Clay's Map of Tottenham (1619).

- 4.6 The surroundings of the road remained predominantly rural through the 17th century. Wybrud's 1798 Parish Map (**Figure 4.1**) shows ribbon development along the High Road, with enclosed fields in the wider vicinity.
- 4.7 Daily coach services to London were established in 1823 and supplemented with omnibuses in 1839. The area thus became more attractive to those who did not have access to private transport.
- 4.8 **Figure 4.2** shows that the pattern of ribbon development remained discernible at the time of the first OS; with long, narrow plots extending east and west from the wide road.
- 4.9 At the Site, much of the land set back from the road is in use as nurseries or orchards, with some residential development south of White Hart Lane. The layout of Moselle Street and Whitehall Street is legible, with a grid of development and fine grained terraced housing, reflective of the lower status of these dwellings compared to some of the grander 18th century houses facing the High Road.

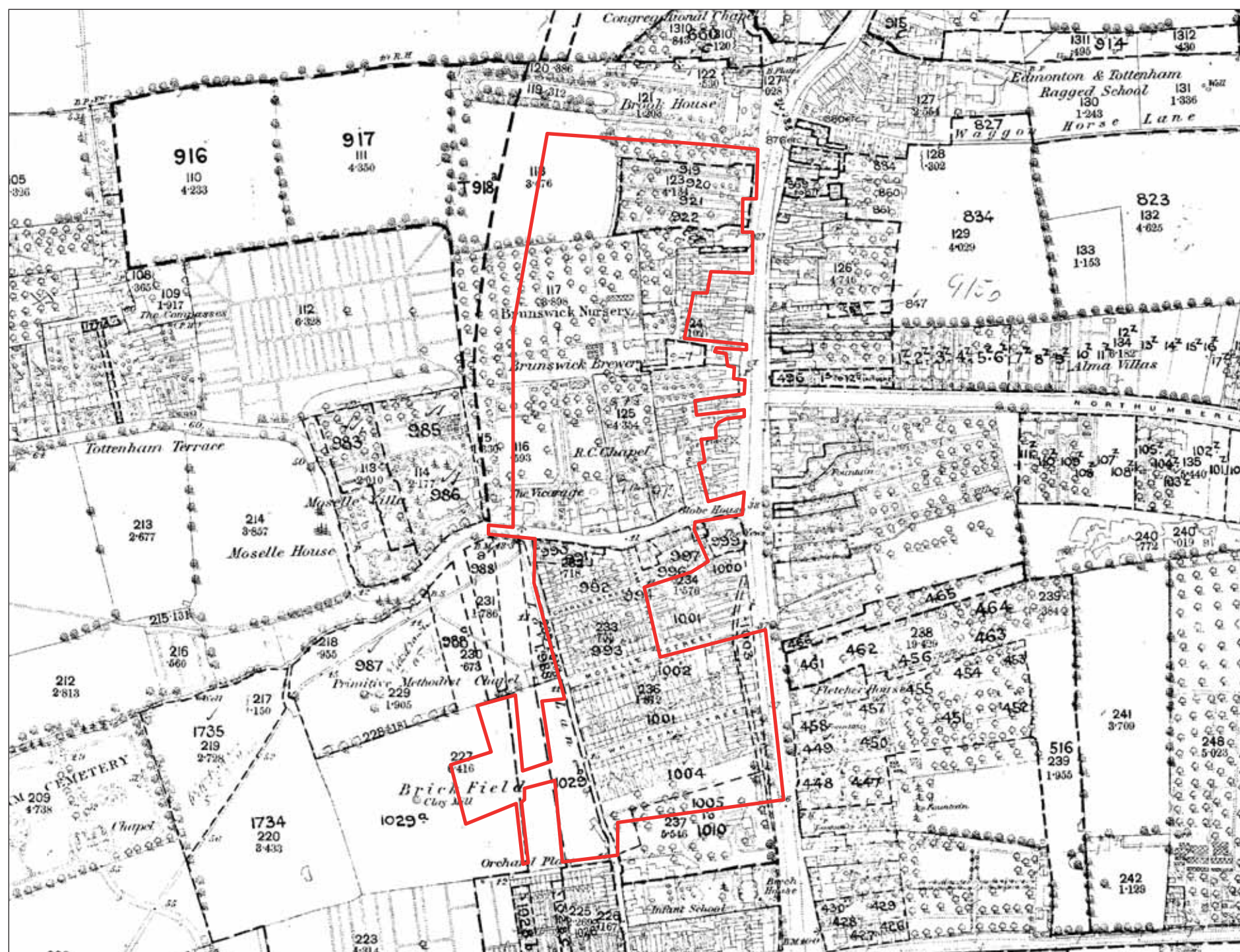


Figure 4.2 1867 OS Map of London. Source: Promap.

- 4.10 By 1896 (**Figure 4.3**), the terraced residential development has extended further west from the High Road. The Great Eastern Railway has been opened in 1872 and offered reduced workmen's fares for journeys into Liverpool Street. This led to a significant increase in development in Tottenham, to accommodate the lower-middle classes who could now afford to commute via train.
- 4.11 This can be seen in the wide expanses of fine-grained terrace development south of White Hart Lane, as well as the further westward expansion of terraces within the Site. To the east of the High Road, development remained predominantly focused on the road frontage and predominantly occupied significantly larger plots.

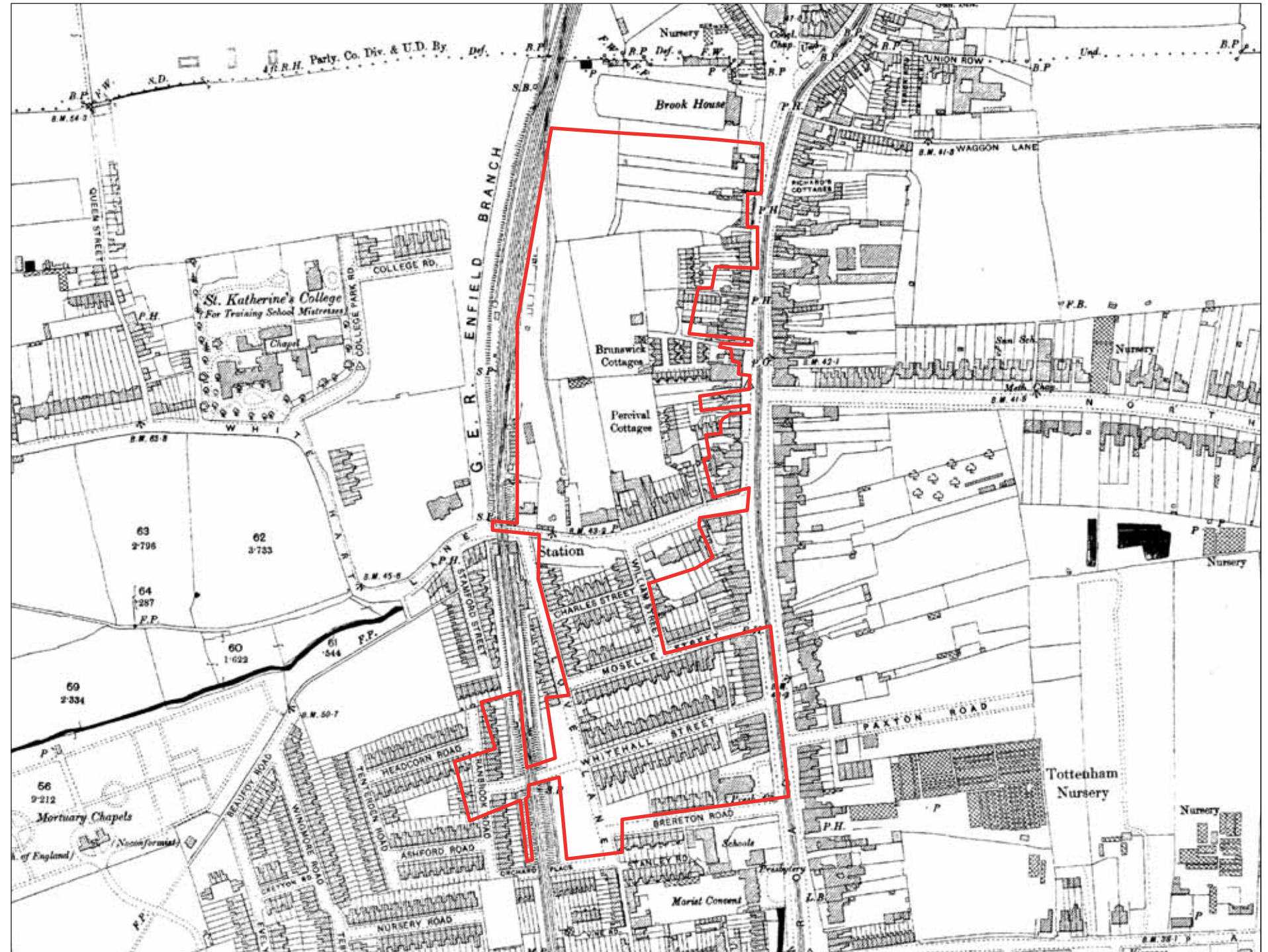


Figure 4.3 1896 OS Map of London. Source: Promap.

- 4.12 The early 20th century saw a further significant increase in residential development in the locality, with new terraces to the west of Pretora Road and in the environs of Milton Road and Langhedge Lane.
- 4.13 Also visible on the 1913–1914 OS is the original White Hart Lane stadium, which was built in 1899 as the home of Tottenham Hotspur football club. This was set back from the High Road frontage, its plot bounded by Paxton Road to the north and east, with fields beyond.

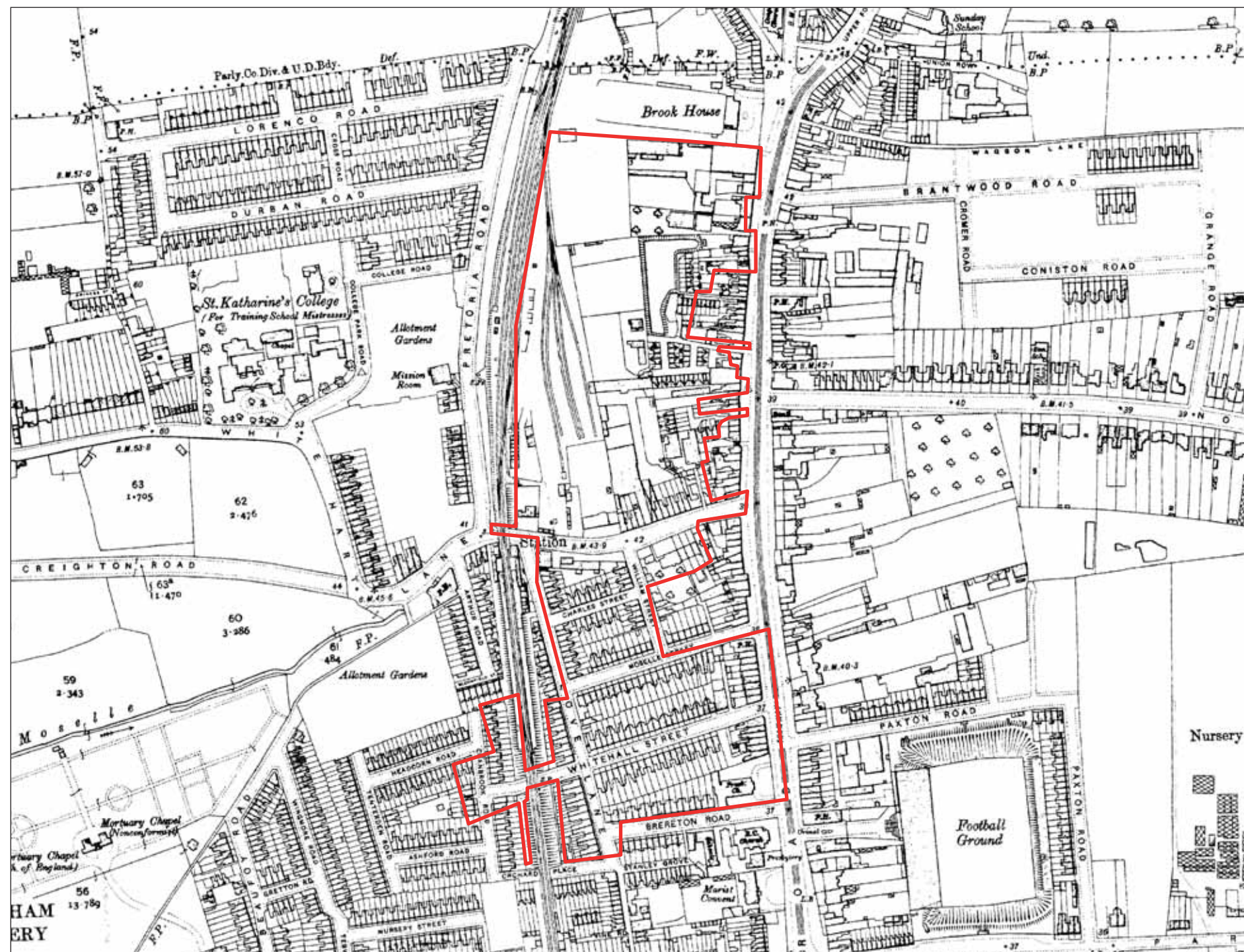


Figure 4.4 1913–1914 OS Map of London. Source: Promap.

- 4.14 By the 1935–1936 OS, the area south of White Hart Lane was almost entirely developed with narrow terraced housing. To the north, development was more varied, including areas of terraced housing in the environs of the roads and more industrial development and sidings in the environs of the railway.



Figure 4.5 1935–1936 OS Map of London. Source: Promap.

4.15 By the 1950s, a more sporadic arrangement of buildings remained visible to the north of White Hart Lane, including textile works north of Brook House, a depot to its south, and other works. The frontage to the High Road became more mixed, with set-backs and entrances to yards varying from the continuous parade of terraces.

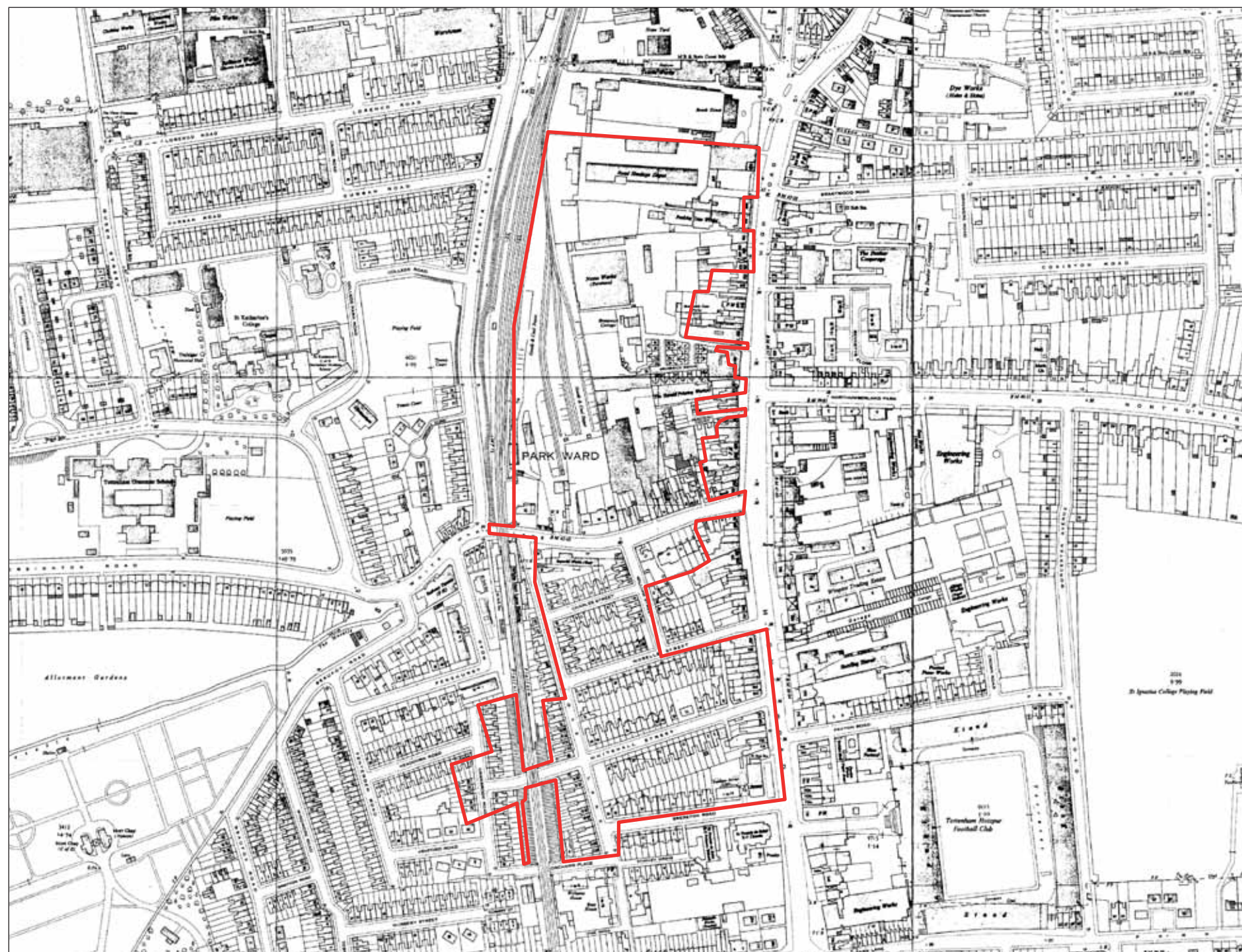


Figure 4.6 1956-1961 OS Map of London. Source: Promap.

- 4.16 The 1992 OS shows a large area to the north labelled simply as 'Industrial Estate', reflective of the range of light industrial uses that persisted in the environs of the railway.
- 4.17 Brunswick Square is labelled as an irregular space between these buildings, with access from the High Road.
- 4.18 To the south of White Hart Lane, large swathes of the former terraces had been demolished and replaced with taller blocks of flats as part of slum clearance. These had eroded the linear arrangement of the streetscape, being set at the centre of block-width plots.
- 4.19 In more recent years, the locality has been noted for its high deprivation index, and such social factors were partially attributed to a wave of civil unrest in 2011.

SECTION SUMMARY

- 4.20 The area surrounding the Site evolved predominantly in the early to mid-19th century, growing around the main transport infrastructure in the area – The Great Eastern Railway and the key route of the High Road. Thus, a substantial amount of the built environment is comprised of Victorian terraced housing.
- 4.21 During the early 20th century there was a significant increase in residential development in the area, as well as the construction of Tottenham Hotspur football club.
- 4.22 Slum clearance in the late 20th century resulted in modern, taller blocks of flats replacing many of the terraces. As a result, the area today has a greatly varied character.



Figure 4.7 1992 OS Map of London. Source: Promap.

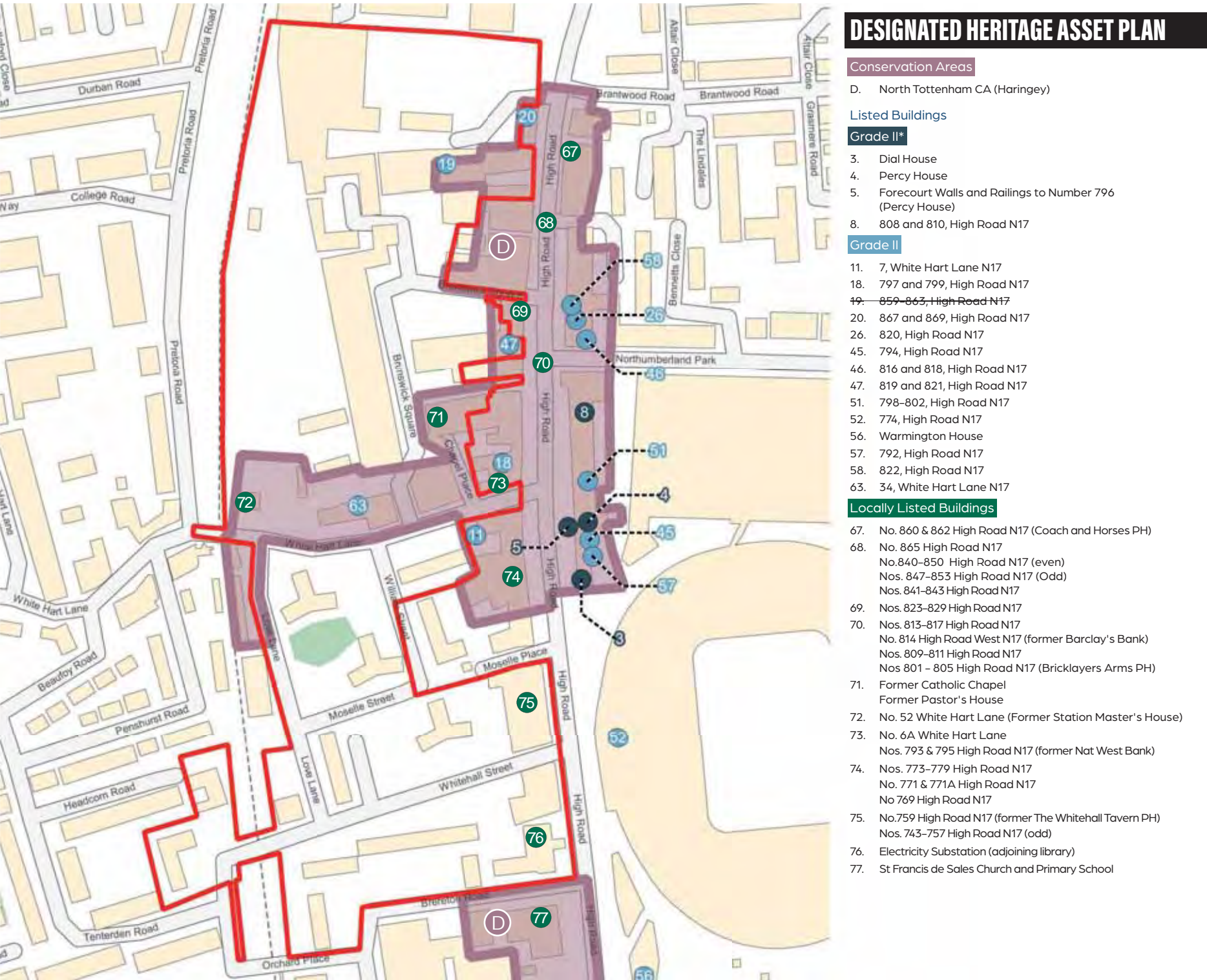
5.0 BASELINE: BUILT HERITAGE

HIGH ROAD WEST, TOTTENHAM

BASELINE: BUILT HERITAGE

5.1	This section identifies the heritage value of heritage receptors in the baseline that may be affected by the Proposed Development.	5.7	A qualitative assessment of the heritage value of the remaining receptors is provided below, including the contribution made by setting.
5.2	The methodology at Section 2.0 explains the approach to identifying the heritage baseline. The Site includes a number of heritage receptors including listed and locally listed buildings, and is situated partially within North Tottenham Conservation Area.	5.8	This assessment also identifies those heritage receptors where, notwithstanding intervisibility with the Site, a development on the Site would not introduce any impacts to the heritage value of the receptor. This is because it is not possible for the setting to change, or a change to the setting would not affect the heritage value as defined. In these instances, the heritage receptor is not taken forward for further assessment.
5.3	There are also other heritage receptors in the wider area, and the Proposed Development has the potential to impact their value by introducing change to their setting.	5.9	This is applicable to the following receptors: <ul style="list-style-type: none">• 9 and 10 Bruce Grove N17 – Grade II• 15A Bruce Grove N17 – Grade II• 15 and 16 Bruce Grove N17 and Wall To North of Garden of Number 16 Fronting The Avenue – Grade II• 1–4 Bruce Grove – Grade II• 7 and 8 Bruce Grove N17 – Grade II• 13 and 14 Bruce Grove N17 – Grade II• Public Toilet – Grade II• 5 and 6 Bruce Grove N17 – Grade II• 11 and 12 Bruce Grove N17 – Grade II• Walls Along South Boundary of Number 581 and around back gardens of Numbers 581, 53 and 585 – Grade II
5.4	The section has been informed by site visits and the following sources: <ul style="list-style-type: none">• The National Heritage List for England maintained by Historic England;• Conservation area appraisals published by the Council;• The Register of Locally Listed Buildings, London Borough of Redbridge; and• The Historic Environment Record ('HER').	5.10	The built heritage baseline is summarised at Table 5.1 .
5.5	The location of the built heritage receptors identified in this assessment are shown at Figure 5.1 . The heritage receptors which were scoped out of further assessment are listed at Table 5.1 .	5.11	Two additional buildings that have been demolished, Nos 774 (our map ref: 52) and 859–63 High Road (our map ref: 19), remain on the National Heritage List. They have been omitted from this assessment.
5.6	The ZTV was used to identify at pre-baseline stage if there were any heritage receptors which could be scoped out from assessment because there would be no intervisibility with the Proposed Development and, because of the separating distances and lack of historical associations, the Proposed Development would introduce no change to their setting or heritage value. These heritage assets were also checked to see whether they had any intrinsic historic relationship with the Site that goes beyond intervisibility.		

Figure 5.1 Zoomed heritage asset map showing receptors in the immediate environs of the Site



HERITAGE RECEPTORS WITHIN THE SITE

LISTED BUILDINGS

819 AND 821 HIGH ROAD N17 - GRADE II (MAP REF: 47)

- 5.12 819 and 821 High Road were added to the statutory list in 1974, and comprise a pair of three storey symmetrical terraced houses dating from the 18th century. They since have shop fronts at ground floor level, stucco front elevations and first and second floor level and a flat roof set behind a parapet.
- 5.13 The buildings have historic and architectural interest as a good example of an 18th century pair of houses with an attractive symmetrical front, and as part of the historical development of this part of the High Road.

5.14 Heritage Value Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.15 Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on the other side of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is unattractive twentieth-century development further north.

34 WHITE HART LANE, N17 - GRADE II (MAP REF: 63)

- 5.16 34 White Hart Lane was added to the statutory list in 1949 and comprises the properties at 32, 34 and 34A.
- 5.17 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.
- 5.18 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.
- 5.19 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.20 Its setting is largely formed by poor quality twentieth century council housing buildings to the front and the industrial estate at the rear, and by the stadium seen above listed buildings on the High Road in the distance. These aspects of its setting detract from the historical and architectural interest of the building. The road is also a busy and detracting feature. However, the open green space to the south between the tall council blocks provides a degree of openness that contributes to its special interest.

NON-DESIGNATED ASSETS

CATHOLIC CHAPEL AND FORMER PASTOR’S HOUSE (MAP REF: 71)

5.21 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.

5.22 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.

5.23 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.24 Their setting includes a vacant, hardstanding car park and industrial site. The poor quality, mid-20th century commercial buildings that surround the Chapel and Pastor’s house form a detracting element within their immediate setting.

6A WHITE HART LANE (MAP REF: 73)

5.25 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.

5.26 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.

5.27 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.28 The setting of the terrace is much changed. The vacant car park with poor quality commercial buildings to its rear forms a detracting element in the townscape. The unattractive housing development and tower blocks opposite further detract from an appreciation of the heritage value of No. 6A White Hart Lane.

52 WHITE HART LANE (FORMER STATION MASTER’S HOUSE) (MAP REF: 72)

5.29 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.

5.30 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.

5.31 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.32 The setting of the Station Master’s House comprises the adjacent railway line and station building which aids one’s understanding of the heritage value of the house. Directly opposite, the poor quality tower blocks dating to the late 20th century form a detracting feature in the immediate streetscape.

743-757 HIGH ROAD, N17 AND 759 HIGH ROAD (FORMER THE WHITEHALL TAVERN PH) (MAP REF: 75)

5.33 743-759 High Road, N17 comprise a row of three storey terraces with projecting shop fronts at ground floor level. The former Whitehall Tavern PH at 759 High Road comprises a three storey corner building with a painted brick second and third storey, and panelled, enclosed ground floor. The building has a prominent fascia board and a balcony at first floor level.

5.34 The buildings originally formed part of the Tottenham North CA, alongside Nos. 731-741 High Road, the library and the Electricity Substation (adjoining Library) (map ref: 76). The CA boundary was amended in 2017 to exclude these buildings. The report to Cabinet dated 20th June 2017 stated “the remaining buildings on the west side of the High Road, taken by themselves, are not considered of sufficient special interest to justify conservation area designation in accordance with NPPF.”

5.35 The buildings have some limited aesthetic and historical interest as part of the historic development in this part of the streetscape.

5.36 Heritage Value: Very Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.37 Their setting is largely formed by the stadium, which dominates the street scene opposite, and by nearby poor quality modern townscape to the east and the busy road is another detracting feature. The setting makes a negative contribution to their significance as part of a nineteenth-century and earlier townscape.

ELECTRICITY SUBSTATION (ADJOINING LIBRARY) (MAP REF: 76)

5.38 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. The current poor condition of the substation determines its heritage value to be considered as Very Low.

5.39 It has limited architectural and historic interest as an example of a late 19th century electrical substation.

5.40 Heritage Value: Very Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.41 The setting is urban and mixed. Directly adjoining the substation is the Coombes Croft Library, an unattractive mid 20th century building which has a detracting effect on the appreciation of the non-designated receptor. Adjacent to the receptor on the opposing side is a terrace of houses dating to the late 19th century. Their condition, however is very poor, exacerbated by the addition of modern, unattractive shopfronts at ground floor. Tottenham Hotspur Stadium is present opposite which forms a dominant, modern feature in the substation’s setting. The busy road is also a detracting feature.

NO. 865 HIGH ROAD N17 (MAP REF: 68)

5.42 865 High Road is a three storey townhouse in brown brick with red brick dressings. It incorporates part of an earlier two storey property, which was extended and refaced in 2013. It has 3 x 6 sash windows, and a pitched roof set back behind a parapet.

5.43 The building has some aesthetic interest as an attractive property in the streetscape.

5.44 Heritage value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE:

5.45 Its setting is urban and mixed and includes a number of statutory and locally listed buildings of the 18th and 19th Centuries, but its setting is mainly poor-quality 19th and 20th Century buildings including tall council blocks to the north. These make a generally neutral contribution to its historic and architectural interest. The busy road is also an important part of its setting and detracts from its special interest.

HERITAGE RECEPTORS OUTSIDE THE SITE
LISTED BUILDINGS

TOWER TO SOUTHWEST OF BRUCE CASTLE - GRADE I

5.46 The Tower to the Southwest of Bruce Castle was added to the statutory list in 1949.

5.47 The round tower is probably sixteenth century, and is built of brick with a battlemented parapet. Its use is not known, although it may have been part of a large Tudor house that predated the present Bruce Castle.

5.48 It has architectural and historical interest, and it also has archaeological interest as it is known to continue for some distance into the ground and for its potential links to a lost house.

Heritage value: **High**
CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.50 The tower is surrounded by trees to the south-west of the house. Its primary setting is comprised of the house and the surrounding park that make a positive contribution to its special interest. The wider urban development makes a neutral contribution at best.

BRUCE CASTLE - GRADE I

5.51 Bruce Castle was added to the statutory list in 1949.

5.52 Bruce Castle is a house of circa 1600, red brick of shallow H-shape with additions of 1684, early and late 18th century and nineteenth century. It has a prominent stuccoed clock tower of 1684 that forms an important local landmark.

5.53 It has architectural and aesthetic interest as attractive and well-preserved seventeenth-century and later house. It also has historical significance as an unusual survival from a period when Tottenham was home to wealthy courtiers.

Heritage value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.55 Its setting is mixed. It stands in a manicured public park that makes a positive contribution to its historical and architectural interest, allowing the building to be appreciated and giving it context as a villa. The surrounding area, however, is urban with Victorian and later development along the main road and industrial buildings, some of them derelict, to the west. These make a neutral to detracting contribution to its special interest.

DIAL HOUSE - GRADE II*

5.56 Dial House was added to the statutory list in 1949, and comprises a three storey late 17th century house with a high pitched hipped tile roof and five bay elevations. The first and second floors have stucco floor bands, and the southern chimney includes a sundial with the date 1691 above.

5.57 The building possesses considerable historic and architectural interest as a good example of a 17th century townhouse which forms part of the Georgian streetscape in this part of Tottenham.

Heritage value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.59 Its setting is urban and mixed. Some nearby statutory and locally listed buildings of the eighteenth and nineteenth century make a positive contribution to their historic interest, but the adjacent stadium is a prominent modern element that is a detracting feature. The busy road is also an important part of its setting and detracts from its special interest.

PERCY HOUSE, FORECOURT WALLS AND RAILINGS TO NUMBER 796 (PERCY HOUSE) - GRADE II*

5.60 Percy House and its forecourt walls and railings were added to the statutory list in 1949 as two separate entries.

5.61 The house has three storeys and a basement, and dates to the mid-18th century. It is built in brown brick with red brick dressings, and has a Doric door case with a frieze. The forecourt walls and railings date from the late 17th-early 18th century, and have scrolled abutments to the piers, which flank an ornamental wrought iron gate.

5.62 The house has historic and architectural interest as a good example of an 18th century townhouse, and as part of this important phase of development along the High Road. The forecourt railings form a group with the house.

Heritage value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.64 Its setting is urban and mixed. Some nearby statutory and locally listed buildings of the eighteenth and nineteenth century make a positive contribution to their historic interest, but the stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.

ALL HALLOWS VICARAGE AND THE PRIORY - GRADE II*

5.65 All Hallows Vicarage was added to the statutory list in 1949.

5.66 The house, formerly known as The Priory, dates to the 1620 or earlier, and was re-fronted in brick the eighteenth century. The main range is five bays and two storeys with a Doric doorcase and projecting wings. It has good seventeenth-century plasterwork internally. It has been used as the vicarage since 1906.

5.67 It has architectural and historical interest as an attractive and well-preserved 17th Century or earlier house with later alterations.

Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.69 The house has a surprisingly rural setting despite its urban context. It stands in generous grounds behind a high wall (separately listed at Grade II*), with the church to the north and Bruce Castle park to the east. The setting makes a positive contribution to its architectural and historical interest.

PARISH CHURCH OF ALL HALLOWS - GRADE II*

5.70 The church of All Hallows was added to the statutory list in 1974.

5.71 The church is built in a mix of stone and brick probably on the Site of an earlier church. The earliest part of the present building is the fourteenth century west tower and western six bays of the nave. The south aisle was added in the fifteenth century, the porch was added in the sixteenth century, and the eastern bay of the nave, the chancel, transepts and north vestry were added in 1875-7 to designs by William Butterfield in his characteristic polychrome brick style. There are also very good interior fittings by Butterfield, who is buried in the adjacent cemetery (his tomb is separately listed at Grade II).

5.72 The church has architectural and aesthetic interest as an attractive parish church restored and altered by William Butterfield, one of the leading church Victorian architects, and with a very fine and well preserved suite of fittings also by Butterfield. It also has historical and communal interest as a medieval parish church on an older site, and is likely to have archaeological interest for the same reason.

5.73 Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.74 The church has a surprisingly rural setting despite its urban context. It stands in a large churchyard with monuments and the large Tottenham cemetery adjacent. The nearby Vicarage and Bruce Castle park also give it a green, open setting. The setting makes a positive contribution to its architectural and historical interest.

808 AND 810 HIGH ROAD N17 – GRADE II*

5.75 808 and 810 High Road were added to the statutory list in 1949.

5.76 The buildings each have three storeys over basements and an attractive ‘Queen Anne’ façade.

5.77 They have historic and architectural interest as good examples of early 18th century houses, and as a remnant of this important phase of development along the High Road.

5.78 Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.79 Their setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century in a relatively coherent area of historic townscape that make a positive contribution to their historic interest. The stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.

FRONT WALL AND GATES TO THE PRIORY – GRADE II*

5.80 The front walls and gates to the Priory (now All Hallows Vicarage) were added to the statutory list in 1974.

5.81 The walls are red brick of the late seventeenth or early eighteenth century. They ramp up to the gateway, which has square piers, stone cornices and early eighteenth-century gates.

