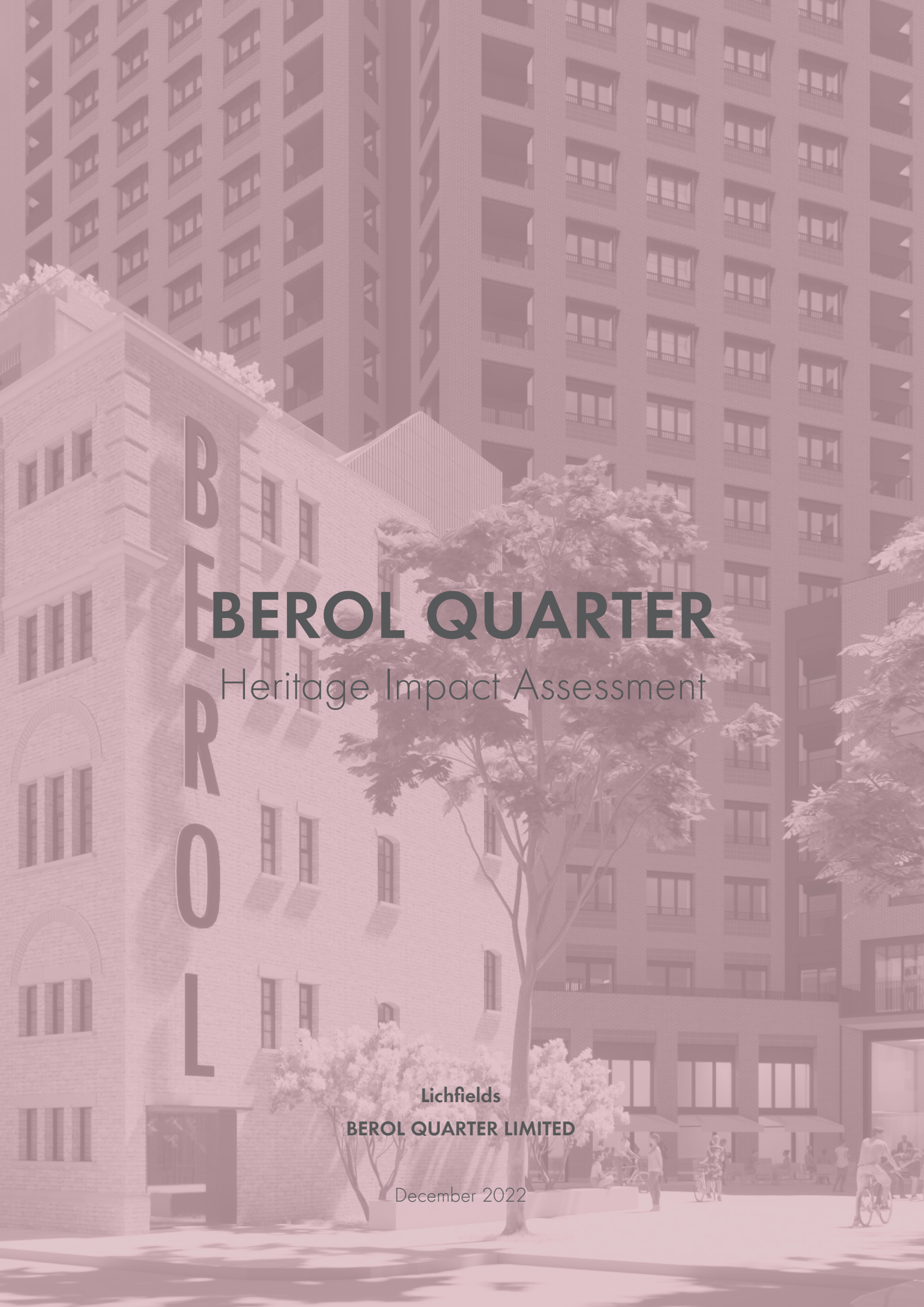




BEROL QUARTER

Heritage Impact Assessment

Lichfields
BEROL QUARTER LIMITED

December 2022

Celebrating
60
years

Berol Quarter: Berol House and 2 Berol Yard Heritage Impact Assessment

Berol Quarter Limited

14 December 2022

LICHFIELDS

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Appendices

Appendix 1 Classification of Importance of Heritage Assets, Lichfields

Appendix 2 Heritage assets for assessment

1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of Berol Quarter Limited. It assesses the effect of the proposal at the Berol Quarter (comprising Berol House and 2 Berol Yard), Ashely Road, Tottenham Hale on above-ground heritage assets.
- 1.2 The application site comprises two adjacent plots which together form the Berol Quarter within the Ashley Road South Masterplan (ARSM) Area. Berol House is a locally listed former pencil factory, associated with the production of the classic yellow pencil and the Berol company brand. Adjacent is the vacant 2 Berol Yard plot. The site is allocated for the creation of an employment-led mixed-use quarter north of the new District Centre, as well as for facilitating a key part of the strategic east-west green route linking Tottenham High Road with the Lea Valley Regional Park. Both plots were part of a previous planning permission (LPA ref: HGY/2017/2044), to bring forward this area of the masterplan with three plots: Berol House being retained and extended, by John McAslan + Partners; 2 Berol Yard being the site for the proposed National College of Digital Skills; and 1 Berol Yard being the 'Built to Rent' building (now known as the Gessner). The Gessner has been delivered; however, Berol House and the National College for Digital Skills Building have not been delivered after a marketing exercise was undertaken for the National College for Digital Skills Building and found no prospective tenants. The current proposals for the Berol Quarter development comprise a mixed-use commercial and residential scheme at a height of up to 30 storeys and the refurbished and extended Berol House, at six storeys.
- 1.3 Aside from the Cannon Arent Former Futon Factory (a non-designated heritage asset which has extant planning permission for demolition) which is adjacent to Berol House to its north, the setting of the site is not sensitive in heritage terms. There are no listed buildings or conservation areas in the streets immediately around the site. The nearest concentration of heritage assets is to the west, centred along the north-south aligned Tottenham High Road.
- 1.4 In accordance with paragraph 194 of the National Planning Policy Framework, this HIA establishes the significance of the heritage assets to be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

2.0 Methodology and scope

Methodology

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposals effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIfA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 2.2 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic, and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value, and communal value.
- 2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, and fieldwork undertaken during August 2022. Relevant desk-based references were consulted including the National Heritage List for England, Haringey local list of heritage assets, local conservation area appraisals and relevant historic mapping.
- 2.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included at Appendix 1 This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.
- 2.5 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.

Scope

- 2.6 Planning permissions HGY/2017/2044 (Berol Quarter) and HGY/2017/2045 (Ashley Gardens), both approved in 2018, were accompanied by an Environmental Statement (May 2017) which included a Built Heritage Chapter prepared by Lichfields. The approved scheme in relation to Berol House was similar to the current scheme but the proposal for 2 Berol Yard was for a low rise rather than tall building. The scope of the ES Built Heritage Chapter (May 2017) was based on a study area of 1km and included designated and non-designated heritage assets.
- 2.7 The scope of this heritage assessment will comprise the same study area of 1km. A review of the scheme, a Zone of Theoretical Visibility (included in the Townscape Visual Impact Assessment, prepared by Lichfields and part of this application) for the current scheme, and the much-changed context immediately around the application site has shown that an assessment of effects on the heritage assets previously scoped in would be appropriate even

when taking into account the height of the proposed scheme subject to this application (up to 30 storeys).

