

**746-748 Lordship Lane,
Wood Green
Heritage Statement**

Client: Mr Mustafa Topkaya

AB Heritage Project No: 62347

Date: 21/12/2022

GLHER Licence No: 17531

746-748 Lordship Lane, Wood Green

Heritage Statement

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Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	LT	DD	14/12/2022
2.0	Final	LT	DD	21/12/2022

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CONTENTS

1.	Introduction.....	5
1.1	Project Background	5
1.2	Site Location & Description.....	5
1.3	Overview of Proposed Development	5
1.4	Planning Background & Consultation	5
1.5	Project Qualifiers	6
2.	Aims & Methodology	7
2.1	Aims of Report.....	7
2.2	Methodology	7
3.	Planning & Legislative framework	12
3.1	Heritage Legislation	12
3.2	National Planning Policy Framework 2021	12
3.3	Local Planning Policy.....	12
4.	Heritage Review of the site.....	14
4.1	Historic Development of the Site & Surrounding Area	14
4.2	Current Site Condition	18
5.	Statement of Significance.....	21
5.1	Focus of Study.....	21
5.2	Wood Green Underground Station [AB 1].....	21
6.	Impact Assessment	23
6.1	Details of Proposed Development	23
6.2	Predicted Impact of Proposed Development	23
7.	Recommendations & Conclusions.....	24
7.1	Outline Recommendations	24
7.2	Conclusion.....	24
8.	References.....	25

FIGURES

- Figure 1: Site Location Plan
- Figure 2: Existing North & South Elevations and Sections
- Figure 3: Existing East & West Elevations
- Figure 4: Proposed North, East & West Elevations

TABLES

- Table 1: Examination of Appropriate Sources
- Table 2: Assessing the Significance of a Heritage Asset
- Table 3: Criteria for Determining Degree of Impact
- Table 4: Magnitude of Effects

PLATES

- Plate 1: 3D render of the area of proposed development
- Plate 2: Six-Inch OS Map of 1873
- Plate 3: 25-Inch OS Map of 1914
- Plate 4: Aerial Photograph of the Site and Surrounding Area in 1930
- Plate 5: 25-Inch OS Map of 1937
- Plate 6: Contemporary Aerial Photograph of the Proposed Development Site

PHOTOS

- Photo 1: Proposed Development Site from Lordship Lane
- Photo 2: The Rear of the Proposed Development Site from Hardy Passage
- Photo 3: The Grade II Listed Wood Green Underground Station from the south west corner of the junction
- Photo 4: View from Hardy's Passage showing the rear of the site and the rear of the Wood Green Underground Station

APPENDICES

- Appendix 1 Cultural Heritage Features Gazetteer 28

EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr Mustafa Topkaya to produce a Heritage Statement covering proposed works at 746-748 Lordship Lane, Wood Green, London, N22 5JP. It was requested as part of a forthcoming planning application.

The proposed development scheme seeks to construct a three-storey extension to the rear of 746-748 Lordship Lane.

The historical development had demonstrated that until the 20th century the site and surrounding area was largely undeveloped. By 1914 the site had been developed as part of a terrace of houses/shops and is recorded on historic maps as a bank. Aerial photographs suggest the host building at 746-748 Lordship Lane was two separate houses/shops later altered to become a single fronted building. Wood Green Underground Station was constructed to the immediate west of the site in 1932 to connect central London with the outer London suburb of Wood Green and beyond. The site is currently part of the busy commercial town centre of Wood Green.

Based on the site visit, historic research, and pre-application feedback, the report focused on providing an understanding of heritage significance and the potential impacts to Wood Green Underground Station only. In turn, the Station was found to be a heritage asset of High Significance.

The Impact Assessment concluded that the proposed development would not alter the existing setting of Wood Green Underground Station, nor would it challenge the dominance of the Listed Building from the streetscape. Overall, the proposed development is considered to have No Impact to the overall heritage significance of Wood Green Underground Station.

There are no recommendations to make in relation to the heritage.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr Mustafa Topkaya to produce a Heritage Statement covering proposed works at 746-748 Lordship Lane, Wood Green, London, N22 5JP. It was requested as part of a forthcoming planning application.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact.

1.2 Site Location & Description

- 1.2.1 The proposal site is situated at 746 – 748 Lordship Lane, Wood Green, centred approximately on National Grid Reference (NGR): TQ 31038 90421. The area of proposed development is to the rear of the main building (Plate 1).



Plate 1. 3D render of the area of proposed development (Google Earth, 2022)

1.3 Overview of Proposed Development

- 1.3.1 The proposed development scheme seeks to construct a three-storey extension to the rear of 746-748 Lordship Lane (Figure 4).