5.82 The walls and gates have architectural and historical interest as well preserved examples of their type that form an ensemble with the house, indicating its high status.

5.83 Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.84 The setting of the walls and gates includes the house, adjacent church and the park. It makes a positive contribution to their interest as the walls to a formerly rural house.

583 AND 585 HIGH ROAD N17 – GRADE II*

5.85 583 and 585 High Road were added to the statutory list in 1949.

5.86 583 and 585 were built in the early-mid eighteenth century as a pair. 583 was subsequently further divided into two. They are three storeys above a basement, four bays in on each house with red brick pilasters at the ends and in the centre, sash windows and an inserted door case on 583. There are additional entrance bays on each side, that to the left rebuilt.

5.87 They have architectural and historical interest as a pair of good early 18th century houses, and as a remnant of this important phase of development along the High Road.

5.88 Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.89 Their setting is urban, and will it includes a few other eighteenth century houses, is largely comprised of poor quality nineteenth and twentieth century buildings that detract for its special interest. The busy road is also a detracting feature.

7 WHITE HART LANE N17 – GRADE II

5.90 7 White Hart Lane was added to the statutory list in 1974, and comprises a small 19th century villa with a stucco exterior, and low pitched hipped slate roof.

5.91 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.

5.92 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.93 Its setting is formed by poor quality nineteenth and twentieth century buildings and by the stadium seen above listed buildings on the High Road. The setting detracts from the historical and architectural interest of the building. The road is also a busy and detracting feature.

CHARLTON COTTAGE – GRADE II

5.94 Charlton Cottage (581 High Road) was added to the statutory list in added to the statutory list in 1949.

5.95 It is a late 18th Century house of two storeys and three bays with a mansard roof and dormers and an additional single storey projection on the left.

5.96 It has architectural and historical interest as a late eighteenth century house and as a surviving example of an earlier phase of Tottenham’s development.

5.97 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.98 Charlton Cottage forms a group with the adjacent Nos 583 and 583, but its setting is otherwise urban and comprised of poor quality twentieth-century buildings that detract from its special interest. The busy road is also a detracting feature.

639 HIGH ROAD N17 – GRADE II

5.99 639 High Road was built in early twentieth century as the headquarters of the Tottenham District Light, Heat & Power Co and has date stones of 1901 and 1914. Built of red brick in a Jacobean style, it is two storeys and attics with a 14 bay façade. There are projecting, taller corner turrets and entrance bays with polychromy and shaped gables.

5.100 The building has architectural and aesthetic interest as a fine early twentieth century commercial building. It also has historical interest for its place in the development of Tottenham as an urban centre in the late nineteenth and early twentieth centuries.

5.101 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.102 Its setting is urban. There are a few Victorian and early twentieth-century buildings nearby that contribute to its historic interest, but otherwise its setting is comprised of modern buildings that make a neutral to negative contribution. The road is also a detracting feature.

TOTTENHAM BAPTIST CHURCH - GRADE II

5.103 The Tottenham Baptist church was added to the statutory list in 1974.

5.104 It was built of brick with rendered details in the mid nineteenth century and has a two storey, three bay façade to the street with arched windows on the upper floor, prominent cornice and a projecting Doric porch. The plainer five bay side facades have a string course that continues from the front.

5.105 The chapel has architectural interest as an attractive non-Conformist chapel, and historical and communal interest for its role in the religious life of the area.

5.106 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.107 Its setting is urban. There is some broadly contemporary nineteenth century development that contributes to its historical interest, but the setting is comprised mainly of twentieth century development that makes a generally neutral contribution to its special interest. The stadium is a prominent feature in the distance, and the busy road is a detracting feature.

FRONTING TO CHAPEL STORES - GRADE II

5.108 High Road (listed as Fronting to Chapel Stores) was added to the statutory list in 1974.

5.109 It is an early nineteenth-century brick house of three bays and three storeys with an irregular façade.

5.110 It has architectural and historical interest as an early nineteenth-century house and a fragment of older townscape.

5.111 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.112 Its setting is formed by a narrow lane off the High Road, and while the adjacent early nineteenth century buildings including the chapel make a positive contribution to its historic interest, the rest of the surrounding townscape is largely modern and poor quality.

FRONTING TO CHURCH ROAD - GRADE II

5.113 High Road (listed as Fronting to Church Road) was added to the statutory list in 1949.

5.114 It is an early nineteenth-century house of two storeys and two bays with an inset plaque reading Moselie House and a Doric porch facing Church Road.

5.115 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.116 Its setting is urban. Towards the High Road there are fragments of older townscape in its setting, but the main elements are wholly modern including the stadium, a primary school and low quality twentieth-century residential blocks that detract from tis special interest.

797 AND 799 HIGH ROAD N17 - GRADE II

5.117 797 and 799 High Road were added to the statutory list in 1974, and comprise a pair of three storey early 19th century houses with shop fronts to the ground floor and possibly earlier interiors. At first floor level it has recessed sash windows set within arched brick headers, and 3 x 6 sashes to the second floor.

5.118 The buildings have architectural and historical interest as part of an earlier phase of development in the area, and as a good example of a pair of 19th century houses.

5.119 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.120 Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to its historical significance. Nonetheless, the stadium is a large, modern feature in its setting, and the busy road and junction are detracting features.

867 AND 869 HIGH ROAD N17 - GRADE II

5.121 Nos 867 and 869 comprises a three storey terrace of 18th century houses which were added to the statutory list in 1949. They have high pitched roofs, brown brick elevations with red brick dressings, and 19th century doors surmounted with fanlights.

5.122 The buildings have historic and architectural interest as part of the early development of Tottenham High Road, and are a good example of an 18th century terrace.

5.123 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.124 Their setting is urban and mixed and includes a few nearby statutory and locally listed buildings of the eighteenth and nineteenth century, but their setting is mainly poor quality nineteenth and twentieth century buildings including tall, late twentieth-century council blocks to the north, the supermarket and the timber yard. These make a generally neutral contribution to their historic and architectural interest. From the north, they appear isolated in modern roads leading into the development behind, and the busy main road is also an important part of their setting and detracts from their special interest.

2, KING’S ROAD N17 - GRADE II

5.125 King’s Road is an early nineteenth-century house of two and a half storeys and three bays with an inset plaque reading James Place 1812. The door is in the gable end, with an arched window in the gable, and it may have been the end house of a row. It is attached to a low rise twentieth-century block of flats.

5.126 It has architectural and historical interest as an unusually designed house of c.1812 as part of the early development of the area.

5.127 Heritage Value: Medium

5.128 Its setting includes some attritive small nineteenth century terraces that makes a positive contribution to its special interest, but is otherwise poor quality twentieth-century council housing that detracts.

- 8-18 LORDSHIP LANE N17 - GRADE II

5.129 8–18 Lordship Lane was added to the statutory list in 1949.

5.130 They are a terrace of early nineteenth century houses in three pairs attached by side entrance bays. Built of brick, they are three storeys above a basement and have projecting metal filigree covered balconies over the large front windows on the ground floor. A plaque between 8 and 10 reads 1826 Bruce Terrace.

5.131 They have architectural and aesthetic interest as an attractive and well-preserved group of early nineteenth century houses, and historical interest for their place in the early nineteenth century development of the area.

5.132 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.133 Their setting is very degraded, with poor quality nineteenth and twentieth century housing and the railway line, which detract from their special interest.

SOUTH BOUNDARY WALL TO BRUCE CASTLE PARK, WALL ALONG WESTERN BOUNDARY OF GROUNDS OF BRUCE CASTLE - GRADE II

5.134 The South Boundary Wall to Bruce Castle Park was added to the statutory list in 1974.

5.135 It is a long, high, probably seventeenth-century brick wall separating the park from the road.

5.136 It has aesthetic and historical interest as an attractive 17th Century wall and for its relationship to the house.

5.137 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.138 Its setting includes both the park and the house, and the relationship between the two contributes to its special interest.

WALL ALONG WESTERN BOUNDARY OF GROUNDS OF BRUCE CASTLE - GRADE II

5.139 The Wall Along Western Boundary of Grounds of Bruce Castle was added to the statutory list in 1974.

5.140 The wall is possibly 17th Century and stands to the west of Bruce Castle near the house.

- 5.141 It has aesthetic and historical interest as an attractive wall and for its relationship to the house.

5.142 Heritage Value Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.143 Its setting largely relates to the house and the park, which make a positive contribution to its special interest.

668 AND 668A HIGH ROAD, N17 - GRADE II

5.144 668 and 669 High Road were added to the statutory list in 1974.

5.145 It is a late 18th Century house of three storeys and 5 bays with a modern shopfront and altered doorway. It is listed for group value.

5.146 It has some architectural and historical significance as a much altered eighteenth century house.

5.147 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.148 Its setting is urban and mixed and include both eighteenth century houses and also nineteenth and twentieth century development of varying quality that makes a positive to neutral contribution to its special interest. The busy road is a detracting feature.

670 HIGH ROAD, N17 - GRADE II

5.149 670 High Road was added to the statutory list in 1974.

5.150 It is a much-altered late eighteenth or early nineteenth-century house, rendered with a canted bay.

5.151 It has some architectural and historical significance as a much altered eighteenth century house.

5.152 Heritage Value: Medium

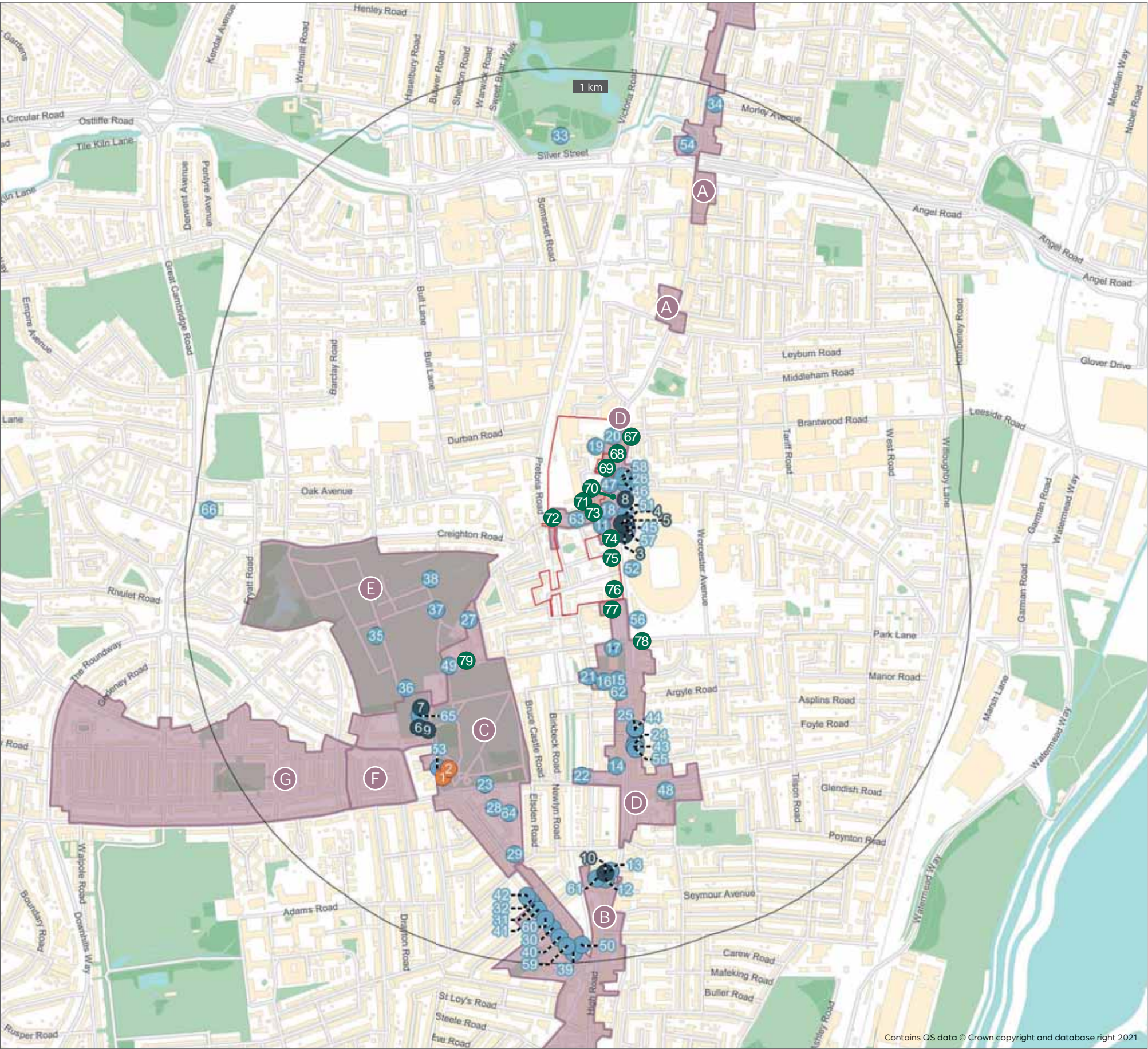
CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.153 Its setting is urban and mixed, and includes both eighteenth century houses and also nineteenth and twentieth century development of varying quality that makes a positive to neutral contribution to its special interest. The busy road is a detracting feature.

820 HIGH ROAD N17 - GRADE II

5.154 820 High Road was added to the statutory list in 1974. It is an early 18th century house of two storeys, built in brown brick with red brick dressings.

It has a moulded brick cornice, and stone-coped parapet, with a late 19th century shop front at ground floor level.



DESIGNATED HERITAGE ASSET PLAN

Conservation Areas

- | | | |
|-------------------------------|-------------------------------------|-----------------------------------|
| A. Church Street CA (Enfield) | D. North Tottenham CA (Haringey) | F. Peabody Cottages CA (Haringey) |
| B. Bruce Grove CA (Enfield) | E. Tottenham Cemetery CA (Haringey) | G. Tower Gardens CA (Haringey) |
| C. Bruce Castle CA (Haringey) | | |

Listed Buildings

Grade I

- | | |
|--|-----------------|
| 1. Tower to South West of Bruce Castle | 2. Bruce Castle |
|--|-----------------|

Grade II*

- | | | |
|---|--------------------------------------|---------------------------------------|
| 3. Dial House | 6. "All Hallows Vicarage The Priory" | 9. Front Wall and Gates to The Priory |
| 4. Percy House | 7. Parish Church of All Hallows | 10. 583 and 585, High Road N17 |
| 5. Forecourt Walls and Railings to Number 796 (Percy House) | 8. 808 and 810, High Road N17 | |

Grade II

- | | | |
|---|--|--|
| 11. 7, White Hart Lane N17 | 33. Former Garden Walls in Pymme's Park | 49. 1-10, Prospect Place N17 |
| 12. Charlton Cottage | 34. 236 and 238 Fore Street N18 | 50. Public Toilet |
| 13. Walls in Front of Numbers 583 and 585 | 35. War Memorial in Tottenham Cemetery | 51. 798-802, High Road N17 |
| 14. 639, High Road N17 | 36. Tomb of William Butterfield in Tottenham Cemetery | 52. 774, High Road N17 |
| 15. Tottenham Baptist Church | 37. Chapels in Tottenham Cemetery | 53. Wall Along Western Boundary of Grounds of Bruce Castle |
| 16. Fronting to Chapel Stores | 38. Tunnel Connecting East and West Portions of Tottenham Cemetery | 54. Angel Place |
| 17. Fronting to Church Road | 39. 1-4, Bruce Grove N17 | 55. 662, High Road N17 |
| 18. 797 and 799, High Road N17 | 40. 7 and 8, Bruce Grove N17 | 56. Warmington House |
| 19. 859-863, High Road N17 | 41. 13 and 14, Bruce Grove N17 | 57. 792, High Road N17 |
| 20. 867 and 869, High Road N17 | 42. Wall to North of Garden of Number 16 Fronting The Avenue | 58. 822, High Road N17 |
| 21. 2, King's Road N17 | 43. 664 and 666, High Road N17 | 59. 5 and 6, Bruce Grove N17 |
| 22. 8-18, Lordship Lane N17 | 44. Southern Gate Building At Whitbread's Brewery | 60. 11 and 12, Bruce Grove N17 |
| 23. South Boundary Wall to Bruce Castle Park | 45. 794, High Road N17 | 61. Walls Along South Boundary of Number 581 and Around Back Gardens of Numbers 581, 583 and 585 |
| 24. 668 and 668A, High Road N17 | 46. 816 and 818, High Road N17 | 62. 695 and 697, High Road N17 |
| 25. 670, High Road N17 | 47. 819 and 821, High Road N17 | 63. 34, White Hart Lane N17 (See Details For Further Address Information) |
| 26. 820, High Road N17 | 48. Church of St Mary The Virgin | 64. Tottenham Magistrates Court |
| 27. 39-51, Beaufoy Road N17 | | 65. War Memorial At All Hallows Church |
| 28. "Chapel At Drapers' Almshouses The Drapers' Almshouses" | | 66. Church of St John The Baptist |
| 29. Lodge to South East of Draper's Almshouses | | |
| 30. 9 and 10, Bruce Grove N17 | | |
| 31. 15A, Bruce Grove N17 | | |
| 32. 15 and 16, Bruce Grove N17 | | |

Locally Listed Buildings

- | | | |
|---|--|---|
| 67. No. 860 & 862 High Road N17 (Coach and Horses PH) | 72. No. 52 White Hart Lane (Former Station Master's House) | 76. Electricity Substation (adjoining library) |
| 68. No. 865 High Road N17 No.840-850 High Road N17 (even) Nos. 847-853 High Road N17 (Odd) Nos. 841-843 High Road N17 Nos. 823-829 High Road N17 Nos. 813-817 High Road N17 No. 814 High Road West N17 (former Barclay's Bank) Nos. 809-811 High Road N17 Nos 801 - 805 High Road N17 (Bricklayers Arms PH) | 73. No. 6A White Hart Lane Nos. 793 & 795 High Road N17 (former Nat West Bank) 74. Nos. 773-779 High Road N17 No. 771 & 771A High Road N17 No 769 High Road N17 75. No.759 High Road N17 (former The Whitehall Tavern PH) Nos. 743-757 High Road N17 (odd) | 77. St Francis de Sales Church and Primary School 78. Nos 2-4 Park Lane 79. 158-166 (even) Church Road The Antwerp Arms |
| 69. Nos. 813-817 High Road N17 | | |
| 70. Nos. 813-817 High Road N17 No. 814 High Road West N17 (former Barclay's Bank) Nos. 809-811 High Road N17 Nos 801 - 805 High Road N17 (Bricklayers Arms PH) | | |
| 71. Former Catholic Chapel Former Pastor's House | | |

LOCATION:
High Road West, Tottenham

DATE:
October 2021

SCALE:
1:12500 @ A3

FIGURE 5.1 Map showing the location of heritage receptors within the study area

▲ NORTH



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5.155 The building possesses historic and architectural interest as a good example of an early 18th century townhouse which forms a well-preserved remnant of this phase of development along the High Road.

5.156 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.157 Its setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century that make a positive contribution to its historic interest, but the setting is mainly poor quality twentieth century buildings including tall buildings to the north that are detracting features. The shopping centre on Northumberland Park and the stadium are also modern features to the south. The busy road is also an important part of its setting and detracts from its special interest.

39-51 BEAUFOY ROAD N17- GRADE II

5.158 39–51 Beaufoy Road was added to the statutory list in 1974. It comprises 7 houses orientated around three sides of a small square. The houses date to the mid–19th century and are distinctively Gothic in character, articulated by their high–pitched front gables. They are constructed of London stock brick with stone dressings and a grey slate roof.

5.159 The buildings possess historic and architectural interest as a good example of mid–19th century Almshouses in the Gothic style. More specifically, they derive historic interest as being the former Alderman Staines Almshouses, the successors to the old Almshouses in Jacob’s Passage in the parish of St Giles. They were sold in 1864 and rebuilt in Tottenham in 1868.

5.160 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.161 Their immediate setting is predominantly residential, terraces of a similar era border the western side of Beaufoy Road. Along the eastern side of the road and on the adjoining Greton Road the houses date from the mid–20th century, and thus the immediate setting is greatly varied. The presence of green open spaces such as Tottenham Cemetery and substantial vegetation positively contribute to the receptor’s special interest.

“CHAPEL AT DRAPERS ALMHOUSES/THE DRAPERS ALMSHOUSES” AND THE LODGE TO THE SOUTHEAST OF DRAPER’S ALMSHOUSES – GRADE II

5.162 The Drapers Almshouses were added to the statutory list in 1971. The Lodge to the Southeast of Draper’s Almshouses was added to the Statutory list in 2001.

5.163 The Almshouses comprise 1–44 Bruce Grove and were built in c.1870. They were formerly the Sailmaker’s Almshouses and were formed around 3 sides of a courtyard with two detached wings. Each house is of 2 storeys, each with one window. The houses are constructed of Yellow London stock brick with decorative brickwork –in particular, a red brick eaves cornice and band at first floor level.

5.164 In the centre east side of the courtyard stands a gabled Gothic chapel with pointed traceried windows and a distinctive, high–pitched gable with slate roof at the apex of the gable.

5.165 The Lodge was built at a similar time, constructed in the same materials and Gothic style. It has a high–pitched gable on its principal elevation, and like the Almshouses, uses decorative coloured brickwork.

5.166 The buildings have architectural interest as a particularly ornate example of late 19th century Almshouses with associated Chapel and Lodge, in the Gothic style. The buildings possess further historic interest as giving an indication of the social aspirations of the area. The presence of Almshouses suggests that the area comprised a mix of social classes.

5.167 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.168 The immediate setting of the buildings, formed around a central open courtyard, remains fairly unchanged. The attractive Victorian terraces on the opposing side of the road, dating from a similar era and also in the Gothic Style, contribute to an understanding of the historic development of the immediate area. The presence of the busy main road of the A10, however, forms a detracting element within the receptor’s immediate setting.

FORMER GARDEN WALLS IN PYMME’S PARK – GRADE II

5.169 The Former Garden Walls in Pymme’s Park were added to the statutory list in 2001. They date to the late 17th or early 18th century and are all that remains of the original Pymmes House and associated outbuildings. The walls run around 3 sides of a former garden; they are constructed of red brick with a convex top slope to flat coping.

5.170 The wall derives architectural interest as an example of a late 17th/early 18th century brick garden wall, which formed part of a formal house and parkland. The formation of the walls gives an indication of the historic layout of the Victorian parkland and its relationship with the house and buildings.

5.171 The wall derives further historic interest as the former site of Pymmes House, built in 1327 by William Pymme. It was subsequently re–altered extensively until it was demolished in 1940.

5.172 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.173 The former garden walls are located in the south of the park. Their setting is formed of greensward, and structured planting within the garden as well as mature trees in the wider park. The setting of the receptor contributes substantially to the receptor’s significance as it is formed of the land relating to the former house in Pymmes Park to which the wall belonged. Thus, the setting of the receptor reveals the origin of the receptor, though this historic function has been lost as the wall is the only extant building of the original house and outbuildings.

236 AND 238 FORE STREET N18 – GRADE II

5.174 236 and 238 Fore Street was added to the statutory list in 1954.

5.175 The receptor comprises an early 18th century pair of townhouses constructed in brick.

5.176 The heritage value of the receptor lies in its architectural and historic interest as a surviving element of the 18th Century townscape of Tottenham that retains a number of fine original features such as an original Roman Doric entablature to the front door of No.238, and original wrought iron railings.

5.177 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.178

The receptor is located on the east side of Fore Street Its immediate setting comprises low quality architecture dating to the 19th and 20th Centuries. Its setting does not contribute to the value of the receptor.
- WAR MEMORIAL IN TOTTENHAM CEMETERY, CHAPELS IN TOTTENHAM CEMETERY, TUNNEL CONNECTING EAST AND WEST PORTIONS OF TOTTENHAM CEMETERY – GRADE II**
- 5.179

These three heritage receptors were added to the statutory list in 1995. The War Memorial was designed in 1919 by Sir Reginald Bloomfield and gives commemoration to the men of Tottenham who gave their lives in the Great War. It is constructed of Portland Stone, designed as a ‘Cross of Sacrifice’ on an octagonal stepped plinth. The receptor derives historic and communal interest as illustrating the impact that World War One had on those living in Tottenham in the early 20th century. The structure derives further historic interest by virtue of its association with prominent British architect, Reginald Bloomfield.
- 5.180

The pair of Chapels in Tottenham cemetery were built in 1856–7 by George Prichett. Constructed of Kentish ragstone with ashlar dressings, fish scale slate roofs and iron cresting. One Non-conformist and one Anglican, linked by a shared bellcote and small arched carriageway with porches. Distinctively gothic in style, articulated by decorated tracery and gabled elevations. The receptors derive architectural interest as a well preserved example of both an Anglican and Non-Conformist Chapel dating to the mid 19th century, in the Gothic style. The receptor has further historic interest as articulating the influence of Non-conformist religions in the mid to late 19th century throughout Britain.
- 5.181

The tunnel connecting the east and west portions of Tottenham Cemetery was built in 1883. It is constructed of rock faced stone and comprises two walls with gate piers and wrought iron railings on top, bordering a path that extends through the cemetery.
- 5.182

Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.183

The tunnel forms a group with the chapel and links it to the war memorial and thus the structures have a shared setting within Tottenham Cemetery. This immediate setting reveals the origins of the receptor, through their shared historic function. This function is further understood by the presence of tombs and the wider burial ground, furthering aiding one’s understanding of the function of the receptors.
- 664 AND 666 HIGH ROAD N17 – GRADE II**
- 5.184

664 and 666 High Road were added to the statutory list in 1974. The receptor comprises a house dating to the early 18th Century, with a later frontage, which has now been divided as two dwellings.
- 5.185

Constructed of London stock brick, the house is of three storeys with additional basement. No. 666 is wider with 3 sash windows on the first and second floors, with No. 664 containing 2 sash windows at first and second floor, revealing the later division that the property underwent.
- 5.186

The architectural style is distinctively Georgian in style, expressed by the flat roof and symmetrically placed sash windows, those at first floor level being the largest, thus reflecting the superiority of this floor.
- 5.187

The receptor derives historic and architectural interest as a well-preserved example of an early 18th Century townhouse, typical of the Georgian period. It also gives some indication about the social aspirations of Tottenham during this time and as part of the historic development of the immediate area.
- 5.188

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.189

The immediate setting of the houses is urban and mixed, comprising the busy High Road, which whilst historically is useful in aiding one’s understanding of the location of the receptor, is much changed. This change is reflected by modern piecemeal development along the main road. Many of the houses on the opposing side of the road are of a similar architectural quality, however modern and garish shopfronts on the ground floor have much detracted from the immediate setting of the receptor.
- SOUTHERN GATE BUILDING AT WHITBREAD’S BREWERY- GRADE II
- 5.190

The Southern Gate Building a Whitbread’s Brewery was added to the statutory list in 1974. The receptor was built in the early to mid-19th Century, with later alterations. It is constructed of London stock brick and is of one storey, with 3 round arched windows affronting the elevation which affronts High Road. The central bay has a cornice with paired brackets and ‘BREWERY’ inscribed into the stucco edging. A modern clock is located above. Its features are distinctive of the Neo-Classical style.
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5.191 The receptor derives architectural interest as a well-preserved example of an industrial, more specifically, brewery building, in the Neo-Classical style. The receptor derives further historic interest as a survivor of the Whitbread Brewery, which was founded in east London in 1742, with many buildings remaining and thus reveals more about the industrial history of the immediate area.

5.192 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.193 The setting of the receptor is highly urban and mixed, its location which affronts the High Road. The industrial yard located adjacent to the receptor bears a shared historic function, presumably also used by Whitbread’s Brewery which thus positively contributes to an understanding of the receptors value.

5.194 Many of the buildings located along the High Road are of a similar architectural quality and era, however many have garish and unattractive modern shopfronts on the ground floor. The insertion of late 20th century and other areas of modern piecemeal development along the High Road has detracted from the setting of the heritage receptor.

794 HIGH ROAD N17 - GRADE II

5.195 This building was added to the statutory list in 1949. It comprises a mid-18th century house with three storeys over a basement. It has recessed sash windows with glazing bars, and a six panelled door with a rectangular fanlight.

5.196 The building possesses historic and architectural interest as a good example of an 18th century townhouse, and as part of the historic development of the locality.

5.197 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.198 Its setting is urban and mixed. Some nearby statutory and locally listed buildings of the eighteenth and nineteenth century make a positive contribution to their historic interest, but the stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.

816 AND 818 HIGH ROAD N17 - GRADE II

5.199 816 and 818 High Road were added to the statutory list in 1949. They are a mid-18th century house with three storeys and an additional two storey right bay. The building has a projecting 19th century shop front to the left hand side, and an Ionic door case with pulvinated frieze.

5.200 The building possesses historic and architectural interest as a good example of a mid-18th century townhouse, and as a relatively well-preserved remnant of this phase of development along the High Road.

5.201 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.202 Its setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century that make a positive contribution to its historic interest, but the setting is mainly poor quality twentieth century buildings including tall buildings to the north that are detracting features. The stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.

CHURCH OF ST MARY THE VIRGIN - GRADE II

5.203 The Church of St Mary The Virgin was added to the statutory list in 1974. It was built in 1886-87 to the designs of J E K Cutts. It is constructed of red Suffolk Brick with a slate roof, in the Early English style.

5.204 The receptor derives architectural interest as an example of a red brick, Anglican church built in the late 19th century in the Early English style. It derives historic interest owing to its intention to be built in order to suffice the needs of the burgeoning Anglican congregations of Victorian London. It possesses further historic interesting owing to its association with the architect John Edward Knights Cutt who was a well-known church architect in the late Victorian era.

5.205 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.206 The setting of the church is highly urban and has undergone much change. The Gothic style terraces located immediately adjacent to the church, being of a similar architectural style and era positively contribute to an understanding of the receptor’s significance. The buildings on the opposite, north side of the Lansdowne Road, comprise poor quality late 20th century housing which form a detracting element within the receptor’s immediate setting. Many of the buildings along the High Road have poor quality, garish, modern shopfronts that detract from the wider setting of the receptor.

1-10 PROSPECT PLACE N17 - GRADE II

5.207 1-10 Prospect Place was added to the statutory list in 1949. It comprises five pairs of early 19th century cottages. Each are of two storeys and have modest architectural features including flat brick arches above the sash windows.

5.208 The receptor comprises architectural interest as a good example of early 19th century cottages, albeit heavily altered. The cottages possess further historic interest as revealing more about the social aspirations of the area, particularly the building typologies for lower social classes.

5.209 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.210 The immediate setting of the cottages includes the eastern side of Tottenham Cemetery, an attractive expanse of green open land which positively contributes to the receptors setting. Surrounding building typologies include terraces of a similar architectural design and era which positively contributes to an understanding of the receptor’s heritage value.

798-802 HIGH ROAD N17 - GRADE II

5.211 These houses were added to the statutory list in 1949. They form a mid-18th century terrace with basements below three storey houses, built in brown brick with red brick dressings, a string course at first floor level and a parapet cornice.

5.212 There is a six fielded panel door to 798 and a Doric door case with flat pilasters and a pediment, whilst no. 800 has a modern door with an entablature surround

- 5.213

The properties possess historic and architectural interest as part of the 18th century development of the local area, and as good examples of 18th century townhouses.
- 5.214

Heritage value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.215

Their setting is urban and mixed. Some nearby statutory and locally listed buildings of the eighteenth and nineteenth century make a positive contribution to their historic interest, but the stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.
- ANGEL PLACE - GRADE II
- 5.216

Angel Place was added to the statutory list in 1954. The receptor comprises an 18th Century terrace of three houses, linked by smaller wings. They are Classical in design, with mansard roofs and sash windows to all.
- 5.217

The heritage value of the receptor lies in its architectural and historic interest as a rare survival of pre-Victorian Tottenham; a trio of Classical houses retaining a significant proportion of original features of interest, including decorated fanlights and columned doorways. There has been some alteration to the receptor resulting in loss of architectural integrity; this includes the installation of modern uPVC windows in No.183.
- 5.218

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.219

The receptor is located parallel to Fore Street, northwest of the junction with Sterling Way and the North Circular; the wing of No.183 was removed for road widening. This road setting creates a hostile environment to the south and east of the receptor, and generally the receptor is surrounded by urban clutter including signage and steel railings. There is a bulky modern red brick extension to the rear of the receptor which overwhelms the proportions and massing of the listed building. In its wider setting, the built form is generally 20th Century and of low townscape quality. The receptor’s setting does not contribute to its heritage value.
- 5.220

The receptor’s principal value is found in its external façade facing Fore Street, meaning that the receptor is best experienced from Fore Street, from which views of the receptor are filtered by vegetation in the pocket of greenery, or directly in front on Angel Close.

- 662 HIGH ROAD, N17 - GRADE II
- 5.221

662 High Road was added to the statutory list in 1974. It is a singular house built in the early 18th century, with a later front. It is of three storeys and constructed of London stock brick. The ground floor comprises an altered 19th century shop front.
- 5.222

It derives architectural interest from being a good example of an early 18th century townhouse in the Neo-Classical style. It possesses further historic interest as it articulates the Georgian period of development along Tottenham High Road.
- 5.223

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.224

The setting of the receptor is much changed owing to its location on Tottenham High Road. The adjacent listed pair of houses of 666 and 665 High Road positively contribute to an understanding of the receptor’s significance, by virtue of their similar architectural design and era. Modern development dating from the mid to late 20th century along the High Road has further detracted from an appreciation of the receptor’s significance. It’s location on a now busy and prominent main road has further detracted.
- WARMINGTON HOUSE (744 HIGH ROAD N17) - GRADE II
- 5.225

Warmington House was added to the statutory list in 1974. It is a house built in 1828 with three storeys of three bays each, and named for James Warmington, who occupied the house between 1851 and 1876. The front elevation has a symmetrical façade with a moulded architrave to the entrance, and gauged brick arches to the second floor windows. The stadium and adjacent buildings have been built around it.
- 5.226

The house possesses historic and architectural interest as a house of 1828 which retains its internal plan form and staircases, and as part of the Georgian development along Tottenham High Road.
- 5.227

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.228

The setting of Warmington House is primarily formed by the modern buildings associated with the stadium that surround it on both sides. Although wholly different in character, the new development is sympathetically scaled and detailed and makes a positive contribution to the understanding of the listed building as a fragment of historic

- townscape. The busy road is also an important part of its setting and detracts from its special interest.
- 792 HIGH ROAD N17 - GRADE II
- 5.229

792 High Road was added to the statutory list in 1949. The building has a 19th century frontage, though the house itself may predate this. The house is of three storeys with gauged flat brick arches to recessed sash windows.
- 5.230

The building possesses historic and architectural interest as a good example of a 19th century townhouse, which provides evidence of this phase of development in the locality.
- 5.231

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.232

Its setting is urban and mixed. Some nearby statutory and locally listed buildings of the eighteenth and nineteenth century make a positive contribution to their historic interest, but the stadium is a prominent modern feature to the south. The busy road is also an important part of its setting and detracts from its special interest.
- 822 HIGH ROAD, N17 - GRADE II
- 5.233

822 High Road was added to the statutory list in 1974, and forms an early 19th century building with three storeys, built in stock brick with a stone-coped parapet. It has a late 19th century shop front to the ground floor, with a dentil cornice to the fascia.
- 5.234

The building has historic and architectural interest as part of the early 19th century development in this part of the High Road.
- 5.235

Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.236

Its setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century that make a positive contribution to its historic interest, but the setting is mainly poor quality twentieth century buildings including tall buildings to the north that are detracting features. The stadium is a very present feature to the south. The busy road is also an important part of its setting and detracts from their special interest.

695 AND 697 HIGH ROAD, N17 – GRADE II

5.237 695 and 697 High Road were added to the statutory list in 1974. They are an early 19th century pair of houses, each of three storeys and a basement. Constructed of London stock brick with a stuccoed parapet and ground floor. Distinctively of the Neo–Classical architectural style with symmetrically placed sash windows and Doric porches with fluted columns and patterned fanlights.