- 2.8 There are several listed buildings within the conservation areas on the High Road which will be assessed as part of the conservation area within which they lie, and this will adequately take the effect of the proposed development on their significance into account.
- 2.9 It should be noted that the Cannon Street Jersey Fabrics Works (a non-designated heritage asset), assessed as part of the ES Built Heritage Chapter (2017) has since been demolished.
- 2.10 Given the above, the heritage assets which will be assessed within this HIA are shown on the map at Appendix 2 and are listed below:
- 1 No.25 (Berol House) Ashley Road (Former Eagle Pencil Works) (Locally Listed)
 - 2 Cannon Avent Former Futon Factory (non-designated heritage asset)
 - 3 Terraced Houses on Hale Road (non-designated heritage asset)
 - 4 Pumping Station Building and Engine (Grade II listed)
 - 5 The Ferry Boat Inn (Grade II listed)
 - 6 62 High Cross Road (Grade II listed)
 - 7 Tottenham High Cross (Grade II listed)
 - 8 Seven Sisters/Page Green Conservation Area
 - 9 Tottenham Green Conservation Area
 - 10 Bruce Grove Conservation Area
 - 11 The Green School (at rear of Former Grammar School) and No. 2 Co-operative Workshops (former Tottenham Grammar School) (Locally Listed)
- 2.11 The scope of the ES Built Heritage Chapter (May 2017) included an additional conservation area within the north-western boundary of the 1km study area – Bruce Castle. Two other conservation areas (Scotland Green Tottenham High Road Historic Corridor (THRHC) and North Tottenham High Road THRHC) lie beyond the boundary of the Bruce Grove Conservation Area, further away from the application site. Given this, and that the HIA has considered the effect of the scheme on the significance of the Bruce Grove Conservation Area as acceptable, and as there is no obvious historic connection between the application site and these three conservation areas, their setting and significance would be unaltered by the proposals. They have, therefore, been excluded further from this assessment.
- 2.12 The previous scope also included the Terraced Houses on Hale Road, and the Cannon Avent Former Futon Factory as non-designated heritage assets as they were both referred to as buildings with heritage merit in the original Tottenham District Centre Framework (DCF) (2015) which set out the master-planning principles for future planning applications at the site. For the sake of thoroughness and consistency with the previous assessment both these will be included as non-designate heritage assets. Whilst a locally listed building is also a non-designated heritage asset, they have been formally identified as part of the Local Heritage List (first adopted in Haringey in 1978). Other non-designated heritage assets, as is the case here, are usually identified as part of the planning process.

Consultation

- 2.13 Full details regarding the consultation and engagement pre-application can be found in Section 4 of the Planning Statement and further details can be found in the Design and Access Statement.
- 2.14 The Applicant has engaged in three pre-application meetings with LBH, two LBH design officer meetings, two Quality Review Panel (QRP) reviews, one meeting with the GLA, a pre-application meeting with the HSE, An LBH Development Management Forum and an LBH Planning Committee Briefing between 28 June 2022 and 7 November 2022.
- 2.15 Full details of the specific changes made to the proposed development in response to this feedback can be found in the accompanying Design and Access Statement. In summary they included a reorientation of the layout of the proposed development to allow improved daylight and sunlight into the Gessner, a reduction in the overall height of 2 Berol Yard, a new community space, a new bridge landing head at 2 Berol Yard, removal of solar panels on the facade, improved public realm, improved affordable housing offer, and changes to the architecture and materiality of Berol House and 2 Berol Yard.
- 2.16 A comprehensive programme of community engagement was undertaken by the Applicant.

QRP Meeting held 13 July 2022

- 2.1 Written feedback, the Report of Formal Review Meeting (July 2022), provided by Frame sets out a snapshot of the panel's views on the merits of the scheme and demonstrates the issues which design development has responded to.
- 2.2 On Berol House:
- 'It is warmly supportive of the proposals for Berol House, subject to continued development of the details of the design. This should include work to clarify routes and openings, permeability, and ground floor uses. Further consideration should also be given to the expression, materiality, and form of the proposed additional floors at roof level. This should be tested and illustrated within key views. Design for thermal performance and environmental sustainability should underpin the design of the new elements, and the refurbishment and repurposing of the existing elements: the panel would like to see Berol House become an exemplar for environmentally sustainable design and refurbishment.'*
- On 2 Berol Yard:
- The panel is unable to support the proposals for 2 Berol Yard and feels that a building of this scale and mass is not appropriate for the Berol Quarter. A more appropriate development should be explored that more closely references the 12-14 storey scale of the neighbouring buildings, as well as being more sensitive to the privacy and outlook of nearby flats in The Gessner.*
- 2.3 The application submission sets out the design acceptability of a building of this scale in this location. This HIA will consider the effects of a building of this scale solely on the significance of above ground heritage assets affected in line with national and local planning policy which seeks to conserve the significance of heritage assets.

QRP Meeting held 19 October 2022

- 2.4 'The panel's comments at this review focused primarily on the newbuild proposals for 2 Berol Yard. It is broadly supportive of this and feels a case has been made for a tall building on this site, subject to continuing refinement of the architecture, public realm, and a robust strategy to facilitate delivery of the pedestrian bridge across Watermead Way. The rationale for a tall building on this site, marking key public infrastructure nodes, is convincing. This height must be justified by public benefit, provided by substantial public realm improvements that can support a new community of this scale.'
- 2.5 'Considering the wider emerging context, the panel agrees that a case can be made for height on this site to complete the triangle cluster of tall buildings, marking Tottenham Hale station and the green link. However, justification for height will depend on the public benefit that the scheme can offer and continuing refinement of the massing at a detailed level.'

3.0 **Heritage statute and policy**

Statute and policy context

3.1 The Statutory Development Plan for the Site comprises:

- 1 The London Plan (2021); and
- 2 London Borough of Haringey Local Plan consisting of:
 - a Strategic Policies DPD (2013 with alterations 2017).
 - b Development Management DPD (2017);
 - c Site Allocations DPD (2017) *— note: sites in Tottenham are covered by the Tottenham Area Action Plan.*
- 3 Tottenham Area Action Plan (2017): AAP5 and AAP6

3.2 The heritage statutory consideration for the proposal is s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”). This requires decision makers to pay special regard to preserving listed buildings and their settings.

3.3 Material considerations include:

- 1 National Planning Policy Framework (NPPF) (July 2021);
- 2 National Planning Practice Guidance: Historic Environment (July 2019);
- 3 National Design Guidance (January 2021);
- 4 National Model Design Code (July 2021);
- 5 Relevant Historic England guidance; and
- 6 Tottenham Development Centre Framework (DCF).

Application of statute and policy

3.4 The following are the key heritage policies and statutory considerations the proposal will be assessed against:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? s.66(1) of the 1990 Act; Paragraphs 197 and 199, NPPF; London Plan Policy HC1; Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)
- 2 Does the proposal preserve and, where appropriate, enhance the setting and significance of the nearby conservation areas Paragraphs 197 and 199, NPPF; London Plan Policy HC1, and Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)
- 3 Does the proposal preserve the significance of locally listed buildings? Has the effect of the application on the significance of non-designated heritage assets been taken into account and can a balanced judgement be made taking into account the scale of any harm and the significance of the asset? (Paragraphs 107 and 203, NPPF; London Plan Policy HC1, and Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)

- 4 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design, and which respects the original building? (Paragraph 134, NPPF; London Plan Policies D3 and D4; Local Plan Policy SP11 (Design) and Policy DM1(Delivering high quality design))

4.0 Baseline conditions

Site and surroundings

Figure 4.1 Berol House in the foreground with its evolving setting of taller buildings of contrasting architectural style



Source: Lichfields

- 4.1 The application site is located to the north-west of Tottenham Hale Station, on land straddling Ashley Road (Figure 4.1), within the London Borough of Haringey. The site forms part of the wider Ashley Road Area Masterplan. The site is occupied by low rise former industrial buildings and the Locally Listed Berol House, a former pencil factory, dating to the early twentieth century.
- 4.2 As part of the masterplan area, the character is quickly changing. Berol House and the vacant 2 Berol Yard site are now in contrast to surrounding new development (Figure 4.2) and new public realm and landscaping which has considerably improved the appearance of the surroundings and developed the area with taller buildings. The wider masterplan area is now substantially progressed with many completed new developments (Figure 4.4).
- 4.3 The application site is bordered to the north and south by further warehousing on Ashely Road and to the west by the Pavilion Pre-School. A taller building of 33 storeys at the Tottenham Hale Island site, seen in Figure 4.5, has been recently constructed just south of Tottenham Hale station and extends the tall building character and typology beyond the masterplan into the wider area.