1.4 Planning Background & Consultation

- 1.4.1 The client received pre-application feedback from London Borough of Haringey Council in February 2022. The feedback outlined that due to the proposal site being adjacent to the

Grade II Listed Wood Green Underground Station, a Heritage Statement would be required to validate a full planning application.

- 1.4.2 On the 8th of December 2022, Leanne Tindle (Senior Heritage Consultant, AB Heritage) contacted London Borough of Haringey Conservation Team to inform them of the production of the report. The purpose of the consultation was also to outline the scope of the report which would focus on the Grade II Listed Wood Green Tube Station as the only heritage asset with the potential to be affected by the proposals. Finally, the Conservation Team were asked if they had information that AB Heritage could not be aware of, perhaps information that was still in the planning process. At the time of writing, no response had been received.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of Mr Mustafa Topkaya and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘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’.

- 2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

- 2.2.1 The study area for this report is limited to the immediate surroundings of the site. This is due to the site being situated adjacent to the Grade II Listed Wood Green Underground Station but to the rear of main road Lordship Lane, and there being no other built heritage assets within 100m of the site.

Standards & Guidance Used

- 2.2.2 The assessment has been carried out in line with the following guidance:
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA, 2020).
 - *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
 - *Understanding Historic Buildings* (Historic England, 2016).
 - *The Setting of Heritage Assets* (Historic England, 2017).
 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
 - *Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7 (Second Edition)* (Historic England, 2021a).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater London Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	14/12/2022	A HER dataset covering a 500m study area from the centrepiece of the site was ordered on 14 th December 2022 in line with GLHER's requirements for outer London. GLHER Licence No: 17531.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	06/12/2022	A site visit was undertaken by Leanne Tindle (Senior Heritage Consultant, AB Heritage) on the 6 th of December 2022.
National Heritage List for England (NHLE)	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	02/12/2022	The NHLE was consulted early in the production of this report in order to identify any designated heritage assets in the surrounding area that may have the potential to be affected by the proposed development. The NHLE was also consulted in order to obtain the List Entry information for the Grade II Listed Wood Green Underground Station.
Haringey Archive Service	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	02/12/2022	Haringey Archive Service online catalogue was consulted early in the production of this report but no records pertinent to this report were identified.
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	08/12/2022	

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	02/12/2022	
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	02/12/2022	
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	08/12/2022	Hornsey Historical Society provided information regarding the historical development of Wood Green. https://hornseyhistorical.org.uk/brief-history-wood-green/

2.2.4 For reporting purposes, any relevant information gathered from the above sources has been allocated an AB number, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1).

Assessment of Receptors Significance

- 2.2.5 Assessment of the heritage significance of a heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic, or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.6 The significance of known assets is typically determined by reference to existing designations. **Where a heritage asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a heritage asset is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case by case basis.

Impact Assessment Criteria

- 2.2.7 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).
- 2.2.8 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an impact level of

'uncertain' is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain, or magnitude of change can't be ascertained.

- 2.2.9 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2021

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Haringey's Local Plan Strategic Policies 2013 – 2026

Policy SP12: Conservation

- 3.3.1 The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens,

Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

- 3.3.2 The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

Haringey's Local Plan Development Management (Adopted July 2017)

Policy DM9: Management of the Historic Environment

Haringey's Heritage Assets

- 3.3.3 Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- 3.3.4 Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- 3.3.5 When considering the impact of proposals on the historic environment, the Council will have regard to:
- The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
 - The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 Prior to the 19th century Wood Green developed as a small hamlet on the junction between key roadways including the road from London to Enfield running north to south and the road to Tottenham to the east. At the beginning of the 19th century, the population of Wood Green was around 100 people, but as the population grew by 1844 this number had quadrupled (Hornsey Historical Society, 2022).
- 4.1.2 In 1859 Wood Green Station (now Alexandra Palace Station) was opened c. 700m west of the site and people began to settle in the growing suburb.
- 4.1.3 Plate 2 shows the site and surrounding area in 1873. At this time, it was still largely undeveloped with a scattering of roadside buildings and rear gardens. The site is located on the north eastern side of the junction between the key roads connecting London, Tottenham and beyond. The field in which the site was situated was the only roadside undeveloped at this time.



Plate 2. Six-Inch OS Map of 1873 (National Library of Scotland, 2022)

- 4.1.4 By 1914 (Plate 3) the site and surrounding area had been fully enveloped into the outer London suburbs. The site was part of a newly planned and laid out terrace with other regular terraces to the rear. The site is labelled on Plate 3 as a bank but depicted as two terraced houses/shops. The south side of what is now Lordship Lane retained some of the earlier plots and buildings that were shown on Plate 2 and are much less regular than the newly laid out streets.