5.238 The receptors derive architectural and historic interest as well–preserved early 19th century townhouses, and as part of the early development of the area. They derive further historic interest as articulating the social aspirations of the immediate area, an example of a more affluent Georgian residence.

5.239 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.240 Their immediate setting on the High Road remains highly changed and characteristically urban. A number of buildings of a high architectural quality and dating from a similar era border the High Road, however, the presence of garish and poor–quality shopfronts on the ground floor detracts from the receptors value. The location on the High Road is also a busy and detracting feature.

TOTTENHAM MAGISTRATES COURT – GRADE II

5.241 Tottenham Magistrates Court was added to the statutory list in 2004. It was built in 1937 to the designs of W.T. Curtis and includes minor later 20th century alterations. It is constructed of brock and blue brick with red brick and stone dressings, it includes a hipped tiled roof and is of the Neo–Georgian style. It was originally opened in 1937 as Tottenham Police Court and re–named as the Magistrate’s Court after 1949.

5.242 The receptor derives architectural interest as a well preserved example of a suburban police station in the Neo–Georgian style. The interior is of particular architectural interest, retaining the original oak fittings in the court rooms. It possesses historic interest as articulating the evolving metropolitan identify of Tottenham in the early 20th century and its association with architect W. T. Curtis who was responsible for many public and institutional buildings in north–west London during this time.

5.243 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.244 The immediate setting of the receptor comprises an attractive expanse of green open space, and the historic walls of Bruce Castle park are opposite. The receptor is located on Lordship Lane a busy main road that detracts somewhat from one’s appreciation of its significance. The building typology along Lordship Lane comprises rows of Victorian terraces which form an attractive feature in the receptor’s wider setting. Detracting features include poor quality shop fronts on some of the terraces ground floors.

WAR MEMORIAL AT ALL HALLOWS CHURCH – GRADE II

5.245 The War Memorial at All Hallows Church was added to the statutory list in 2016. It was erected in 1920 and is carved from granite, designed as a Celtic cross enriched with carved interlace and knotwork.

5.246 It has historic interest as articulating the impact of the First World War on the local community in Tottenham and marking this major historical event. It has architectural interest owing to its intricate design and detailing.

5.247 It has group value with the Grade II* listed All Hallows Church and Grade II* listed vicarage.

5.248 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.249 The setting comprises the immediate heritage receptors of All Hallows Church and Vicarage, located adjacent to Tottenham Cemetery. This shared setting contributes to an understanding of the heritage value of the receptor. The expanse of green open space and high–quality architecture contributes positively to the setting of the receptor.

CHURCH OF ST JOHN THE BAPTIST – GRADE II

5.250 The Church of St John the Baptist was added to the statutory list in 2018. The Church was built in 1939 to the designs of Seely and Paget in a mix of the Classical and Moderne Styles. It is constructed of concrete parabolic transverse arches with plinth and window surrounds, with a copper semi dome and pantile roof. It comprises a T–shaped plan form.

5.251 It derives architectural and historic interest as a well–preserved example of a rare mix of Classical and Moderne architectural styles, and for the innovative use of concrete parabolic arches. It possesses further historic interest for its association with architects Seely and Paget who were prominent architects of the early to mid–20th century.

5.252 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.253 The setting of the church includes the busy main road of the A10 which forms a detracting element in the receptor’s immediate setting. Housing developments from the mid to late 20th century surround the receptor, their average quality forms a detracting element in the church’s setting. Moving further along the A10, poorer quality development with garish shop frontages on the ground floor detract once again from the receptors value. The setting is thus highly urban and much changed.

CONSERVATION AREAS

CHURCH STREET CONSERVATION AREA

5.254 The CA Character Appraisal was first adopted in 2006. It has since been revised a number of times, and the current Character Appraisal was adopted in 2016.

5.255 The CA comprises two areas in central Edmonton; Church Street and to the east, Fore Street – a north–south finger. Church Street can be viewed as the historic centre of Edmonton, containing a cluster of listed buildings including the grade II* listed parish church of All Saints around which the green space helps provide a contrast to the busy streets surrounding it. Church Street retains more of its historic coherence than Fore Street, which has been much altered spatially and many original features of individual buildings removed or replaced.

5.256 However, there is still a significant number of architecturally exceptional buildings in Fore Street, particularly those built around 1900, and the Conservation Area represents a diverse range of architectural styles and a sense of historical depth emanating from the parish church.

5.257 Heritage value: **Medium**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.258 The setting of the CA is distinctly urban on all sides, having been densified and developed since the mid–19th Century. Due to the relatively flat nature of the topography in and around the CA, there are not many opportunities for views out of the CA, apart from where tall residential blocks break the skyline.

BRUCE GROVE CONSERVATION AREA

- 5.259The Bruce Grove Conservation Area was designated in 1991.
- 5.260The CA extends from the north of White Hart Lane tube station to south of South Tottenham tube station. It extends on the eastern side to the Low Maynard Reservoir and on its western side to the residential areas of Bruce Grove.
- 5.261The special interest of the CA predominantly lies in its substantial amount of late Victorian commercial buildings. The urbanisation of this part of the Tottenham High Road developed rapidly from 1872 onwards. The architecture in the CA reflects this period of development, triggered by the arrival of the railway at Bruce Grove station.
- 5.262In contrast to the High Road in North Tottenham there is minimal surviving residential architecture. The predominant use remaining is commercial, resulting in relatively uniform three storey building height and regular building line with few setbacks. This establishes an enclosed, linear street frontage that is very much part of the character of the traditional Victorian and Edwardian high street.
- 5.263Heritage value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.264To the immediate east, the setting of the CA comprises substantial areas of post-war housing developments which have replaced the former network of late Victorian and Edwardian terraced housing. The railway line is a dominant feature along the western boundary of the CA and helps one’s understanding of the historic development of this area of Tottenham. Many of the early developments along the High Road evolved as a result of the opening of the railway. This shared functional, historic setting relationship is a positive contributor to an understanding of the CA’s value.

BRUCE CASTLE CONSERVATION AREA

- 5.265Bruce Castle Conservation Area was designated in 1976.
- 5.266The CA includes several highly graded listed buildings including the Grade I listed Bruce Castle and its Tower to the South West, from which a significant amount of the CA’s special interest derives. Bruce Castle is one of the oldest buildings in Haringey, an important survival from the Tudor period, comprising even earlier origins. All Hallows Church is also found within the CA, dating from the fourteenth century but with earlier medieval origins.

- 5.267Another key feature of the CA is the presence of key historically significant open spaces that have been subject to later dense suburban development. This includes Bruce Castle Park and All Hallows Churchyard. This is further enhanced by their relationship with highly graded historic structures including All Hallows Church, Bruce Castle and the structures within Tottenham Cemetery.
- 5.268The CA’s character also derives from the provision of expansive tree cover, including several ancient trees and green open space. Many of the historic landscape features still survive including earlier footpaths. This distinctively establishes the CA as a separate entity within the wider townscape.

5.269Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.270The setting of Bruce Castle CA is bound to the northwest by Tottenham Cemetery. This attractive green open and historically important space forms a positive feature within the CA’s immediate setting. To the southeast is Tottenham High Road, which comprises a mix of building typologies and architectural styles and eras. Pockets of poor-quality post- war housing development create a detracting feature in the wider setting. The busy main road is another dominant yet negative feature.

NORTH TOTTENHAM CONSERVATION AREA

- 5.271The North Tottenham CA was designated in 1972. It has a broadly linear form, following the route of the High Road, which is a historic corridor. The High Road has long been an important route to and from the City and development in its environs is correspondingly diverse, comprising a number of seventeenth, eighteenth and nineteenth-century buildings of varied status.
- 5.272The Conservation Area Appraisal and Management Plan sets out a number of principal changes which have contributed to the present character of the High Road:
 - the change in character from residential to commercial uses, with houses repurposed with commercial or industrial uses;
 - changing transport modes in the 19th century, including the tram and railway, creating better links to the city;
 - the location of Tottenham Hotspur football ground in the early 20th century;
 - the deterioration in the quality and utility of the high street shopping in the second half of the 20th century due to a change in retail patterns and drop in property values.

- 5.273Collectively, these have contributed to a diverse range of buildings, incorporating some high quality, and high status Georgian buildings interspersed with Victorian and later buildings. To the east, the newly redeveloped football stadium remains a significant presence, whilst to the west, some historic development remains at White Hart Lane associated with the railway.
- 5.274The Appraisal and Management Plan divides the Conservation Area into sub-areas of distinct character. The following three are of principal relevance to this assessment:
 - A – the northern part of the High Road between Brantwood Road and White Hart Lane;
 - B – White Hart Lane; and
 - C – The central section of the High Road between White Hart Lane and Church Road
- 5.275Part ‘A’ is described in the appraisal as having no remaining buildings of significance in its northernmost section, but ‘the most complete part of the conservation area in terms of its surviving historic buildings and townscape form’ between Brantwood Road and White Hart Lane. Views south are enhanced by a curve in the road, which creates interest in the frontage.
- 5.276Part ‘B’ along White Hart Lane retains one 18th century house, and some early 19th century houses, but the road as a whole has a more commercial/ industrial character, with post-war redevelopment increasing the scale of development.
- 5.277Part ‘C’ is described as having a more varied character, with early Victorian commercial terraces and institutional buildings.
- 5.278Heritage Value: Medium
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.279The immediate setting of the CA includes the residential development that has occurred on either side of the High Road. A number of houses survive in the streets that intersect the High Road – Northumberland Park, Bromley Road and Lansdowne Road. To the west of the High Road in particular, the streets of Ruskin Road, Cedar Road and Pembury Avenue contain particularly high quality and well-preserved examples of Victorian residential architecture, which positively contribute to an understanding of the area’s character.
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- 5.280 To the north, the CA boundary is met with the Borough boundary of Enfield, the High Road continues northwards, its character remaining highly mixed. The High Road intersects with Fore Street, this area having been significantly redeveloped in the 1950s, and has thus lost much of its historic character. The housing developments that date to this period are currently in very poor condition and form a detracting element within the CA’s setting.
- 5.281 Much of the land to the east and west of the CA boundary is occupied by more post-war housing or light industrial uses. These buildings, most of a poor quality and in a currently deteriorating state, form detractors within the CA’s setting. The stadium is also a large and imposing structure in the setting of the CA.
- 5.282 The wider setting comprises the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.

TOTTENHAM CEMETERY CONSERVATION AREA

- 5.283 Tottenham Cemetery Conservation Area was designated in 1976.
- 5.284 The CA derives architectural and historic interest as a good example of a Victorian cemetery that served the burgeoning population of the mid to late 19th Century. It includes a number of Grade II listed heritage receptors including the Chapels and adjoining tunnel, war memorial, as well as tombs of particular note.
- 5.285 It’s interest also lies in its provision of a tranquil green space within a densely urban, tight-knit area, including many mature trees and landscape features.

5.286 Heritage Value: High

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.287 The setting of the CA includes Bruce Castle Park and All Hallows churchyard to the south. This stretch of green open space which contains two Grade I heritage receptors, forms an attractive feature within the wider setting and positively contributes to an appreciation of the areas value. To the north, east and west, the immediate setting is considerably more urban, and in some areas, pockets of poor-quality mid to late 20th century housing form a detracting element within the townscape.

- 5.288 The area outside the cemetery has no formal design relating to it. It is developed and has a different character entirely and buildings outside it have no obvious orientation to the cemetery. The surrounding townscape is varied, residential to commercial, and that reinforces the bounded nature of the receptor.
- 5.289 The cemetery also has a strong boundary: that is integral to its meaning and purpose, and as part of that there is a contrast between the vegetated area within and outside it. It’s wider setting somewhat contributes to its heritage value by way of distinction, it establishes the Cemetery as a separate, enclosed and self-contained space.

PEABODY COTTAGES CONSERVATION AREA

- 5.290 Peabody Cottages Conservation Area was designated in 1991.
- 5.291 To the west, the conservation area is bound by the Tower Gardens Arts and Crafts housing estate, to the north and east by Tottenham Cemetery and to the south by the Victorian residential development along Mount Pleasant and Lordsmead Road.
- 5.292 The principal interest of the conservation area derives from its existence as a well-preserved example of a charitably funded suburban development of the early 20th Century, its intention to provide affordable housing for lower social classes.
- 5.293 The architectural design of the individual terraces is unremarkable for its time, constructed of yellow London stock brick, doors and windows comprising red brick surrounds. Yet, the consistency and coherence of the co-ordinated street frontage and repetition of individual architectural features, twinned with its well-preserved state contributes to the special architectural interest and character of the CA.
- 5.294 The distinctive, linear and lateral formation of the street layout further enables the CA to stand out within its surroundings.
- 5.295 In terms of historic interest, the CA stands as an example of only two cottage estates to be built by the Peabody Trust, one of London’s most prominent providers of social housing.
- 5.296 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.297 The conservation area itself is entirely enclosed and inward looking with the exception of its southern boundary where the houses affront Lordship Lane. The immediate setting of the CA comprises similarly tight knit urban development, however this is much more varied and less distinctive. Within the wider setting, Brue Grove Park and Tottenham Cemetery provide a contrast of green open spaces which form an attractive element in the setting of the conservation area. The busy main road of the Roundway forms a detracting, imposing feature in the townscape.

TOWER GARDENS CONSERVATION AREA

- 5.298 Tower Gardens Conservation Area was designated in 1978.
- 5.299 The CA extends from Bennington Road on its eastern boundary, The Roundway to its west. To its north, Waltheof Gardens and to the south, Lordship Lane. Tower Gardens is well known as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-World War One period. The special interest of the conservation area is derived from three main principles.
- 5.300 The dominant architecture comprises Arts and Crafts vernacular residential housing, which uses a high quality of design and degree of craftsmanship. This establishes a homogeneous building typology throughout the CA, enabling it to become more distinctive within its wider setting.
- 5.301 The CA stands as an exemplar of the pioneering social policies of London councils at the turn of the century, from which it also derives historic interest. In particular it articulates the LCC’S renowned Architects Department and their ability to gradually introduce garden suburb planning principles into the design of the estate.
- 5.302 Heritage Value: Medium

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.303 The setting of the conservation area comprises the Roundway to the west and the 1920s White Hart Lane Estate to the north. The Peabody Cottages estate of 1970 bound the CA to the east, the outcome being two estates of contrasting early 20th century working class residential architecture. To the south of the conservation area, Lordship Lane borders with Edwardian terraces. Further east is the attractive green open expanse of Tottenham Cemetery and to the south Lordship Recreation Ground – both of which provide a contrast to the tight knit urban density of the Conservation Area.

NON-DESIGNATED HERITAGE RECEPTORS

LOCALLY LISTED BUILDINGS

NO 860 AND 862 HIGH ROAD N17 (COACH AND HORSES PH)

- 5.304

860–862 High Road comprises a three–storey public house, with painted stucco to the ground floor and brown brick upper with black painted string course.
- 5.305

The building possesses some aesthetic and historical interest as an early feature in the streetscape, which is an attractive landmark in this part of the High Road.
- 5.306

Heritage value: **Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.307

Their setting is urban and mixed. It includes several statutory and locally listed buildings of the eighteenth and nineteenth century. These make a positive contribution to its historic interest, but the setting comprises mainly poor–quality 20th Century buildings including tall blocks to the north and an adjacent low–rise block that detract from their interest. The busy road is also an important part of their setting and detracts from their special interest.
- NO. 840-850 HIGH ROAD N17 (EVEN)

5.308

These buildings comprise a symmetrical row of six terraced houses with two storeys. The buildings have ground floor extensions accommodating shop fronts which project forward at street level, with canted bays above to the first floor, and a steeply pitched roof. The houses at each end have prominent gables.

5.309

The houses make a limited positive contribution to the streetscape, which is tempered by the irregular appearance of the shopfronts. They have some architectural and historic interest as an enclave of earlier the development in this part of the High Road.

5.310

Heritage Value: Low
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 5.311

Their setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century. These make a positive contribution to its historic interest, but the setting is mainly poor quality twentieth century buildings including tall, late twentieth–century council blocks to the north and an adjacent low rise block that detract from their interest. The busy road is also an important part of their setting and detracts from their special interest.

NOS 847-853 HIGH ROAD N17 (ODD)

5.312

847–853 High Road is a heavily altered two storey terrace of nineteenth–century shops. There are four modern shop fronts at ground floor level, with modern metal and plastic framed windows at first floor set within arched recesses. The front elevation is rendered, apart from No. 847 which retains its brick frontage.

5.313

The building makes some limited historic and architectural contribution to the streetscape as part of an earlier phase of development in the area.

5.314

Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.315

Its setting is urban and mixed and includes a few nearby statutory and locally listed buildings of the eighteenth and nineteenth century, but its setting is mainly poor quality low rise nineteenth and twentieth century buildings and the hoardings of the timberyard. The edge of the stadium is visible in its setting, as are tall, late twentieth–century council blocks to the north. The setting makes a generally neutral contribution to its historic and architectural interest. The busy road is also an important part of its setting and detracts from its special interest.

841-843 HIGH ROAD, N17

5.316

841–843 High Road comprises a three storey symmetrical building in the Tudor style, with brick to the ground floor level, and exposed timbers with render to the first and second floors. The first and second floors are five bays wide with a projecting central gable.

5.317

The building possesses some limited historic and architectural interest as an attractive feature in the streetscape which also provides evidence of the historic development of the surrounding area.

5.318

Heritage value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.319

Its setting is urban and mixed and includes a few nearby locally listed and positive buildings, but its setting is mainly poor quality low rise nineteenth and twentieth century buildings. The edge of the stadium is visible in its setting, and the tall, late twentieth–century council blocks are glimpsed in the distance to the north. The setting makes a generally neutral contribution to its historic and architectural interest. The busy road is also an important part of its setting and detracts from its special interest.

823-829 HIGH ROAD N17 (ODD)

5.320

823–825 High Road comprises a pair of two storey nineteenth–century shops a colonnaded shop front at ground floor level. The first floor has a stucco front elevation with decorative eaves cornice, and a flat roof behind a parapet. The ground floor shop front has a deep stall riser, decorative console brackets and iron columns with Corinthian detailing.

5.321

827 High Road comprises a two storey building with a shop front at ground level, and a roughcast stucco elevational treatment at first floor level. The building has a projecting central gable with four symmetrical sash windows, some of which retain their glazing bars.

5.322

829 High Road comprises a narrow two storey terraced house with a projecting ground floor shop front. The building is constructed in yellow stock brick with a whitewashed front elevation at first floor level, with console brackets and a red painted stall riser to the ground floor shop front linking the building with those at 823–827.

5.323

These buildings possess some limited historic and architectural interest as part of the historic development in the area, and as attractive features in the townscape.

5.324

Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.325

Their setting is urban and mixed and includes a nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth–century houses on the other side of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is unattractive twentieth–century development further north.

ENVIRONMENTAL STATEMENT, VOLUME 3: BUILT HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT | MAY 2022

813-817 HIGH ROAD

- 5.326 This building comprises a terrace of three houses built in stock brick with decorative stucco quoining and string course. The building has a flat roof set back behind a parapet, and shop fronts at ground floor.
- 5.327 The building has some historical and architectural interest as part of the historic development of this part of the High Road, and as an attractive feature in the streetscape.
- 5.328 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.329 Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is unattractive twentieth-century development further north

814 HIGH ROAD, N17 (FORMER BARCLAY’S BANK)

- 5.330 814 High Road occupies the corner position between High Road and Northumberland Park. It comprises a two-storey building in red brick with decorative quoining and a shop front at ground floor, which has a stall riser and Ionic pilasters.
- 5.331 The building possesses some historic and architectural interest as an attractive addition to the streetscape which provides some evidence of the earlier development in the local area.
- 5.332 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.333 Its setting is urban and mixed. It includes a few statutory and locally listed buildings of the eighteenth and nineteenth century in a relatively coherent area of historic townscape that make a positive contribution to its historic interest. The shopping centre on Northumberland Park and the stadium are modern features to the south. The busy road is also an important part of its setting and detracts from its special interest.

809-811 HIGH ROAD, N17

- 5.334 The building comprises a pair of two storey brown brick houses with a mansard and tiled roofs, which have been converted to one shop front at ground floor level with flats above. The first floor is symmetrical with four 3 x 4 sashes flanked by a blocked window to each end. The shop front at ground floor has a painted grey façade with stall riser, console brackets and fascia.
- 5.335 The building has some interest as part of the historic development of this part of the High Road, and as an attractive feature in the streetscape.
- 5.336 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.337 Its setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to its historical significance. Nonetheless, the stadium is a large, modern feature in its setting, and the busy road and junction are detracting features.

801-805 HIGH ROAD N17 (BRICKLAYER’S ARMS PH)

- 5.338 801 High Road comprises a three storey terraced house, which matches that at 803. The building has a ground floor shop front with brown brick front elevation at first and second floor level, below a pitched roof.
- 5.339 The building has some aesthetic and historic interest as an attractive feature in the streetscape which provides some evidence of an earlier phase of development in the local area.
- 5.340 Nos. 803–805 High Road (the Bricklayer’s Arms PH) comprises two three storey buildings with a pitched tiled roof and ground floor public house front.
- 5.341 The ground floor of the pub has a tiled stall riser and pilasters, with a gold tiled fascia bearing the name ‘The Bricklayers Arms’. At first and second floor level, the left hand part of the pub has a red brick front elevation with some quoining and arch headed sash windows. The right hand portion is yellow stock brick, with window arches matching those to the left.
- 5.342 The building has some historic and architectural interest as part of the historic development of the High Road, which is an attractive feature in the streetscape.
- 5.343 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.344 Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in its setting, and the busy road and junction are detracting features.

793 & 795 HIGH ROAD N17 (FORMER NAT WEST BANK)

- 5.345 793–795 High Road comprises a three storey corner building with a tiled roof and mansard. The ground floor has channelled stucco render, with yellow stock brick to the upper parts and red brick dressings.
- 5.346 The building possesses some historic and aesthetic interest as an attractive building which forms part of the earlier development in the area.
- 5.347 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.348 Its setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries. With the listed eighteenth-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to its historical significance. Nonetheless, the stadium is a large, modern feature in its setting, and the busy road and junctions are detracting features.

773-779 HIGH ROAD, N17

- 5.349 These buildings comprise a terrace of four stock brick houses, with three storeys and a set-back roof behind a parapet, and shop fronts at ground floor level, with 773 projecting forward at ground floor.
- 5.350 The buildings possess some aesthetic and historic interest as attractive buildings that form part of the earlier development of the locality, though the irregular shop fronts and prominent fascia boards detract from their appearance.
- 5.351 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.352 Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the eighteenth and nineteenth centuries, notably those on the other side of the street. There is coherent historic townscape opposite that makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a dominant modern feature in their setting. There is poor quality modern townscape to the east and the busy road is detracting feature.

769- 771 & 771A HIGH ROAD, N17

5.353 771 and 771A comprises a three storey terraced house with a two storey wing to the right hand side. The building has a concrete render which has been painted white at 769, has projecting shop fronts at ground floor level. The current condition of the terrace

5.354 The building is of no particular architectural quality and the irregular appearance and ground floor extensions detract from their contribution to the streetscape. This, combined with the current poor condition of the terrace, determines the heritage value to be identified as Very Low.

5.355 Heritage Value: **Very Low**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.356 The immediate setting of the busy High Road forms a detracting element within the streetscape. Much of the surrounding built environment is from a similar architectural era and style, but is in equally poor condition which further forms a detracting element in the immediate setting.

ST FRANCIS DE SALES CHURCH AND PRIMARY SCHOOL

5.357 St Francis de Sales Church replaced an earlier mission Church established in 1793. The current church, built at the turn of the 20th Century is constructed of yellow London stock brick with conventional Gothic detailing. In 1966–67 a new sanctuary was added from designs by Archard & Partners.

5.358 The church, presbytery and school form a group and have some limited architectural and aesthetic interest as an early twentieth-century Catholic church.

5.359 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.360 The setting of the church and school comprises the busy main High Road which forms a detracting feature and modern development. Directly opposite the church is Tottenham Hotspur Stadium which forms a dominant modern feature in their setting. Much of the immediate townscape is of poor quality including the adjacent library. Overall, the setting is a negative contributor to the heritage value of the church and school.

2-4 PARK LANE

5.361 2–4 Park Lane are a pair of houses dating from the 19th Century, with later additions to the frontages including modern windows. The houses are currently in a deteriorating, poor condition and therefore their heritage value may be identified as very low.

5.362 The houses possess some architectural and historic interest as an example of modest 19th century housing for the working class. It thus provides some detail about the social aspirations of the area.

5.363 Heritage Value: Very Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.364 The immediate setting of the houses comprises the Tottenham Hotspur Stadium opposite which forms a dominant modern feature in the townscape. The adjoining poor quality mid–20th Century housing development features as a detracting element in the immediate setting.

158-166 (EVEN) CHURCH ROAD

5.365 158 –166 are a terrace of five houses which likely date to the early 19th century. They are distinctively Neo–Classical in architectural style, constructed of London stock brick each of two storeys with one sash window at each level. Flat roofs with stucco cornice. No 158 features a former shopfront at ground floor level.

5.366 The terrace has architectural and historic interest as a good example of early 19th residential housing in the Neo–Classical style and for illustrating this period of historic development in Tottenham.

5.367 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.368 The immediate setting is mixed. Directly opposite the green open expanse of Bruce Castle Park forms an attractive element within the receptor’s setting. The adjacent locally listed Antwerp Arms from a similar architectural era and style further positively contributes to the receptor’s value. Pockets of infilling housing development from the mid–20th century

THE ANTWERP ARMS

5.369 The Antwerp Arms public house dates from the early 19th century but comprises a later projecting pub frontage and render.

5.370 The pub has architectural and historic interest as an example of an early 19th century pub and as articulating the areas historic development.

5.371 Heritage Value: Low

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.372 The immediate setting comprises the green open spaces of Bruce Grove Park and Tottenham Cemetery which are form attractive features within the streetscape. The building typology remains mixed with pockets of unattractive mid–20th century development as well as 18th and 19th Century terraces.

SECTION SUMMARY

5.373 **Table 5.1** below presents a summary of the built heritage baseline.

Table 5.1 Summary of Built Heritage Baseline

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
Designated Heritage Receptors				
Listed Buildings				
1	Tower to South West of Bruce Castle	I	High	Yes
2	Bruce Castle	I	High	Yes
3	Dial House	II*	High	Yes
4	Percy House	II*	High	Yes
5	Forecourt Walls and Railings to Number 769 (Percy House)	II*	High	Yes
6	All Hallows Vicarage and The Priory	II*	High	Yes
7	Parish Church of All Hallows	II*	High	Yes
8	808 and 810 High Road N17	II*	High	Yes
9	Front Wall and Gates to The Priory	II*	High	Yes
10	583 and 585 High Road N17	II*	High	Yes
11	7 White Hart Lane N17	II	Medium	Yes
12	Charlton Cottage	II	Medium	Yes
13	Walls in Front of Numbers 583 and 585	II	Medium	Yes
14	639 High Road N17	II	Medium	Yes
15	Tottenham Baptist Church	II	Medium	Yes
16	Fronting to Chapel Stores	II	Medium	Yes
17	Fronting to Church Road	II	Medium	Yes
18	797 and 799 High Road N17	II	Medium	Yes
19	859–863 High Road N17	II	N/A	N/A
20	867 and 869 High Road N17	II	Medium	Yes

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
21	2 King’s Road N17	II	Medium	Yes
22	8–18 Lordship Lane N17	II	Medium	Yes
23	South Boundary Wall to Bruce Castle Park	II	Medium	Yes
24	668 and 668A High Road N17	II	Medium	Yes
25	670 High Road N17	II	Medium	Yes
26	820 High Road N17	II	Medium	Yes
27	39–51 Beaufoy Road N17	II	Medium	Yes
28	Chapel at Drapers Almshouses, The Draper’s Almshouses	II	Medium	Yes
29	Lodge to South East of Draper’s Almshouses	II	Medium	Yes
30	9 and 10 Bruce Grove N17	II	Medium	Yes
31	15A Bruce Grove N17	II	Medium	No
32	15 and 16 Bruce Grove N17	II	Medium	No
33	Former Garden Walls in Pymme’s Park	II	Medium	Yes
34	236 and 238, Fore Street N18	II	Medium	Yes
35	War Memorial in Tottenham Cemetery	II	Medium	Yes
36	Tomb of William Butterfield in Tottenham Cemetery	II	Medium	Yes
37	Chapels in Tottenham Cemetery	II	Medium	Yes
38	Tunnel Connecting East and West Portions of Tottenham Cemetery	II	Medium	Yes
39	1–4 Bruce Grove N17	II	Medium	No
40	7 and 8 Bruce Grove N17	II	Medium	No
41	13 and 14 Bruce Grove N17	II	Medium	No

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
42	Wall to North of Garden of Number 16 Fronting The Avenue	II	Medium	No
43	664 and 666 High Road N17	II	Medium	Yes
44	Southern Gate Building at Whitbread’s Brewery	II	Medium	Yes
45	794 High Road N17	II	Medium	Yes
46	816 and 818 High Road N17	II	Medium	Yes
47	819 and 821 High Road N17	II	Medium	Yes
48	Church of St Mary The Virgin	II	Medium	Yes
49	1–10 Prospect Place N17	II	Medium	Yes
50	Public Toilet	II	Medium	No
51	798–802 High Road N17	II	Medium	Yes
52	774 High Road N17	II	N/A	N/A
53	Wall Along Western Boundary of Grounds of Bruce Castle	II	Medium	Yes
54	Angel Place	II	Medium	Yes
55	662 High Road N17	II	Medium	Yes
56	Warmington House	II	Medium	Yes
57	792 High Road N17	II	Medium	Yes
58	822 High Road N17	II	Medium	Yes
59	5 and 6 Bruce Grove N17	II	Medium	No
60	11 and 12 Bruce Grove N17	II	Medium	No
61	Walls Along South Boundary of Number 581 and Around Back Gardens of Numbers 581, 583 and 585	II	Medium	Yes

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
62	695 and 697 High Road N17	II	Medium	Yes
63	34, White Hart Lane N17	II	Medium	Yes
64	Tottenham Magistrates Court	II	Medium	Yes
65	War Memorial At All Hallows Church	II	Medium	Yes
66	Church of St John The Baptist	II	Medium	Yes
Conservation Areas				
A	Church Street CA (Enfield)	N/A	Medium	Yes
B	Bruce Grove CA (Enfield)	N/A	Medium	Yes
C	Bruce Castle CA (Haringey)	N/A	Medium	Yes
D	North Tottenham CA (Haringey)	N/A	Medium	Yes
E	Tottenham Cemetery CA (Haringey)	N/A	High	Yes
F	Peabody Cottages CA (Haringey)	N/A	Medium	Yes
G	Tower Gardens CA (Haringey)	N/A	Medium	Yes
Non-Designated Heritage Receptors				
67	No. 860 & 862 High Road N17 (Coach and Horses PH)	N/A	Low	Yes
68	No. 865, No. 840–850, No. 847–853 High Road N17	N/A	Low	Yes
69	No. 823–829 High Road N17	N/A	Low	Yes
70	No.813–817, No. 814 (former Barclay’s Bank), Nos. 809–811, Nos. 801–805 (Bricklayers Arms PH)	N/A	Low	Yes
71	Former Catholic Chapel and Former Pastor’s House	N/A	Low	Yes

MAP REF.	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE	FULL ASSESSMENT REQUIRED?
72	No. 52 White Hart Lane (Former Station Master’s House)	N/A	Low	Yes
73	No. 6A White Hart Lane, Nos. 793 & 795 High Road N17 (former Nat West Bank)	N/A	Low	Yes
74	Nos. 773–779, No. 771 & 771A, No.769 High Road N17	N/A	Very Low/ Low	Yes
75	No. 759 (former The Whitehall Tavern PH), Nos 743–757 High Road N17	N/A	Low	Yes
76	Electricity Substation (adjoining library)	N/A	Very Low	Yes
77	St Francis de Sales Church and Primary School	N/A	Low	Yes
78	Nos. 2–4 Park Lane	N/A	Very Low	Yes
79	156–158 Church Road, The Antwerp Arms	N/A	Low	Yes

6.0

BASELINE: TOWNSCAPE

HIGH ROAD WEST, TOTTENHAM

BASELINE: TOWNSCAPE

6.1 The following section provides an analysis of townscape character areas in the immediate vicinity of the Site. The section also identifies the viewpoints from which the Proposed Development has been assessed.

TOWNSCAPE

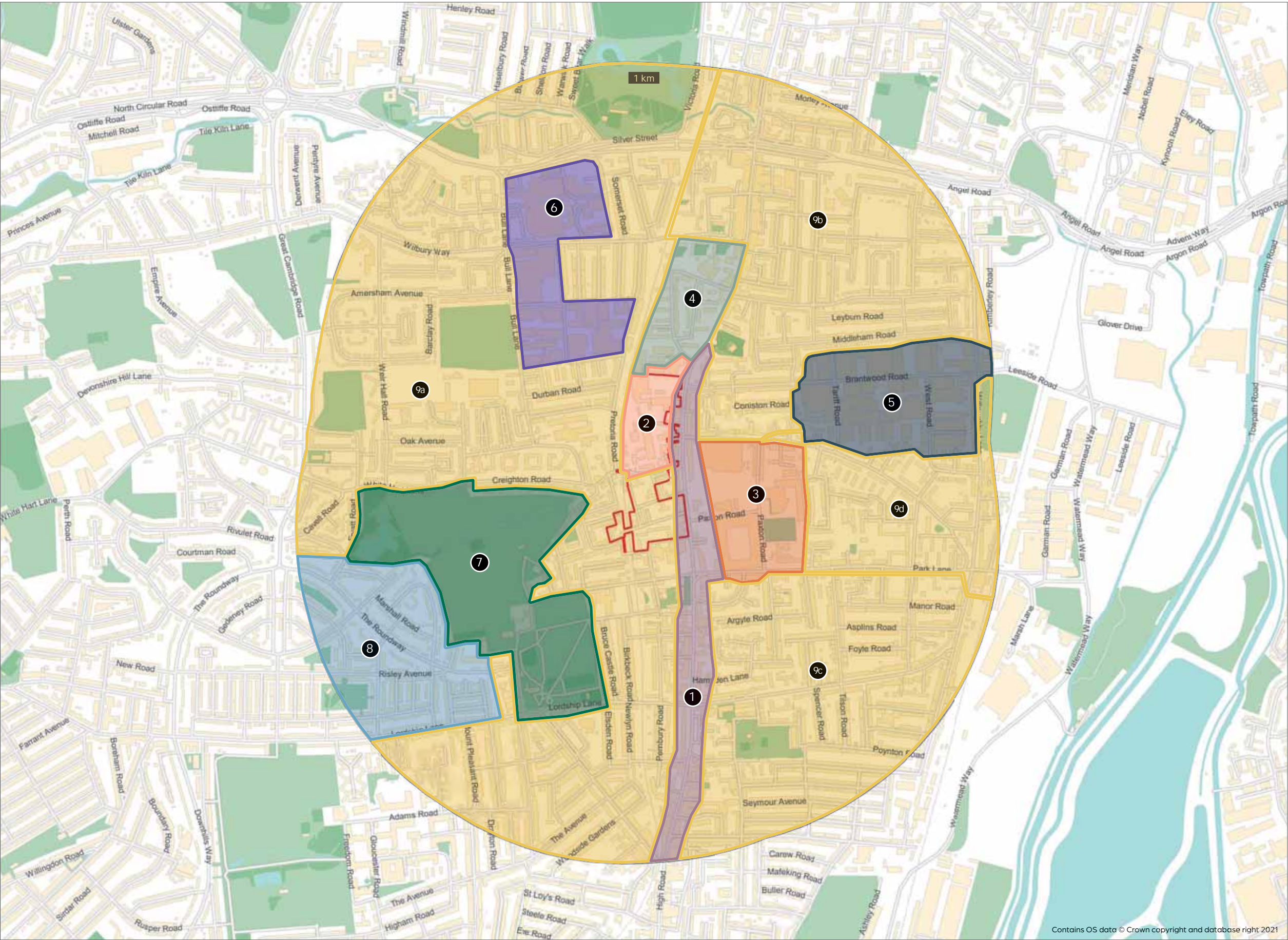
6.2 The townscape surrounding the Site may be categorised into 9 distinct areas. For the purposes of this assessment the character areas are referred to as:

- 1. High Road
- 2. Relict Industrial
- 3. Tottenham Hotspur Stadium
- 4. Post-war and modern residential blocks
- 5. Light Industrial in environs of Brantwood Road
- 6. Industrial and institutional
- 7. Tottenham Cemetery and Bruce Castle Park
- 8. The Roundway
- 9. Wider residential development (parts a, b, c and d).