Figure 4.2 The rear elevation of Berol House looking north from the side of 2 Berol Yard. The Gessner is shown on the right and is part of the now high-quality residential setting of Berol House



Source: Lichfields

Figure 4.3 Looking west across the site for 2 Berol Yard in the foreground with Berol House in the background. This image again shows the much-changed setting of Berol House which is now surrounded by taller development and the vacant 2 Berol Yard site



Source: Lichfields

Figure 4.4 Example photo of the development surrounding the masterplan area as seen from Tottenham Hale Station. The Gessner, adjacent to Berol House, is shown at the far right-hand side. This shows the new prevailing character of the area with multiple tall buildings



Source: Lichfields

Figure 4.5 The Hale Works Tower to the south of Tottenham Hale station. Whilst not part of the masterplan cluster it is nearby and seen alongside these tall buildings from a distance. At 33 storeys it is one of the tallest buildings in the area.



Source: Lichfields

Historic development

- 4.1 Tottenham is thought to have been an Anglo-Saxon settlement, recorded in the Domesday Book as ‘Totta’s ham,’ and probably bordered the Roman Road which ran from London to York and which the modern High Road largely follows. The majority of the population of Tottenham lived around this road until expansion in the nineteenth century.¹
- 4.2 A weir was in place by 1086 and a mill by 1254 at the Hale, which later became known as Tottenham Hale. They were situated halfway between the High Road and Mill Mead. Tottenham had frequent passing trade and people and the many religious houses in the twelfth century demonstrate its success as an emerging town with close proximity to London. The plague had little effect on the pattern of settlement in Tottenham, which was focussed on a number of greens along the High Road.²

¹ British History Online: <http://www.british-history.ac.uk/vch/middx/vol5/pp313-317> 2

² British History Online: <http://www.british-history.ac.uk/vch/middx/vol5/pp313-317> 3

- 4.3 Whilst this pattern changed very little until the nineteenth century, population growth continued at a steady rate. In the seventeenth and eighteenth centuries it was remarked that the houses continued to be concentrated in the popular areas around Tottenham Green and High Cross; *“Tottenham village, with an unpleasantly flat situation, chiefly comprised one long street of straggling and unequal houses, with little rural charm.”*³
- 4.4 Tottenham Hale remained separate from Tottenham proper until at least 1818, with no connection through to High Road.

Figure 4.6 John Rocque’s Map of 1741-1745, with proposed site location indicated in red.



- 4.5 John Rocque’s map of 1741-45 shows Tottenham Hale in the mid-1700s when the area was still very rural. A small village had grown up to the south-west of the current development site, which was itself an open field at this time. The road network was already well established, High Cross Lane being what is now Broad Lane and Stamford Hill being the modern A10 or High Road. The Hale and Ferry Lane follow a similar line to that of the 1745 map. The railway came to Tottenham in 1840,⁴ and with it the associated Railway Cottages along Station Road. By 1913 it was an industrial hub with factories making everything from boots, pencils, and cabinets to cyclostyles (the forerunner to the photocopier).
- 4.6 By the mid-1890s, the terraced housing had extended north along newly made Ashley and Brograve Roads (now Watermead Way). By 1914 the eastern part of masterplan area was occupied by a Pencil Factory (now locally listed as Berol House) and the western part occupied by a Woollen Factory. To the south-west of the site was a Braid and Bootlace Factory, which, by 1936 had become a Printing Ink and Varnish Factory. By this date, the Woollen Factory had become a Dry Battery Factory and by 1955 was known as Ashley Works. The Pencil Factory remained in the same use but had been extended eastwards at the northern end of the building by 1936.

³ British History Online: <http://www.british-history.ac.uk/vch/middx/vol5/pp313-317>

⁴ British History Online: <http://www.british-history.ac.uk/vch/middx/vol5/pp317-324>

Figure 4.7 Ordnance Survey Map of 1893-1896, Five feet to the mile, with proposed site indicated in red



Figure 4.8 Ordnance Survey Map of 1914-15, 1:2,500, with proposed site indicated in red.

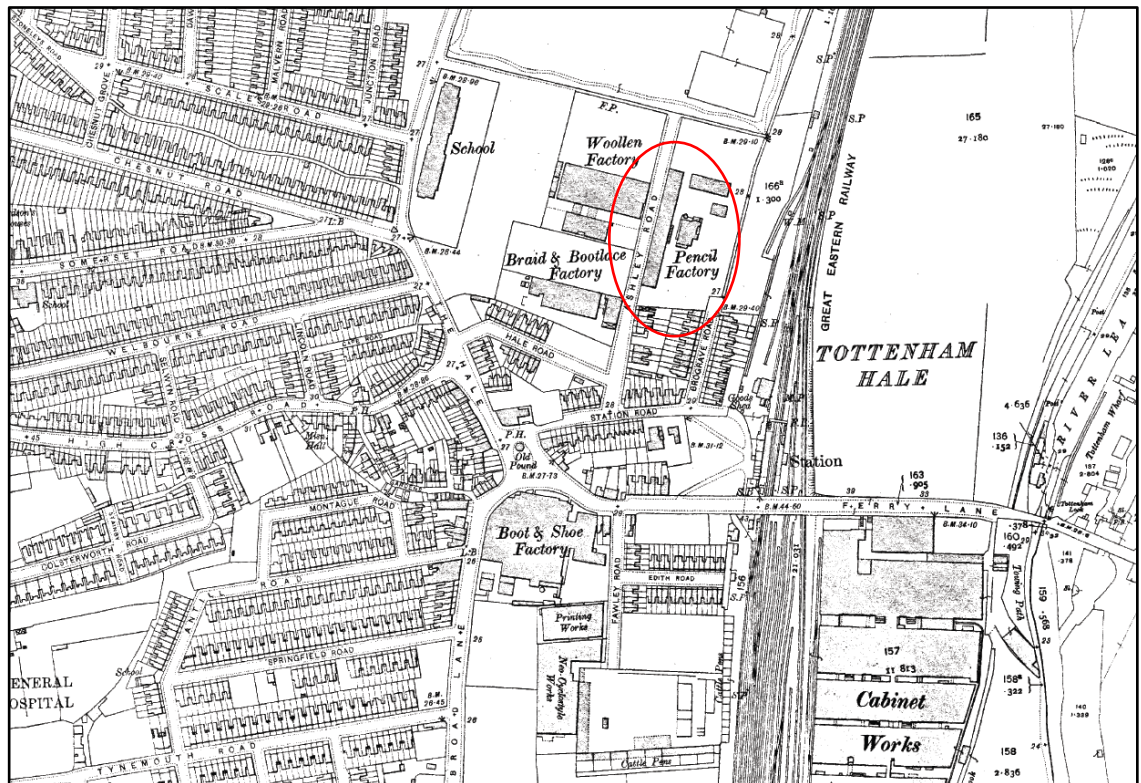
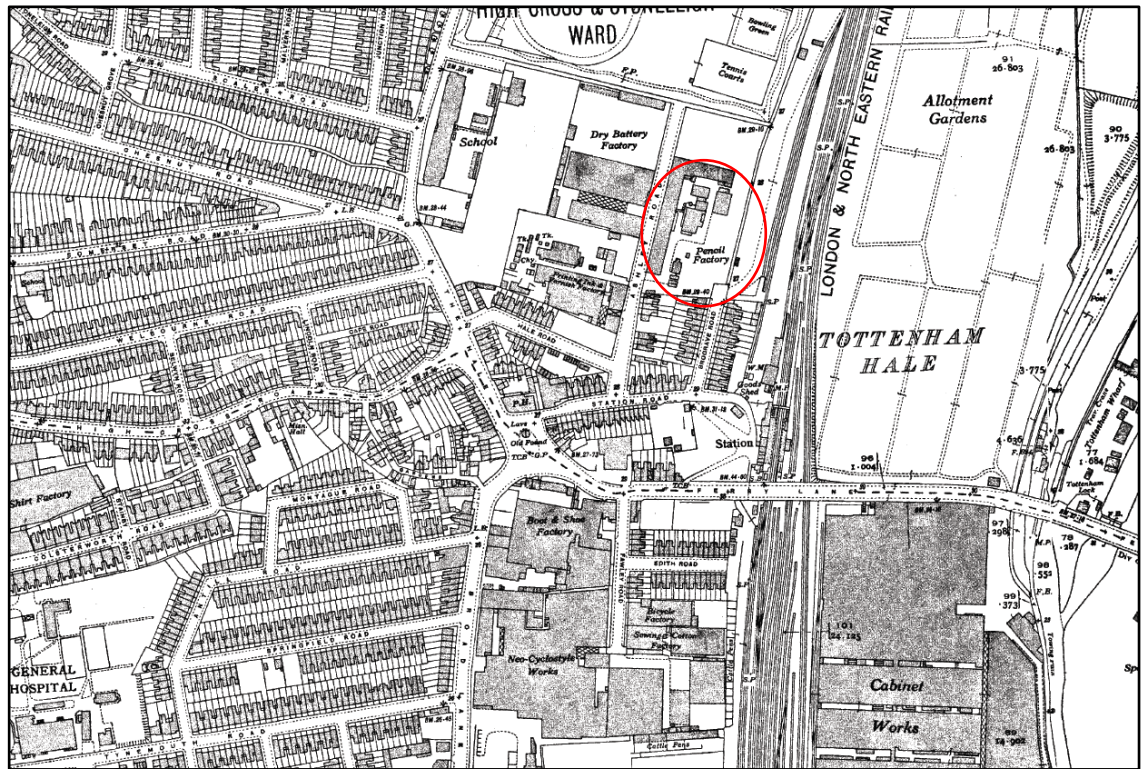
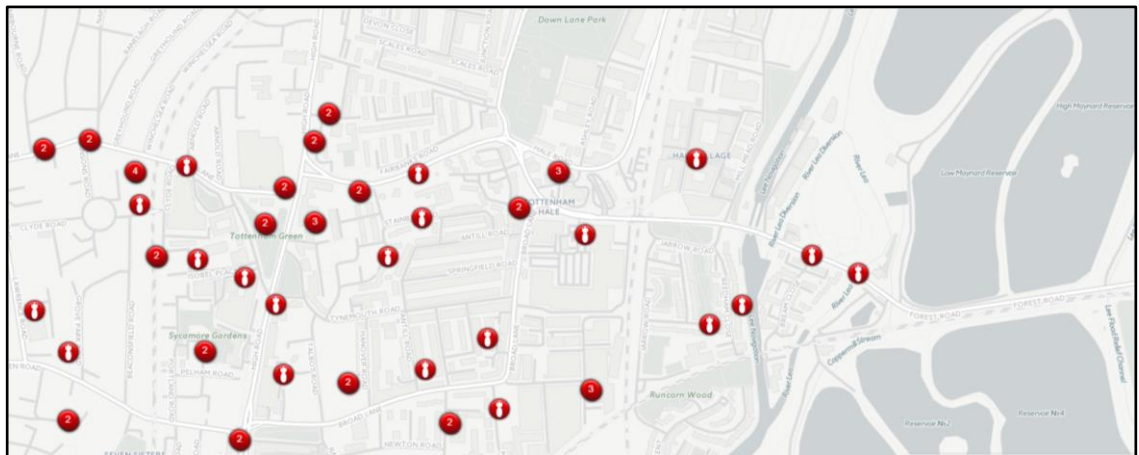