Plate 3. 25-Inch OS Map of 1914 (National Library of Scotland, 2022)

- 4.1.5 In 1930, a parliamentary act was passed authorising a seven-mile northward extension of the Piccadilly Line from Finsbury Park Station to extend access up to the growing suburban areas into Middlesex. In 1932 Wood Green Underground Station **[AB 1]** located to the immediate west of the site was opened as part of the extension. The Station was designed by architect Charles Henry Holden who was also responsible for the design of most stations on the Piccadilly Line extension to Cockfosters (Historic England, 2022).
- 4.1.6 Plate 4 shows an aerial photograph of the the site and the surrounding area in 1930 (Britain from Above Ref: EPW031494). The photograph was taken prior to the construction of the Wood Green Underground Station and shows the uniform terrace of houses/shops along Lordship Lane and what is now the A105. Plate 4 shows the proposal site in 1930 as two terraced houses/shops with the same stone fronting as the existing ground floor. Currently, instead of being two terraced houses/shops the site is fronted as a single building suggesting it was remodelled to its current form post 1930 (possibly after, or in conjunction with the construction of Wood Green Underground Station **[AB 1]**).



Plate 4. Aerial Photograph of the Site and Surrounding Area in 1930

- 4.1.7 Plate 5 shows the site and the surrounding area in 1937. By this time, part of the terrace to the west of the site had been replaced by Wood Green Underground Station [AB 1]. The site was still labelled as a bank, but the footprint appears to have been altered to form one building with two new smaller, detached buildings within the rear yard.



Plate 5. 25-Inch OS Map of 1937 (National Library of Scotland, 2022)

- 4.1.8 Currently, the site is composed of a four-storey building fronting onto Lordship Lane, which still has the look of a 19th century bank and with a small, detached building in the yard to the

rear. The surrounding area, particularly the north west and south east side of the junction, is largely modern in character and features large multi-storey buildings.



Plate 6. Contemporary Aerial Photograph of the Proposed Development Site (Google Earth, 2022)

4.2 Current Site Condition

- 4.2.1 A site visit was undertaken by Leanne Tindle (Senior Heritage Consultant, AB Heritage) on the 6th of December 2022. The purpose of the site visit was to gain a first-hand understanding of the proposal site and the potential impacts of the proposals to the Grade II Listed Wood Green Tube Station.
- 4.2.2 The proposal site occupies a roughly rectangular plot situated on the north side of Lordship Lane, fronting onto the busy town centre of Wood Green. The building within the site is four storeys including attic and is constructed of red buff brick and fronted with rusticated ashlar masonry on the ground floor. It is composed of five-bays and features a half-hipped roof with dormer windows set behind a high parapet (Photo 1).



Photo 1. Proposed Development Site from Lordship Lane

- 4.2.3 To the rear of the site is a yard and one & two storey rear building constructed of yellow stock brick (Photo 2).



Photo 2. The Rear of the Proposed Development Site from Hardy Passage

- 4.2.4 To the immediate west of the site is the Grade II Listed Wood Green Underground Station [AB 1]. Photo 3 shows a photo of the principal elevation of the Station taken from the south west corner of the busy Wood Green road junction, one of the best views of the Station. The proposed extension is not expected to be visible in views of the Station from the main road junction.



Photo 3. The Grade II Listed Wood Green Underground Station from the south west corner of the junction

- 4.2.5 Photo 4 shows a view of the rear of the Grade II Listed Wood Green Underground Station [AB 1] with the site shown to the left. The rear of the Station is unremarkable and does not feature the same quality or theme of architectural design that was afforded to the principal elevation.