6.3 The broad boundaries of the character areas are identified in **Figure 6.1**. The character and appearance of the character areas is discussed below, and a summary of the townscape character areas and their townscape value is provided at **Table 6.1**.

CHARACTER AREA PLAN

- 1 High Road
- 2 Relict Industrial
- 3 Tottenham Hotspur Stadium
- 4 Commercial Road environs Industrial
- 5 Light industrial in environs of Brantwood Road
- 6 Industrial and Institutional
- 7 Tottenham Cemetery and Bruce Castle Park
- 8 The Roundway
- 9 Wider Residential Development (parts a, b, c and d)



LOCATION:
High Road West, Tottenham

DATE:
October 2021

SCALE:
1:12500 @ A3

FIGURE 6.1 Townscape Character Area Plan

▲ NORTH



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CHARACTER AREA 1: HIGH ROAD

- 6.4 This character area has a linear form, following the line of the High Road historic corridor as far as the Florence Hayes Recreation Ground.
- 6.5 Development is mixed, comprising former residential properties of various periods, many of which have been converted to accommodate commercial units at ground floor level.
- 6.6 These give the area a high street character, derived from its preponderance of local/ independent shops, some with extensions to the front at street level. It partially covers the North Tottenham and Bruce Grove Conservation Areas, and collectively forms part of the Tottenham High Road Historic Corridor.
- 6.7 In the environs of the Stadium, the linear arrangement of the street is less rigid, with the curved aspect of the stadium a prominent element in views north along the High Road.
- 6.8 Toward the north of the character area, modern redevelopment has further eroded the continuous linearity of the area, with more varied building lines, set-back from the street frontage, and the introduction of a greater emphasis on residential uses rather than the low-rise terraces further south.



Figure 6.2 Character Area 1

- 6.9 The character area has been the subject of long-term decline owing to a lack of investment, though more recently this has begun to change, with new developments, new independent businesses and investment from Historic England to restore the frontages of historic buildings.
 - 6.10 Associated viewpoint: 21, 22, 23, 32
 - 6.11 Townscape value: **Low**
- CHARACTER AREA 2: RELICT INDUSTRIAL
- 6.12 Character Area 2 comprises the lion’s share of the northern portion of the Site. It is set back from the High Road frontage to the east, White Hart Lane to the south, and bounded by the railway line to the west. To the north is a wall with modern residential development beyond.
 - 6.13 The lack of an active frontage means that the character area has a back-of-house character, with a range of low-rise industrial buildings set within expansive hard standing. The area as a whole is unwelcoming to pedestrians, with no natural surveillance and a range of narrow routes through.
 - 6.14 The rear of the High Road buildings can be seen from a number of positions within the area, and contribute to the utilitarian character, with a range of plant and satellite dishes visible. Not all of the buildings in the area are well maintained, and the irregularity contributes to a sense of dilapidation.
 - 6.15 Towards the south of the character area is the locally listed Catholic Church, which is presently set within an unattractive yard with a range of low-quality industrial buildings and extensive hard standing. The building is set awkwardly, and views of its front elevation are partially obscured by other development.
 - 6.16 Associated viewpoint: 39, 41
 - 6.17 Townscape value: **Very low**

CHARACTER AREA 3: TOTTENHAM HOTSPUR STADIUM

- 6.18 This character area comprises the modern development of the stadium complex and its environs. The portion of the High Road frontage has a large expanse of public realm,
 - 6.19 In terms of tone, the materiality of this character area is notably different from its surrounding context; the use of blue tones and large areas of glazing mark the stadium as a modern area within the wider streetscene.
 - 6.20 Away from the High Road frontage, the character area includes commercial units fronting Northumberland Park, which are differentiated from the residential development opposite through their footprint, materiality and use. The character area extends east as afar as Tulock Road, where it again gives way to finer grain residential development.
 - 6.21 Associated viewpoint: 31, 42
 - 6.22 Townscape value: **Low**
- CHARACTER AREA 4: POST-WAR AND MODERN RESIDENTIAL BLOCKS
- 6.23 This character area is occupied by a range of residential accommodation, comprising modern and post-war block of flats of varied scale.
 - 6.24 The flats are largely set back from the street frontage behind areas of lawn with paths, or hardstanding.
 - 6.25 There are large areas of on-street parking, as well as single storey garages. Some blocks of flats have commercial units at ground floor level, which contribute to the local character of the area, as well as public halls, a community centre and a school. Materially, development in this area is predominantly brick, with some buildings such as Stellar House also incorporating areas of cladding.
 - 6.26 The scale of development in the character area increases towards the south, where the area borders the Site. The Rivers Apartments building is a notable presence in views south.
 - 6.27 Associated viewpoint: 35, 36
 - 6.28 Townscape value: **Very low**

CHARACTER AREA 5: LIGHT INDUSTRIAL IN ENVIRONS OF BRANTWOOD ROAD

- 6.29 This character area comprises an area of light industrial units to the east of Grange Road, occupying both north and south of Brantwood Road. The buildings have a vernacular, functional character, with large footprints, brick elevations and limited fenestration, and expanses of hardstanding to accommodate goods vehicles. There is some street planting which provides a degree of relief along Brantwood Road.
- 6.30 Associated viewpoint: 30
- 6.31 Townscape value: **Very low**

CHARACTER AREA 6: INDUSTRIAL AND INSTITUTIONAL

- 6.32 This character area has an irregular shape, extending from Commercial Road to the south to Sterling Way in the north. It has a broad C shape, arranged around an enclave of residential development east of Commercial Road.
- 6.33 North of Bridfort Road, the character area encompasses the campus of the North Middlesex University Hospital, which is set within large areas of car parking and hardstanding associated with the hospital.
- 6.34 To the south of Bridport Road, the character area includes a range east of Bull Lane with commercial light industrial units, screened from the street frontage by a low security wall. To Commercial Road, the buildings are single storey with pitched roofs, and limited fenestration.
- 6.35 The area as a whole has a functional character, and is not a welcoming pedestrian environment.
- 6.36 Associated viewpoint: N/A
- 6.37 Townscape value: **Low**

CHARACTER AREA 7: TOTTENHAM CEMETERY AND BRUCE CASTLE PARK

- 6.38 This character area comprises the public open space at Bruce Castle Park, and Tottenham Cemetery.
- 6.39 Bruce Castle Park provides public recreation space, with wide expanses of lawn crossed with paths, and mature vegetation including specimen trees. Toward the south-west corner are tennis courts, and there is also a children’s play area. It is used by local residents as an amenity space, as well as by pedestrians cutting across the area.

- 6.40 The castle park is associated with Bruce Castle, to the south-west, though this is not widely visible within the open space of the park itself, owing to the tree cover.
- 6.41 Church Road, at its northern extent, has a quiet character, though the proximity to the urban centre at Tottenham is notable in views of the stadium, which is a prominent feature to the east.
- 6.42 The parkland character gives way to the memorial landscape of the cemetery at the junction with Church Lane, where the junction is marked with an iron gate. The space within has a quiet, contemplative character, reflective of its function. A sense of detachment from the wider urban environment is created by the dense boundary planting around much of the cemetery, as well as the natural, introspective nature of visits to such a place.
- 6.43 To the west of the central aisle, a smaller area is marked out as the War Cemetery, and has a well-defined, ordered character focussed on a central cenotaph.
- 6.44 Associated viewpoint: 14a, 14b, 15, 16, 27
- 6.45 Townscape value: **Medium**

CHARACTER AREA 8: THE ROUNDWAY

- 6.46 The boundaries of this character area broadly encompass the Peabody Cottages and Tower Gardens Conservation Areas, as well as residential development further north towards the Cemetery.
- 6.47 Development is predominantly residential, with two storey terraced housing set within defined plots, often with long rear gardens. There are a number of street trees which provide relief from the urban environment, and, within the conservation areas, uniform materials such as gault and red brick with some ornamentation at first floor level.
- 6.48 The area has a more suburban character than the centre of Tottenham owing to its uniform two storey development, abundant greenery, and wide street arrangement.
- 6.49 Associated viewpoint: N/A
- 6.50 Townscape value: **Medium**

CHARACTER AREA 9: WIDER RESIDENTIAL DEVELOPMENT (PARTS A, B, C AND D)

- 6.51 This large character area comprises the diverse range of low-rise residential development in the wider environs of the Site.
 - 6.52 The buildings date predominantly from the 20th century, and comprise a range of historic terraces, mod-20th century two storey houses, post-war low rise blocks of flats and more recent residential developments. The latter two types have more varied building lines, and are generally taller. Materially, it is varied, with prominent use of red and brown brick, and render.
- 9A**
- 6.53 This comprises the largest sub-character area, and occupies much of the area to the west of the High Road.
 - 6.54 The southern portion of the Site lies within this character area, comprising residential blocks of up to ten storeys, predominantly built in brown brick. Further south, the grain of development becomes righter, with remnants of an earlier grid layout and narrow terraces with short gardens from the environs of Birkbeck Road, extending south to The Avenue and Chandos Road.
 - 6.55 The northern portion of the sub-area is more varied; with a range of low-rise post-war flats north of Creighton Road interspersed with remnants of historic townscape east of Queen Street.
 - 6.56 To the west of Character Area 7 is a coarser grain, again comprising low-rise residential developments, including the modern estate at Watermill Lane.
 - 6.57 Associated viewpoint: 33, 34, 35, 38
 - 6.58 Townscape Value: **Low**
- 9B**
- 6.59 Sub-Area 10b lies broadly west of the High Road and north of Middleham Road and Northumberland Park. It is characterised by two storey development with a broadly linear arrangement, with a consistent building line and gardens to the rear.
 - 6.60 Associated viewpoint: 30,36
 - 6.61 Townscape Value: **Low**

9C

- 6.62 Sub–Area 10c is situated to the south of Park Lane and west of the High Road. It has a broadly linear arrangement, with narrow frontages, and two storey terraced housing with rear gardens. In the environs of Landsdowne Road, some post-war low-rise blocks break up the building line and introduce higher density residential development.
- 6.63 Associated viewpoint: 18
- 6.64 Townscape Value: **Low**

9D

- 6.65 This character area comprises the residential development to the east of Tottenham Hotspur Stadium, and west of the train line. It has a looser grain than areas to the south, with a number of low-rise blocks of residential accommodation in the environs of the Northumberland Grove Estate, and public amenity space at Somerfield Grove.
- 6.66 There is a rectangular area pf finer grain residential development defined by Trulock, Almond and Commonwealth Roads, and a further spur along Farningham Road, which retain some areas of Victorian terraced development, along with later pre–and post-war housing.
- 6.67 Associated viewpoint: N/A
- 6.68 Townscape Value: **Low**

TOWNSCAPE SUMMARY

6.69 **Table 6.1** presents a summary of the townscape receptor baseline information.

REF.	TOWNSCAPE CHARACTER AREA	TOWNSCAPE VALUE	FULL ASSESSMENT REQUIRED?
1	High Road	Low	Yes – includes a small part of the Site
2	Relict Industrial	Very Low	Yes – includes part of the Site
3	Tottenham Hotspur Stadium	Low	Yes – potential for setting effect
4	Post-war and modern residential blocks	Very Low	Yes – potential for setting effect
5	East of stadium	Low	Yes – potential for setting effect
6	Light industrial in environs of Brantwood Road	Very Low	Yes – potential for setting effect
7	Industrial and institutional	Low	Yes – potential for setting effect
8	Tottenham Cemetery and Bruce Castle Park	Medium	Yes – potential for setting effect
9	The Roundway	Medium	Yes – potential for setting effect
9a	Wider residential development	Low	Yes – includes part of the Site
9b	Wider residential development	Low	Yes – potential for setting effect
9c	Wider residential development	Low	No – no potential likely setting effect
9d	Wider residential development	Low	No – no potential likely setting effect

Table 6.1 Summary of Townscape Receptor Baseline.

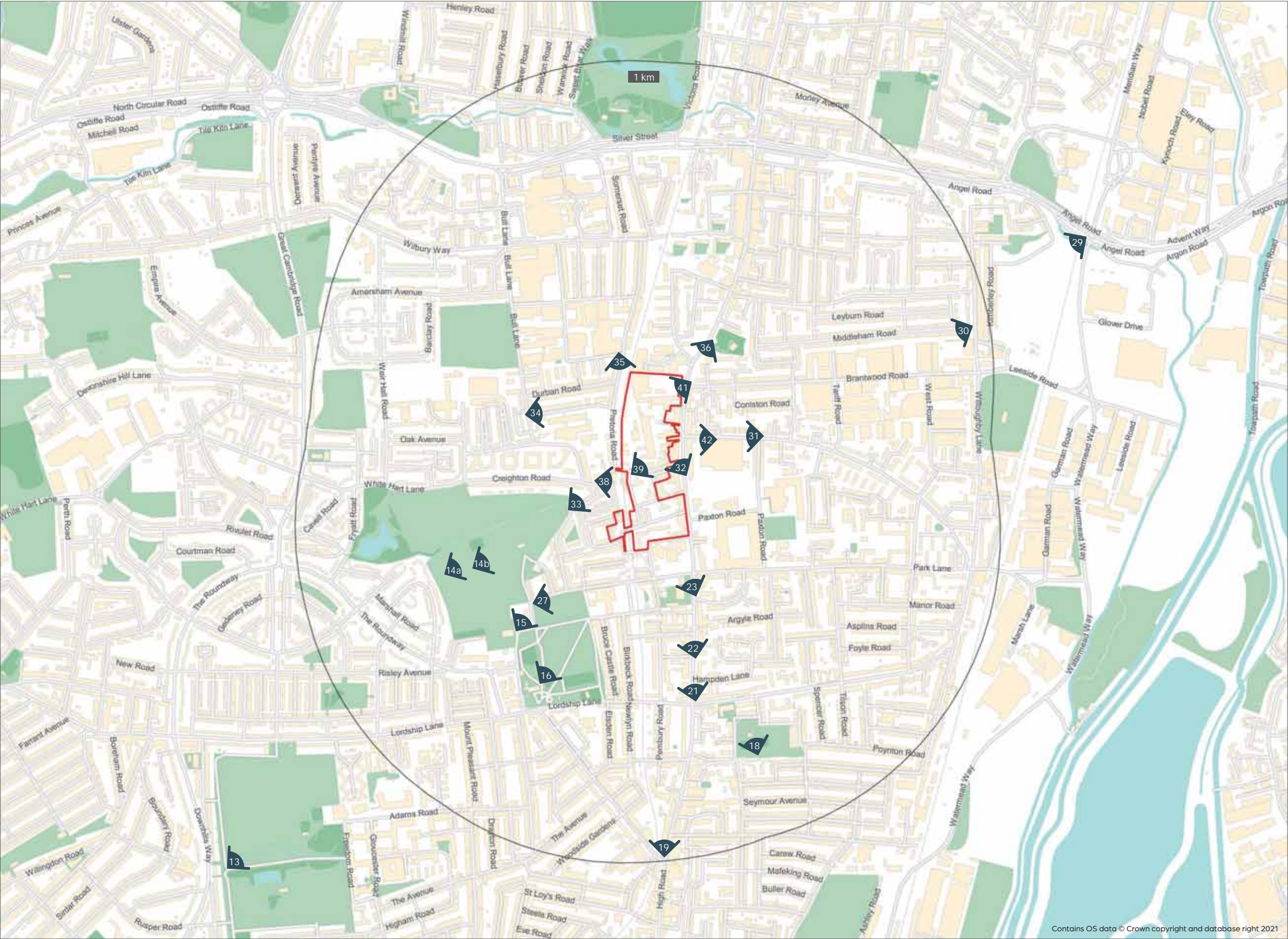
7.0

BASELINE: VISUAL

HIGH ROAD WEST, TOTTENHAM

BASELINE: VISUAL

- 7.1 The BHTVIA is supported by 27 AVRs. The location of the AVRs is provided at **Figure 7.1. Table 7.1** below provides an overview of the heritage and townscape considerations for each view, including any additional considerations such as the proximity to key transport nodes.
- 7.2 A description of the existing scene for each identified view and the likely visual receptors are provided at **Section 11.0**. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.
- 7.3 A further 17 non-verified views taken from VuCity are provided at **Appendix 1.0**. The non-verified views further inform the assessment of the impact of the Proposed Development on heritage, townscape and visual receptors e.g. they allow an understanding of the geographical extent and magnitude of visibility from selected locations.



VIEW LOCATION PLAN
(LOCAL CONTEXT)

View location

LOCATION:
High Road West, Tottenham

DATE:
October 2021

SCALE:
1:12500 @ A3

FIGURE 7.1 View Location Plan

▲ NORTH



MONTAGU EVANS
CHARTERED SURVEYORS
70 ST MARY AXE TOWER,
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VIEW	LOCATION	TOWNSCAPE CHARACTER	HERITAGE RECEPTORS	VISUAL RECEPTORS	AVR TYPE	ADDITIONAL CONSIDERATIONS
1	LVMF 1A: Alexandra Palace, oriented away from vista	Vista Commercial Residential Open Space	N/A	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	From viewpoint of LVMF vista, but oriented away
8	Sandpiper Close, Waltham Forest	Residential Industrial Open Space	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
12	LVMF 5A.1 Greenwich Park, General Wolfe Statue	Vista	Maritime Greenwich World Heritage Site National Maritime Museum (grade I) Royal Naval College buildings (grade I) Greenwich Park (grade I RPG)	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	
13	Public footpath at Lordship Recreation Ground	Open Space Residential	N/A	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	
14a	War Memorial Cemetery	Cemetery	War Memorial in Tottenham Cemetery (grade II) Tottenham Cemetery CA	Visitors to Cemetery Pedestrians	Orange wire line (AVR1) of maximum parameters	
14b	War Memorial Cemetery	Cemetery	Tottenham Cemetery CA	Visitors to Cemetery Pedestrians	Orange wire line (AVR1) of maximum parameters	
15	Bruce Castle Park, south of Kings Road, oriented north-east	Open Space Residential	Bruce Castle CA	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	
16	Bruce Castle Park, main pedestrian axis, oriented north-east	Open Space Residential	Bruce Castle CA	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	
19	High Road, north of junction with Bruce Grove	Open Space Residential	N/A	Pedestrians Users of amenity space	Orange wire line (AVR1) of maximum parameters	Oblique view from pavement
21	High Road, oriented north, north of junction with Lordship Lane	Commercial Residential	North Tottenham CA	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
22	High Road, oriented north, opposite junction with Cedar Road	Commercial Residential	North Tottenham CA	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
23	High Road, oriented north, at junction with Bromley Road	Commercial Residential	North Tottenham CA	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters, plus blue wire line (AVR1) of illustrative scheme for reference only	

VIEW	LOCATION	TOWNSCAPE CHARACTER	HERITAGE RECEPTORS	VISUAL RECEPTORS	AVR TYPE	ADDITIONAL CONSIDERATIONS
27	White Hart Lane Stadium from Bruce Castle	Residential Open space	Bruce Castle CA 158-166 (even) Church Road, The Antwerp Arms (locally listed)	Pedestrians Road users Residents	Orange wire line (AVR1) of maximum parameters	
29	Pymmes Brook, adjacent to Angel Edmonton Road, oriented south-west	Major transport interchange Cleared site	N/A	Road users Pedestrians	Orange wire line (AVR1) of maximum parameters	
30	Northwest corner of Dysons Road and Middleham Road, oriented west	Residential	N/A	Pedestrians Road users Residents	Orange wire line (AVR1) of maximum parameters	
31	Northumberland Park, north of junction with Worcester Avenue	Residential Commercial	819 and 821 High Road N17 (grade II)	Pedestrians Road users Residents	Orange wire line (AVR1) of maximum parameters	
32	High Road, opposite junction with White Hart Lane, oriented north-west	Commercial	North Tottenham Conservation Area 797 and 799 High Road (grade II) 6a White Hart Lane, nos. 793 and 795 White Hart Lane (locally listed)	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters, plus blue wire line (AVR1) of illustrative scheme for reference only	
33	Beaufoy Lane, west of junction with Tenderden Road, oriented north-east	Residential	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
34	Queen Street, opposite junction with Academia Way, oriented east	Residential	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
35	Shaftesbury Road, north-west of junction with Pretoria Road, oriented south	Residential	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	Proximity to train line
36	Fore Street, at entrance to Florence Hayes recreation ground, oriented south-west	Residential Commercial	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
38	Creighton Road, north side opposite junction with Beaufoy Road, oriented east	Commercial	N/A	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	Proximity to station
39	South-east corner of junction between White Hart Lane and Love Lane	Commercial Residential	North Tottenham CA 34 White Hart Lane (grade II)	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters, plus blue wire line (AVR1) of illustrative scheme for reference only	Proximity to station
41	High Road north of Brentwood Road	Commercial	North Tottenham CA 867 and 869 High Road (grade II)	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters, plus blue wire line (AVR1) of illustrative scheme for reference only	
42	Northumberland Park, south of junction with Bennetts Close	Commercial	North Tottenham CA 819 and 821, High Road (grade II)	Pedestrians Road users	Orange wire line (AVR1) of maximum parameters	
44	Tottenham Cemetery	Cemetery	Tottenham Cemetery CA	Visitors to Cemetery Pedestrians	Orange wire line (AVR1) of maximum parameters	

Table 7.1 Summary of visual baseline

8.0

CONSULTATION AND MITIGATION BY DESIGN

HIGH ROAD WEST, TOTTENHAM

CONSULTATION AND MITIGATION BY DESIGN

- 8.1
- Table 8.1** summarises the consultation comments received from the Council through the informal scoping process in respect of the townscape, visual and built heritage assessment and the responses to demonstrate where the comments have been addressed within the assessment. At the time of writing, a formal scoping response had not been received.
- 8.2
- The BHTVIA has been prepared in accordance with the informal Scoping Report and the Council’s response to that informal Scoping Report.
- 8.3
- The Grade II* Dial House and Percy House, are located on the east side of the High Road adjacent to the new football stadium. Accordingly, Historic England are statutory consultees to the Proposed Development. Historic England were approached during the pre-application process but confirmed in email correspondence dated 1st September that they did not wish to be consulted on the proposals at pre-application stage and requested that the Applicant proceed in liaison with the local authority.
- 8.4
- Design is important as mitigation to ensure the Proposed Development successfully delivers a high quality development in this part of Tottenham.
- 8.5
- Given the hybrid nature of the planning application, including the outline parts, and the phased delivery over ten years, measures need to be in place to guide the delivery of high quality design throughout the entire construction process, while allowing sufficient flexibility to respond to changing requirements.
- 8.6
- The Parameter Plans set out the broad principles that will guide the future detailed development of the Proposed Development including the delivery of high quality homes and public spaces.

- 8.7
- The Parameter Plans are informed by best practice approaches and driven by sustainable principles.
- 8.8
- The Parameter Plans determine:

 - Maximum development parcels;
 - Ground floor land uses;
 - Open space and public realm;
 - Hierarchy of routes and access; and
 - Building heights.
- 8.9
- The assessment within the BHTVIA is also informed by a further “control” document, the Design Code. The future design will be guided by the Design Code, ensuring flexibility for future Reserved Matters Applications while providing sufficient information for the Council on the three-dimensional qualities of the masterplan.
- 8.10
- The Design Code has been prepared by Studio Egret West to control and guide the two and three dimensional design of the buildings and spaces within the High Road West Masterplan. Any future reserved matters application will need to be in substantial accordance with the Design Code, along with the Description of Development, Development Specification and Parameter Plans. The Design Code is split into a number of chapters which apply Site Wide (Chapter 2), to landscape and public realm spaces (Chapter 3), the architectural approach (Chapter 4), and each development zone to shape each plot (Chapter 5).
- 8.11
- The design has undergone iterative development informed by the pre-application process and engagement with stakeholders. This is described in brief in the table below.

- 8.12
- The Proposed Development for which planning permission is sought has been through rigorous pre-application design testing with officers at LBH and the Quality Review Panel (‘QRP’) to ensure the final scheme set out within the Parameter Plans and the detail captured in the Design Codes mean the Proposed Development will be delivered to the highest standards of design quality to mitigate as far as possible any adverse impacts identified.
- 8.13
- The Site layout and the composition of the buildings are an important part of the quality and embedded mitigation. The arrangement of height across the masterplan was tested as part of different compositions using visual impact analysis in VuCity with architects at SEW, and subsequently with visualisation consultants at Cityscape.
- 8.14
- Options for the location of the tallest elements of the Proposed Development, and the composition of the buildings in the stepped manner, were tested as part of this process and are illustrated in the DAS submitted in support of this scheme. It was the conclusion of this exercise that by locating the tallest elements adjacent to the railway line not only resulted in the most successful composition but was found to be less impactful visually within the setting of designated heritage assets to the east of the Site.
- 8.15
- This sets the tallest elements of the Proposed Development back from the High Road frontage, which is an area of particular heritage and townscape sensitivity reflected in the Conservation Area designation.
- 8.16
- Placing the tallest development adjacent to the railway line means this is necessarily nearest to the station, and thus acts as a wayfinding device. It also addresses the public realm at the central square and is orientated to maximise the open space.
- 8.17
- The interpretation of the parameter plans and accompanying specification set out in the Design Codes have been designed to maximise the tall buildings’ slender proportions and the shoulder heights designed to reduce the impression and appearance of the new massing.
- 8.18
- The scale of the change proposed necessarily will lead to intervisibility from neighbourhoods to the west in particular where these comprise residential streets of consistent low scale terraced buildings of domestic scale and character.

8.19 These types of visual impacts often result from the promotion of tall and dense developments such as that proposed on the Site and arise due to the change in scale and character as a result of the transformative change through regeneration. It is our view that the layout of the Proposed Development and the location of the taller elements in the way proposed is appropriate and has been identified through the design development and pre-application process to avoid as much harm as possible.

8.20 Further, the effects of the outline parts of the Proposed Development are likely to be mitigated through the detailed design submitted at the Reserved Matters stages. The Design Codes submitted with the outline application ensure that the buildings will be delivered at the RMA stage to the highest quality in design terms and appearance. Once the detailed design is fixed it will be possible to assess more accurately how each building is appreciated from viewpoints in the surrounding townscape. The application of detailed design in terms of façade articulation, materiality and fenestration patterns can help to mitigate the visual impact of the buildings, thus reducing the magnitude of the overall effect, and even reversing the quality of the judgement where the design is of such high quality that a contrasting element is seen as a positive addition in an otherwise consistent context.

9.0

COMPLETED DEVELOPMENT ASSESSMENT: HERITAGE RECEPTORS

HIGH ROAD WEST, TOTTENHAM

COMPLETED DEVELOPMENT ASSESSMENT: HERITAGE RECEPTORS

- 9.1

This section assesses the effect of the completed Proposed Development on the built heritage receptors identified in Section 5.
- 9.2

A qualitative assessment is provided below. A summary of the effects arising from impacts to heritage receptors is provided at **Table 9.1**.
- 9.3

The assessment in this section is based on both the respective detailed and outline parameters for portions of the Application, read in conjunction with the Design Codes which describe how the outline elements should be implemented.
- 9.4

Future detailed design of the outline parts of the Application is likely to help mitigate harmful effects, as demonstrated by the illustrative masterplan and the comparative assessment of this in some of the submitted views. The illustrative scheme is provided for information only and does not form part of this assessment.
- DEMOLITION AND CONSTRUCTION
- 9.5

ES Chapter 6 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The likely effect of these activities on the value of the heritage receptors identified in the baseline is assessed below.

(DEMOLITION AND CONSTRUCTION) – HERITAGE RECEPTORS INSIDE THE SITE

- 9.6

Direct impacts on heritage assets are likely to include the demolition of locally listed buildings within the Site, and the construction of new buildings adjacent to listed buildings within the Site and within the North Tottenham Conservation Area.
- 9.7

Other direct impacts on the interior or exterior of listed buildings within the Site may come forward at later stages of the proposals. Those works would be subject to a separate application for planning permission and listed building consent, and so are not considered here.
- 9.8

Indirect impacts on heritage receptors may include changes to their setting through visual effects seeing construction and through demolition of existing buildings nearby and the construction of new ones.
- 9.9

This phase of the Proposed Development could also introduce new environmental conditions into the setting (and experience) of the heritage receptors both within and outside the Site. There will be increased noise, vibration, dust and traffic in the surrounding area, which could affect a heritage receptor’s significance. These effects will be temporary and we consider that any significant effects are likely to be the same as those of the completed development.
- 34 WHITE HART LANE, N17 (GRADE II)
- 9.10

No 34 White Hart Lane is an 18th century house with later alterations now divided into three. 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. Its Heritage Value is Medium.
- 9.11

The direct impact proposals are to build immediately adjacent to the listed building to the east on (Plot I1–1) replacing the existing 20th-century building on that site. Its susceptibility to change through the proposals is Medium and its sensitivity is Medium.
- 9.12

No physical changes to the listed building are submitted as part of the Proposed Development.
- 9.13

The listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new building on Plot I1. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.

- 9.14

The demolition of Nos.24–30 White Hart Lane that present a flank wall to the east of No.34 White Hart Lane will have a major beneficial impact to its setting. This will facilitate the public realm works envisaged along the frontage and the setting back of the building line during the Operational Phase. This condition would be consistent with the original condition of No.34 White Hart Lane, as illustrated on the 1896 OS map. This change will be permanent.
- 9.15

The magnitude of impact is likely to be Low , and the likely effect will be **Minor Beneficial** . The effect is not significant and will be permanent, and local.
- 819 AND 821 HIGH ROAD N17 (GRADE II)
- 9.16

819 and 821 High Road are a pair of three storey stuccoed terraced houses dating from the 18th century with shop fronts. They have historic and architectural interest as a good example of an 18th century pair of houses with an attractive symmetrical front, and as part of the historical development of this part of the High Road. Their Heritage Value is Medium.
- 9.17

The direct impact proposals are to build adjacent to the listed building to the north and west on (Plot K1–3) replacing the existing 20th-century industrial buildings on that site. Its susceptibility to change through the proposals is Medium and its sensitivity is Medium.
- 9.18

No physical changes to the listed building are submitted as part of the Proposed Development.
- 9.19

The listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new building on Plot K1–3. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.
- 9.20

The magnitude of impacts of the Proposed Development during the Demolition and Construction phase are likely to Very Low, and the likely effect will be **Negligible Adverse**. The effect is not significant and will be temporary, and local.

FORMER CATHOLIC CHAPEL AND FORMER PASTOR’S HOUSE (LOCALLY LISTED)			743-759 HIGH ROAD, N17 (FORMERLY THE WHITEHALL TAVERN PH, LOCALLY LISTED)		
9.21	The Former Catholic Chapel and Former Pastor’s House are an early 19th century Catholic chapel and associated cottage, now in other uses. They have limited architectural and historic interest, and their Heritage Value is Low.	9.29	The buildings are of contemporary to No.6A although their architectural detailing much less distinguished, which is reflected in their omission as a locally listed building. The removal of the building would, nonetheless, have an adverse impact on the setting of the building. The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new building on Plots 12–1 and 12–2. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.	9.36	No 759 High Road is a three storey corner former pub building and Nos 757–743 are a row of three storey terraced with projecting shop fronts at ground floor level. The buildings have some limited aesthetic and historical interest the historic development in this part of the streetscape. Their Heritage Value is Very Low.
9.22	The proposals include the construction of Plot 13 immediately adjacent to the former chapel and Plot 12–1 adjacent to the former pastor’s house. Their susceptibility to change through the proposals is Medium and their sensitivity is Low .			9.37	These buildings are proposed to be demolished and replaced with new buildings on Plot E.
9.23	No physical changes to the locally listed building are submitted as part of the Proposed Development.	9.30	The magnitude of impact of the Proposed Development would be Low , and the likely effect will be Minor Adverse . The effect is not significant and will be permanent, and local.	9.38	They have a High susceptibility to this change, and their adjusted sensitivity is Low. The magnitude of impact will be High and the likely effect will be Minor to Moderate Adverse. This effect is not significant, and is direct, permanent and local.
9.24	The Former Catholic Chapel and Pastor’s House is currently abutted and enclosed by utilitarian warehouses that detract from its setting. The demolition phase of the Proposed Development will remove the buildings in the immediate area to facilitate their replacement with contemporary buildings of high architectural quality that reinforce the courtyard in front of the property.	52 WHITE HART LANE (FORMER STATION MASTER’S HOUSE, LOCALLY LISTED)			
9.25	The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new building on Plot 12–1 and 13. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.	9.31	52 White Hart Lane is the early 19th century former Station Master’s House for White Hart Lane Station. It has architectural and historic interest and illustrates the significance of the impact of the railway on Tottenham. Its Heritage Value is Low.		
9.26	The magnitude of impact is likely to be Low, and the likely effect will be Minor Beneficial . The effect is not significant and will be permanent, and local.	9.32	The proposals include the construction of Plot H1–b immediately adjacent to the house at the rear. Its susceptibility to change through the proposals is Medium and their sensitivity is Low .		
6A WHITE HART LANE (LOCALLY LISTED)			9.33	No physical changes to the locally listed building are submitted as part of the Proposed Development.	
9.27	No 6A White Hart Lane is an early 19th century end of terraced house. It has limited architectural and historic interest. Its Heritage Value is Low.	9.34	The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new building on Plot H1–b. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.		
9.28	The proposals include the demolition of the adjacent Nos.8–18 White Hart Lane. Its susceptibility to change through the proposals is Medium and their sensitivity is Low.	9.35	The magnitude of impact of the Proposed Development would be Very Low magnitude, and the likely effect will be Negligible Adverse . The effect is not significant and will be permanent, and local.		

9.39	
9.40	ELECTRICITY SUBSTATION ADJOINING LIBRARY (LOCALLY LISTED) The Electricity Substation is late 19th century, and it is currently in poor condition which detracts from its heritage interest. It has very limited architectural and historic interest as an example of a late 19th century electrical substation. Its Heritage Value is Very Low
9.41	This building is proposed to be demolished and replaced with the building on Plot C2.
9.42	It has a High susceptibility to this change, and its adjusted sensitivity is Low. The magnitude of impact will be High and the likely effect will be Minor to Moderate Adverse . This effect is not significant, and is direct, permanent and local.
9.43	865 HIGH ROAD, N17 (LOCALLY LISTED) No 865 High Road is a much altered three storey townhouse in brown brick with red brick dressings. The building has some aesthetic interest as an attractive property in the streetscape. It Heritage value is Low
9.44	The proposals include the construction of Plots K2-2 and K2-3 immediately adjacent to No 865 to the east and south. Its susceptibility to change through the proposals is Medium and its sensitivity is Low.
9.45	No physical changes to the locally listed building are submitted as part of the Proposed Development.
9.46	The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new buildings on Plots K2-2 and K2-3. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.
9.47	The magnitude of impact of the Proposed Development would be Very Low magnitude, and the likely effect will be Negligible Adverse . The effect is not significant and will be permanent, and local.