Figure 4.9 Ordnance Survey Map of 1936, 1:2,500, with proposed site indicated in red.



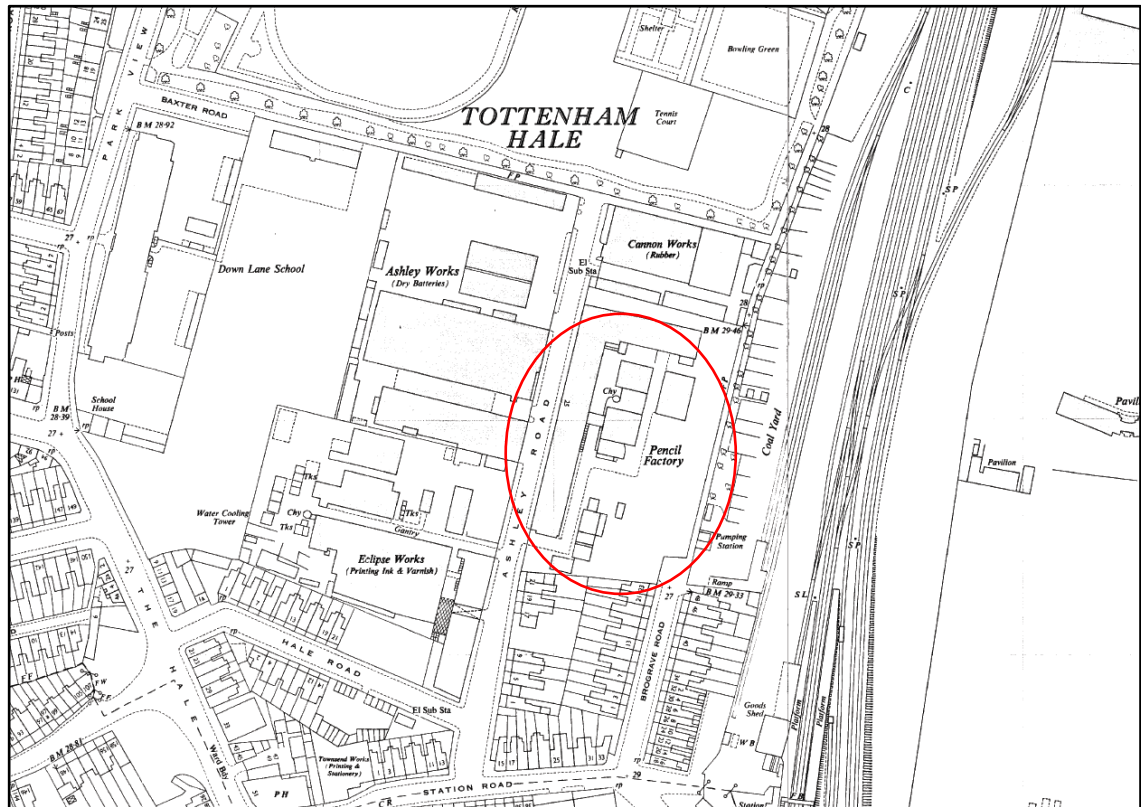
- 4.7 Bomb damage maps do not cover the Tottenham area but location mapping, which shows where bombs were dropped, indicates that a significant number of bombs were released over Tottenham Hale. This led to wide-spread clearing of a number of sites in the early 1960s and the subsequent construction of high-rise housing.

Figure 4.10 Location of bombs dropped during World War II, with proposed site indicated in red.



- 4.8 Throughout the latter part of the twentieth century the surrounding area went through a great deal of change with many of the industrial buildings being demolished, reconstructed, or extended. Watermead Way, which roughly connected Hale Road to Brograve Road and extended north to create the elevated A1055, was constructed in the late 1980s.

Figure 4.11 Ordnance Survey Map of 1955, 1:1,250, with proposed site indicated in red.



4.9

After a period of community engagement between 2014 and 2016 Haringey published the Tottenham District Centre Framework (Allies and Morrison, Dec 2015) to guide the development of the area with master-planning principles. Subsequently the Ashley Road South Masterplan (ARSMP) was developed through planning with three separate but integrated planning applications. During this period a number of adjacent sites to the masterplan were developed and this large-scale development with numerous tall buildings and large footprint buildings now characterises the area.

5.0

Significance of heritage assets

1. No.25 (Berol House) Ashley Road (Former Eagle Pencil Works) (Locally Listed)

Figure 5.1 Berol House



Source: Lichfields

5.1

This 27-bay former pencil works of three storeys with corner stair towers rising above the main façade, was once the home of the production of the famous yellow pencil. Now known as Berol House because it was the Berol Company who owned the factory. The Company began life as the Eagle Pencil Company, founded in New York by Daniel Berolzheimer. Production in England is recorded from 1894 when a showroom was opened at 14 Fore Street, EC4. The building was constructed in the early 1900s and was complete by 1913.