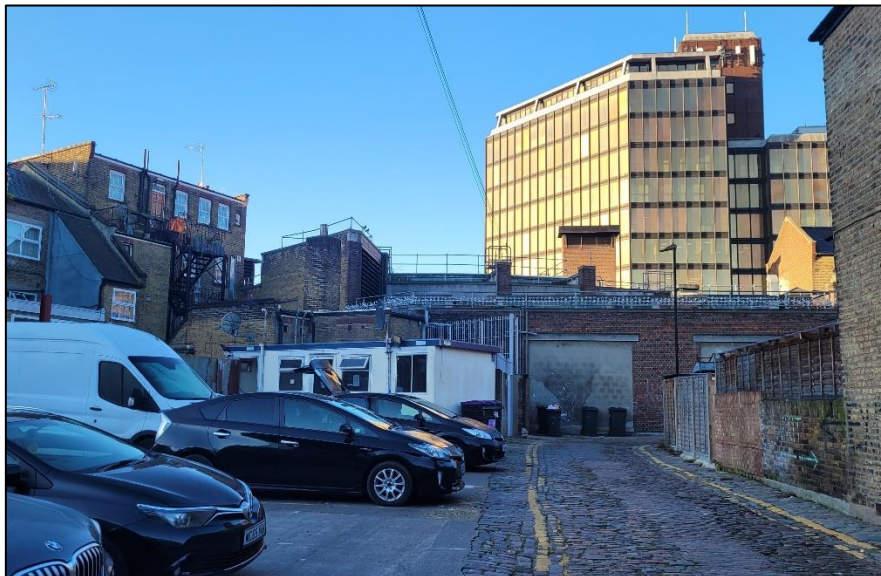


Photo 4. View from Hardy's Passage showing the rear of the site and the rear of the Wood Green Underground Station

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 Based on the site visit, historic research, and pre-application feedback, this report will focus on providing an understanding of heritage significance and the potential impacts to Wood Green Underground Station [AB 1].

5.2 Wood Green Underground Station [AB 1]

Description & General Condition

- 5.2.1 Wood Green Underground Station is a Grade II Listed Building situated on the corner junction between Lordship Lane and the A105. The Station was built in 1932 and is constructed of reinforced concrete with a flat concrete roof and clad in multi-coloured red Buckinghamshire bricks (Historic England, 2022).

Assessment of Heritage Interest

Architectural Interest

- 5.2.2 The architectural interest of Wood Green Underground Station is derived from it being a well-preserved example of Charles Holden's Modernist design for Tube Stations combining his earlier designs for the Northern Line and new Piccadilly Line extension in the 1930s. His modernist design features a curved central entrance block making it a large and bold building in the streetscape.
- 5.2.3 According to the List Entry, the design of Holden's Tube Stations were of great importance for introducing rational modern design, based on continental models, to a wider public and for imposing a brand image to buildings and design when this was still novel (Historic England, 2022).
- 5.2.4 The architectural interest makes the largest positive contribution to the overall heritage significance of the asset.

Historical Interest

- 5.2.5 The historical interest of the Wood Green Underground Station is derived from its associative value with the well-known architect Charles Holden who designed many of the stations along the Northern and Piccadilly Line extensions of the London Underground in the 1930s.
- 5.2.6 The historical interest is also derived from its illustrative value as one of the first Underground Stations built as part of the Piccadilly Line extension to serve the expanding suburban areas in Middlesex. It is also illustrative of the Modernist architectural design of the 1930s that embodied utilitarianism over the aesthetic decoration and detail of previous years.

- 5.2.7 The historical interest makes a positive contribution to the overall heritage significance though secondary to its architectural interest.

Setting

- 5.2.8 The setting of Wood Green Underground Station is the busy town centre of Wood Green characterised by commercial buildings and the Wood Green road junction. This busy commercial setting is essential to the success of the Station and the design of the Station front reflects this. To the rear, the character of the setting is residential and of less importance to the overall appreciation of Wood Green Station.
- 5.2.9 The setting makes an important contribution to the appreciation of the heritage asset but less than its architectural and historical interests.

Overview of Significance

- 5.2.10 Overall, the Wood Green Underground Station is deemed to be a heritage asset of High Significance owing to its Special architectural and historical interests, with the front street setting also an important contributor of significance. In line with the criteria of significance in Table 2 Wood Green Underground Station is defined as '*A Grade II Listed Building of special interest.*'

6. IMPACT ASSESSMENT

6.1 Details of Proposed Development

- 6.1.1 The proposed development scheme seeks to construct a three-storey extension to the rear of 746-748 Lordship Lane (Figure 4).
- 6.1.2 The proposed development has been designed with the proposed storeys stepped down to two and one storey in order to not appear as one solid monolithic mass.