NORTH TOTTENHAM CONSERVATION AREA

9.48	The North Tottenham CA has a broadly linear form, following the route of the historic High Road and including many surviving listed and locally listed buildings from earlier phases of the area’s development. It has historical and architectural special interest. Its heritage value is Medium.
9.49	In the northern part of the CA, its Character Area B is wholly within the Site and Character Area A is partially within the Site. This part of the CA has a High sensitivity to direct impacts, and its susceptibility is Medium/High. This sensitivity diminishes in the southern part of the CA, outside of the Site.
9.50	The immediate setting of the parts of the CA includes mainly 19th and 20th-century residential and industrial development. The stadium is also an important feature in the setting of this part of the CA. These make a generally neutral contribution to the special interest of the CA. The wider setting incudes the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.
9.51	There will be direct impacts through the construction of new development within the CA including on Plots K2-2 and 3, K1-3, I3, I2-1 and 2, I1-1 and 2, and H-2. The areas within the CA proposed for new development are generally low quality backlands and industrial areas that do not contribute to the special interest of the CA. There will be no direct impacts on the parts of the CA outside of the Site.
9.52	This phase of the Proposed Development would introduce new environmental conditions to the heritage receptor: there will be increased noise, vibration, dust and traffic in the surrounding area. The magnitude of effect on the CA is likely to be overall Low due to the temporal nature of the phase and the significance of the effect will be Minor Adverse.

(DEMOLITION AND CONSTRUCTION) – HERITAGE RECEPTORS OUTSIDE THE SITE

823-829 HIGH ROAD N17 (LOCALLY LISTED)

9.53	Nos 823-829 High Road comprise an irregular terrace of two storey, 19th-century shops and houses. These buildings possess some limited historic and architectural interest as part of the historic development in the area, and as attractive features in the townscape. Their Heritage Value is Low.
9.54	Their setting is urban and mixed and includes nearby statutory and locally listed buildings of the 18th and 19th centuries. With the listed 18th-century houses on the other side of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is unattractive 20th-century development further north.
9.55	The proposals include the construction of Plots K1-2 and K1-3 immediately behind Nos 823-29 to the east. Its susceptibility to change through the proposals is Medium and its sensitivity is Low.
9.56	The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new buildings on Plots K1-2 and K1-3. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.
9.57	The magnitude of impact of the Proposed Development would be Very Low magnitude, and the likely effect will be Negligible Adverse . The effect is not significant and will be permanent, and local.
9.58	NO. 847-853 HIGH ROAD N17 (LOCALLY LISTED) 847-853 High Road is a heavily altered two storey terrace of 19th-century shops. It makes a limited historic and architectural contribution to the streetscape as part of an earlier phase of development in the area. Its Heritage Value is Low.
9.59	The proposals include the construction of Plot K2-3 immediately adjacent to No 853. Its susceptibility to change through the proposals is Medium and its sensitivity is Low.

- 9.60

The locally listed building will also undergo to a change to its immediate setting throughout the construction period, including during the construction of the new buildings on Plot K2–3. The construction works in close proximity to the Site would need to be controlled through engineering solutions. This will be temporal in nature.
- 9.61

The magnitude of impact of the Proposed Development would be Very Low magnitude, and the likely effect will be **Negligible Adverse**. The effect is not significant and will be permanent, and local.

COMPLETED (OPERATIONAL) DEVELOPMENT

DIRECT IMPACTS (COMPLETED DEVELOPMENT)

- 9.62

There will be no direct impacts on any heritage receptors from the completed development.
- INDIRECT IMPACTS (COMPLETED DEVELOPMENT) – HERITAGE RECEPTORS INSIDE THE SITE

34 WHITE HART LANE, N17 (GRADE II)
- 9.63

34 White Hart Lane is an 18th century house with later alterations now divided into three. 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. Its Heritage Value is Medium.
- 9.64

Its setting is formed by poor quality 20th century buildings including the industrial estate and by the stadium seen above listed buildings on the High Road in the distance. The present buildings to the east project forward of the building line of No 34. The setting detracts from the historical and architectural interest of the building. The road is also a busy and detracting feature. Its susceptibility to change through the proposals is Medium and its sensitivity is Medium.
- 9.65

The demolition of the adjacent Nos.24–30 White Hart Lane that present a flank wall to its eastern boundary will have a demonstrably beneficial impact to its setting. View 39 demonstrates how the replacement building will be set back from the current building line, reinstating the original condition of No.34 White Hart Lane. To the frontage along White Hart Lane would be a more generous footpath and public realm works that would enhance the setting of the building.

- 9.66

The proposals are to build adjacent to the listed building to the east (Plots I1–3) and to build behind the rear gardens (Plot H3), replacing existing late 20th century buildings on the industrial estate. The maximum parameters for plots I1–3 rise from 25.75m on I1 to 39.825 on I3, and for Plot H3 is 33.375m. The detailed design code highlights that these buildings will be moderated to respond to the scale of 34 White Hart Lane. The verified view 39 demonstrates how the implementation of the design code would ensure the scale of development would sit below the ridge line and chimney stack of No. 34 White Hart Lane in oblique views.
- 9.67

This magnitude will be Medium and the effect will be Minor to Moderate Beneficial. The effect is significant and will be permanent and local.
- 819 AND 821 HIGH ROAD N17 (GRADE II)
- 9.68

819 and 821 High Road are a pair of three storey stuccoed terraced houses dating from the 18th century with shop fronts. They have historic and architectural interest as a good example of an 18th century pair of houses with an attractive symmetrical front, and as part of the historical development of this part of the High Road. Their Heritage Value is Medium.
- 9.69

Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the 18th and 19th centuries. With the listed 18th–century houses on the other side of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is unattractive 20th–century development further north. Their susceptibility to change through the proposals is Medium and their sensitivity is Medium.
- 9.70

The proposals include Plots K1–1 (max height 38.050m), K1–2 (max height 37.375m) and K1–3 (max height 26.225m) immediately adjacent to the listed building on the north and west. Plot I3 is located to the south, and Plots J–1 and J–2 are located to the west, with the rest of the development forming a new backdrop to the listed buildings to the north, west and south.

- 9.71

The maximum parameters are taller than the three storey listed buildings. The maximum parameters will be visible in the backdrop of the listed building, as demonstrated in views 41 and 42. The verified view 41 demonstrates how the implementation of the design code would ensure the masing is broken down into smaller and more slender buildings, thus reducing the intensity of visual impact. This represents a change to their setting, albeit will not interrupt the intrinsic relationship of the building to the High Road and the buildings running along this linear stretch. This magnitude will be **Low** to Medium and the effect will be Minor to Moderate Adverse. The effect is not significant and will be permanent and local.
- FORMER CATHOLIC CHAPEL AND FORMER PASTOR’S HOUSE (LOCALLY LISTED)
- 9.72

The Former Catholic Chapel and Former Pastor’s House are an early 19th century Catholic chapel and associated cottage, now in other uses. They have limited architectural and historic interest, and their Heritage Value is Low.

- 9.73

The Former Catholic Chapel and Pastor’s House is to be retained as part of the Proposed Development. Their susceptibility to change through the proposals is Medium and their sensitivity is Low.
- 9.74

This Catholic Chapel and Pastor’s House is currently abutted and enclosed by utilitarian warehouses that detract from its setting. The proposals will remove the buildings in the immediate area and replace with contemporary buildings of high architectural quality that reinforce the courtyard in front of the property.
- 9.75

The proposals include the construction of Plot I3 (max height 29.475m) immediately adjacent to the former chapel and Plot I2-1 (29.000m) adjacent to the former pastor’s house. Other plots including I2-2, I1-3, K1-1 and K1-3 will also be in close proximity to the locally listed buildings. The detailed design code highlights that these buildings will be moderated to respond to the scale of the Former Catholic Chapel and Pastor’s House. The retained assets will experience improvements to their landscape setting, including the creation of a courtyard. The wider setting is already very altered, however, and it is likely that the buildings will still be understood as fragments of an older townscape. The magnitude will be Medium and the effect will be Minor Beneficial. The effect is not significant and will be permanent and local.
- 6A WHITE HART LANE (LOCALLY LISTED)**
- 9.76

No 6A White Hart Lane is an early 19th century end of terraced house. It has limited architectural and historic interest. Its Heritage Value is Low.
- 9.77

The proposals include the construction of Plots I2-1 (max height 29.000m) and I2-2 (max height 23.900m) immediately adjacent to No 6A to the west and north. Plot G (max height 37.775m) will be across White Hart Lane. Its susceptibility to change through the proposals is Medium and its sensitivity is Low.
- 9.78

The maximum parameters are considerably taller and bulkier than the modest No 6A and will introduce a new element into its setting. The setting is already very altered, however, and it is likely that the building will still be understood as fragments of an older townscape. The magnitude will be Medium and the effect will be Minor Beneficial. The effect is not significant and will be permanent and local.

- 52 WHITE HART LANE (FORMER STATION MASTER’S HOUSE, LOCALLY LISTED)**
- 9.79

52 White Hart Lane is the early 19th century former Station Master’s House for White Hart Lane Station. It has architectural and historic interest and illustrates the significance of the impact of the railway on Tottenham. Its Heritage Value is Low.
- 9.80

The proposals include the construction of Plot H1-b (max height 18.175m) and H1-a (max height 30.975m) immediately adjacent to the house at the rear and H-2 (max height23.550m) to the east. The taller blocks at J-1 and J-2 and the lower blocks at H-3 and I1-1-3 are also nearby, and F-1-4 are across the White Hart Lane. Its susceptibility to change through the proposals is Medium and their sensitivity is Low.
- 9.81

The proposals have been designed to step up from the locally listed building to the tall blocks on plots J-1 and J-2, but they are nonetheless considerably taller than the two storey house, and the parameters will form a solid backdrop immediately behind the building and will introduce a new element into its setting. The setting is already very altered, however, and it is likely that the building will still be understood as a fragment of an older townscape. The magnitude will be Medium and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.
- 865 HIGH ROAD, N17 (LOCALLY LISTED)**
- 9.82

No 865 High Road is a much altered three storey townhouse in brown brick with red brick dressings. The building has some aesthetic interest as an attractive property in the streetscape. Its Heritage value is Low.
- 9.83

Its setting is urban and generally poor quality despite a few nearby statutory and locally listed buildings of the 18th and 19th century, and there is extensive modern development to the rear and to the north. The busy roads also detract from their special interest.
- 9.84

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-38.050m) 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 locally listed building to the east. Its susceptibility to change through the proposals is Medium and its sensitivity is Low.

- 9.85

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. The setting is already very altered, however, and it is likely that the buildings will still be understood as a fragment of an older townscape. The magnitude will be Medium and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.
- NORTH TOTTENHAM CONSERVATION AREA**
- 9.86

In the northern part of the CA, its Character Area B is wholly within the Site and Character Area A is partially within the Site. Given the different relationship of the two parts of the CA to the Site, the southern part, comprising Character Areas C, D and E is dealt with separately below.
- 9.87

The North Tottenham CA has a broadly linear form, following the route of the historic High Road and including many surviving listed and locally listed buildings from earlier phases of the area’s development. It has historical and architectural special interest. Its heritage value is Medium.
- 9.88

This part of the CA has a High sensitivity to indirect impacts, and its susceptibility is Medium/High.
- 9.89

The immediate setting of these parts of the CA includes mainly 19th and 20th-century residential and industrial development. The stadium is also an important feature in the setting of this part of the CA. These make a generally neutral contribution to the special interest of the CA. The wider setting incudes the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.
- 9.90

There will be considerable new development both within and along the edges of this part of the CA, including Plots N3-1 and 2, N4- 1 and 2, K2-2 and 3, K1-1 to 3, I3, I2-1 and 2, I1-1 to 3, H-3, H-2, H-1a and b, F-1 to 4, and G. The areas with and near the CA proposed for new development are generally low quality backlands, industrial areas and poor quality 20th-century housing that do not contribute to the special interest of the CA and which detract from its setting.

- 9.91

The immediate setting of the parts of the CA outside the Site on the side streets includes mainly 19th and 20th-century residential development. The stadium is also an important feature in the setting of this part of the CA. These make a generally neutral contribution to the special interest of the CA. The wider setting includes the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.
- 9.92

Given the linear nature of the CA, this part of the CA has a Low susceptibility to change and its sensitivity is Low/Medium.
- 9.93

Plots C-1 to 3 (max heights 58.325m to 41.250m) is immediately to the north of the CA across Brereton Road, with Plots B-1 and 2 (max heights 98.975m and 74.375m). These will introduce very tall new elements into the setting of the CA. The rest of the Proposed Development will also be seen in views looking north. Nonetheless, the CA will still be understood as a remnant of historic linear development along the High Road set within a wider Victorian and modern context.
- 9.94

The Proposed Development would have a Medium magnitude of impact at the northern end of this part of the CA, diminishing to Low towards the southern end of the CA. The character and appearance as a historic linear townscape along a main road will still be legible. Moreover, elements of the CA, including 34 White Hart Lane and the Former Catholic Chapel and Former Pastor's House would see mitigating enhancements to their setting which would directly improve the CA. Taken as a whole, the magnitude of effect on the CA is likely to be Medium and the significance of the effect will be Minor to Moderate Adverse.

INDIRECT IMPACTS (COMPLETED DEVELOPMENT) – HERITAGE RECEPTORS OUTSIDE THE SITE

- 9.95

Where appropriate, and where they share common characteristics and a common setting, heritage receptors are grouped in this section.
- BRUCE CASTLE (GRADE I), TOWER TO THE SOUTHWEST OF BRUCE CASTLE (GRADE I)**
- 9.96

Bruce Castle is an attractive and well-preserved seventeenth century and later house with architectural and historic interest. The associated Tower to the Southwest has architectural, historic and archaeological interest for potential links to a lost house.
- 9.97

The immediate setting of the receptors comprises Bruce Grove Park, a manicured public park, the Tower in particular is surrounded by trees, located to the southwest of the Castle. Their wider setting is mixed, comprising urban development of Victorian buildings and later development along the main road and industrial buildings, some of which are derelict.
- 9.98

Its susceptibility to change through the proposals is Low and its sensitivity is Medium.
- 9.99

The heritage value of both receptors is appreciated in close up views looking towards the receptor's principal elevation, which reveal most about their architectural and historic interest. In these views, there is no intervisibility with the Site. Views of the Proposed Development may form part of the receptor's wider setting, but these will be peripheral views and filtered by interposing vegetation and development that will not harm an appreciation of the heritage receptors or their setting.
- 9.100

The magnitude of impact of the Proposed Development will be Very Low, which will be a **Negligible Neutral** effect. The effect is not significant and will be permanent, and local.
- 867 AND 869 HIGH ROAD N17 (GRADE II)**
- 9.101

Nos 867 and 869 are a pair of five bay, early 18th century terraced three storey houses. They have historic and architectural interest as part of the early development of Tottenham High Road, and are a good example of an 18th century terrace. Their Heritage Value is Medium.

- 9.102

Their setting is urban and generally poor quality despite a few nearby statutory and locally listed buildings of the 18th and 19th century, and there is extensive modern development to the rear and to the north. The busy roads also detract from their special interest.
- 9.103

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-38.050m) 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. Their susceptibility to change through the proposals is Medium and their sensitivity is Medium.
- 9.104

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. The setting is already very altered, however, and it is likely that the buildings will still be understood as a fragment of an older townscape. The magnitude will be Medium and the effect will be Medium Adverse. The effect is significant and will be permanent and local.
- 847-853 HIGH ROAD N17**
- 9.105

Nos 847-853 High Road is a heavily altered two storey terrace of 19th-century shops. It makes a limited historic and architectural contribution to the streetscape as part of an earlier phase of development in the area. Its Heritage Value is Low.
- 9.106

Their setting is urban and generally poor quality despite a few nearby statutory and locally listed buildings of the 18th and 19th century, and there is extensive modern development to the rear and to the north. The busy roads also detract from their special interest. Their susceptibility to change through the proposals is Medium and their sensitivity is Low.
- 9.107

The parameters include K2-3 (max height 27.200m) immediately adjacent to No 853, and Plots K2-2 (max height 34.100) and K2-1 (max height 27.200) next to and behind the rear yards of the locally listed buildings. The taller Plots M-1 to 3 and L-1 and 2 are further east on the Site behind the locally listed buildings.

9.108	Plots K2 form part of the lower buildings along the street edge of the Site that slopes upwards in height towards the tall buildings on Plots L and M. Nonetheless, the parameters are considerably taller than the two storey locally listed buildings. The parameters will form a largely solid backdrop behind the buildings and will introduce a new element into their setting. The setting is already very altered, however, and it is likely that the buildings will still be understood as a fragment of an older townscape. The magnitude will be Medium and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.	9.112	Plots K1 form part of the lower buildings along the street edge of the Site that slopes upwards in height towards the tall buildings on Plots J. Nonetheless, the parameters are considerably taller than the two and three storey locally listed buildings. The parameters will form a largely solid backdrop behind the buildings and will introduce a new element into their setting. The setting is already very altered, however, and it is likely that the buildings will still be understood as a fragment of an older townscape within a backdrop of later development. The magnitude will be Medium and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.	9.116	The proposals will be a change to the setting of the buildings, but the listed and locally listed buildings will still be read a coherent element of older townscape within an altered setting. The magnitude will be Medium and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.
NO. 823-829 HIGH ROAD N17 (LOCALLY LISTED), NO.813-817 HIGH ROAD N17 (LOCALLY LISTED)					
9.109	Nos 823–829 and Nos 813–817 High Road are two terraces of three and two storey 19th-century shops and former houses flanking the Grade II listed Nos 819–2–1 (Grade II, within the Site) to the north and south respectively. The buildings have some historical and architectural interest as part of the historic development of this part of the High Road, and as an attractive feature in the streetscape. Their Heritage Value is Low	797 AND 799 HIGH ROAD (GRADE II), NOS. 793 AND 795 HIGH ROAD N17 (FORMER NAT WEST BANK, LOCALLY LISTED), 809-811 HIGH ROAD (LOCALLY LISTED), AND NOS. 801-805 HIGH ROAD (BRICKLAYERS ARMS PH, LOCALLY LISTED)			
9.110	Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the 18th and 19th centuries on both sides of the road. This part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to their historical significance. Nonetheless, the stadium is a large, modern feature in their setting, and the busy road and junction are detracting features. There is modern development further north. Their susceptibility to change through the proposals is Medium and their sensitivity is Low.	9.113	This group is a terrace of 19th-century former houses and shops. The listed buildings at Nos 797 and 799 are flanked by locally listed buildings and the whole forms a group that as architectural and historical interest as part of an earlier phase of development in the area. Their Heritage Value is Medium–Low.	9.117	No 7 White Hart Lane is a small, early 19th century villa. It has historic and architectural interest. Its setting is formed by poor quality 19th and 20th century buildings and by the stadium seen above listed buildings on the High Road. The setting, which is mainly comprised of poor quality 20th-century buildings, detracts from the historical and architectural interest of the building. The road is also a busy and detracting feature. Its susceptibility to change through the proposals is Low and its sensitivity is Low.
9.111	The parameters include K1–2 (max height 37.375m) and K1–3 (max height 26.225m) immediately adjacent to Nos 823–829, and plot K1–1 (max height 38.050) behind the locally listed buildings. The taller plots J–1 and J–2 are to the east, with other new development also in close proximity.	9.114	The setting is the group is urban and mixed and includes nearby statutory and locally listed and positive buildings of the 18th and 19th centuries. With the listed 18th-century houses on both sides of the street, this part of the High Road is a relatively coherent historic townscape, which makes a generally positive contribution to its historical significance. Nonetheless, the stadium is a large, modern feature in its setting, and the busy road and junction are detracting features. Their susceptibility to change through the proposals is Medium and its sensitivity is Medium–Low.	9.118	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.
		9.115	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. The majority of the nearest blocks are part of the lower edges of the development, but the taller blocks at the back of the Site near the railway line may be visible behind this group in views looking north and south along High Road.	9.119	The Design Code provides additional detail for Plot G that is informed by the relationship of the Proposed Development to the listed building. Read as a whole, in addition to the max parameters, the Design Code specifies that at the reserved matters stage:
				9.120	should be no taller than 3 storeys at the junction with the grade (II) listed building (7 White Hart Lane).
				9.121	An expressed ground floor should respond to the lower local scale datum along White Hart Lane, responding to the building lines of neighbouring buildings.
				9.122	must be treated as a Heritage Architectural Approach
				9.123	General design codes for a Heritage Architectural Approach is specified in the Design Code, including building articulation, material palette, roofscapes and rooflines, rhythm of facades, balconies and entrances and signage. In specific reference to Plot G the Design Code states:
				9.124	the form of Plot G should match either the Ridge line or first floor eaves line of the listed building;

- 9.125

the 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 and wrought iron handrail and beaded panel door with rectangular fanlight and gabled hood.
- 9.126

In addition, the Design Code states “Block F1 should define a lower shoulder datum on its northern frontage onto White Hart Lane of no taller than 10 storeys so as to appropriately step down into the Conservation Area”.
- 9.127

The proposed new buildings are taller than the existing modern buildings near the listed building, and will change their setting. However, its setting is already very altered, and the building will still be perceived as a small remnant of an older townscape within later development. The magnitude will be Low and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.

773-779 HIGH ROAD, N17 (LOCALLY LISTED), 771 AND 771A HIGH STREET (LOCALLY LISTED), 769 HIGH STREET (LOCALLY LISTED)

- 9.128

These buildings are a terrace of three storey early 19th-century houses with later shop fronts. They have some limited aesthetic and historic interest as part of the development of the area, but later alterations detract from their appearance. Their Heritage Value is Low
- 9.129

Their setting is urban and mixed and includes nearby statutory and locally listed and positive buildings of the 18th and 19th centuries, notably those on the other side of the street, but the stadium is a dominant modern feature in their setting and there is also poor quality modern townscape to the east and the busy road. Their susceptibility to change through the proposals is Low and their sensitivity is Low.
- 9.130

This terrace is outside the Site but on the same side of the road, with Plot G to the north, Plot E to the south and the tall development on plots F–1 to 4 behind the locally listed buildings. The parameters are considerably taller than the locally listed buildings and will represent a change to their setting. Nonetheless they will still be understood as a fragment of historic townscape within a modern context. The magnitude will be Low and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.

ST FRANCIS DE SALES CHURCH AND PRIMARY SCHOOL (LOCALLY LISTED)

- 9.131

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. Their Heritage Value is Low.
- 9.132

The setting of the church and school comprises the busy main High Road which forms a detracting feature. Directly opposite the church is Tottenham Hotspur Stadium which forms a dominant modern feature in their setting. Much of the immediate townscape is of poor quality including the adjacent library. Overall the setting is a negative contributor to the heritage value of the church and school. Their susceptibility to change through the proposals is Low and their sensitivity is Low.
- 9.133

This group is immediately to the south of the Site on the same side of the road, with Plot C–1 to 3 immediately to the north, with other plots further east and north including tall development. The parameters are considerably taller than the locally listed buildings and will represent a change to their setting; however, the Design Code states that “the most easterly building of block C–2, facing High Road and Moselle Way / Moselle Square, should be no greater than 8 storeys.” The "most easterly building of block C–4, facing Brereton Road and High Road, should be no greater than 6 storeys”. As a consequence, whilst still taller than the church building, the scale of development will mediate down from the centre of the Site towards the locally listed building. The church and associated buildings will still be understood as a remnant of the historic townscape within a modern context.
- 9.134

The Design Code goes on to state ‘future development should respect the setting of the Locally Listed St. Francis de Sales Church and School building’. The Code states “the design of the eastern façade should be led by a high quality, context sensitive approach, responding to, and complimenting the proportions of the neighbouring buildings to the north of Moselle Place in the Conservation Area”. The design mitigation achieved by this condition can only be realised at reserved matters through detailed design. The magnitude will be Low and the effect will be Minor Adverse. The effect is not significant and will be permanent and local.

FRONTING TO CHURCH ROAD (707 HIGH ROAD, GRADE II)

- 9.135

Fronting to Church Road (707 High Road) is an early 19th-century house set back from the High Road behind a small area of green space. It is located approximately 140m from the southern edge of the Site. It has some architectural and historical interest. Its heritage value is Medium. Its setting is urban with fragments of older townscape in its setting, but the main elements are wholly modern including the stadium, a primary school and low quality 20th-century blocks that detract from its special interest.
- 9.136

The susceptibility of the receptors to the proposals is Low and its sensitivity is Low/Medium.
- 9.137

The Proposed Development will be seen in conjunction with the listed buildings in some views looking north, but its heritage value is best appreciated in views up close, facing towards the principal elevations which are the most architecturally revealing. These views will not be affected. The wider setting is already altered, and while the Proposed Development will add a new element, the architectural and historic interest of the receptor will remain unchanged.
- 9.138

The magnitude would be Very Low and the effect is **Negligible Neutral** effect. The effect is not significant and will be neutral, permanent and local.
- FRONTING TO CHAPEL STORES (699 HIGH ROAD N17, GRADE II), TOTTENHAM BAPTIST CHURCH (GRADE II), 695 AND 697 HIGH ROAD (GRADE II), 2 KING’S ROAD N17 (GRADE II)
- 9.139

This group comprises three early 19th-century buildings. They have architectural and historical interest as early 19th-century houses, illustrating a fragment of older townscape. Their heritage value is Medium.
- 9.140

They are located about 250m from the southern edge of the Site. Their setting is urban. Towards the High Road there are fragments of older townscape in its setting, but the main elements are wholly modern including the stadium and low quality 20th-century residential blocks that detract from their special interest.
- 9.141

The susceptibility of the receptors to the type of change is Low, and their sensitivity of the receptor is Low/Medium.

- 9.142

The Proposed Development will introduce large and tall new elements into their setting to the north, but the heritage value of all the receptors in this group is best appreciated in views up close, facing towards their principal elevations which are the most architecturally revealing. These will not change, and the enclosed setting of the buildings along Chapel Stores will further limit visual interaction with the new buildings.
- 9.143

This group of receptors are clearly historic fragments of an earlier streetscape and therefore the Proposed Development would have a Very Low magnitude of impact to the receptor. The Proposed Development would give rise to a **Negligible Neutral** effect. The effect is not significant and will be neutral, permanent and local.
639 HIGH ROAD N17 (GRADE II)
- 9.144

No 639 High Road has architectural and aesthetic interest as a fine early 20th century commercial building. It also has historical interest for its place in the development of Tottenham as an urban centre in the late 19th and early 20th centuries. Its heritage value is Medium.
- 9.145

It is located approximately 450m south of the Site. Its setting is urban. There are a few Victorian and early 20th-century buildings nearby that contribute to its historic interest, but otherwise its setting is comprised of modern buildings, including the stadium in the distance, that make a neutral to negative contribution. The road is also a detracting feature.
- 9.146

The susceptibility of the receptor to the type of change is therefore Low and its sensitivity is Low/Medium.
- 9.147

The Proposed Development forms part of the receptor’s wider setting and may be seen in limited linear views north along the High Road, but it will still be understood as a remnant of an older phase of the area’s history.
- 9.148

This would be a Very Low magnitude of impact and a **Negligible Neutral** effect. The effect is not significant and will be neutral, permanent and local.
583 AND 585 HIGH ROAD N17 (GRADE II*); WALLS IN FRONT OF NUMBERS 583 AND 585 (GRADE II), CHARLTON COTTAGE (581 HIGH ROAD N17, GRADE II); WALLS ALONG SOUTH BOUNDARY OF NUMBER 581 AND AROUND BACK GARDENS OF NUMBERS 581, 583 AND 585 (GRADE II)
- 9.149

This group comprises a small group of 18th century houses and their associated walls and railings. They have architectural and historical interest and are a remnant of this important phase of development along the High Road. Their heritage value is High-Medium.

- 9.150

Their setting is urban, and largely comprises poor quality 19th and 20th century buildings that detract from their special interest. Their susceptibility to change is Low and their sensitivity is Low/Medium.
- 9.151

There may be some limited linear views towards the Proposed Development 800m away at the nearest point looking north but these are peripheral and mainly filtered by interposing development. They will still be clearly understood as a remnant of older townscape set within later development.
- 9.152

The magnitude would be Very Low and the effect is **Negligible Neutral** . The effect is not significant and will be neutral, permanent and local.
NOS 860 AND 862 HIGH ROAD N17 (COACH AND HORSES PH, LOCALLY LISTED); NOS 840-850 HIGH ROAD N17 (LOCALLY LISTED)
- 9.153

Nos 860–62 and 840–50 High Road form a group of modest Victorian buildings in an otherwise largely modern terrace on the east side of High Road. They include the public house and a much altered row of houses, now shops.
- 9.154

They have some very limited aesthetic and historical interest as earlier features in the streetscape on this part of the High Road. Their heritage value is Low.
- 9.155

Their setting is urban and mixed, and while it includes several statutory and locally listed buildings of the 18th and 19th centuries, the majority of the setting is poor quality 20th century buildings that detract from its special interest. Their sensitivity to change is Low and their susceptibility is Low.
- 9.156

They are located opposite the northern part of the Site, facing Plots K2–1 to 3 and Plots N4–1 and 2, and looking towards the taller development on Plots M–1 to 3 and L–1 and 2. There will be no change to the setting of these buildings in views directly looking towards them. There will be a change in their outlook as the listed buildings opposite become backed by taller development that will be change their wider setting, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, they will still be clearly understood as a small fragment of much altered older townscape in a modern setting.
- 9.157

This would be a Low magnitude of impact and a Minor Neutral effect. The effect is not significant and will be permanent and local.

- 822 HIGH ROAD (GRADE II);, 820 HIGH ROAD (GRADE II); 816 AND 818 HIGH ROAD (GRADE II)**

9.158

This group comprises a terrace of altered 18th and early 19th-century houses on the east side of High Road opposite the Site. They have architectural and historical interest and are a relatively well-preserved remnant of this phase of development along the High Road. Their heritage value is Medium.
- 9.159

Their setting is urban and mixed. It includes a few statutory and locally listed buildings of the 18th and 19th century that make a positive contribution to its historic interest, but the setting is mainly poor quality 20th century buildings including tall buildings to the north and the stadium to the south. The busy road is also an important part of its setting and detracts from its special interest. Their sensitivity to change is Low and their susceptibility is Low/Medium.
- 9.160

This group is located opposite the Site. They face an area of retained townscape with Plots K1–1 to 3 and K2–1 behind it, and the taller development on Plots L–1 and 2 and J–1 and 2 behind that. There will be no change to the setting of these buildings in views directly looking towards them. There will be a change in their outlook as the buildings opposite become backed by taller development that will be change the wider setting of this group of listed buildings, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, the listed buildings will still be clearly understood as a small fragment of much altered older townscape in a modern setting.
- 9.161

This would be a Low magnitude of impact and a Minor/Moderate Neutral effect. The effect is not significant and will be permanent and local.
808 AND 810 HIGH ROAD (GRADE II*); 814 HIGH ROAD (LOCALLY LISTED)
- 9.162

This group comprises a pair of well-preserved 18th century houses and a former bank on the east side of High Road opposite the Site. They have architectural and historical interest and are a relatively well-preserved remnant of this phase of development along the High Road. Their heritage value is Medium.

9.163	Their setting is urban and mixed. It includes a few statutory and locally listed buildings of the 18th and 19th century that make a positive contribution to its historic interest, but the setting is mainly poor quality 20th century buildings including tall buildings to the north and the stadium to the south. The busy road is also an important part of its setting and detracts from its special interest. Their sensitivity to change is Low and their susceptibility is Low/Medium.	9.168	This group is located opposite the Site. They face an area of retained townscape with Plot G and F–1 to 4 behind it. The taller development on Plots J, L and M is located further north west, and Plots E and C–1 to 3 are further south along High Road.	9.175	This would be a Low magnitude of impact and a Minor Neutral effect. The effect is not significant and will be permanent and local. NOS. 2-4 PARK LANE (LOCALLY LISTED)
9.164	This group is located opposite the Site. They face an area of retained townscape with Plot I3 behind it, and Plots I1–1 to 3 and I2–1 to 2 behind that. The taller development on Plots J–1 and 2 and F–1 to 4 is located to the north–east and north–west respective. There will be no change to the setting of these buildings in views directly looking towards them. There will be a change in their outlook as the buildings opposite become backed by taller development that will be change the wider setting of this group of heritage receptors, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, this group will still be clearly understood as a fragment of older townscape in a modern setting.	9.169	There will be no change to the setting of these buildings in views directly looking towards them. There will be a change in their outlook as the buildings opposite become backed by taller development that will be change the wider setting of this group of heritage receptors, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, this group will still be clearly understood as a fragment of older townscape in a modern setting.	9.176	Nos 2–4 Park Lane are a modest pair of 19th century houses. They have some limited historical and architectural interest. Their heritage value is Low.
9.165	This would be a Low magnitude of impact and a Minor Neutral effect. The effect is not significant and will be permanent and local. PERCY HOUSE (NO 796 HIGH ROAD N17, GRADE II*), FORECOURT WALLS AND RAILINGS TO NUMBER 796 (GRADE II*), DIAL HOUSE 790 HIGH ROAD (GRADE II*), 798-802 HIGH ROAD (GRADE II), 794 HIGH ROAD (GRADE II), 792 HIGH ROAD (GRADE II)	9.170	This would be a Very Low magnitude of impact and a Negligible Neutral effect. The effect is not significant and will be permanent and local. WARMINGTON HOUSE (744 HIGH ROAD N17, GRADE II)	9.177	Their immediate setting is the stadium opposite which forms a dominant modern feature in the townscape. There are a few listed and locally listed buildings nearby, but generally the townscape is poor quality mid–20th century budlings that are a detracting feature.
9.166	This group comprise a fine terrace of 18th–century houses set back behind front gardens with walls and railings. They have architectural and historical interest and are a relatively well–preserved remnant of this phase of development along the High Road. Their heritage value is High.	9.171	Warmington House is an early 19th century house that was retained when the stadium was built and is now set into modern development related to the stadium. It has architectural and historical interest as a fragment of early development along the High Road, and its relationship the adjacent high quality modern buildings also contributes to its special interest. Its heritage value is Medium.	9.178	Their susceptibility to change is Low and their sensitivity is Very Low.
9.167	The immediate setting of the listed buildings is comprised of other listed buildings in the terrace, but their wider setting is urban and mixed. It includes a few statutory and locally listed buildings of the 18th and 19th century that make a positive contribution to its historic interest, but the stadium immediately to the south rises above the listed buildings in many views. There is also other poor quality 20th century development that detracts from their special interest especially to the rear. The busy road is an important part of its setting and detracts from its special interest. Their sensitivity to change is Low and their susceptibility is Medium.	9.172	Its immediate setting is primarily comprised of the stadium and adjacent modern buildings, but its wider setting includes areas of retained historic townscape. These make a positive contribution to its special interest, but the busy road is also an important part of its setting and detracts from its special interest. Its sensitivity to change is Low and its susceptibility is Low/Medium.	9.179	The Proposed Development will be a large, new modern element in their wider setting, but their immediate setting will not change and they will still be understood as a fragment of older townscape.
		9.173	Warmington House is located to the south of the Site on the other side of the road. Plots C–1 to 3 and E are located to the north in the south east corner of the Site, about 100m away at the nearest point.	9.180	The magnitude will be Very Low and the effect will be Negligible Neutral . The effect is not significant and will be neutral, permanent and local. SOUTHERN GATE BUILDING AT WHITBREAD’S BREWERY (GRADE II); 670 HIGH ROAD N17 (GRADE II); 668 AND 668A HIGH ROAD N17 (GRADE II); 664 AND 666 HIGH ROAD N17 (GRADE II); 662 HIGH ROAD N17 (GRADE II)
		9.174	There will be no change to the setting of this building in views directly looking towards it. There will be a change in part of their setting in linear views along High Road from the new development along the street frontage and the taller development behind. Nonetheless, Warmington House will still be clearly understood as a fragment of older townscape in a modern setting.	9.181	This group comprises an area of surviving late 18th and early 19th–century townscape including a terrace of houses, some with shopfronts, and the former Southern Gate Building at Whitbread’s Brewery. They have architectural and historical interest as a well–preserved example of an industrial, more specifically, brewery building, in the Neo–Classical style. Their heritage value is Medium.
				9.182	The setting of the receptors is urban and mixed, and includes mainly 19th and 20th–century development with the stadium to the north and the busy road a detracting feature.
				9.183	Their susceptibility to change is Low and their sensitivity is Low/Medium.
				9.184	The Proposed Development will introduce new modern elements into their wider setting, but only in views looking north along the road. Views towards the listed buildings and looking south will remain unchanged. They will still be understood as an attractive fragment of older townscape in a much altered setting.
				9.185	The magnitude will be Very Low and the effect will be Negligible Neutral . This effect is not significant and will be neutral, permanent and local.