5.2

The building has a striking form, with an impressive length with a well-articulated rhythm through the many windows. The high void to solid ratio is typical of some factory buildings, where the focus was on providing ample natural light. The central two bays project forward slightly with a rounded pediment. The two end bays have an additional storey. The two side elevations are entirely undecorated and comprise an un-patterned number of sash windows puncturing plain yellow stock brick walls. Built of stock brick with red brick panels, plain giant-order pilasters separate the window bays and give the building its rhythm which echoes that of a colonnade. The replacement glazing generally follows the historic pattern but its plastic material, false glazing bars and generally poor condition and the degree to which it dominates the two main facades means it is a detractor to significance. The poor decorative order of the building has a whole is also a detractor to significance. Each window

comprises a side-by-side arrangement with a plain classical-order mullion to the centre. The top storey windows have paired arched heads.

Figure 5.2 Elevational detail to Berol House showing pilaster and fenestration pattern



Source: Lichfields

- 5.3 The foundation stone of the Tottenham factory was laid in 1906 and the works became operational in 1907. During the Second World War the factory produced top secret military equipment but returned to pencil manufacture in 1946. Having acquired several other pencil and pen companies, the name was changed from Eagle Pencils to Berol Limited in 1969. The growing business required larger premises, with offices moving to Whetstone and then to Kings Lynn in 1978. The Tottenham factory was closed in February 1992.
- 5.4 The pencil works was once a significant employer in the area and is one of the few remaining historic buildings in what was once a hub of industry. The building has architectural interest for its rhythmic, simply decorated façade and impressive form, communal value as an historically important place of employment for local residents and historic interest in its association with the Berol company brand and the production of the familiar yellow pencil. This is a robust self-referential building which can accommodate appropriate change in its setting.
- 5.5 As an undesignated heritage asset, it is of low heritage importance (see Appendix 1). Although this means the asset is generally considered to have local rather than national significance, Berol House is a particularly good example of a locally listed building due to its impressive architectural form and associative relationship with the Berol brand, which is known nationally.

Figure 5.3 Berol House side elevations with undecorated facade



Source: Lichfields

Figure 5.4 The rear elevation of Berol House showing the modern stairwell to the rear and the tall buildings within the setting in the background



Source: Lichfields

Figure 5.5 Low quality plastic glazing and poor decorative order have a detrimental significance on Berol House



Source: Lichfields

Setting

- 5.6 The setting of the building has recently changed considerably and what was once an area dominated by low-rise warehouses has been totally redeveloped with high-quality residential schemes of both tall building and mansion block typology. The public-realm surrounding Berol House has been substantially improved. The taller height of the surrounding buildings somewhat diminishes Berol House's prominence. Whilst it was never a landmark building due to its low height, it now appears as one of the smaller buildings within the vicinity. However, its role as a heritage asset, in contrast to the new modern development surrounding it, enhances its significance as the last remaining element of the area's historic built environment and the visual contrast between it and the surrounding buildings highlights its architectural qualities. To the east of the building are Watermead Way and the railway line, beyond which the buildings of Hale Village are clearly visible within the building's setting.
- 5.7 The adjacent Cannon Avent Futon Factory is of some limited aesthetic and historic value but has extant permission for demolition and redevelopment.

Contribution of site to setting

- 5.8 Berol House comprises part of the site.
- 5.9 2 Berol Yard, adjacent to Berol House, is currently vacant and has a low quality, back-of-house character. It is a detractor from the setting of Berol House and has a minor negative impact on significance. Given the setting of Berol House is now characterised by recent tall buildings, its setting can accommodate further sensitive and well-designed change of similar typology without harming its significance.

2. Cannon Avent Former Futon Factory (non-designated heritage asset identified in the DCF)

- 5.10 Although the Former Futon Factory has some hints of Art Deco design, it does not appear to have been built until the early 1950s, first appearing on the 1955 to 56 OS map but being absent from the 1952 edition. It is a two-storey red brick building in Flemish bond with a string course above and below each set of fenestration, picked out in white. The projecting entrance bay to the right of the façade has a large, simple concrete pediment with a decorative, inverted brick bow to the first floor tapering from the projecting ground floor entrance way, back to the elongated first floor window. The windows and door to this portion appear to be later alterations.
- 5.11 The building has been extensively altered during its short lifetime with only the front portion seeming to have escaped enlargement or severe alteration. It has some architectural interest in its Art Deco styling although this is limited in its extent and a late example of this style. It has very limited historic interest but does serve to illustrate the area's former industrial growth.
- 5.12 The planning permission HGY/2016/4165 (determined May 2018) approved the demolition of the building. This is a material consideration in determining its degree of significance. As an undesignated heritage asset, the asset's heritage importance is low, reduced further through approval for its demolition.

Figure 5.6 The Former Futon factory is shown on the left and Berol House in the mid-ground



Source: Lichfields

Setting

- 5.13 As with Berol House, the context has changed considerably, and the former warehouse character has been replaced with that of high-quality residential buildings of a larger scale and height. Whilst this has eroded some of the contextual industrial setting of the factory, the built environment is of a high quality and the quality of the public realm in general is an enhancement to setting.

Contribution of site to setting

- 5.14 Berol House is an important remnant of the surrounding historic townscape and the only other remaining historic building within the Ashley Road Masterplan area. However, beyond this relationship the two buildings do not have a particularly strong visual or historic connection to each other. The contrasting architectural styles and different scales mean there is very little group value and neither building genuinely enhances the experience of the other. 2 Berol Yard is located beyond Berol House and does not form a material part of the setting of former Futon Factory. The setting of the factory can accommodate additional change, albeit the Factory has consent for its demolition.

3. Terraced Houses on Hale Road (non-designated asset identified in the DCF)

Figure 5.7 Terraced houses to the left, seen looking towards the site from the south-west. The changing context is readily visible in the mid and background



Source: Lichfields

Significance

- 5.15 The terraced houses were built around the same time as the historic factory buildings on Ashley Road; that is around the turn of the century, and by 1913. A new road was laid out from The Hale across to Ashley Road and connecting with Station Road. The houses were built on the north and south sides of the new Hale Road although only the northern ones survive. They were probably built to house the workers who would be employed at the new factories along Ashley Road. The houses are built of brown or red brick with decorative stone window and door surrounds. Along the terrace, the houses are paired, giving them the appearance of being semi-detached. Their form varies but they are generally two bays wide with a projecting bay on one side. The eastern portion of the terrace is more unified in terms of design than the western portion. Very few retain their original windows and one bay to the west seems to have been entirely rebuilt, another having an additional gable added above its projecting bay.
- 5.16 The heritage asset's significance derives from the architectural interest of primarily the front façade and the historic interest in its illustration of the local area's growth. Its importance is low, as the asset is an undesignated asset which has local rather than national significance.

Setting

- 5.17 Their setting has altered considerably since they were first constructed. All surrounding terraces in the immediate vicinity have been demolished and the terrace is now a fragmentary survivor which has lost its historic townscape setting. Hale Road is now a busy

thoroughfare and is dominated by traffic, with higher rise buildings surrounding it. The busy road contributes negatively to the heritage buildings' significance. High quality residential and mixed-use buildings built immediately adjacent to the terraces generally assist the terrace's integration into the streetscape with a strong line along Hale Road. Their existing setting does not contribute to their significance and additional change can be accommodated.

Contribution of site to setting

- 5.18 The terraces are in close proximity to the masterplan area and to the site. The site, including Berol House, does not play a material part in the visual aspect of their setting and does not contribute to its significance.

4. Pumping Station Building and Engine (Grade II)

Figure 5.8 Pumping Station Building and Engine looking north towards the site



Source: Lichfields

Significance

- 5.19 The pumping station was built in the mid nineteenth century, of stock brick, to serve the Tottenham Sewage Treatment Works. These works operated for more than one hundred years, closing in 1964 when the incoming sewers were diverted to the extended East Middlesex Works at Deephams. The building is constructed in two separates, but linked, pitched-roof sections. The northern section has an arcaded ground floor of three bays with louvred, round-arched glazed lights above. The more striking section, to the south, has six large arched windows with pale brick arches above and an overhanging cornice.