6.2 Predicted Impact of Proposed Development

- 6.2.1 As discussed in Section 5.2. the most important element of the Station's setting is Wood Green Junction. The rear extension will be imperceptible from Wood Green Junction and will not change the residential character of the setting to the rear of the Station. Furthermore, the proposed extension will pose no challenge to the dominance of the Listed Building on the streetscape.
- 6.2.2 The proposed development, therefore, is concluded to have No Impact to the overall heritage significance of Wood Green Underground Station.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 There are no recommendations to make in relation to the heritage.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by Mr Mustafa Topkaya to produce a Heritage Statement covering proposed works at 746-748 Lordship Lane, Wood Green, London, N22 5JP. It was requested as part of a forthcoming planning application.
- 7.2.2 The proposed development scheme seeks to construct a three-storey extension to the rear of 746-748 Lordship Lane.
- 7.2.3 The historical development had demonstrated that until the 20th century the site and surrounding area was largely undeveloped. By 1914 the site had been developed as part of a terrace of houses/shops and is recorded on historic maps as a bank. Aerial photographs suggest the host building at 746-748 Lordship Lane was two separate houses/shops later altered to become a single fronted building. Wood Green Underground Station was constructed to the immediate west of the site in 1932 to connect central London with the outer London suburb of Wood Green and beyond. The site is currently part of the busy commercial town centre of Wood Green.
- 7.2.4 Based on the site visit, historic research, and pre-application feedback, the report focused on providing an understanding of heritage significance and the potential impacts to Wood Green Underground Station [AB 1] only. In turn, the Station was found to be a heritage asset of High Significance.
- 7.2.5 The Impact Assessment concluded that the proposed development would not alter the existing setting of Wood Green Underground Station, nor would it challenge the dominance of the Listed Building from the streetscape. Overall, the proposed development is considered to have No Impact to the overall heritage significance of Wood Green Underground Station.
- 7.2.6 There are no recommendations to make in relation to the heritage.

8. REFERENCES

Cartographic Sources

- National Library of Scotland, 2022. Historic Ordnance Survey mapping.
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Documentation & Online Sources

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Correspondence

- Leanne Tindle (Senior Heritage Consultant, AB Heritage) contacted London Borough of Haringey Conservation Team on the 8th of December 2022.

Appendices

Appendix 1 Cultural Heritage Features Gazetteer

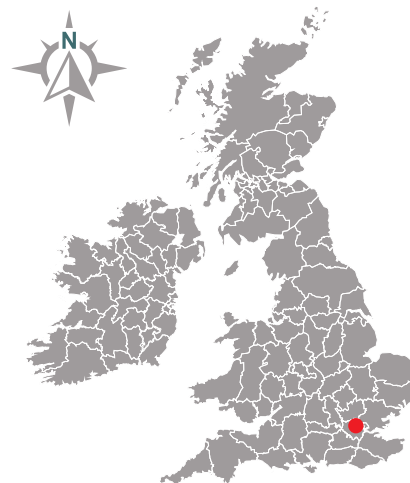
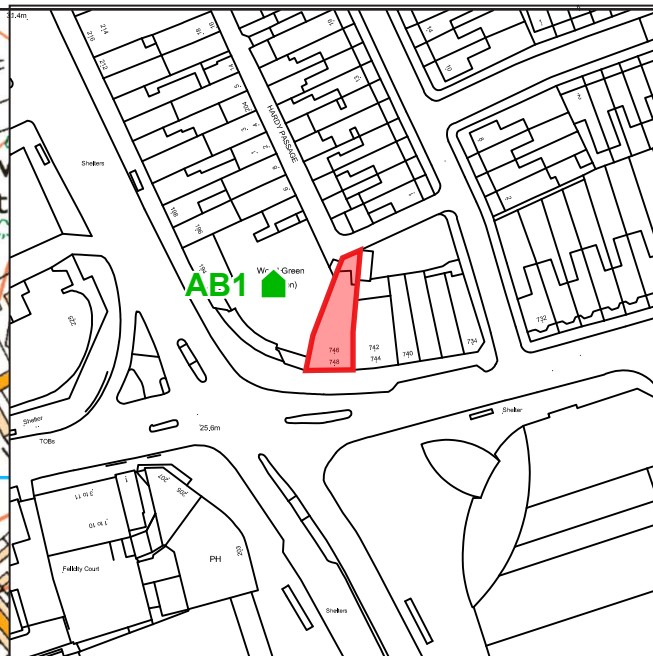
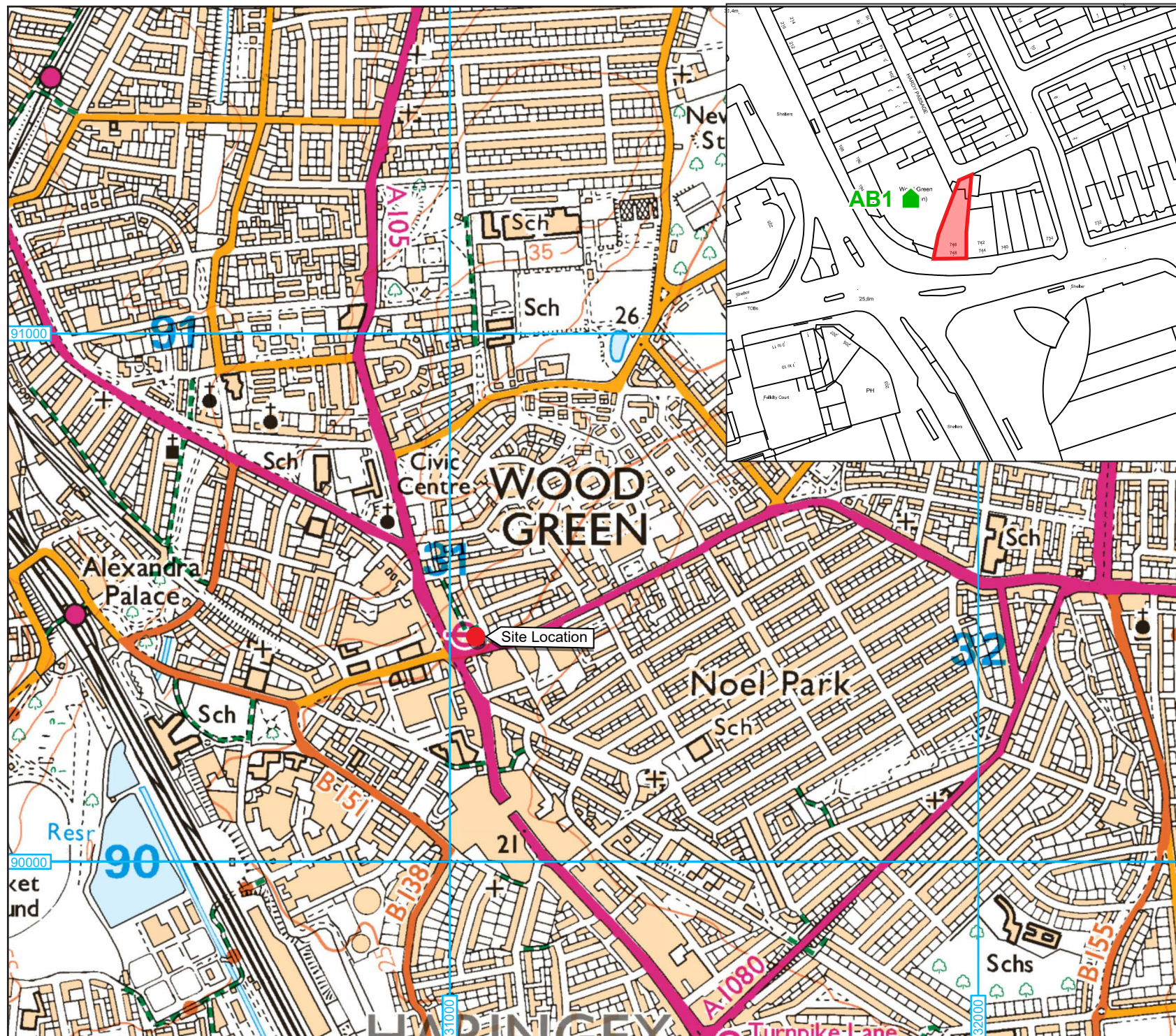
This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within the immediate vicinity of the site.