CHURCH OF ST MARY THE VIRGIN

- 9.186
- The Church of St Mary the Virgin is a late 19th century church in the Early English style. It has architectural and historical interest. Its heritage value is Medium.
- 9.187
- The setting of the church is highly urban. The adjacent Victorian housing is a positive contributor, but the busy road and modern development are detracting features.
- 9.188
- The susceptibility of the receptor is Low and its sensitivity is Low/Medium.
- 9.189
- The Proposed Development will introduce new modern elements into the wider setting of the listed building some 575m to the north east, but these will be easily perceived in conjunction with the church. Its immediate setting will remain unaltered and the key elements of its special interest will be entirely unchanged.
- 9.190
- The Proposed Development would have a Very Low magnitude of impact and a **Negligible Neutral** effect. The effect is not significant and will be neutral, permanent and local.

CHAPEL AT DRAPERS ALMSHOUSES AND THE DRAPERS ALMSHOUSES (GRADE II); LODGE TO SOUTH EAST OF DRAPER'S ALMSHOUSES (GRADE II)

- 9.191
- This group is a set of late 19th century Almshouses with associated Chapel and Lodge, in the Gothic style around a large, open green space. They have architectural and historical interest. Their heritage value is Medium.
- 9.192
- Their immediate setting of the receptor comprises a central open grassed courtyard and the attractive Victorian terraces on the opposing side of the road, dating from a similar era and also in the Gothic Style. Within the wider setting of the receptor is the varied architectural and building typology of the High Road, and the modern development further north, of the White Hart Lane Stadium and Station, as well as the green spaces around Bruce Castle.
- 9.193
- Their susceptibility to change is Low and their sensitivity is Low/Medium.
- 9.194
- Views of the Proposed Development may form part of the receptor's wider setting, however these will be peripheral views and are likely to be filtered by interposing development. There will be no change to their immediate setting.
- 9.195
- The magnitude will be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

TOTTENHAM MAGISTRATES COURT (101-103 LORDSHIP LANE, GRADE II)

- 9.196
- The Tottenham Magistrates Court is a Neo-Georgian building of the interwar period. It has architectural and historic interest. Its heritage value is Medium.
- 9.197
- The receptor has a setback location on Lordship Lane, a busy main road that detracts somewhat from one's appreciation of its significance. It's wider setting comprises the wider suburban development as well as the green open spaces of Bruce Grove Park and Tottenham Cemetery. In the wider distance is the modern development of the White Hart Lane Stadium and Station.
- 9.198
- The susceptibility of the receptor is Low and the sensitivity is Low/Medium.
- 9.199
- While it may form part of the receptor's wider setting, views of the Proposed Development are likely to be limited due to interposing vegetation and development. There will be no change to its immediate setting, including its relationship to the park and the almshouses.
- 9.200
- The Proposed Development would have a Very Low magnitude of impact and a **Negligible Neutral** effect. The effect is not significant and will be neutral, permanent and local.

SOUTH BOUNDARY WALL TO BRUCE CASTLE PARK (GRADE II); WALL ALONG WESTERN BOUNDARY OF GROUNDS OF BRUCE CASTLE PARK (GRADE II)

- 9.201
- The South and Wester Boundary Walls to Bruce Castle Park are attractive 17th Century walls and have an important relationship to the house and park. They have aesthetic and historical interest. Their heritage value is Medium.
- 9.202
- The house and park are important components of the setting of the walls, as are the adjacent roads including the busy Lordship Lane. The open space of the Tottenham Magistrates Court contributes to the setting of the southern wall. These make a positive contribution to their special interest. There is also lower quality 19th and 20th-century development, including industrial development that are detracting features.
- 9.203
- Their susceptibility is Low and the sensitivity of the receptors is Low/Medium.
- 9.204
- The walls are best appreciated from within the park, and their relationship to the park and house will not change. Similarly, the appreciation of them walking along the road will also remain unchanged. The Proposed Development is some 660m away at the nearest extant, and significant interposing vegetation and development is likely to filter views of the

Site from the setting of the listed walls. If it is seen, it will be perceived as modern development in the distance.

- 9.205
- The magnitude will be Very Low and the effect will be **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

8-18 LORDSHIP LANE (GRADE II)

- 9.206
- This group is an attractive and well-preserved group of early 19th century houses. They have architectural, aesthetic interest and historical interest for their place in the early 19th century development of the area. Their heritage value is Medium.
- 9.207
- Their setting is very degraded, with poor quality 19th and 20th century housing and the railway line, which detract from their special interest.
- 9.208
- Their susceptibility to change is Low and their sensitivity is Low/Medium.
- 9.209
- The Proposed Development is approximately 475m north and it is possible that it will be glimpsed behind the listed buildings, but the enclosed nature of the street and the distance means that any views are likely to be heavily filtered.
- 9.210
- The magnitude is likely to be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent, and local.

ALL HALLOWS VICARAGE THE PRIORY (GRADE II*); PARISH CHURCH OF ALL HALLOWS (GRADE II*); FRONT WALL AND GATES TO THE PRIORY (GRADE II*); WAR MEMORIAL AT ALL HALLOWS CHURCH (GRADE II)

- 9.211
- This group comprise the parish church of All Hallows and the associated vicarage. The church is medieval, but was much altered in 1875-7. The house dates to 1620 or earlier and the walls are c.1700. The War Memorial commemorates World War I and has group value with the other receptors. Together they have considerable architectural and historic interest and represent a well preserved part of Tottenham's early history, and the church and war memorial also have communal significance for their place in local life. Their Heritage Value is High.
- 9.212
- The relationship between the buildings and between them and the adjacent cemetery and park is a key element of their setting. This group has a surprisingly rural setting despite its urban context. They stand together in the large open space of the churchyard opposite the green spaces of Bruce Castle Park, and the high walls of the Vicarage lend historic character. The setting makes a positive contribution to their special interest. There is urban and suburban development in its wider setting. This is not readily seen nearby, but the busy roads can be heard.

- 9.213

Their susceptibility is Medium and the sensitivity of the receptors is Medium/High.
- 9.214

The Site is located approximately 475m away at the nearest point, and the tall development on B-1 and 2 and F-1 to 4 will be nearest to these receptors. It is likely that there will be some views of the Proposed Development in the distance especially from the open parts of the churchyard to the south of the church, but these will be looking away from the church. The high walls around the Vicarage are likely to block views there, and the more enclosed setting to the north and west, as well as interposing vegetation, will also block views. The Proposed Development will be perceived as a large new modern element in the distance, but the key elements of the setting will remain including the relationships between the different elements of the group. The sense that this is a survival of an older part of Tottenham’s past will remain.
- 9.215

The magnitude is likely to be Very Low and the effect is Negligible/Minor Adverse. The effect is not significant and will be neutral, permanent, and local.
- CHAPELS IN TOTTENHAM CEMETERY (GRADE II); TUNNEL CONNECTING EAST AND WEST PORTIONS OF TOTTENHAM CEMETERY (GRADE II); WAR MEMORIAL IN TOTTENHAM CEMETERY (GRADE II); TOMB OF WILLIAM BUTTERFIELD IN TOTTENHAM CEMETERY (GRADE II); TOTTENHAM CEMETERY CA**
- 9.216

These assets form a group around Tottenham Cemetery. It comprises the listed assets within the cemetery, and CA covers the cemetery as a whole. The cemetery was designed to serve the rapidly expanding urban area, and the paired Anglican and Non-Conformist Chapels and the tunnel linking the two parts of the cemetery reflect the importance of the cemetery. The memorial to William Butterfield reflects his links to the area, and the war memorial commemorates World War I. Together this group has architectural, aesthetic, historic and communal significance as an attractive and well preserved late 19th-century cemetery. Its heritage value is Medium-High.
- 9.217

The cemetery is very large, and the assets within its interior benefit from this large, green open space. There is also open space to the south in the churchyard and Bruce Castle Park. The fringes of the cemetery, however, are mainly nineteenth and twentieth-century small scale residential development, much of it quite low quality. Taller modern development is
- sometimes also visible in the background. The setting generally makes a positive contribution to the significance of the assets in this group.
- 9.218

The susceptibility is Medium and the sensitivity is Medium.

9.219

The Site is approximately 150m from the cemetery at the nearest point, but given the large size of the cemetery, its western edge is about 900m from the Site. The tall development along the western edge of the Site faces the cemetery, and it is likely that there will be some views of the new buildings from the cemetery and the setting of the listed assets in this group, especially in winter when there is less vegetation. Nonetheless, the cemetery and the assets within it would remain unchanged in themselves and would still be understood as a large historic cemetery within a modern city.

9.220

The magnitude is likely to be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent, and local.

1-10 PROSPECT PLACE, N17 (GRADE II); 39-51 BEAUFOY ROAD, N17 (GRADE II); THE ANTWERP ARMS (LOCALLY LISTED); 158-166 (EVEN) CHURCH ROAD (LOCALLY LISTED)

9.221

This group forms an area of early 19th-century townscape to the east of Tottenham cemetery. The receptors have architectural and historic interest. Their heritage value is Medium-Low.

9.222

Their setting includes the area of green space in Tottenham Cemetery as well as general small scale residential development of the 19th and 20th centuries. The setting makes a positive contribution to their special interest.

9.223

The susceptibility of the receptors to change is Low and their sensitivity is Low/Medium.

9.224

The Proposals form part of the wider setting of this group and may appear behind the receptors in some views looking east from Tottenham Cemetery. Interposing residential development and infrastructure including the railway line, filter out prominent views of the proposals. Their immediate setting will not change, however, and they will still understood as an area of earlier townscape within later development.

9.225

The magnitude will be Very Low and the effect will be **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.
- FORMER GARDEN WALLS IN PYMME’S PARK
- 9.226

The Former Garden Walls in Pymme’s Park are late 17th/early 18th century brick garden walls, which formed part of a formal house and parkland. Their Heritage Value is Medium.

9.227

Their setting of the receptor is formed of the lawns and planting in the garden as well as mature trees in the wider park. Within their wider setting, the presence of modern development including Tottenham Stadium and White Hart Lane Stadium are dominant features.

9.228

Their susceptibility is Low, and their sensitivity is Low/Medium.

9.229

The Proposed Development approximately 795m away at the nearest point. Key views of the walls are looking away from the Site, and while there may be glimpsed views of the Development in the wider setting, they will not interfere with appreciation of the heritage receptor. The enclosed historic landscape in the park also remains unchanged by the proposals.

9.230

The magnitude would be Very Low and the effect would be **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

ANGEL PLACE (NOS 183 TO 195 FORE STREET, GRADE II); NOS 236-238 FORE STREET (GRADE II)

9.231

This group comprises small fragments of older townscape along Fore Street. Angel Place (Nos 183–195 Fore Street) is a row of linked mid 18th century houses, and Nos 236=238 are a pair of 18th century houses. They have architectural and historic interest. Their heritage value is Medium.

9.232

Their setting is very degraded and is largely comprised of mainly poor quality 20th century residential and commercial buildings. The setting makes a generally neutral to negative contribution to their special interest.

9.233

Their susceptibility to change is Low and the sensitivity is Low/Medium.

9.234

The Site is approximately 775m away at the nearest point and there may be distant views of the Proposed Development looking south, but the primary setting of the group is towards the receptors, and this will not change. The listed buildings will still be understood as small fragments of older townscape embedded in later development.

9.235

The magnitude will be Very Low and the effect will be **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.
- ENVIRONMENTAL STATEMENT, VOLUME 3: BUILT HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT | MAY 2022

CHURCH OF ST JOHN THE BAPTIST (GRADE II)

- 9.236
- The church was built in the 1930s in a mix of Classical and Moderne styles and has an innovative use of concrete as a construction material. It has architectural and historical interest. Its heritage value is Medium.
- 9.237
- Its setting is mainly comprised of the contemporary housing estate that it was built to serve, and also includes the adjacent church hall and the green space to the rear that make a positive contribution to its special interest. At the front, the busy A10 is a detracting feature.
- 9.238
- The susceptibility to change is Low and the sensitivity is Low/Medium.
- 9.239
- The Proposed Development would be 875m away at the nearest point and while it might be seen in the distance in views filtered by intervening townscape and vegetation, the key elements of the setting would not change.
- 9.240
- The magnitude would be Very Low and the effect would be **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

CONSERVATION AREAS

CHURCH STREET CONSERVATION AREA

- 9.241
- The Church Street Conservation Area covers the historic centre of Edmonton, immediately north of Tottenham. It contains a cluster of listed buildings including the grade II* listed parish church, but further south along Fore Street closer to the Site it becomes much more architecturally varied. Its heritage value is Medium.
- 9.242
- The setting of the CA is distinctly urban on all sides, having been densified and developed since the mid-19th Century. Its susceptibility is Low and the sensitivity is Low/Medium.
- 9.243
- The Proposed Development would be 280m away at the nearest extent and would not impact upon one’s ability to appreciate the heritage value of the CA. Due to the relatively flat nature of the topography in and around the CA, there are limited opportunities for views outside of the CA, apart from where tall residential blocks break the skyline.
- 9.244
- Where this may occur, in views towards the Site, they are experienced as part of the wider context, particularly the modern development of the Tottenham Stadium and White Hart Lane Station, which forms part of the receptor’s much changed setting.
- 9.245
- The magnitude would be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

BRUCE GROVE CONSERVATION AREA

- 9.246
- The Bruce Grove Conservation Area derives its heritage value from the existence of a substantial amount of late Victorian commercial buildings. This articulates the urbanisation of this area of the Tottenham High Road from 1872 onwards. The architecture in the CA reflects this period of development, actioned by the arrival of the railway at Bruce Grove station. Its heritage value is Medium.
- 9.247
- The setting of the CA comprises significant areas of post-war housing developments which have replaced the former network of late Victorian and Edwardian terraced housing. The railway line is also a dominant feature along the western boundary of the CA. Beyond this, further north along the High Road, the modern development of the White Hart Stadium and Station are dominant features.
- 9.248
- Its susceptibility is Low and its sensitivity is Low/Medium.
- 9.249
- The Proposed Development would be 760mm away at the nearest extent and would not impact upon one’s ability to appreciate the heritage value of the CA. There may be some views outwards from the CA looking north in linear views towards the Site, however these would be heavily filtered by interposing vegetation and development. These would be in peripheral views and would not impact upon one’s appreciation of the character or setting of the CA, which is already much changed by the presence of Tottenham Stadium and White Hart Lane station.
- 9.250
- The magnitude would be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

BRUCE CASTLE CONSERVATION AREA

- 9.251
- The Bruce Castle Conservation Area includes Bruce Castle park, the area around All Hallows, and the surrounding development. It is one of the oldest parts of Tottenham, and contains several highly graded listed buildings. The large areas of green space also give it a distinctive character. The CA has considerable architectural and historic special interest, and its heritage value is High.
- 9.252
- The setting of the CA is bound to the northwest by Tottenham Cemetery. This attractive green open and historically important space forms a positive feature within the CA’s immediate setting. To the southeast is Tottenham High Road, which comprises a mix of building typologies and architectural styles and eras. Pockets of poor-quality post- war housing development create a detracting feature in the wider setting. The busy main road is another dominant yet negative feature.

- 9.253
- Its susceptibility is Low and its sensitivity is Medium.
- 9.254
- The CA is about 150m away from the Site at the nearest point, and views out of the CA will look towards the taller elements of the Proposed Development especially from open spaces such as Bruce Castle Park. Where it can be seen, the Proposed Development will introduce new modern elements into the setting of the CA. However, it will be above behind other townscape and will be understood as something outside the CA. In other views, where the existing townscape is denser, it may not be seen at all and will have no impact on the CA.
- 9.255
- Overall, the likely magnitude is Low and the effect will be **Minor Adverse**. The effect is not significant and will be neutral, permanent and local.

PEABODY COTTAGES CONSERVATION AREA

- 9.256
- The Peabody Cottages Conservation Area is a well-preserved example of a charitably funded suburban development of the early 20th Century built by the Peabody Trust. Architecturally, the consistency and coherence of the design establishes a distinctively homogenous townscape, and it has historic and architectural interest. Its heritage value is Medium.
- 9.257
- Its setting comprises the immediate and similarly tight knit urban development, however this is much more varied and less distinctive. Extending further outwards, the modern development of the White Hart Lane Stadium and station form part of the receptor’s wider setting.
- 9.258
- Its susceptibility is Low and its sensitivity is Low/Medium.
- 9.259
- The Proposed Development would be 690m away at the nearest extent and would not change any contributing elements of the CA’s setting. Furthermore, the CA is entirely enclosed and inward looking with the exception of its southern boundary. Thus, views looking outwards from the CA are limited, however, any that are experienced would be as part of the wider context and as part of the modern development of the stadium and station. These would be in peripheral views and would not impact upon one’s appreciation of the character or setting of the CA.
- 9.260
- The magnitude would be Very Low and the effect is **Negligible Neutral**. The effect is not significant and will be neutral, permanent and local.

TOWER GARDENS CONSERVATION AREA

- 9.261

The Tower Gardens Conservation Area covers the early 20th century Tower Gardens and has historic and architectural interest as an Arts and Crafts style suburban, cottage estate. Its heritage value is Medium.
- 9.262

The setting of the CA is comprised predominantly of the wider suburban context, including the adjacent Peabody Estate Cottages development. Wider setting considerations include the modern development of White Hart Lane Stadium and the station.
- 9.263

Its susceptibility is Low and its sensitivity is Low/Medium.
- 9.264

The Proposed Development would be 745m away at the nearest extent and would not change any contributing elements of the CA’s setting. If there were any views out from the CA towards the proposed development, these would be experienced as part of the wider context and as part of the modern development towards the stadium. This would be peripheral and would not be a prominent or harmful element, and the ability to appreciate the value of the CA and its surroundings would stay the same.
- 9.265

The magnitude would be Very Low and the effect is **Negligible Neutral**. The effects is not significant and will be neutral, permanent and local.

CUMULATIVE

- 9.266

The cumulative schemes which are set out at ES Volume 1, Chapter 2: EIA Methodology and at **Section 2.0** have been considered in terms of the potential effects on built heritage receptors. The relevant AVR views at **Section 11.0** which are referred to in the built heritage assessment demonstrate that the cumulative schemes would not change the assessment of likely effects for the majority of heritage receptors.
- 9.267

Cumulative schemes 3 (Welbourne, North Island, Ferry Island, HGY/2018/2223), 4 (1 Station Square, HGY/2016/3932), 8 (SW Plot, Hale Village, HGY/2017/2005), 9 (Berol Yard, HGY/2017/2044), 10 (Ashley Gardens, HGY/2017/2045), 11 79 Fore Street 17/05524/FUL), 12 (Meridian Water Phase 1, 16/01197/RE3) and 13 (Meridian Water Phase 1a, 20/03821/RM) are too distant to introduce any change to the built heritage baseline or assessment of likely effects. The verified views demonstrate that these cumulative schemes would not appear in the setting of the receptors, therefore the heritage baseline and setting is unchanged.
- 9.268

Cumulative schemes 5 (810–812 High Road, HGY/2017/1181) and 7 (798–808 High Road, HGY/2020/1584) would likewise be understood separately from the Proposed Development, and by virtue of their position and scale, would not result in a cumulative effect upon heritage receptors.
- 9.269

White Hart Lane Station (HGY/2016/2573) would be understood separately from the Proposed Development owing to its function, and would not result in any cumulative effects upon heritage receptors.
- 9.270

The Northumberland Park development (Schemes 1 and 2, HGY/2021/1043 and HGY/2015/3000) and Tottenham Stadium Extreme Sports Building (Scheme 14, HGY/2021/1039) are within the setting of the North Tottenham Conservation Area and St Francis de Sales Church and Primary School (locally listed).
- 9.271

In the cumulative condition, the Proposed Development would be understood in the context of the emerging modern character of this part of the receptors’ setting.

- 9.272

With regard to the Conservation Area, the ability to appreciate the appearance of its varied frontages, linear character and historic purpose would not change, and this part of the setting is already characterised by the Stadium, a large modern development.
- 9.273

Applying the matrices, we consider that in the cumulative condition the effect on the North Tottenham Conservation Area remains Moderate Adverse. This would be direct, local and permanent.
- 9.274

Owing to the linear character of the High Road and the position of the Site set behind the eastern side of the High Road, we do not identify any additional cumulative effects upon the St Francis de Sales Church and Primary School.
- 9.275

There would be no cumulative effect on receptors to the north of the stadium on the west side of the High Road as these are interposed by the Stadium, and understood separately from the Site.
- 9.276

We do not identify any further cumulative effects upon heritage receptors.

SECTION SUMMARY

- 9.277

The findings of the assessment of likely effects on heritage receptors is summarised at **Table 9.1** below.

MAP REF	ASSESSMENT GROUP	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
Heritage Receptors Inside the Site											
Listed Buildings											
63	N/A	34 White Hart Lane N17	Medium	Medium	Medium	Low	Minor Beneficial	Medium	Minor to Moderate Beneficial	Minor to Moderate Adverse	Not Significant
47	N/A	819 and 821 High Road N17	Medium	Medium	Medium	Very Low	Negligible Adverse	Medium	Minor to Moderate Adverse	Minor to Moderate Adverse	Not Significant
Non-Designated Heritage Assets											
71	N/A	Former Catholic Chapel and Former Pastor's House	Low	Medium	Low	Very Low	Minor Beneficial	Medium	Minor Beneficial	Minor Beneficial	Not Significant
73	N/A	No.6A White Hart Lane	Low	Medium	Low	Very Low	Minor Adverse	Medium	Minor Adverse	Minor Adverse	Not Significant
72	N/A	No.52 White Hart Lane (Former Station Master's House)	Low	Medium	Low	Very Low	Negligible Adverse	Medium	Minor Adverse	Minor Adverse	Not Significant
75	N/A	Nos 743-757 High Road N17; No.759 (former The Whitehall Tavern PH),	Very Low	High	Low	High	Minor to Moderate	N/A	N/A	N/A	Not Significant
76	N/A	Electricity Substation (adjoining library)	Very Low	High	Low	High	Minor to Moderate	N/A	N/A	N/A	Not Significant
68	N/A	No.865 High Road N17	Low	Medium	Low	Very Low	Negligible Adverse	Medium	Minor Adverse	Minor Adverse	Not Significant
Conservation Areas											
D	N/A	North Tottenham CA (Haringey)	Medium	High	Medium/High	Medium	Minor Adverse	Medium	Minor to Moderate Adverse	Moderate Adverse	Significant
Heritage Receptors Outside the Site											
Listed Buildings											
1	1	Tower to South West of Bruce Castle	High	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
2	1	Bruce Castle	High	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
3	16	Dial House	High	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
4	16	Percy House	High	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
5	16	Forecourt Walls and Railings to Number 769 (Percy House)	High	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
6	25	All Hallows Vicarage The Priory	High	Medium	Medium/High	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
7	25	Parish Church of All Hallows	High	Medium	Medium/High	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
8	15	808 and 810 High Road N17	High	Low	Low/Medium	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
9	25	Front Wall and Gates To The Priory	High	Medium	Medium/High	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant

MAP REF	ASSESSMENT GROUP	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
10	12	583 and 585 High Road N17	High	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
11	6	7 White Hart Lane N17	High	Low	Low	N/A	N/A	Low	Minor Adverse		Not Significant
12	12	Charlton Cottage	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
13	12	Walls in Front of Numbers 583 and 585	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
14	11	639 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
15	10	Tottenham Baptist Church	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
16	10	Fronting to Chapel Stores (699 High Road N17)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
17	9	Fronting to Church Road (707 High Road N17)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
18	5	797 and 799 High Road N17	Medium	Medium	Low/Medium	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
20	2	867 and 869 High Road N17	Medium	Medium	Medium	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
21	10	2 King’s Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
22	24	8–18 Lordship Lane	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
23	23	South Boundary Wall to Bruce Castle Park	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
24	19	668 and 668A High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
25	19	670 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
26	14	820 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
27	27	39–51 Beaufoy Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
28	21	Chapel at Drapers Almshouses, The Draper’s Almshouses	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
29	21	Lodge to South East of Draper’s Almshouses	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
33	28	Former Garden Walls in Pymme’s Park	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
34	29	236 and 238 Fore Street N18	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
35	26	War Memorial in Tottenham Cemetery	Medium	Medium	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
36	26	Tomb of William Butterfield in Tottenham Cemetery	Medium	Medium	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
37	26	Chapels in Tottenham Cemetery	Medium	Medium	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant

MAP REF	ASSESSMENT GROUP	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
38	26	Tunnel Connecting East and West Portions of Tottenham Cemetery	Medium	Medium	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
43	19	664 and 666 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
44	19	Southern Gate Building at Whitbread's Brewery	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
45	16	794 High Road N17	Medium	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
46	14	816 and 818 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Low	Minor Neutral		Not Significant
48	20	Church of St Mary The Virgin	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
49	27	1-10 Prospect Place N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
51	16	798-802 High Road N17	Medium	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
53	23	Wall Along Western Boundary of Grounds of Bruce Castle	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
54	29	Angel Place (183-85 Fore Street)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
55	19	662 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
56	17	Warmington House (744 High Road N17)	Medium	Low	Low/Medium	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
57	16	792 High Road N17	Medium	Low	Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
58	14	822 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
61	12	Walls Along South Boundary of Number 581 and Around Back Gardens of Numbers 581, 583 and 585	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
62	10	695 and 697 High Road N17	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
64	22	Tottenham Magistrates Court	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
65	25	War Memorial At Al Hallows Church	Medium			N/A	N/A				Not Significant
66	30	Church of St John The Baptist	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
Conservation Areas											
A	N/A	Church Street CA (Enfield)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
B	N/A	Bruce Grove CA (Haringey)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
C	N/A	Bruce Castle CA (Haringey)	Medium	Low	Low/Medium	N/A	N/A	Low	Minor Adverse	Minor Adverse	Not Significant
E	26	Tottenham Cemetery CA (Haringey)	High	Medium	Medium	N/A	N/A	Medium/Low	Minor Adverse	Minor Adverse	Not Significant
F	N/A	Peabody Cottages CA (Haringey)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant

MAP REF	ASSESSMENT GROUP	RECEPTOR	HERITAGE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
G	N/A	Tower Gardens CA (Haringey)	Medium	Low	Low/Medium	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
Non-Designated Heritage Receptors											
67	13	No.860 & 862 High Road N17 (Coach and Horses PH)	Low	Low	Low	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
68	3	No.847-853 High Road N17	Low	Medium	Low	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
68	13	No.840-850 High Road N17	Low	Low	Low	N/A	N/A	Low	Minor Neutral	Minor Neutral	Not Significant
69	4	No.823-829 High Road N17	Low	Medium	Low	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
70	4	No.813-817 High Road N17	Low	Medium	Low	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
70	15	No.814 High Road (former Barclay's Bank),	Low	Low	Low/Medium	N/A	N/A	Low	Minor Adverse	Minor Adverse	Not Significant
70	5	Nos.809-811 High Road	Low	Medium	Low/Medium	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
70		Nos.801-805 High Road (Bricklayers Arms PH)	Low	Medium	Low/Medium	N/A	N/A	Medium	Minor Adverse	Minor Adverse	Not Significant
73	5	Nos.793 & 795 High Road N17 (former Nat West Bank)	Low	Medium	Low	Very Low	Negligible Adverse	Medium	Minor Adverse	Minor Adverse	Not Significant
74	7	Nos.773-779 High Road N17,	Low	Low	Low	N/A	N/A	Low	Minor Adverse	Minor Adverse	Not Significant
74	7	No.771 & 771A High Road N17	Low	Low	Low	N/A	N/A	Low	Minor Adverse	Minor Adverse	Not Significant
74	7	No.769 High Road N17	Low	Low	Low	N/A	N/A	Low	Minor Adverse	Minor Adverse	Not Significant
77	8	St Francis de Sales Church and Primary School	Low	Low	Low	N/A	N/A	Low	Minor Adverse	Negligible Neutral	Not Significant
78	18	Nos. 2-4 Park Lane	Very Low	Low	Very Low	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
79	27	156-166 Church Road	Low	Low	Low	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant
79	27	The Antwerp Arms	Low	Low	Low	N/A	N/A	Very Low	Negligible Neutral	Negligible Neutral	Not Significant

Table 9.2 Summary of likely effects on heritage receptors.

10.0

INTERIM ASSESSMENT: HERITAGE RECEPTORS

HIGH ROAD WEST, TOTTENHAM

INTERIM ASSESSMENT: HERITAGE RECEPTORS

DEMOLITION AND CONSTRUCTION

- 10.1
- Chapter 6 of the February 2022 ESA sets out the anticipated programme of works and the key activities that would be undertaken on the Southern Site during demolition and construction necessary to facilitate the Interim Scenario The likely effect of these activities on the value of the heritage receptors identified in the baseline is assessed below.
- 10.2
- For clarity, unless stated below, at site preparation and construction phase, no change is identified to any effects identified as resulting from the completed Proposed Development.

NORTH TOTTENHAM CONSERVATION AREA

- 10.3
- The North Tottenham CA has a broadly linear form, following the route of the historic High Road and including many surviving listed and locally listed buildings from earlier phases of the area’s development. The Southern Site includes some areas within the CA to the south.
- 10.4
- This phase of the Interim Scenario would introduce some environmental conditions to the heritage receptor: there will be increased noise, vibration, dust and traffic in the surrounding area. The magnitude of effect on the CA is likely to be overall Low due to the temporal nature of the phase and the significance of the effect will be Negligible Adverse.

INTERIM SCENARIO

DIRECT IMPACTS (INTERIM SCENARIO)

- 10.5
- The direct impacts on heritage receptors in the southern part of the Site will be the same as identified for the completed Proposed Development.

INDIRECT IMPACTS (COMPLETED DEVELOPMENT) – HERITAGE RECEPTORS INSIDE THE SOUTHERN SITE

- 10.6
- The effects on the following receptors would remain the same as identified for the completed Proposed Development because the parts of the Proposals which may affect their heritage value are the same:
 - No. 759 High Road N17 (former the Whitehall Tavern PH) (Locally Listed)
 - Nos. 743–757 High Road N17 (odd) (Locally Listed)
 - Electricity substation (adjoining Library) (Locally Listed)

34 WHITE HART LANE, N17 (GRADE II)

- 10.7
- The primary setting of the receptor on the north side of White Hart Lane would not change in the Interim Scenario as the northern site would remain as existing.
- 10.8
- The Interim Scenario would introduce new, taller development in its setting to the south. The existing poor quality Love Lane Estate buildings would be replaced with well-designed new blocks with active ground floor uses. Its susceptibility to change through the proposals is Low and its sensitivity is Low. These would improve the appearance of the receptor’s setting, though its heritage value and the appreciation thereof would not change.
- 10.9
- There will be no change to the setting of this building in views directly looking towards it from White Hart Lane. There will be a change in part of its setting in linear views along White Hart Lane, and the scale of development in its setting to the south would increase, though this would not impair the visitor’s appreciation of its heritage value. The receptor will still be clearly understood as part of the historic development in this part of Tottenham.
- 10.10
- The magnitude will be Low and the effect will be Negligible Beneficial. The effect is not significant and will be permanent and local. This is different from the completed Proposed Development which identifies a Minor/ Moderate beneficial effect. This is because the receptor is not within the redline of the Interim Scenario.

819 AND 821 HIGH ROAD N17 (GRADE II)

- 10.11
- The Interim Scenario would be understood as part of the wider modern development in this part of Tottenham. Its susceptibility to change through the proposals is Low and its sensitivity is Low.
- 10.12
- The increased scale would be appreciated in the context of the Stadium to the south, and would not affect its heritage value or the appreciation thereof.
- 10.13
- The magnitude will be Very Low and the effect will be Negligible Beneficial. The effect is not significant and will be permanent and local.

FORMER CATHOLIC CHAPEL AND FORMER PASTOR’S HOUSE (LOCALLY LISTED)

- 10.14
- The relatively contained primary setting of the receptor would remain the same as in the baseline scenario, within an enclave to the north of White Hart Lane.
- 10.15
- The Interim Scenario would be understood as part of the wider development in this part of Tottenham. Its susceptibility to change through the proposals is Low and its sensitivity is Low.
- 10.16
- The increased scale would be understood separately from the receptor, and would not affect its heritage value or the appreciation thereof.
- 10.17
- The magnitude will be Low and the effect will be Negligible Beneficial. The effect is not significant and will be permanent and local.

6A WHITE HART LANE (LOCALLY LISTED)

- 10.18
- The receptor would retain its prominence at the return between White Hart Lane and the High Road.
- 10.19
- The Interim Scenario would introduce new, taller development in the setting of the receptor to the south, however, this would be understood separately owing to the differentiation provided by White Hart Lane. Its susceptibility to change through the proposals is Low and its sensitivity is Low.

- 10.20

There will be no change to the setting of this building in views directly looking towards it from White Hart Lane. There will be a change in part of its setting in linear views along the High Road, and the scale of development in its setting to the south would increase, though this would not impair the visitor’s appreciation of its heritage value. The receptor will still be clearly understood as part of the historic development in this part of Tottenham. The change to setting would not detract from its heritage value or the appreciation thereof.
- 10.21

The magnitude will be Low and the effect will be Negligible Beneficial. The effect is not significant and will be permanent and local.
- 10.22

52 WHITE HART LANE (FORMER STATION MASTER’S HOUSE, LOCALLY LISTED)
The Interim Scenario would introduce new, taller development in the setting of the receptor. Its primary context, to the north of White Hart Lane would not change. Its susceptibility to change through the proposals is Low and its sensitivity is Low.
- 10.23

There will be no change to the setting of this building in views directly looking towards it. There will be a change in part of its setting in linear views along White Hart Lane, with new development along the street frontage, improvements to public realm and taller development behind to the south. Nonetheless, the receptor will still be clearly understood as part of the historic development in this part of Tottenham. The change to setting would not detract from its heritage value or the appreciation thereof.
- 10.24

The magnitude will be Low and the effect will be Negligible Beneficial. The effect is not significant and will be permanent and local.
- 10.25

865 HIGH ROAD, N17 (LOCALLY LISTED)
The Interim Scenario would introduce new, taller development in the wider setting of the receptor, though this would be physically and functionally separate, and understood as part of the modern development in this part of Tottenham. Its susceptibility to change through the proposals is Low and its sensitivity is Low.

- 10.26

There will be no change to the setting of this building in views directly looking towards it from the High Road. There will be a change in part of its setting in linear views south along the High Road, and the scale of development in its setting to the south would increase, though this would not impair the visitor’s appreciation of its heritage value. The receptor will still be clearly understood as part of the historic development in this part of Tottenham. The change to setting would not detract from its heritage value or the appreciation thereof.
- 10.27

The magnitude will be Low and the effect will be Negligible Neutral. The effect is not significant and will be permanent and local.
- 10.28

NORTH TOTTENHAM CONSERVATION AREA
The North Tottenham CA has a broadly linear form, following the route of the historic High Road and including many surviving listed and locally listed buildings from earlier phases of the area’s development. It has historical and architectural special interest. Its heritage value is Medium.
- 10.29

The immediate setting of these parts of the CA includes mainly 19th and 20th-century residential and industrial development. The stadium is also an important feature in the setting of this part of the CA. These make a generally neutral contribution to the special interest of the CA. The wider setting includes the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Southern Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.
- 10.30

There will be considerable new development along the edges of the northern part of the CA, including Plots 2, I1-1 to 3, H-3, H-2, H-1a and b, F-1 to 4, and G. The areas within and near the CA proposed for new development are generally poor quality 20th-century housing that do not contribute to the special interest of the CA and which detract from its setting.