- 5.20 The 100 horse-power compound beam engine dating from 1888 and built by Wood Bros. of Sowerby Bridge is housed in the southern section of the building. The engine saw continuous duty from 1888 to 1905 when it was demoted to standby engine in case of storm water. The 28-foot fly wheel is still moveable and is part of what is thought to be the only surviving, in situ, eight column, free-standing, compound rotative engine.
- 5.21 The framework, of eight supporting Doric columns, and platforms for the machinery are cast iron with palmette pattern friezes and fluted columns. The supporting brackets have acanthus leaves motifs picked out in colourful paint. The original glazing bars are in situ as are the paterae.
- 5.22 The pumping station and engine have evidential and historic value as a reminder of how industrial processes were used to improve the quality of people's lives towards the end of the nineteenth century. The building has architectural value for its simple classicism, symmetry, and large windows as well as its internal decorative ironwork. It may have communal value for those who worked at the pump house up until 1964 or for those who were involved with its conservation and restoration.
- 5.23 As a Grade II listed building the importance of the heritage asset is medium.

Setting

Figure 5.9 Setting of the Pumping House, looking south from the building



Source: Lichfields

- 5.24 The Pumping House and Engine sits in a slight dip within the grounds of Markfield Park. The buildings are surrounded by landscaped grounds of grass and planted beds with a band of trees surrounding the boundary of the park. There is a concrete skate park to the north of the listed structures and a small parking area to the west. Two railway lines runs to the north and east of the structures, outside the boundary of the park with the River Lea to the south. To the west are further areas of parkland which border a school and a residential area.

- 5.25 The pumping station and engine have historic relationships with the River Lea which was the necessary water source, and the railway which facilitated the area's industrialisation and the need for wastewater infrastructure. Markfield Park was open fields when the Pumping Station was built, and has never been built on, although it has variously been used as allotments, a recreation ground and currently as a park.
- 5.26 The wider modern setting to the pump house and engine contributes neutrally to their significance. Additional development of tall buildings within its distant setting can be accommodated without harming its significance.

Contribute of site to setting

- 5.27 The site is not visible within the setting of the listed building, nor are there any non-visual relationships between the existing site and the heritage asset.

5. The Ferry Boat Inn (Grade II)

Figure 5.10 The Ferry Boat Inn (Grade II)



Source: Lichfields

Significance

- 5.28 This early eighteenth-century inn with late eighteenth century extensions is stuccoed with a pitched tiled roof. Two storeys tall with hipped dormers to the roof, it is three windows wide, and the windows are sixteen pane sashes with almost flush frames. A two-storey extension, one window wide, has been added to the left.

- 5.29 This location was one of the most important crossing points of the River Lea during the Middle Ages. Ralph de Tony was required to build two bridges here in 1277 and in 1594 'Mill Bridge' was one of the most well used bridges. A ferry adjacent to this bridge is mentioned in 1722 and the ferry house associated with it became the Ferry Boat Inn in 1738 (probably rebuilt around the same time).
- 5.30 The associated Ferry Bridge was rebuilt in 1760 (as a toll bridge) and again in 1820 and 1854. The East London Waterworks Co. bought the bridge in 1868, freeing it of tolls in 1877. The bridge was finally demolished in 1915 when Ferry Lane Bridge was constructed a little further downstream.
- 5.31 The inn has historic and evidential value having been built for the same purpose it now serves and as a representation of how an early eighteenth-century inn was designed and functioned. It also has evidential value as a strategically located watering hole and resting place. It has aesthetic value for its varied form which demonstrates how it has evolved over time. The Ferry Boat Inn has communal value as a place of social gathering.

Setting

Figure 5.11 The Ferry Boat Inn to the right, looking west towards the site.



Source: Lichfields

- 5.32 The Ferry Boat Inn is located on an island of land created by the branching of the River Lea (to the west) and the Coppermill Stream (to the east). It faces Forest Road, which is an A road, to the south. The Inn's immediate setting is of an area of tarmac used for parking, which surrounds the building to the east, south and west. To the north is a paved beer garden which extends northwards onto an area of lawn. The banks of the River and the

Stream are bordered by trees, giving a sense of enclosure to the majority of the grounds, save the frontage, which is very open, in order to attract customers. The setting of the Ferry Boat is important to its significance as a strategically located Inn at an important crossing point of the river. However, the bridge which originally dictated the location of the building has been removed, altering the setting of the Inn, but the building has continued to function in an era of new forms of transport.

- 5.33 The wider setting contributes neutrally to its significance. Looking west towards the site and the masterplan area the large residential schemes coming forward are gradually altering the character of the setting. What would have once been a relatively unnoticeable part of the setting is now visible blocks of flats which are seen when standing outside of the pub. The buildings are of good quality design, and they provide a visually interesting backdrop which does not detract from the pub's setting. Whilst they further change the pub's original setting from one of relatively undeveloped suburban character to a denser urban character, this change has been relatively gradual throughout the asset's history and appears as a natural consequence of London's expanding population and the subsequent changes to the surrounding urban form. The setting can accommodate additional change/tall development which would be a characteristic feature of its existing setting.

Contribution of site to setting

- 5.34 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship.

6. 62 High Cross Road (Grade II)

Figure 5.12 62 High Cross Road



Source: Lichfields

Significance

- 5.35 A late eighteenth century house of three storeys and basement of brown brick with a stone-coped parapet and gauged red-brick arches above the sash windows. The doorcase is of square half columns which are fluted supporting an entablature of triglyphs and guttae and an open pediment with mutules. 62 High Cross Road is the last vestige of the pre-Victorian hamlet of Hale.
- 5.36 This house has evidential and historic value as an example of a late eighteenth century home, demonstrating how houses were laid out at this time. It is also one of the few remaining historic buildings in the area, showing what Hale might have looked like as a hamlet, prior to Victorian development. It has aesthetic value for its simple classicising symmetry, pleasing proportions and stone detailing.

Setting

Figure 5.13 62 High Cross Road is shown on the right, recent development surrounding the site is seen in the background on the left. View looking east along Monument Way



Source: Lichfields

- 5.37 The current setting of 62 High Cross Road is modern blocks of flats and a large billboard which faces the busy main road. To the east are large areas of tarmac associated with school playgrounds and an industrial site. The road which 62 faces (now Monument Way) was re-routed in the late 1980s to curve further to the north and previously connected to High Cross Lane, which is now a dead end. It is for this reason that the orientation of the building does not align with the road which it addresses (although its front boundary is now dense with foliage). This orientation is significant because it demonstrates that the route of the road has changed.
- 5.38 The wider modern setting contributes neutrally to its significance and can accommodate additional, characteristic change.

Contribution of site to setting

- 5.39 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship. However, as the development comprises a tall building, there would likely be some visual change within the setting of the heritage asset, creating a visual relationship between the site and the heritage asset.

7. Tottenham High Cross (Grade II)

Figure 5.14 Tottenham High Cross, seen looking east towards the site which is not visible.



Source: Lichfields

Significance

- 5.40 The cross does not appear to have any relation to the crosses erected by Edward I to commemorate his wife, Queen Eleanor, however it was erected between 1600 and 1609 by Owen Wood, Dean of Armagh. It is constructed of brick and replaces an earlier wooden, wayside cross on the site, which in 1580, had a lead cap. This cross was recorded as early as 1409. In 1809, Wood's brick construction was covered with stucco and given Gothic decoration. The structure is an octagonal tower of three stages, on a plain plinth and with a short spire.

Tottenham High Cross has both historic and communal value as an enduring piece of Tottenham High Street's townscape. It also has architectural value as an historic monument with later alterations and aesthetic value for its pleasing symmetry and intricate Gothic detailing. As a Grade II listed building the heritage asset has medium importance.

Setting

- 5.41 Tottenham High Cross stood to the western side of the High Road until the late 1980s when, as with No. 62 High Cross Lane, the road was diverted to create Monument Way and an island was created, on which the Cross now sits. This makes the Cross more noticeable and prominent, but its setting has altered a great deal since it was erected in the seventeenth century. The Cross was meant to be seen and marks the centre of Tottenham Village, possibly having replaced an earlier Roman beacon or road marker, therefore its visibility within its immediate setting on the High Road is key to its significance
- 5.42 Whilst it is prominent, the current setting is a major detractor to significance. The large road intersection next to it and the lack of strong nearby townscape to frame the cross means it appears lost and out of place and diminutive within its setting.
- 5.43 The wider setting, beyond this immediate intersection, contributes neutrally to the asset's significance and can accommodate further change without harming the significance of the asset.