Abbreviations

GI LB – Grade I Listed Building

GII LB – Grade II Listed Building

AB No.	Period	Description	Status	NGR	Ref. No.
1	Modern	Wood Green Tube Station	GII LB	TQ 31021 90430	NHLE: 1401120



KEY

- Site Boundary (inset)
- Site Location
- Listed Building (modern)

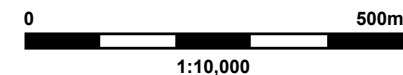
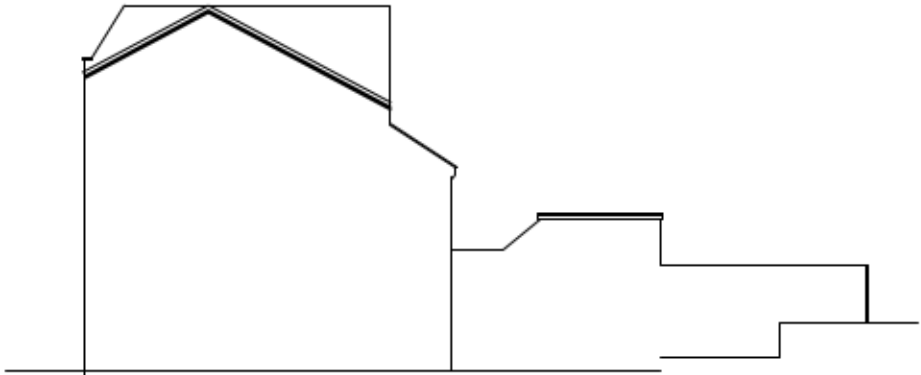