- 10.31

The immediate setting of the parts of the CA outside the Southern Site on the side streets includes mainly 19th and 20th-century residential development. The stadium is also an important feature in the setting of this part of the CA. These make a generally neutral contribution to the special interest of the CA. The wider setting includes the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the Southern Site. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the CA positively contributes to an appreciation of its value.
- 10.32

Given the linear nature of the CA, this part of the CA has a Low susceptibility to change and its sensitivity is Low/Medium.
- 10.33

Plots C-1 to 3 (max heights 58.325m to 41.250m) is immediately to the north of the CA across Brereton Road, with Plots B-1 and 2 (max heights 98.975m and 74.375m). These will introduce very tall new elements into the setting of the CA. Nonetheless, the CA will still be understood as a remnant of historic linear development along the High Road set within a wider Victorian and modern context.
- 10.34

The Interim Scenario would have a Low magnitude of impact at the northern end of this part of the CA, and Low towards the southern end of the CA. The character and appearance as a historic linear townscape along a main road will still be legible. Taken as a whole, the magnitude of effect on the CA is likely to be Low and the significance of the effect will be Minor Adverse.

INDIRECT IMPACTS (COMPLETED DEVELOPMENT) - HERITAGE RECEPTORS OUTSIDE THE SOUTHERN SITE

- 10.35Where appropriate, and where they share common characteristics and a common setting, heritage receptors are grouped in this section.
- 10.36The effects on the following receptors would remain the same as identified for the completed Proposed Development because the parts of the Proposals which may affect their heritage value are the same:
 - No. Bruce Castle (Grade I), Tower to the Southwest of Bruce Castle (Grade I)
 - St Francis de Sales Church and Primary School (Locally Listed)
 - 773-779 High Road, N17 (Locally Listed), 771 and 771A High Street (Locally Listed), 769 High Street (Locally Listed)
 - Fronting to Church Road (707 High Road, Grade II)
 - Fronting to Chapel Stores (699 High Road N17, Grade II), Tottenham Baptist Church (Grade II), 695 and 697 High Road (Grade II), 2 King’s Road N17 (Grade II)
 - 639 High Road N17 (Grade II)
 - 583 and 585 High Road N17 (Grade II*); Walls in Front of Numbers 583 and 585 (Grade II), Charlton Cottage (581 High Road N17, Grade II); Walls Along South Boundary of Number 581 and Around Back Gardens of Numbers 581, 583 and 585 (Grade II)
 - Nos. 2-4 Park Lane (Locally Listed)
 - Southern Gate Building at Whitbread’s Brewery (Grade II); 670 High Road N17 (Grade II); 668 and 668A High Road N17 (Grade II); 664 and 666 High Road N17 (Grade II); 662 High Road N17 (Grade II)
 - Church of St Mary the Virgin
 - Chapel At Drapers Almshouses and The Drapers Almshouses (Grade II); Lodge to South East of Draper’s Almshouses (Grade II)
 - Tottenham Magistrates Court (101-103 Lordship Lane, Grade II)
 - South Boundary Wall to Bruce Castle Park (Grade II); Wall Along Western Boundary of Grounds of Bruce Castle Park (Grade II)
 - 8-18 Lordship Lane (Grade II)
 - Church Street Conservation Area
 - Bruce Grove Conservation Area
 - Peabody Cottages Conservation Area
 - Bruce Castle Conservation Area

- Chapels in Tottenham Cemetery (Grade II); Tunnel Connecting East and West Portions of Tottenham Cemetery (Grade II); War Memorial in Tottenham Cemetery (Grade II); Tomb of William Butterfield in Tottenham Cemetery (Grade II); Tottenham Cemetery CA
- 1-10 Prospect Place, N17 (Grade II); 39-51 Beaufoy Road, N17 (Grade II); The Antwerp Arms (Locally Listed); 158-166 (even) Church Road (Locally Listed)
- All Hallows Vicarage The Priory (Grade II*); Parish Church of All Hallows (Grade II*); Front Wall and Gates to The Priory (Grade II*); War Memorial at All Hallows Church (Grade II)
- Former Garden Walls in Pymme’s Park
- Angel Place (Nos 183 to 195 Fore Street, Grade II); Nos 236-238 Fore Street (Grade II)
- Church of St John the Baptist (Grade II)
- Percy House (No 796 High Road N17, Grade II*), Forecourt Walls and Railings to Number 796 (Grade II*), Dial House 790 High Road (Grade II*), 798-802 High Road (Grade II), 794 High Road (Grade II), 792 High Road (Grade II)
- Warmington House (744 High Road N17, Grade II)

RECEPTORS OUTSIDE THE SOUTHERN SITE BOUNDARY

867 AND 869 HIGH ROAD N17 (GRADE II)

- 10.37Nos 867 and 869 are a pair of five bay, early 18th century terraced three storey houses. They have historic and architectural interest as part of the early development of Tottenham High Road, and are a good example of an 18th century terrace. Their susceptibility to change through the proposals is Low and their sensitivity is Low.
- 10.38The Interim Scenario would introduce new, taller development in the wider setting of the receptor. This would be understood separately, as part of the modern regeneration of this part of Tottenham, and would not affect the appreciation of the receptor’s special interest. The magnitude will be Low and the effect will be Negligible Adverse. The effect is not significant and will be permanent and local. This is different from the completed Proposed Development which identifies a Medium adverse effect.

847-853 HIGH ROAD N17

- 10.39Nos 847-853 High Road is a heavily altered two storey terrace of 19th-century shops. It makes a limited historic and architectural contribution to the streetscape as part of an earlier phase of development in the area. Its susceptibility to change through the proposals is Low and their sensitivity is Low.
- 10.40The Interim Scenario would introduce new, taller development in the wider setting of the receptor. This would be understood separately, as part of the modern regeneration of this part of Tottenham, and would not affect the appreciation of the receptor’s special interest. The magnitude will be Low and the effect will be Negligible Adverse. The effect is not significant and will be permanent and local.
- 10.41This is different from the completed Proposed Development which identified a Minor adverse effect.
- NO. 823-829 HIGH ROAD N17 (LOCALLY LISTED), NO.813-817 HIGH ROAD N17 (LOCALLY LISTED)**
- 10.42Nos 823-829 and Nos 813-817 High Road are two terraces of three and two storey 19th-century shops and former houses flanking the Grade II listed Nos 819-2-1 (Grade II, within the Southern Site) to the north and south respectively. Their susceptibility to change through the proposals is Low and their sensitivity is Low.
- 10.43The Interim Scenario would introduce new, taller development in the wider setting of the receptors. This would be understood separately, as part of the modern regeneration of this part of Tottenham, and would not affect the appreciation of the receptors’ special interest. The buildings will still be understood as a fragment of an older townscape within a backdrop of later development. The magnitude will be Low and the effect will be Negligible Adverse. The effect is not significant and will be permanent and local.
- 10.44This is different from the completed Proposed Development which identifies a Minor adverse effect.

797 AND 799 HIGH ROAD (GRADE II), NOS. 793 AND 795 HIGH ROAD N17 (FORMER NAT WEST BANK, LOCALLY LISTED), 809-811 HIGH ROAD (LOCALLY LISTED), AND NOS. 801-805 HIGH ROAD (BRICKLAYERS ARMS PH, LOCALLY LISTED)

- 10.45 This group is a terrace of 19th-century former houses and shops to the north of the Southern Site. The listed buildings at Nos 797 and 799 are flanked by locally listed buildings and the whole forms a group that as architectural and historical interest as part of an earlier phase of development in the area. Their susceptibility to change through the proposals is Low and its sensitivity is Low.
- 10.46 The parameters include Plot G (max height 37.775m) nearby to the south, which would introduce a change to the setting of the buildings, but the listed and locally listed buildings will still be read a coherent element of older townscape within an altered setting. The magnitude will be Low and the effect will be Negligible Adverse. The effect is not significant and will be permanent and local.
- 10.47 This is different from the completed Proposed Development which identifies a Minor adverse effect.

7 WHITE HART LANE

- 10.48 No 7 White Hart Lane is a small, early 19th century villa. It has historic and architectural interest. Its setting is formed by poor quality 19th and 20th century buildings and by the stadium seen above listed buildings on the High Road. The setting, which is mainly comprised of poor quality 20th-century buildings, detracts from the historical and architectural interest of the building. The road is also a busy and detracting feature. Its susceptibility to change through the proposals is Low and its sensitivity is Low.
- 10.49 The proposals include Plot G (max height 37.775m) immediately to the south-west of the listed building. 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 Southern Site will also be in the setting of the listed building in certain views.
- 10.50 The Design Code provides additional detail for Plot G that is informed by the relationship of the Proposed Development to the listed building. Read as a whole, in addition to the max parameters, the Design Code specifies that at the reserved matters stage:
- 10.51 should be no taller than 3 storeys at the junction with the grade (II) listed building (7 White Hart Lane).

- 10.52 An expressed ground floor should respond to the lower local scale datum along White Hart Lane, responding to the building lines of neighbouring buildings.
- 10.53 must be treated as a Heritage Architectural Approach
- 10.54 General design codes for a Heritage Architectural Approach is specified in the Design Code, including building articulation, material palette, roofscapes and rooflines, rhythm of facades, balconies and entrances and signage. In specific reference to Plot G the Design Code states:
- 10.55 the form of Plot G should match either the Ridge line or first floor eaves line of the listed building;
- 10.56 the 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 and wrought iron handrail and beaded panel door with rectangular fanlight and gabled hood.
- 10.57 In addition, the Design Code states “Block F1 should define a lower shoulder datum on its northern frontage onto White Hart Lane of no taller than 10 storeys so as to appropriately step down into the Conservation Area”.
- 10.58 The proposed new buildings are taller than the existing modern buildings near the listed building, and will change their setting. However, its setting is already very altered, and the building will still be perceived as a small remnant of an older townscape within later development. The magnitude will be Low and the effect will be Minor Adverse. The effect is not significant and will be permanent and local. This effect is the same as identified for the completed Proposed Development because of the nature of the setting effect on the receptor.

NOS 860 AND 862 HIGH ROAD N17 (COACH AND HORSES PH, LOCALLY LISTED); NOS 840-850 HIGH ROAD N17 (LOCALLY LISTED)

- 10.59 These buildings are situated at the northern extent of the Conservation Area, separated both physically and functionally from the Southern Site. Their sensitivity to change is Low and their susceptibility is Low.
- 10.60 The Interim Scenario would introduce new taller development within their wider setting to the south, though the ability to appreciate their special interest would not change.
- 10.61 This would be a Low magnitude of impact and a Negligible Neutral effect. The effect is not significant and will be permanent and local. This effect is reduced from the completed Proposed Development which identifies

a Minor Neutral effect, because of the nature of the setting effect on the receptor.

822 HIGH ROAD (GRADE II; 820 HIGH ROAD (GRADE II); 816 AND 818 HIGH ROAD (GRADE II)

- 10.62 This group comprises a terrace of altered 18th and early 19th-century houses on the east side of High Road opposite the Southern Site.
- 10.63 The busy road is also an important part of its setting and detracts from its special interest. Their sensitivity to change is Low and their susceptibility is Low/Medium.
- 10.64 This group is located to the north of the Southern Site. There will be no change to the setting of these buildings in views directly looking towards them. There will be change the wider setting of this group of listed buildings, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, the listed buildings will still be clearly understood as a small fragment of much altered older townscape in a modern setting.
- 10.65 This would be a Low magnitude of impact and a Minor Neutral effect. The effect is not significant and will be permanent and local.
- 10.66 This effect is reduced from the completed Proposed Development which identifies a Minor/Moderate Neutral effect, because of the nature of the setting effect on the receptor.
- 10.67 **808 AND 810 HIGH ROAD (GRADE II*); 814 HIGH ROAD (LOCALLY LISTED)**
The primary setting of these receptors on the east side of the High Road will not change, and there will be no change to the setting of these buildings in views directly looking towards them. The busy road is also an important part of their setting and detracts from their special interest. Their sensitivity to change is Low and their susceptibility is Low/Medium.
- 10.68 The taller development on Plots F-1 to 4 is located to the south-west. There will be taller development in the wider setting of this group of heritage receptors, and there will also be a change to part of their setting in linear views along High Road. Nonetheless, this group will still be clearly understood as a fragment of older townscape in a modern setting.
- 10.69 This would be a Low magnitude of impact and a Minor Neutral effect. The effect is not significant and will be permanent and local. This is the same as identified in the completed Proposed Development because of the nature of the setting effect.

CUMULATIVE

- 10.70
- The Updated Interim Cumulative Scenario which has been considered in terms of the potential effects on built heritage receptors. Relevant AVRs are reproduced at **Section 14.0** demonstrate that the cumulative schemes would not change the assessment of likely effects for the majority of heritage receptors.
- 10.71
- In addition to the schemes identified for cumulative assessment as part of the Completed Proposed Development, the Updated Interim Cumulative Scenario considers:

Nos. 44–52 White Hart Lane ('the Goods Yard');

Nos. 867 – 879 High Road ('the Depot');

Nos. 819–829 High Road, N17 8ER ('the Printworks');

Nos. 807 High Road.
- 10.72
- The planning consent (ref: HGY/2021/0441) at 807 High Road comprises the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential, retail, flexible medical / health and office. The proposed scheme would replace an undesignated building dating from the late 1940s. The proposed scheme is respectful of its neighbours and wider context and would provide a well-proportioned contemporary reinterpretation of a classical townhouse characterised by symmetry, well-detailed windows and an elegant shopfront to ground floor. The proposed development to the rear is more markedly contemporary and includes a well-integrated landscape design. Post-submission amendments to the scheme relate to changes to the detailed design, including a specific brick blend.
- 10.73
- The Goods Yard and Depot proposals would introduce further development in the setting of the Conservation Area. The Goods Yard comprises a hybrid application at Nos. 44–52 White Hart Lane. It includes the change of use of No. 52 White Hart Lane (Station Master's House) from C3 use to A3 use. The layout, scale, appearance, landscaping and access is largely coterminous to the eastern section of the northern part of the Completed Proposed Development.
- 10.74
- The Inspector at the Goods Yard inquiry found less than substantial harm to The Grange because of the Goods Yard towers and the lower block, closer to The Grange. The setting has changed considerably over the years, with many modern influences; the Goods Yard (and adjacent sites)

- forms part of a wider context that bears no resemblance to the pair's Victorian (or earlier Georgian) setting.
- 10.75
- To the north of the Goods Yard, the Depot comprises the demolition of existing buildings and structures at Nos. 867 – 879 High Road and redevelopment of the site for a residential led mixed-use scheme with up to 330 residential units, retail/café use, area of new public open space, landscaping and other associated works. The towers proposed as part of The Depot would have a greater presence compared with the Rivers Apartments tower albeit would still bring about change to the setting of buildings along the western side of the High Road within the North Tottenham Conservation Area.
- 10.76
- The Printworks comprises the demolition of 829 High Road and structures to the rear of 819–829 High Road. The shed and rear extensions detract from the listed building on the High Road, by virtue of the poor quality, monolithic form, inappropriate materials and utilitarian appearance.
- 10.77
- The Printworks site is to be redeveloped for a residential-led, mixed-use development comprising residential units, flexible commercial, business and service uses, a cinema, hard and soft landscaping, parking, and associated works. The change in scale would be dramatic, although congruent to the emerging context within the area. The juxtaposition is moderated by the single storey atrium that separates the proposals and the listed buildings, and then also the stepped form and the intervening building on Brunswick Square, which acts as a physical transitory element between the High Road buildings and the new rear blocks.
- 10.78
- The cumulative schemes would change the setting of the following receptors in the environs of White Hart Lane and High Road:

No. 52 White Hart Lane (Former Station Masters House) (Locally Listed)

34 White Hart Lane N17 (grade II)

No, 6a White Hart Lane (Locally Listed)

Nos. 793 and 795 High Road N17 (Locally Listed)

7 White Hart Lane N17 (grade II)

797 and 799 High Road N17 (grade II)

Nos. 773–779 High Road N17 (Locally Listed)

Nos. 771–771a High Road N17 (Locally Listed)

No. 759 High Road N17 (Former the Whitehall Tavern PH) (Locally Listed)

Nos. 743–757 High Road N17 (Locally Listed)

- 10.79
- The Interim Scenario would be understood in the context of the emerging modern character of this part of the receptors' setting. With regard to the Conservation Area, the ability to appreciate the appearance of its varied frontages, linear character and historic purpose would not change, and this part of the setting is already characterised by the Stadium, a large modern development. The effect on the North Tottenham Conservation Area remains Moderate Adverse. This would be direct, local and permanent.
- 10.80
- Owing to the linear character of the High Road and the position of the Southern Site set behind the eastern side of the High Road, no additional cumulative effects are identified upon the St Francis de Sales Church and Primary School.
- 10.81
- There would be no cumulative effect on receptors to the north of the stadium on the west side of the High Road as these are interposed by the Stadium, and understood separately from the Southern Site.
- 10.82
- Owing to the separating feature of White Hart Lane, and the set-back from the High Road, these would form part of the wider context of the Southern Site, which includes the stadium, and there would be no cumulative effect on most receptors in the study area.
- 10.83
- The cumulative schemes would be understood in conjunction with the Interim Scenario as part of the regeneration of the under-utilised and often poor-quality sites in this part of Tottenham.
- 10.84
- In the Updated Interim Cumulative Scenario condition, the effect on these receptors would revert to those identified in the Heritage Assessment for the Completed Proposed Development. No further cumulative effects are identified.

11.0 COMPLETED DEVELOPMENT ASSESSMENT: TOWNSCAPE

HIGH ROAD WEST, TOTTENHAM

COMPLETED DEVELOPMENT ASSESSMENT: TOWNSCAPE

- 11.1 This section assesses the effect of the completed Proposed Development on the townscape character areas ('TCA') identified in **Table 7.1**.
- 11.2 A qualitative assessment is provided below. A summary of the effects arising from impacts to townscape receptors is provided at **Table 11.1**.
- DEMOLITION AND CONSTRUCTION PHASE
- 11.3 ES Chapter 6 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The construction period is to be phased which will help mitigate any potential effects on townscape receptors.
- 11.4 The Site would be enclosed with tall hoarding during Demolition and Construction, which will provide a visual buffer to the immediate environment. The buildings on the Site will be covered in sheeted scaffold during demolition. Equipment and heavy machinery will also be a common feature of the Site for the duration of the construction programme.
- 11.5 The demolition and construction phase will also result in increased noise, vibration, dust and traffic in the surrounding area.
- 11.6 The magnitude of this impact will be mainly experienced within close proximity to the Site, so TCA 2: Relict Industrial Warehouses and TCA 9a: Wider Residential Development. Character Area 2 is primarily in industrial, infrastructure or commercial use and, whilst disruptive, the works would be primarily experienced by people travelling through the area or whose focus of attention would be on their work or visiting the retail outlets.

- 11.7 TCA 9a is residential, and includes part of the Site where the Love Lane Estate is to be redeveloped. This part of the character area would necessarily experience increased noise, vibration, dust and traffic in the surrounding area.
- 11.8 Much of this character area lies on the west side of the railway line, which provides some separation. Much of the construction activity would be occluded from view by interposing development and vegetation, and therefore substantially separated from residents.
- 11.9 The continued functioning of the local area during the phase is an important consideration to the vitality of the townscape. Construction vehicles, comprising ready-mix lorries, articulated low loaders, plant delivery and rigid vehicles, would have an adverse impact on the function of the townscape in the immediate area. The Transport Assessment submitted with the planning application provides mitigation measures to reduce the disruption caused by construction and Site preparation. The logistic management team would organise and plan prescribed delivery times to ensure that busy roads do not become congested with frequent material deliveries.
- 11.10 The main entrance to the construction Site is located away from the High Road and will reduce the appearance of construction-related entrance and egress from the Site. This is considered to minimise the effect on TCAs 1 and 4.
- 11.11 The standard environmental controls required under legislation and best practice guidance are met as a matter of course. In order to further mitigate the impact of demolition and construction to the immediate area the Applicant may enter into a 'Considerate Constructors' scheme to ensure best practice. Mitigation and monitoring measures would be secured and controlled through an appropriate demolition and construction Environmental Management Plan (EMP) and Construction Logistics Plan (CLP) (or equivalent). This may be secured through condition.
- 11.12 The Construction Logistics Plan will need to be mindful of the operation for nearby cumulative developments to ensure minimal impact to the continued function of the town centre during the demolition and construction phase.

- 11.13 Applying the matrices strictly, the demolition and construction residual effects are **Minor Adverse** for TCA2, which sits within the Site.
- 11.14 The likely effect is local level, over a short to medium term. This likely effect is not significant.
- 11.15 The effect would be **Minor Adverse** on TCA 9a because whilst the disruption would be experienced in the Site south of White Hart Lane and its environs, the effect to the wider area and its residential character and amenity would be limited.
- 11.16 The likely effect is local level, over a short to medium term. This likely effect is not significant.
- 11.17 The likely effect on TCA 1 High Road is considered to be **Minor Adverse** because of the temporary nature of the works and the linear focus of this TCA, which is experienced separately from the Site.
- 11.18 Across longer distances, the demolition and construction phase of the Proposed Development is likely to manifest only in cranes, visible from the surrounding character areas. The cranes will be new elements within the view, although not incongruent to the townscape associated with the town centre. The duration of the effects are considered to be short to medium-term and reversible. Overall, the demolition and construction residual effects are Negligible Adverse on Character Areas 3 – 8, and 9b and 9c. There would be no effect on area 9d owing to the separation and lack of a functional relationship.

COMPLETED DEVELOPMENT AND CUMULATIVE EFFECTS

- 11.19 At the operational phase, the Proposed Development should incorporate mitigation measures which will be integrated into the RMAs. These should be designed to prevent and avoid significant adverse effect through careful planning, access, layout and scale of the buildings.
- 11.20 This assessment is based upon the parameter plans prepared by Studio Egret West, in conjunction with the Design Code, as well as the drawings and DAS for the detailed part of the Application prepared by Pollard Thomas Edwards architects.

COMPLETED DEVELOPMENT

CHARACTER AREA 1: HIGH ROAD

- 11.21

At the operational phase, the linear character of the High Road would not change.
- 11.22

This character area has a strong linear emphasis, and for much of its northern extent has a continuous building line, which contributes to a sense of enclosure.
- 11.23

At the northern extent of the Site, the current hardstanding of the B&M car park will be replaced with high quality public realm and a permeable, welcoming pedestrian environment in the environs of the new blocks.
- 11.24

The upper parts of the Proposed Development would be visible for those traveling north and south through the character area, but would be understood separately owing to the set-back. The approach to massing, with a stepped-down approach toward the High Road, would reinforce the linearity of the High Road, and also mark the location of the railway line and White Hart Lane Station.
- 11.25

The improved permeability across the northern portion of the Site in particular would improve access to this character area through the provision of safer, more inviting pedestrian routes between White Hart Lane and the High Road.
- 11.26

The principal character of this area, derived from its high street frontages, piecemeal development, and varied development, would not change.
- 11.27

The sensitivity of the character area is judged to be **Medium** and its sensitivity, accordingly, is **Medium**. The magnitude of change would be **Low**. The significance of the effect is judged to be **Minor Beneficial (Not Significant)**, owing to the outline nature of the Proposed Development, the scale of the proposals in contrast to the scale of the character area and the lack of detail on the appearance of the Proposed Development. The impact could be enhanced further through the detailed design stage and through the application of materials and architectural features and techniques which reduce the visual effect of the proposals.

CHARACTER AREA 2: RELICT INDUSTRIAL

- 11.28

The Proposed Development would create a point of townscape prominence, appropriate to its location adjacent to the railway line and major transport infrastructure node at White Hart Lane.
- 11.29

The height and scale of the new buildings would mark the location and function as a point of connection linking key routes through the area. In their scale, therefore, as well as the quality of design, the new blocks would provide a complementary addition to emerging developments in the locality contributing to the regeneration of North Tottenham.
- 11.30

The potential townscape effects upon this area arise through the creation of a new mixed-use development, comprising high quality architecture and public realm, replacing unrelieved hardstanding, hostile public realm and existing buildings of no architectural merit.
- 11.31

The future RMAs will be designed to reflect the variety of contextual influences in this part of Tottenham, and provide a high quality addition to the townscape. The approach to elevations set out in the Design Code provides for a sensitive approach, creating a pleasing composition which reads comfortably as a whole and reflects neighbouring development. The Proposed Development thus provides the opportunity to create a cohesive environment that relates to the diverse context, including the lower rise High Road buildings within TCA 1.
- 11.32

The Proposed Development would improve the public realm offer across the Site through landscaping provision at Peacock Park, and the provision of an improved open link between the High Road and White Hart Lane, making a marked contribution to public amenity space, and encouraging use and activity in this part of Tottenham.
- 11.33

The Proposed Development introduces appropriate and accessible ground floor uses, which, alongside public realm (discussed above) would improve the Site’s integration into the local street network, and its permeability. These are ensured through the Design Code, which states at paragraph 4.2.4.5 that ‘*Primary frontages should be at least 50% active and should not include more than 4 consecutive metres of inactive frontage*’.

- 11.34

The configuration of the blocks has been designed to respond to the Site’s position alongside the railway line, and the lower scale of development close to the High Road. The arrangement offers a plurality of new pedestrian routes that would improve the access to and use of this part of the Site.
- 11.35

Importantly, the route through to the High Road would improve accessibility between the Station and High Road, thus linking discrete and currently isolated parts of the townscape and providing regenerative benefits across the wider area. The open space at the northern extent will likewise encourage pedestrian access to and through the Site, and introduce a sense of openness. The residential and commercial uses would create natural surveillance which would encourage pedestrian access to and through the Site.
- 11.36

Thus, the townscape quality of the Site itself and that of the wider area would be enhanced through a material improvement in the Site’s visual condition. This beneficial effect arises through the addition of high quality architecture, more appropriate and accessible ground floor uses and active frontages, the creation of new public routes and spaces, better street enclosure and an improved pedestrian environment through improved connectivity and the greening of the Site. Importantly, the Proposed Development have been designed to reinforce the Site’s position at a point of townscape prominence and would improve legibility and wayfinding.
- 11.37

The susceptibility of this area to the Proposed Development is **Low**, and its sensitivity, accordingly, is **Low**. The magnitude of change would be **High**. Applying the matrices set out in the tables, the effect generated through the Proposed Development would be Moderate. However, applying professional judgement, the substantial urban design benefits generated through the Proposed Development and the improvement in the visual quality of the Site is judged to result in a Long Term **Major Beneficial Effect (significant)**.

CHARACTER AREA 3: TOTTENHAM HOTSPUR STADIUM

- 11.38
- The character of this area would not change as a result of the Proposed Development, however, the permeability of the Site, and the improved experience of visitors to the Stadium for match days or events, would have a beneficial effect for users of the character area. In journeying from White Hart Lane to the Stadium, visitors would be presented with a plurality of routes, as well as enhanced ground floor uses in the wider environs, including commercial uses. The view along White Hart Lane toward the Stadium would be preserved, thus retaining the sense of arrival for visitors.
- 11.39
- The Stadium use is unique in its context, and forms a cultural and physical focus. This would not change.
- 11.40
- The Proposed Development would introduce new uses in the vicinity of the character area, which would improve the context of the stadium.
- 11.41
- The susceptibility of this area to the Proposed Development is **Low**, and its sensitivity, accordingly, is **Low**. The magnitude of change would be **Low**. The Proposed Development is judged to result in a Long Term **Minor Beneficial Effect (not significant)**.

CHARACTER AREA 4: POST-WAR AND MODERN RESIDENTIAL BLOCKS

- 11.42
- This character area abuts the Site at its south.
- 11.43
- The Proposed Development would improve the relationship between the Site and TCA4 through the introduction of complementary uses at the Site, the creation of high quality public realm, and the reinvigoration of the townscape through active ground floors.
- 11.44
- The material improvement in the Site’s visual condition would also be beneficial to TCA4. This beneficial effect arises through the addition of high quality architecture, more appropriate and accessible ground floor uses and active frontages, the creation of new public routes and spaces, better street enclosure and an improved pedestrian environment through improved connectivity and the greening of the Site. Importantly, the Proposed Development have been designed to reinforce the Site’s position at a point of townscape prominence and would improve legibility and wayfinding.
- 11.45
- The susceptibility of this area to the Proposed Development is **Medium**, and its sensitivity, accordingly, Medium. The magnitude of change would be **Low**. The Proposed Development is judged to result in a Long Term **Minor Beneficial Effect (not significant)**.

CHARACTER AREA 5: LIGHT INDUSTRIAL IN ENVIRONS OF BRANTWOOD ROAD

- 11.46
- TCA5 is physically and functionally separate from the Site. The focus of users of this character area would be predominantly on activities in their direct vicinity, and the Proposed Development in the wider setting would not affect the character or functioning of the area.
- 11.47
- The Proposed Development would be experienced in the context of the Stadium, to the west. This also interposes the southern portion of the Site.
- 11.48
- The susceptibility of this area to the Proposed Development is **Very Low**, and its sensitivity, accordingly, is **Very Low**. The magnitude of change would be **Negligible**. The Proposed Development is judged to result in a Long Term **Negligible Beneficial Effect (not significant)**.

CHARACTER AREA 6: INDUSTRIAL AND INSTITUTIONAL

- 11.49
- TCA6 is both physically and functionally separate from the Site. The focus of users of this character area would be predominantly on activities in their direct vicinity, and the new development in the wider setting would not affect the character or functioning of the area.
- 11.50
- Where there are views toward the upper parts of the Proposed Development, these would reinforce the environs of the Stadium as the focus of this part of Tottenham.
- 11.51
- The susceptibility of this area to the Proposed Development is **Very Low**, and its sensitivity, accordingly, is **Very Low**. The magnitude of change would be **Negligible**. The Proposed Development is judged to result in a Long Term **Negligible Beneficial Effect (not significant)**.

CHARACTER AREA 7: TOTTENHAM CEMETERY AND BRUCE CASTLE PARK

- 11.52
- The nature and location of this character area affords long views from areas of the open space at Bruce Castle Park, whilst the Cemetery to the north is more heavily treed. Those using the cemetery, likely for moments of quiet contemplation, would be aware of filtered views of the Proposed Development through the treeline. The layout, height and composition of the buildings will act as a clear marker of the location of White Hart Lane Station, and this area of regeneration.
- 11.53
- The taller elements will be appreciated from different vantage points within the character area. The stepped approach to the scale would add interest to the composition.

- 11.54
- However, the intimate, contemplative nature of a cemetery means that visitors would most usually be focussed upon their immediate environment, or engaging in introspection, and the addition of development in the wider context would not affect their ability to do so.
- 11.55
- The Proposed Development would be seen to differing extents throughout the character area, and would be more prominent in views from areas of greater openness. The visibility of the existing buildings at Tottenham town centre, including the Stadium and 20th century residential development, mean that views out of the CA looking east are already characterised by taller buildings which have an urbanising effect.
- 11.56
- Whilst a new element on the skyline when seen from some locations in Bruce Castle Park, the visibility of the Proposed Development will not affect the intrinsic qualities of the character area.
- 11.57
- The magnitude of the effect on the character area is judged to be **Low**. The significance of the effect is judged to be **Minor Adverse (Not Significant)**, owing to the hybrid nature of the Proposed Development including much of the Site in outline, the scale of the proposals in contrast to the scale of the receptor and the lack of detail on the appearance of the proposals. The impact could be mitigated further through the detailed design stage and through the application of materials and architectural features and techniques which reduce the visual effect of the proposals. High quality design could also reverse the effect to be beneficial.
- 11.58
- As noted, this character area is located at some distance to the south-east of the Site and is separated from development to the south by the cemetery, further residential development and for the majority of the Site, by the railway.
- 11.59
- Due to the street orientation, visibility towards the Site would be limited (as demonstrated in the ZTV), and where views did occur these would be over a distance of approximately 650m, seen through townscape gaps. The new blocks would mark the location of White Hart Lane Station, and create a defined town centre location which would be understood in the context of the Stadium.
- 11.60
- The effect, whilst very limited, would be beneficial in terms of situating the character area in relation to the town centre. Its intrinsic character and functioning, however, would be unaffected.

11.61 The susceptibility of this area to the Proposed Development is **Low**, and its sensitivity is **Low**. The magnitude of change is **Negligible** and the effect, **Negligible beneficial (not significant)**.

CHARACTER AREA 9A: WIDER RESIDENTIAL DEVELOPMENT

- 11.62 Character Area 9a is large, and comprises a considerable expanse of low-rise residential development. Whilst this would not itself change, the changes at the Site would improve the legibility of the character area by creating a focal point at White Hart Lane Station, an important transport hub in the vicinity, and reinforcing the location of the town centre.
- 11.63 The southern part of the Site lies within this character area, and is presently occupied by low-rise residential blocks.
- 11.64 Whilst this use would be retained, it would be provided as part of a high quality mixed-use development, which would enliven this part of the Site at ground level through the introduction of active frontages and enhanced public realm. This would improve the way that the buildings relate to the street frontage along White Hart Lane, as well as improving the quality of housing for residents.
- 11.65 The portion of the Site which is to be submitted in full (Plot A) falls within this character area, and the use of materials, scale and massing have been carefully considered to ensure the Proposed Development sits comfortably within its context, improving the appearance and functioning of the Site.
- 11.66 For the remainder of the Site, including the portion north of White Hart Lane which is within the setting of the character area, the Design Code sets out an approach to the detailed design which responds to the surrounding context in terms of materiality, as well as requiring active uses to primary frontages.
- 11.67 Public realm at the Site would be improved through the provision of an enhanced landscaping strategy.
- 11.68 The townscape quality of the Site and, by extension, the wider character area as a whole would be enhanced through a material improvement in the Site’s visual condition. This arises through the addition of high quality architecture, accessible ground floor uses and active frontages, the creation of new public routes and spaces, better street enclosure and an improved pedestrian environment through improved connectivity and the greening of the Site.

- 11.69 The Proposed Development would also reinforce the Site’s position at a point of townscape prominence and would improve legibility and wayfinding.
- 11.70 The susceptibility of this area to the Proposed Development is **Medium** owing to the extent of the character area as a whole, and its sensitivity, accordingly, is Very Low. The magnitude of change would be **Medium**. The Proposed Development is judged to result in a Long Term **Moderate Beneficial Effect (significant)**.

CHARACTER AREAS 9B AND C: WIDER RESIDENTIAL DEVELOPMENT

- 11.71 The Proposed Development would create a new focal point marking the location of the town centre. At its closest extent, to the east of the High Road, this would be experienced in the context of the Stadium and the evolving context in its environs.
- 11.72 The materiality and form of the Proposed Development is to be guided by the Design Code, in developing which the design team has been mindful of the existing context and character of surrounding development. The stipulated high quality materials will form a complementary addition which is congruent to the character area, whilst providing a focal point defining the town centre and the transport interchange at White Hart Lane Station.
- 11.73 They would be perceived over some distance and as visually separate from the low-scale residential development that characterises this area.
- 11.74 The character and appearance of the residential development, the relationships between the houses and streets, and the legibility of their development within the wider context would not change as a result of the Proposed Development.
- 11.75 The Proposed Development would introduce a noticeable element in the surrounding townscape context, though the experience of Character Area 9b and 9c, its quality and appearance and the way it functions would remain.
- 11.76 The susceptibility of this area to the Proposed Development is **Low**, and its sensitivity is **Low**.
- 11.77 The magnitude of change, when considered in relation to the area as a whole, would be **Low**, and the effect, for the reasons set out above, would be Long Term and **Negligible (not significant)**.

CHARACTER AREA 9D: WIDER RESIDENTIAL DEVELOPMENT

- 11.78 There would be no effect on Character Area 9d, which is separated from the Site by the stadium, and would experience no change to its character or the way it functions.
- 11.79 The susceptibility of this area to the Proposed Development is **very Low**, and its sensitivity is **very Low**.
- 11.80 The magnitude of change, when considered in relation to the area as a whole, would be **Nil**, and the effect, for the reasons set out above, would be Long Term and **Nil (not significant)**.