Contribution of site to setting

- 5.44 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship. However, as the development comprises a tall building, there would likely be some visual change within the setting of the heritage asset, creating a visual relationship between the site and the heritage asset.

8. Seven Sisters/Page Green Conservation Area

Figure 5.15 Terrace along High Road in Seven Sisters



Source: Lichfields

Significance

- 5.45 In 1619 the area now known as Seven Sisters was called Page Greene. The name Seven Sisters derives from a circle of seven elm trees which were planted in a circle around a walnut tree on Page Greene and were known as the Seven Sisters by 1732. Due to rapid urbanisation of the area in the mid-nineteenth century, the trees were moved in 1876 and remained in their new location until 1955.
- 5.46 Seven Sisters is on the route of the Roman Road known as Ermine Street which linked London to York. A settlement grew at Page Green in the Middle Ages and the surrounding woodland was cleared for agriculture. By the early nineteenth century, it had become a popular retreat for wealthy Londoners who built several grand houses in the area although these were cleared to make way for Victorian expansion.
- 5.47 The Conservation Area is characterised by broad avenues lined by predominantly nineteenth century villas and terraces but with some later twentieth century buildings as well. Extensively developed towards the end of the nineteenth century from a rural area of several large, detached houses, it was not subjected to vast re-development schemes until the 1970s and 1980s.
- 5.48 The area's significance lies in its historic interest as a locale which has been inhabited since at least the Middle Ages and which is now an area of comprehensively planned streets of housing, designed and built-in rapid succession to one another. It has aesthetic value for its

wide, verdant streets and homogenous housing with various sets of attractive decorative detailing.

5.49 The heritage asset is of medium importance.

Setting

5.50 The Conservation Area centres around Tottenham High Road, extending east only a short way to incorporate a portion of Broad Lane and Ashmount Road at the northern end of the Conservation Area. The Area is surrounded by Victorian and Edwardian terraced housing to the east and west and the Tottenham Green Conservation Area to the north. The terraces are on each side of the High Road are broadly contemporary and of a similar style and scale, but the principal historic relationship is with the Conservation adjacent where the High Road continues north.

5.51 The immediate setting to the north and south contributes positively to the significance of the Conservation Area, but the wider modern context contributes neutrally. The wider modern context can accommodate additional change without harming significance.

Contribution of site to setting

5.52 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship. However, as the development comprises a tall building, there would likely be some visual change within the setting of the heritage asset, creating a visual relationship between the site and the heritage asset.

9. Tottenham Green Conservation Area

Figure 5.16 Tottenham Green Conservation Area



Source: Lichfields

Significance

- 5.53 Tottenham Green Conservation Area is characterised by wide streets lined with large civic and ecclesiastical buildings, as well as some areas of historic housing. The majority of the larger buildings in the area were constructed in the late nineteenth or early twentieth century using a palette of red and stock brick and stone dressings. Tottenham Green provides an important open space within the Conservation Area.
- 5.54 The Conservation Area's special interest derives from the scale and character of the public open space around Tottenham Green and the concentration of public and civic buildings. This is in particular contrast to the rest of the High Road, to the north and south, which is predominantly laid out as a high street with the buildings close to the street frontage, whereas around Tottenham Green, many of the buildings are set well back from the road, giving a feeling of openness and spaciousness.
- 5.55 Tottenham High Cross forms an important part of the Conservation Area, as an historically important landmark along this Roman road. The buildings within the Conservation Area illustrate the evolution from residential suburb to municipal centre. The historic and evidential value of the Conservation Area derives from its obvious importance as a town centre for a population which was expanding rapidly at the beginning of the twentieth century. It has aesthetic value for the large, impressive civic buildings which are set well back from the wide roads behind trees or large gateways. The buildings' communal value lies in their use as public buildings such as town halls, schools, and places of worship.
- 5.56 The importance of the heritage asset is medium.

Setting

- 5.57 The Conservation Area is bounded by twentieth century housing to the east and west, the Seven Sisters Conservation Area to the south and the Bruce Grove Conservation Area to the north. The two Conservation Areas either side of Tottenham Green, are a continuation of the Tottenham High Road Conservation Areas, which have this originally Roman Road as their focal point. The twentieth century housing forms a distinct boundary around the Conservation Area.
- 5.58 The immediate setting to the north and south contributes positively to the significance of the Conservation Area, but the wider modern context contributes neutrally. The wider setting can accommodate additional change without harming the setting or significance of the asset.

Contribution of site to setting

- 5.59 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship. However, as the development comprises a tall building, there would likely be some visual change within the setting of the heritage asset, creating a visual relationship between the site and the heritage asset.

10. Bruce Grove Conservation Area

- 5.60 Bruce Grove Conservation Area centres around the A10 road which is a high street. The south side of Bruce Grove was an early off-shoot from the High Road, built up with large

dwellings in the late eighteenth century but the surrounding area remained relatively undeveloped until the commercial building boom, brought on by the arrival of the railway, in 1872.

- 5.61 The section of Tottenham High Road included within the Conservation Area is predominantly a late-Victorian commercial street. There are few residential premises, and most buildings are set close to the road, forming a continuous building line, (and height of three storeys), a characteristic feature of Victorian and Edwardian high streets.
- 5.62 The street was rapidly urbanised from 1872 onwards, after Bruce Grove Station was opened. Warner Terrace, an early-Victorian shopping parade, is one of the older buildings on this part of the High Road and is relatively simple compared to the more eclectic architecture which followed it, particularly the Art Deco Burton's and Marks and Spencer's which were built in the 1930s.
- 5.63 The buildings along the road are lower than those of the Tottenham Green Conservation Area, being of a more domestic scale and between one and three storeys. Materials are varied ranging from red, stock, or brown bricks to stone and concrete. The more historic buildings are terraced houses with shops at ground floor whereas the newer buildings are more retail focussed. Many of the buildings which were part of the high street's original success survive but as shopping habits change, there has been a decline in some of the shop fronts. Several grant-aided townscape improvement schemes have helped to improve the appearance of the Conservation Area but poor-quality infill development as well as large quantities of signage and advertising hoardings are detracting from the appearance of the High Road.
- 5.64 The Conservation Area has evidential and historic value as evidence of how high streets evolve as the population's requirements change and grow. From early housing with small shops below to later larger shop units with no accommodation and banks with offices above. Its aesthetic value derives from the variation of styles and materials visible along the street. Its communal value derives from its function as a high street which changes continually but provides an important service to the community.
- 5.65 The conservation area is of medium importance.

Setting

- 5.66 Bruce Grove Conservation Area has a very tight focus along Tottenham High Road and is bounded to the south by Tottenham Green Conservation Area and to the north by the Scotland Green Conservation Area. Its eastern boundary is twentieth century housing while its western boundary is largely defined by the railway line and partially adjoins the Bruce Castle Conservation Area. The railway line is a significant part of the Conservation Area's setting because it began to truly flourish following the arrival of the railway. Many of its buildings were built as a direct consequence of the railway station at Bruce Grove. The twentieth century housing forms a distinct boundary and the conservation areas to north and south are a continuation of the importance of this road as a well-used thoroughfare.
- 5.67 The development around the site is barely visible, if at all. Additional tall buildings can be accommodated within its setting.

Contribution of site to setting

- 5.68 The site does not form a part of the setting which has a material contribution to the conservation area's significance and there is no visual relationship.