Figure 1: Site Location

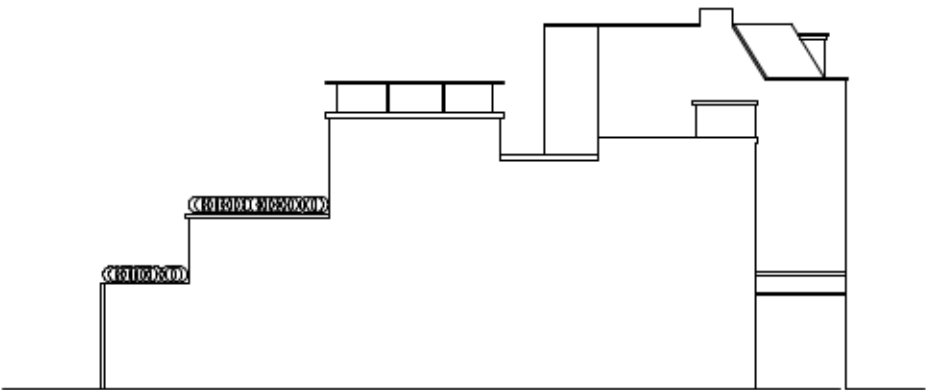
Project:
746-748 Lordship Lane, Wood Green

Date: 12/12/22 Job No: 62347

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING
OUT AND STRUCTURE'S DIMENSIONS ON SITE
BEFORE WORK IS PUT IN HAND.



EAST ELEVATION



WEST ELEVATION



1:100 scale (30m @ A1)
THIS DWG CAN BE SCALED FOR PLANNING

WORKS TITLE
746 - 748
LORDSHIP LANE
WOOD GREEN
LONDON
N22 5JU

AS EXISTING ELEVATIONS

DAVID FRY
architect
dfr.architect@gmail.com
tel. 07880-151158

SCALE 1:100	PROJECT NO. 1267 - 03	
DATE AUG 22		
DRAWN D F		

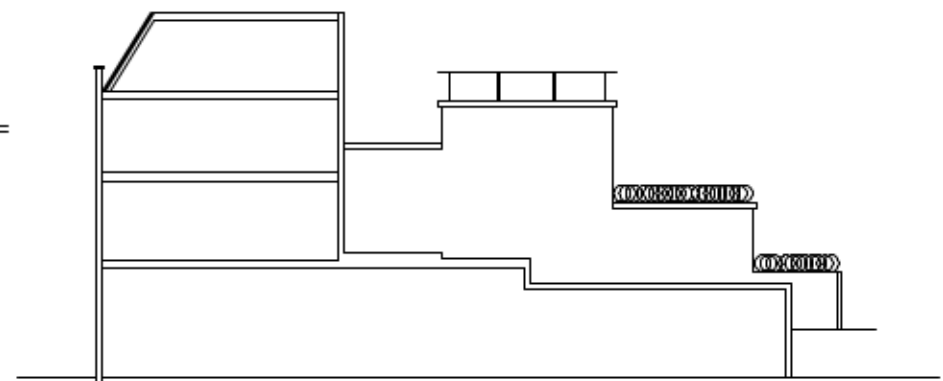
1. CONTRACTOR IS RESPONSIBLE FOR ALL SITTING
HEIGHT AND ARCHITECTURE'S DIMENSIONS ON SITE
BEFORE WORK IS PUT IN HAND.



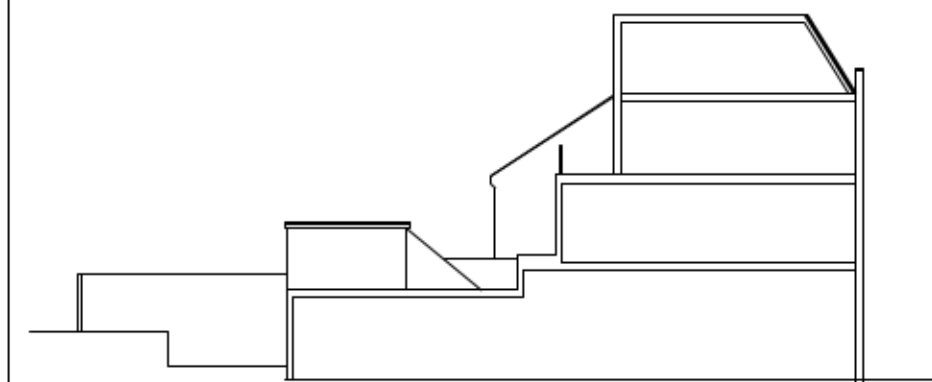
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING INTERNAL ELEVATION FACING WEST