CUMULATIVE

- 11.81 The cumulative effects will not change the significance of the effects on the townscape character areas.

SECTION SUMMARY

- 11.82 The assessment on townscape receptors is summarised in **Table 10.1** below.

MAP REF	NAME	TOWNSCAPE VALUE	SUSCEPTIBILITY TO CHANGE	SENSITIVITY	MAGNITUDE OF IMPACT (DEMOLITION AND CONSTRUCTION)	LIKELY EFFECT (DEMOLITION AND CONSTRUCTION)	MAGNITUDE OF IMPACT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (COMPLETED DEVELOPMENT)	LIKELY EFFECT (CUMULATIVE)	SIGNIFICANT/ NOT SIGNIFICANT
1	High Road	Low	Medium	Medium	Low	Minor Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
2	Relict Industrial	Very Low	Low	Low	Low	Minor Adverse	High	Major Beneficial	Major Beneficial	Significant
3	Tottenham Hotspur Stadium	Low	Low	Low	Negligible	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
4	Commercial Road environs industrial	Medium	Medium	Low	Negligible	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	Not Significant
5	Light industrial in environs of Brantwood Road	Very Low	Very Low	Very Low	Negligible	Negligible Adverse	Negligible	Negligible Beneficial	Negligible Beneficial	Not Significant
6	Industrial and Institutional	Very Low	Very Low	Very Low	Negligible	Negligible Adverse	Negligible	Negligible Beneficial	Negligible Beneficial	Not Significant
7	Tottenham Cemetery and Bruce Castle Park	Medium	Low	Low	Negligible	Negligible Adverse	Low	Minor Adverse	Minor Adverse	Not Significant
8	The Roundway	Medium	Low	Low	Negligible	Negligible Adverse	Negligible	Negligible Beneficial	Negligible Beneficial	Not Significant
9a	Wider Residential Development	Low	Medium	Medium	Low	Minor Adverse	Moderate	Moderate Beneficial	Moderate Beneficial	Significant
9b	Wider Residential Development	Low	Low	Low	Negligible	Negligible Adverse	Negligible	Negligible Beneficial	Negligible Beneficial	Not Significant
9c	Wider Residential Development	Low	Low	Low	Negligible	Negligible Adverse	Negligible	Negligible Beneficial	Negligible Beneficial	Not Significant
9d	Wider Residential Development	Low	Low	Low	Nil	Nil	Nil	Nil	Nil	Not Significant

Table 11.1 Summary of likely effects on townscape receptors.

12.0

INTERIM ASSESSMENT: TOWNSCAPE RECEPTORS

HIGH ROAD WEST, TOTTENHAM

INTERIM ASSESSMENT: TOWNSCAPE RECEPTORS

DEMOLITION AND CONSTRUCTION PHASE

- 12.1
- ESA Volume 1, Chapter 6 sets out the anticipated programme of works and the key activities that would be undertaken on the Southern Site during demolition and construction necessary to facilitate the Proposed Development. The construction period is to be phased which will help mitigate any potential effects on townscape receptors.
- 12.2
- The Southern Site would be enclosed with tall hoarding during Demolition and Construction, which will provide a visual buffer to the immediate environment. The buildings on the Southern Site will be covered in sheeted scaffold during demolition. Equipment and heavy machinery will also be a common feature of the Southern Site for the duration of the construction programme.
- 12.3
- The demolition and construction phase will also result in increased noise, vibration, dust and traffic in the surrounding area.
- 12.4
- The magnitude of this impact will be mainly experienced within close proximity to the Southern Site, within TCA 9a: Wider Residential Development. TCA 9a is residential, and includes part of the Southern Site where the Love Lane Estate is to be redeveloped. This part of the character area would necessarily experience increased noise, vibration, dust and traffic in the surrounding area.
- 12.5
- Much of this character area lies on the west side of the railway line, which provides some separation. Much of the construction activity would be occluded from view by interposing development and vegetation, and therefore substantially separated from residents.

- 12.6
- The continued functioning of the local area during the phase is an important consideration to the vitality of the townscape. Construction vehicles, comprising ready-mix lorries, articulated low loaders, plant delivery and rigid vehicles, would have an adverse impact on the function of the townscape in the immediate area. The Transport Assessment submitted with the planning application provides mitigation measures to reduce the disruption caused by construction and Site preparation. The logistic management team would organise and plan prescribed delivery times to ensure that busy roads do not become congested with frequent material deliveries.
- 12.7
- The main entrance to the construction Site is located away from the High Road and will reduce the appearance of construction-related entrance and egress from the Southern Site. This is considered to minimise the effect on TCAs 1 and 4.
- 12.8
- The construction activities would also be perceptible within the setting of Character Area 2; though as this is primarily in industrial, infrastructure or commercial use, whilst disruptive, the works would be primarily experienced by people travelling through the area or whose focus of attention would be on their work or visiting the retail outlets.
- 12.9
- The standard environmental controls required under legislation and best practice guidance are met as a matter of course. In order to further mitigate the impact of demolition and construction to the immediate area the Applicant may enter into a ‘Considerate Constructors’ scheme to ensure best practice. Mitigation and monitoring measures would be secured and controlled through an appropriate demolition and construction Environmental Management Plan (EMP) and Construction Logistics Plan (CLP) (or equivalent). This may be secured through condition.
- 12.10
- The Construction Logistics Plan will need to be mindful of the operation for nearby cumulative developments to ensure minimal impact to the continued function of the town centre during the demolition and construction phase.
- 12.11
- The effect would be **Minor Adverse** on TCA 9a because whilst the disruption would be experienced in the Southern Site south of White Hart Lane and its environs, the effect to the wider area and its residential character and amenity would be limited. This is the same as identified in the October 2021 ES.

- 12.12
- The likely effect is local level, over a short to medium term. This likely effect is not significant.
- 12.13
- The likely effect on TCA 1 High Road is considered to be **Minor Adverse** because of the temporary nature of the works and the linear focus of this TCA, which is experienced separately from the Southern Site. This is the same as identified in the October 2021 ES.
- 12.14
- TCA2 would also experience a Minor **Adverse** effect, owing to the proximity to the Southern Site. This is the same as identified in the 2021 ES.
- 12.15
- The likely effect is local level, over a short to medium term. This likely effect is not significant.
- 12.16
- Across longer distances, the demolition and construction phase of the Interim Scenario is likely to manifest only in cranes, visible from the surrounding character areas. The cranes will be new elements within the view, although not incongruent to the townscape associated with the town centre. The duration of the effects are considered to be short to medium-term and reversible. Overall, the demolition and construction residual effects are Negligible Adverse on Character Areas 3 – 8, and 9b and 9c. There would be no effect on area 9d owing to the separation and lack of a functional relationship.
- 12.17
- This is the same as identified in the October 2021 ES.
- COMPLETED DEVELOPMENT AND CUMULATIVE EFFECTS
- 12.18
- At the operational phase, the Interim Scenario should incorporate mitigation measures which will be integrated into the RMAs. These should be designed to prevent and avoid significant adverse effect through careful planning, access, layout and scale of the buildings.
- 12.19
- This assessment is based upon the parameter plans prepared by Studio Egret West, in conjunction with the Design Code, as well as the drawings and DAS for the detailed part of the Application prepared by Pollard Thomas Edwards architects.

COMPLETED DEVELOPMENT

CHARACTER AREA 1: HIGH ROAD

- 12.20
- At the operational phase, the linear character of the High Road would not change from the baseline.
- 12.21
- This character area has a strong linear emphasis, and for much of its northern extent has a continuous building line, which contributes to a sense of enclosure.
- 12.22
- The change would be relatively contained within a small area to the west of the character area, south of White Hart Lane.
- 12.23
- The upper parts of the Interim Scenario would be visible for part of the route north and south for those traveling through the character area, but would be understood separately owing to the set-back. The approach to massing, with a stepped-down approach toward the High Road, would reinforce the linearity of the High Road, and also mark the location of the railway line and White Hart Lane Station.
- 12.24
- The principal character of this area, derived from its high street frontages, piecemeal development, and varied development, would not change from the baseline.
- 12.25
- The sensitivity of the character area is judged to be **Medium** and its sensitivity, accordingly, is **Medium**. The magnitude of change would be **Low**. The significance of the effect is judged to be **Minor Beneficial (Not Significant)**, owing to the outline nature of the Interim Scenario, the scale of the proposals in contrast to the scale of the character area and the lack of detail on the appearance of the Interim Scenario. This is the same as identified in the October 2021 ES. The impact could be enhanced further through the detailed design stage and through the application of materials and architectural features and techniques which reduce the visual effect of the proposals.

CHARACTER AREA 2: RELICT INDUSTRIAL

- 12.26
- The character of this area would not change as a result of the Interim Scenario, which would be understood as a high quality mixed use addition to the setting of the character area to the south. This would contribute to a more vibrant environment in the wider context of the character area, and introduce appropriate commercial and residential uses to the locality.

- 12.27
- The new development would create a point of townscape prominence, appropriate to its location adjacent to the railway line and major transport infrastructure node at White Hart Lane.
- 12.28
- The height and scale of the new buildings in the setting of the character area would mark the location and function as a point of connection linking key routes through the area. In their scale, therefore, as well as the quality of design, the new blocks would provide a complementary addition to emerging developments in the locality contributing to the regeneration of North Tottenham.
- 12.29
- The future RMAs will be designed to reflect the variety of contextual influences in this part of Tottenham, and provide a high quality addition to the townscape. The approach to elevations set out in the Design Code provides for a sensitive approach, creating a pleasing composition which reads comfortably as a whole and reflects neighbouring development.
- 12.30
- Thus, the townscape quality in the setting of the character area would be enhanced through a material improvement in the Southern Site’s visual condition. This beneficial effect arises through the addition of high quality architecture, appropriate and accessible ground floor uses, and active frontages to White Hart Lane.
- 12.31
- The susceptibility of this area to the Interim Scenario is **Low**, and its sensitivity, accordingly, is **Low**. The magnitude of change would be **Low**. Applying the matrices set out in the tables, the effect generated through the Interim Scenario would result in a Long Term **Minor Beneficial Effect (not significant)**. This is different from the October 2021 ES, which identified a Major Beneficial effect.

CHARACTER AREA 3: TOTTENHAM HOTSPUR STADIUM

- 12.32
- The character of this area would not change as a result of the Interim Scenario, however, the permeability of the Southern Site, and the improved experience of visitors to the Stadium for match days or events, would have a beneficial effect for users of the character area. In journeying from White Hart Lane to the Stadium, visitors would be aware of enhanced ground floor uses to the south of White Hart Lane, including commercial uses. The view along White Hart Lane toward the Stadium would be preserved, thus retaining the sense of arrival for visitors.

- 12.33
- The Stadium use is unique in its context, and forms a cultural and physical focus. This would not change.
- 12.34
- The Interim Scenario would introduce new uses in the vicinity of the character area, which would improve the context of the stadium.
- 12.35
- The susceptibility of this area to the Interim Scenario is **Low**, and its sensitivity, accordingly, is **Low**. The magnitude of change would be **Low**. The Interim Scenario is judged to result in a Long Term **Minor Beneficial Effect (not significant)**. This is the same as identified in the October 2021 ES.

CHARACTER AREA 4: POST-WAR AND MODERN RESIDENTIAL BLOCKS

- 12.36
- This character area is situated approximately 390m north of the Southern Site at nearest extent.
- 12.37
- The Interim Scenario would be perceptible in views south from the character area, and the uses of the new buildings would complement those in TCA4. The two would remain understood separately owing to the separating distance.
- 12.38
- The Interim Scenario would improve wayfinding in the wider context of the Southern Site by marking the location of White Hart Lane Station, reinforcing the Southern Site’s position as one of townscape prominence and improving legibility and wayfinding.
- 12.39
- The susceptibility of this area to the Interim Scenario is **Low**, and its sensitivity, accordingly, Medium. The magnitude of change would be **Low**. The Interim Scenario is judged to result in a Long Term **Negligible Beneficial Effect (not significant)**. This is different from the October 2021 ES, which identified a Minor Beneficial effect.

CHARACTER AREA 5: LIGHT INDUSTRIAL IN ENVIRONS OF BRANTWOOD ROAD

- 12.40
- TCA5 is physically and functionally separate from the Southern Site. The focus of users of this character area would be predominantly on activities in their direct vicinity, and the Interim Scenario in the wider setting would not affect the character or functioning of the area.
- 12.41
- The Interim Scenario would be experienced in the context of the Stadium, which interposes the character area and the Southern Site to the south-west.

12.42 The susceptibility of this area to the Interim Scenario is **Very Low**, and its sensitivity, accordingly, is **Very Low**. The magnitude of change would be **Negligible**. The Interim Scenario is judged to result in a Long Term **Negligible Beneficial Effect (not significant)**. This is the same as identified in the October 2021 ES.

CHARACTER AREA 6: INDUSTRIAL AND INSTITUTIONAL

- 12.43 TCA6 is both physically and functionally separate from the Southern Site. The focus of users of this character area would be predominantly on activities in their direct vicinity, and the new development in the wider setting would not affect the character or functioning of the area.
- 12.44 Where there are views toward the upper parts of the Proposed Development, these would reinforce the environs of the Stadium as the focus of this part of Tottenham.
- 12.45 The susceptibility of this area to the Interim Scenario is **Very Low**, and its sensitivity, accordingly, is **Very Low**. The magnitude of change would be **Negligible**. The Interim Scenario is judged to result in a Long Term **Negligible Beneficial Effect (not significant)**. This is the same as in the October 2021 ES.
- CHARACTER AREA 7: TOTTENHAM CEMETERY AND BRUCE CASTLE PARK
- 12.46 The nature and location of this character area affords long views from areas of the open space at Bruce Castle Park, whilst the Cemetery to the north is more heavily treed. Those using the cemetery, likely for moments of quiet contemplation, would be aware of filtered views of the Interim Scenario through the treeline. The layout, height and composition of the buildings will act as a clear marker of the location of White Hart Lane Station, and this area of regeneration.
- 12.47 The taller elements will be appreciated from different vantage points within the character area. The stepped approach to the scale would add interest to the composition.
- 12.48 However, the intimate, contemplative nature of a cemetery means that visitors would most usually be focussed upon their immediate environment, or engaging in introspection, and the addition of development in the wider context would not affect their ability to do so.

- 12.49 The Interim Scenario would be seen to differing extents throughout the character area, and would be more prominent in views from areas of greater openness. The visibility of the existing buildings at Tottenham town centre, including the Stadium and 20th century residential development, mean that views out of the CA looking east are already characterised by taller buildings which have an urbanising effect.
- 12.50 Whilst a new element on the skyline when seen from some locations in Bruce Castle Park, the visibility of the Interim Scenario will not affect the intrinsic qualities of the character area.
- 12.51 The magnitude of the effect on the character area is judged to be **Low**. The significance of the effect is judged to be **Minor Adverse (Not Significant)**, owing to the hybrid nature of the Interim Scenario including much of the Southern Site in outline, the scale of the proposals in contrast to the scale of the receptor and the lack of detail on the appearance of the proposals. This is the same as the effect identified in the October 2021 ES. The impact could be mitigated further through the detailed design stage and through the application of materials and architectural features and techniques which reduce the visual effect of the proposals. High quality design could also reverse the effect to be beneficial.

CHARACTER AREA 8: THE ROUNDWAY

- 12.52 As noted, this character area is located at some distance to the south-east of the Southern Site and is separated from development to the south by the cemetery, further residential development and for the majority of the Southern Site, by the railway.
- 12.53 Due to the street orientation, visibility towards the Southern Site would be limited, and where views did occur these would be over a distance of approximately 650m, seen through townscape gaps. The new blocks would mark the location of White Hart Lane Station, and create a defined town centre location which would be understood in the context of the Stadium.
- 12.54 The effect, whilst very limited, would be beneficial in terms of situating the character area in relation to the town centre. Its intrinsic character and functioning, however, would be unaffected.

- 12.55 The susceptibility of this area to the Interim Scenario is **Low**, and its sensitivity is **Low**. The magnitude of change is **Negligible** and the effect, **Negligible beneficial (not significant)**. This is the same as identified in the completed scenario.
- CHARACTER AREA 9A: WIDER RESIDENTIAL DEVELOPMENT
- 12.56 Character Area 9a is large, and comprises a considerable expanse of low-rise residential development. Whilst this would not itself change, the changes at the Southern Site would improve the legibility of the character area by creating a focal point at White Hart Lane Station, an important transport hub in the vicinity, and reinforcing the location of the town centre.
- 12.57 The Southern Site lies within this character area, and is presently occupied by low-rise residential blocks.
- 12.58 Whilst this use would be retained, it would be provided as part of a high quality mixed-use development, which would enliven this part of the Southern Site at ground level through the introduction of active frontages and enhanced public realm. This would improve the way that the buildings relate to the street frontage along White Hart Lane, as well as improving the quality of housing for residents.
- 12.59 The portion of the Southern Site which is to be submitted in full (Plot A) falls within this character area, and the use of materials, scale and massing have been carefully considered to ensure the Interim Scenario sits comfortably within its context, improving the appearance and functioning of the Southern Site.
- 12.60 The townscape quality of the Southern Site and, by extension, the wider character area as a whole would be enhanced through a material improvement in the Southern Site’s visual condition. This arises through the addition of high quality architecture, accessible ground floor uses and active frontages, the creation of new public routes and spaces, better street enclosure and an improved pedestrian environment through improved connectivity and the greening of the Southern Site.
- 12.61 The Interim Scenario would also reinforce the Southern Site’s position at a point of townscape prominence and would improve legibility and wayfinding.

12.62 The susceptibility of this area to the Interim Scenario is **Medium** owing to the extent of the character area as a whole, and its sensitivity, accordingly, is Very Low. The magnitude of change would be **Medium**. The Interim Scenario is judged to result in a Long Term **Moderate Beneficial Effect (significant)**. This is the same as identified in the completed scenario.

CHARACTER AREAS 9B AND C: WIDER RESIDENTIAL DEVELOPMENT

- 12.63 The Interim Scenario would create a new focal point marking the location of the town centre. At its closest extent, to the east of the High Road, this would be experienced in the context of the Stadium and the evolving context in its environs.
- 12.64 The materiality and form of the Interim Scenario is to be guided by the Design Code, in developing which the design team has been mindful of the existing context and character of surrounding development. The stipulated high quality materials will form a complementary addition which is congruent to the character area, whilst providing a focal point defining the town centre and the transport interchange at White Hart Lane Station.
- 12.65 They would be perceived over some distance and as visually separate from the low-scale residential development that characterises this area.
- 12.66 The character and appearance of the residential development, the relationships between the houses and streets, and the legibility of their development within the wider context would not change as a result of the Proposed Development.
- 12.67 The Interim Scenario would introduce a noticeable element in the surrounding townscape context, though the experience of Character Area 9b and 9c, its quality and appearance and the way it functions would remain.
- 12.68 The susceptibility of this area to the Interim Scenario is **Low**, and its sensitivity is **Low**.
- 12.69 The magnitude of change, when considered in relation to the area as a whole, would be **Low**, and the effect, for the reasons set out above, would be Long Term and **Negligible Beneficial (not significant)**. This is the same as identified in the completed scenario

CHARACTER AREA 9D: WIDER RESIDENTIAL DEVELOPMENT

- 12.70 There would be no effect on Character Area 9d, which is separated from the Southern Site by the stadium, and would experience no change to its character or the way it functions.
- 12.71 The susceptibility of this area to the Interim Scenario is **very Low**, and its sensitivity is **very Low**.
- 12.72 The magnitude of change, when considered in relation to the area as a whole, would be **Nil**, and the effect, for the reasons set out above, would be Long Term and **Nil (not significant)**. This is the same as in the completed scenario.
- CUMULATIVE
- 12.73 In addition to the schemes identified for cumulative assessment as part of the Completed Proposed Development, the Updated Interim Cumulative Scenario considers:
- Nos. 44–52 White Hart Lane ('the Goods Yard');
 - Nos. 867 – 879 High Road ('the Depot');
 - Nos. 819–829 High Road, N17 8ER ('the Printworks'); and
 - Nos. 807 High Road.
- 12.74 The planning consent (ref: HGY/2021/0441) at 807 High Road comprises the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential, retail, flexible medical / health and office. The proposed scheme would replace an undesignated building dating from the late 1940s. The proposed development to the rear is more markedly contemporary and includes a well-integrated landscape design.
- 12.75 The Goods Yard and Depot are located to the east of the High Road, north of White Hart Lane. The Goods Yard comprises a hybrid application at Nos. 44–52 White Hart Lane. The layout, scale, appearance, landscaping and access is largely coterminous to the eastern section of the northern part of the Completed Proposed Development.

- 12.76 To the north of the Goods Yard, the Depot comprises the demolition of existing buildings and structures at Nos. 867 – 879 High Road and redevelopment of the site for a residential led mixed-use scheme with up to 330 residential units, retail/café use, area of new public open space, landscaping and other associated works. The towers proposed as part of The Depot would have a greater presence compared with the Rivers Apartments tower albeit would still bring about change to the buildings along the western side of the High Road within the North Tottenham Conservation Area.
- 12.77 The Printworks comprises the demolition of 829 High Road and structures to the rear of 819–829 High Road. The shed and rear extensions are of poor quality, a monolithic form and of a utilitarian appearance. The Printworks site is to be redeveloped for a residential-led, mixed-use development comprising residential units, flexible commercial, business and service uses, a cinema, hard and soft landscaping, parking, and associated works. The change in scale would be dramatic, although congruent to the emerging context within the area. The juxtaposition is moderated by the single storey atrium that separates the proposals and the listed buildings, and then also the stepped form and the intervening building on Brunswick Square, which acts as a physical transitory element between the High Road buildings and the new rear blocks.
- 12.78 Applying the matrices, the effects identified would not change from those identified in the Interim Scenario condition. Our assessment finds that there will be no change to the effects identified below for the Completed Proposed Development on the remaining townscape receptors in the study area.

13.0

COMPLETED DEVELOPMENT ASSESSMENT: VISUAL

HIGH ROAD WEST, TOTTENHAM

COMPLETED DEVELOPMENT ASSESSMENT: VISUAL

13.1 This section assesses the likely effect of the completed Proposed Development on the visual receptors identified in **Table 10.1**. For ease of reference the View Location Plan is re-provided at the start of this section (**Figure 14.1**).

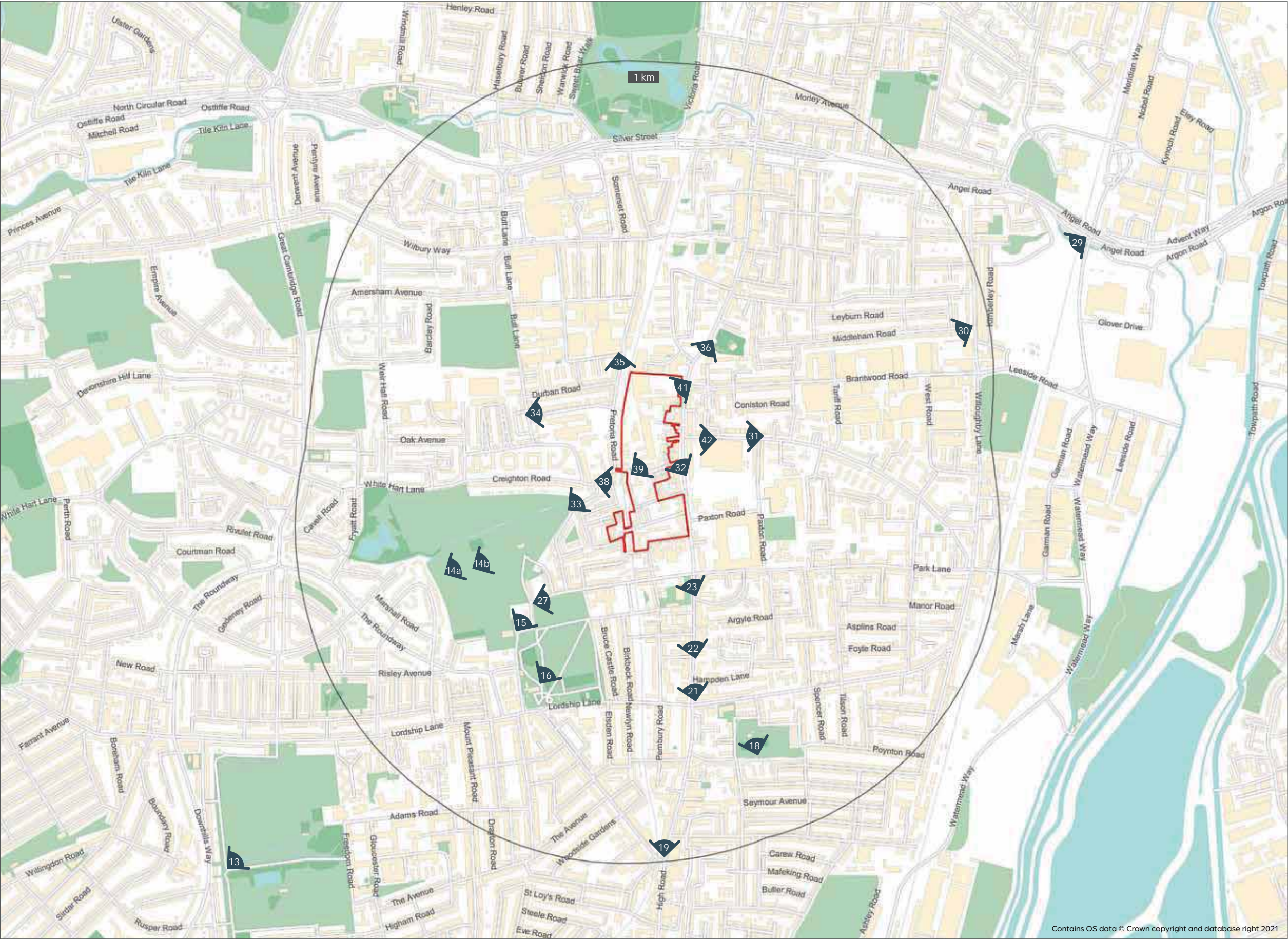
DEMOLITION AND CONSTRUCTION PHASE

- 13.2 Chapter 6 Construction Strategy and Programme of the Current ES as amended by Chapter 6 of the May 2022 ES C sets out the anticipated programme of works and the key activities that would be undertaken during demolition and construction necessary to facilitate the Proposed Development. The construction period is to be undertaken in eight phases to mitigate any potential effects, and is anticipated to take 120 months.
- 13.3 Given the transient and changing nature of construction activities, AVRs have not been produced to visualise the Demolition and Construction phase of the Proposed Development. This assessment is based on an understanding of the construction programme and qualitative assessment of the likely effects.
- 13.4 The Site would be enclosed with hoardings during the Demolition and Construction phase, which will provide a visual buffer to the immediate environment. The impact of the hoarding will be experienced by visual receptors within a close proximity to the Site, i.e. those people moving around the immediate area where it is possible to appreciate the street level context. This is the area comprising the High Road, and White Hart Lane in particular.
- 13.5 The townscape assessment at **Section 7.0** provides further analysis of the effect of the construction stage on local townscape.

- 13.6 In the views listed below, construction activity such as cranes and equipment will introduce a new feature in the experience of the visual receptors. Due to the size and nature of these pieces of equipment it would not be possible to screen them from:
- View 13
 - View 14a
 - View 14b
 - View 15
 - View 16
 - View 18
 - View 21
 - View 22
 - View 23
 - View 27
 - View 30
 - View 31
 - View 32
 - View 33
 - View 34
 - View 35
 - View 36
 - View 38
 - View 39
 - View 41
 - View 42
 - View 44
- 13.7 In these views, in which the upper parts of the Proposed Development appear on the skyline, construction equipment such as cranes will be clearly understood as temporary features that are relatively lightweight in frame-like structure. The overall composition of the view will not be affected by these features.

- 13.8 The effect on visual receptors from these viewpoints is judged to be Minor Adverse. This is because the construction activity would be an unattractive feature in the view, which would contrast with the prevailing character. It would, however, be temporary in duration.
- 13.9 In the case of Views 1, 12 and 19 the construction activity will be barely perceptible due to distance at no. 1, and screened in the case of 12 and 19. The magnitude of effect is **Nil** and the likely effect is **None**.
- 13.10 For the other view in which the construction activity will be visible, nos. 9 and 29 it is judged there will be a **Negligible magnitude of impact** and a likely effect of **Negligible Adverse** on visual receptors. This is because the construction activity contrasts to the character and visual amenity of the view. The likely effect is judged to be adverse for this reason.
- 13.11 It is acknowledged that the construction of the Proposed Development will introduce new and permanent built form into the view during the course of construction. The effect of the permanent new built form is assessed as part of the Completed Development below, as the permanent structures achieved during construction stage, is the built form at the Completed Development phase.

COMPLETED DEVELOPMENT



VIEW LOCATION PLAN
(LOCAL CONTEXT)

View location

LOCATION:
High Road West, Tottenham

DATE:
October 2021

SCALE:
1:12500 @ A3

FIGURE 13.1 View Location Plan

▲ NORTH



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T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

VIEW 1: LVMF 1A: ALEXANDRA PALACE, ORIENTED AWAY FROM VISTA

EXISTING

- 13.12 This view is taken from the Alexandra Palace viewpoint identified in the LVMF, but is oriented away from central London and the protected viewing corridor.
- 13.13 The view is a panorama, oriented across south London. The image here takes in a wide swathe of the urban development in the surrounding context, which includes buildings of varied height and materiality, which is understood as part of the urban character of this part of London.
- 13.14 The view within the frame would be experienced as part of the wider panorama from this position.
- 13.15 The view is of Medium value, because it is from an LVMF viewpoint, but does not comprise the designated vista.



PROPOSED

- 13.16 As the viewpoint is oriented away from the protected vista, it does not interrupt the silhouette of central London buildings or adversely affect the view of any noted landmarks.
- 13.17 It is, however, a position from which the viewer can appreciate the wider expanse of London and its environs, and the Site would be seen within this context.
- 13.18 The Proposed Development would be a notable addition to the scene by virtue of its scale. The varied heights across the Site would contribute to an interesting silhouette, which would make an attractive addition to the scene.
- 13.19 The Proposed Development would be seen in conjunction with the Stadium, and would contribute to the definition of this part of Tottenham. Whilst the tallest elements would sit taller than the horizon, this does not obscure any important landmarks or prevent the appreciation of the urban scene in its context.
- 13.20 The magnitude of the impact would be Medium. Overall the Proposed Development would have a **Minor Adverse effect, which is not significant.**



CUMULATIVE

- 13.21 In the cumulative context, the black wirelines demonstrate that the Northumberland Park development would be partially visible in the view.
- 13.22 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the proposals. As a result, the likely effect would remain Minor Adverse. This effect would be direct, permanent and is not significant.



VIEW 8: SANDPIPER CLOSE, WALTHAM FOREST**EXISTING**

- 13.23 This viewpoint is situated part way along Sandpiper Close, oriented north towards the Site. It would be experienced as part of a kinetic sequence as the viewer moved travelled along the path towards the public right of way ahead.
- 13.24 The viewer would also be aware of residential development to their left, forming part of a residential street.
- 13.25 The foreground of the view comprises the open space of the road/ path, and the gable end of a two storey house to the left. A substation can be seen along the path, but owing to the undulating topography the lower parts are obscured by dense vegetation.
- 13.26 The middle ground of the view is densely vegetated with mature trees and hedges, with the viewing platform adjacent to Banbury Reservoir visible to the right.
- 13.27 In the background of the view, pylons are a prominent feature along the horizon. Taller development can be seen behind the tree line, and is a noticeable element in the winter condition.
- 13.28 The view would primarily be experienced by pedestrians and cyclists moving through the area, as well as residents of Sandpiper Close.
- 13.29 The view is of **Low** value.



PROPOSED

- 13.30 The fore and middle ground of the view would not change.
- 13.31 The Proposed Development would be visible in the background of the view, and would mark the location of the centre of Tottenham and White Hart Lane Station for pedestrians and cyclists traveling through the area.
- 13.32 The buildings would be experienced within a context which already includes development visible through the tree line, as well as electricity pylons. The character and composition of this part of the view would not therefore change in principle through the addition of new tall development in this area.
- 13.33 Details of the elevational treatment would be decided at reserved matters stage, however the approach defined at paragraphs 4.2.11.3–4.2.11.5 of the Design Code sets out requirements for the buildings to have a defined top, middle and bottom, and for the taller elements to be designed with attention to their appearance in long range views.
- 13.34 The magnitude of the impact would be Low. Overall the Proposed Development would have a **Minor beneficial effect, which is not significant.**
- 13.35 **The effect is beneficial because it would assist with wayfinding and the legibility of the area.**



CUMULATIVE

- 13.36 In the cumulative context, the black wirelines demonstrate that the Northumberland Park development would be partially visible in the view.
- 13.37 Where visible, the cumulative development does not introduce a change to the visual receptors, nor does it change the magnitude of impact arising from the Proposed Development. As a result, the likely effect would remain Minor beneficial. This effect would be direct, permanent and is not significant.



VIEW 12: LVMF 5A.1: GREENWICH PARK, GENERAL WOLFE STATUE

EXISTING

13.38 This view is included in the LVMF (2012) as London Panorama 5A.1: Greenwich Park: the General Wolfe Statue. It is described thus:

'The view from the statue, at Assessment Point 5A.1, takes in the formal, axial arrangement between Greenwich Palace, and the Queen's House. The view also includes Greenwich Reach and the tall buildings on the Isle of Dogs.

[...]

The foreground of the formal view includes the park and Greenwich town centre.

The middle ground is the flat plane of the river valley. In the west, the middle ground is distinguished from the foreground by a ridge. To the east, a range of houses and terraces predominantly from the eighteenth and nineteenth centuries

creates a largely uniform setting with articulated rooflines and chimneys providing detail. From here the ribbon of the Thames opens up and sweeps

around to reveal a riverside dominated by industry and docks and the densely developed eastern suburbs of London; this is an important element of the view.

The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond.

The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond.

St Paul's Cathedral and Tower Bridge are visible in the panorama. Adjacent to Tower Bridge, and to its right in the view, is The Monument to the Great Fire. The background of St Paul's Cathedral in the view is mostly unimpeded, with a clear silhouette of the dome above the



peristyle, and the western towers. The sight line to the Tower Bridge and St Paul's Cathedral is unimpeded in the foreground, ensuring the two elements are seen as a composition. The ability to see sky between the upper parts of the various

elements is crucial to the viewer being able to recognise and appreciate St Paul's Cathedral in this panorama.'

13.39 The view is of **High** value.

PROPOSED

- 13.40 The Proposed Development would be entirely obscured by existing development, and would not be visible.
- 13.41 The magnitude of the impact would be Nil. Overall the Proposed Development would have a **Nil effect, which is not significant.**



CUMULATIVE

- 13.42 There would be no cumulative effect arising from the Proposed Development.
- 13.43 The effect would remain Nil. This effect would be direct, permanent and is not significant.



VIEW 13: PUBLIC FOOTPATH AT LORDSHIP RECREATION GROUND

EXISTING

- 13.44 This view is situated close to the entrance to Lordship Recreation Ground, oriented north-east towards the Site. It is a kinetic view, which would be experienced as part of a sequence as the viewer travelled around the space.
- 13.45 The fore and middle ground of the view comprise the open space of the Lordship Recreation Ground, which comprises large areas of lawned space crossed by paths. There are a mix of mature and young trees, as well as street furniture such as a bench at the juncture of two paths.
- 13.46 The viewer is aware of built development in the wider vicinity, including residential development in the background along the park boundary, and the Broadway Farm Community Centre which draws the viewer's eye to the right. Some taller blocks of public housing can also be seen, and contribute to the character of the urban park.
- 13.47 The view would primarily be experienced by pedestrians, and users of the amenity space.
- 13.48 The view is of **Low** value.