EXISTING INTERNAL ELEVATION FACING EAST

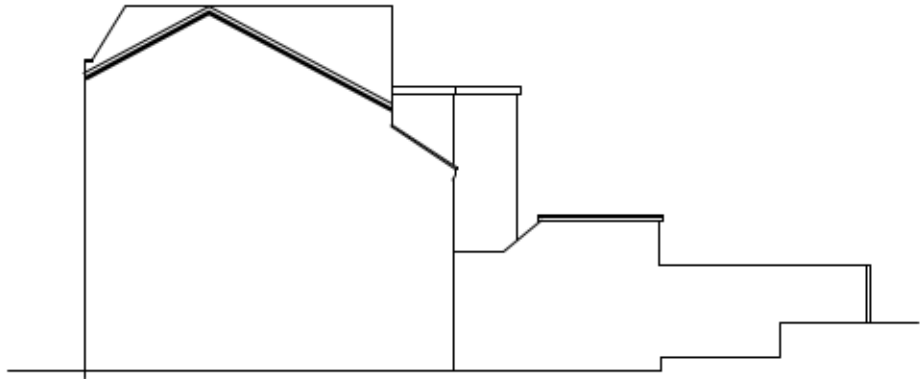


1:100 scale (30m @ A1)

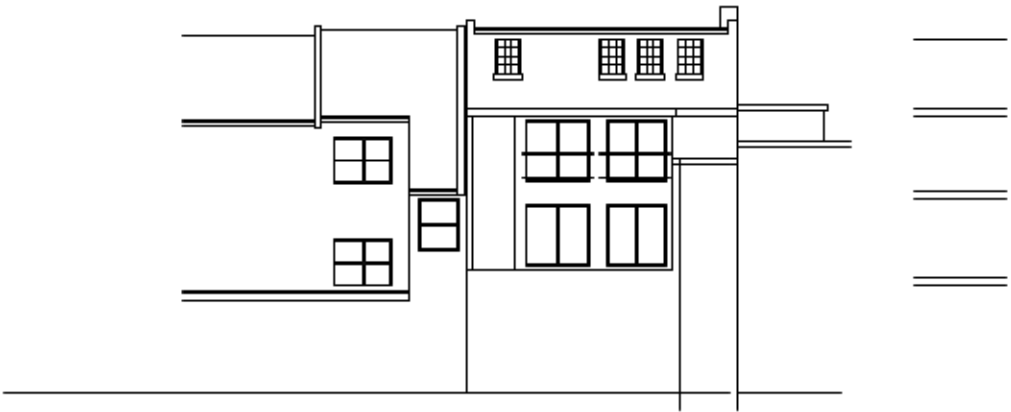
THIS DWG CAN BE SCALED FOR PLANNING

PROJECT TITLE 746 - 748 LORDSHIP LANE WOOD GREEN LONDON N22 5JU	
AS EXISTING ELEVATIONS DAVID FRY architect dfr.architect@gmail.com tel. 07880-151158	
SCALE 1:100 DATE AUG 22 DESIGN DF	DWG NO. 1267 - 06 -

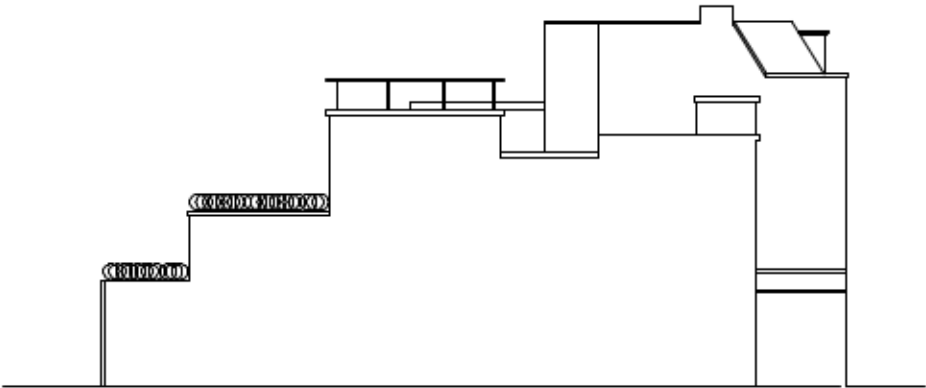
1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING
OUT AND ARCHITECT'S DIMENSIONS ON SITE
BEFORE WORK IS PUT IN HAND.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



1:100 scale (30m @ A1)

THIS DWG CAN BE SCALED FOR PLANNING

WORKS TITLE
746 - 748
LORDSHIP LANE
WOOD GREEN
LONDON
N22 5JU

AS PROPOSED ELEVATIONS

DAVID FRY
architect

d.fry.architect@gmail.com
tel. 07880-151158

SCALE	1:100	DWG NO.	1267 - 05	-
DATE	AUG 22			
DESIGN	DF			