11. The Green School (at rear of Former Grammar School) and No. 2 Co-operative Workshops (former Tottenham Grammar School) (Locally Listed)

Figure 5.17 The Green School and Tottenham Grammar School, to the right, and the taller buildings around the application site in the distance background



Source: Lichfields

Significance

- 5.69 The Green School began life as the Industrial School for Girls, founded by Priscilla Wakefield in 1792. The first school was constructed on Stoneleigh Road with an Infants School following in 1848 next to Holy Trinity Church. The main school moved to its current location on Somerset Road in 1862, appearing on OS maps in 1876. The core of the historic building is formed of a steeply pitched neo-gothic stock brick building with red brick detailing. Above the front door is a relatively high-relief biblical scene carved from stone, under a polychromatic pointed arch. It educated 72 pupils at this time but extensions to the building in 1898 meant that 173 pupils could be schooled.
- 5.70 In 1907 the school was officially associated with Holy Trinity Church and became known as the Green Coat School because of its pupils' uniforms. In 1939 further classrooms were added upstairs and the school became co-educational in 1955. In 1984 the infant and main schools were combined and further extensions were built and in 2013 the school was re-named Holy Trinity.
- 5.71 The Tottenham Grammar School had existed possibly since 1456, but certainly since 1631. A legacy was left by Sarah, Duchess of Somerset in 1686 to extend an existing schoolhouse

and ensure free education for poor children in Tottenham. The building was demolished and replaced by a new school on Somerset Road in 1910. It appears on OS mapping in 1913 and is a tall red brick building with an elaborate stone porch to the north side, which is the gable end. The west façade is more interesting in terms of fenestration, the two central bays projecting slightly and having gables above the third floor. The red brick façade is articulated with stone window surrounds and stone quoins.

- 5.72 It was used as a school until 1937, when a new larger school was opened at Creighton Road with the former school building becoming the Education Department of Haringey Council in 1971. The school finally closed in 1988.
- 5.73 The buildings have architectural interest for their interesting detailing and communal interest for their current and historic use as places of education. No.2 is now used as workshops.
- 5.74 As a locally listed building, the asset is of low significance.

Setting

- 5.75 The setting of these buildings is currently a twentieth century housing development to the north and east of the buildings and significant twentieth century extensions to the south of the Green School. There is some nineteenth century housing remaining to the northwest and southwest of the Co-operative Workshops, facing Tottenham High Road. These buildings and the Workshops are included in the Tottenham Green Conservation Area, but the Green School is excluded. The significant quantity of housing surrounding the schools demonstrates the requirement for educational establishments in the area.
- 5.76 The modern residential setting of the locally listed building contributes neutrally to its significance. The conservation areas to the north and south, and Bruce Castle, contribute positively, but the wider modern setting contributes neutrally and can accommodate additional change.

Contribution of site to setting

- 5.77 The site does not form a part of the setting which has a material contribution to the building's significance and there is no visual relationship. However, as the development comprises a tall building, there would likely be some visual change within the setting of the heritage asset, creating a visual relationship between the site and the heritage asset. Some tall buildings nearby to the site are visible in the distance behind the school which indicates where the proposed tall building may be visible. However, at this distance these buildings appear part of a distant townscape which has little effect on the character of the immediate setting.

6.0 **Proposal's effect on significance**

Description of proposal

- 6.1 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of photographs and application drawings have been used to predict and evaluate the change. The following features are key aspects of the proposal relevant to this assessment:
- 1 Berol House will be sensitively refurbished for a mix of flexible commercial and retail floorspace with a roof extension. The upwards extension would primarily take the form of a two-storey extension across the full extent of Berol House with a smaller, recessive third storey to accommodate offices surrounded by an open terrace. The fenestration to the original building would be entirely renewed and Berol Passage, a pedestrian route, would be formed by replacing the ground floor windows in the central two bays. Most ground floor windows would be converted to form doors/larger windows to the proposed retail units, office lobby and commercial space. The current rear elevation with the modern stair-tower (to be removed) would form one side of Berol Walk, a pedestrianised street which would take advantage of new retail units in both Berol House and 2 Berol Yard. The side elevations would largely be unaltered, with 'BEROL' sign-written onto the south elevation near Berol Square.
 - 2 2 Berol Yard, by Allies and Morrison, would form a ground floor + 30 storey + lift overrun to the core mixed-use building comprising five rectangular blocks of various sizes set at angles around a central core. Retail units to the ground-floor would face Berol House and Berol Walk with further public realm to the south.
 - 3 The proposed developments would be connected through the provision of new public realm (by Churchman Thornhill Finch Landscape Architects) linking the completed schemes to the north of Berol Yard and through to Ashley Road to the west. It would focus on creating new links, including the Ashley Link to the south and would create green spaces to maximise biodiversity. Berol Square would be formed to the southeast corner of the new, tall building, allowing a space in which the refurbished Berol House and the new building could be appreciated together, and would be the focal point of the scheme.

Assessment of effects

1. No.25 (Berol House) Ashley Road (Former Eagle Pencil Works) (Locally Listed)

- 6.2 This section considers the effect of the individual proposed interventions on the significance of the locally listed building before coming to an overall conclusion as to whether the proposal would preserve or harm the significance of Berol House.
- 6.3 The proposal is to refurbish and upgrade the existing office building to provide a mixed-use building comprising commercial/retail/lobby and bike storage at ground floor with office space in the floors above and a roof top terrace.

New Openings at ground floor

- 6.4 Commercial and retail units are proposed to be accommodated at ground floor, together with circulation space and bike storage. This would serve to provide active uses at ground floor and open up the currently monolithic building which comprises generally 'closed' inaccessible lengthy eastern and western facades.
- 6.5 At the centre of the building, the existing modern plastic windows of the two central bays on the western and eastern elevations would be removed, together with the brickwork beneath the windows, to form two openings that would create a pedestrian passage through the building linking Ashley Road to Berol Walk. The loss of the detracting modern plastic windows would not result in loss of historic fabric. The removal of fabric that dates to 1906 would not be materially harmful. The existing arched window heads of the two central bays would be retained. This is an acceptable change in which the red brick detailing is retained, and the openings ensure the central bay becomes a focal point of the building for pedestrians. The creating of this passage would not harm the significance of the building.
- 6.6 The remaining ground floor windows of the western elevation, apart from the end bays, would be altered to form full height glazed door openings with a glazed fanlight above. On the east elevation all windows including the southern end bay would be similarly altered. The glazing would be inserted underneath the retained lintels; the brickwork below the existing windows would be removed. The majority of the existing ground floor windows are modern plastic replacements that have no significance and detract from the architectural interest and significance of the façade. Therefore, their loss would not be harmful. As with the two central bays, the only original fabric that would be lost would be the removal of the brickwork beneath the existing windows. As a locally listed building with fabric that dates to 1906 this loss would not be materially harmful to the overall significance of the building.
- 6.7 Whilst the full height glazed replacement doors would alter the character of the ground floor, the entirely glazed openings will improve the accessibility and visual openness of the ground floor. Furthermore, the essential rhythm of the building would still be readable through the retained brick piers. The open glazing will also introduce visual variety to the elevation's repetitive fenestration pattern. The visually recessive glazing will highlight the three-storey tall brick piers, drawing attention to their architectural appeal. These changes are essential to providing high quality retail space within the building and opening up the repetitive ground floor elevations.
- 6.8 The replacement of poor-quality plastic ground floor windows with well-designed glazed doors to provide access to ground floor units, even taking into consideration the removal of 1906 brickwork, would not harm the significance of Berol House.
- 6.9 The opening up of the building to a greater number of users and the removal of modern plastic fenestration would better reveal the significance of the building.

Refurbished fenestration at upper floors

- 6.10 All upper floor windows would have their fenestration refurbished and upgraded in a similar style and glazing pattern to the original design with fixed windows with opening casements within. The existing upper floor windows are currently almost all modern plastic replacements and have no significance; they detract from the architectural significance of the facades. The final window details are likely to be subject to a condition. The

refurbishment of the upper floor windows would be an enhancement to the significance of the building.

- 6.11 The upper windows of the central two bays would be frameless glazed panels to maximise light, giving them a contemporary appearance. This will differentiate them from the other bays and help add visual focus to the building's centre.

Upward extension

- 6.12 The upward extension primarily comprises a high-quality, sensitively designed two-storey element running the length of the roof with a small degree of setback. The massing is intentionally almost flush with Berol House itself in order to appear as a primary part of the building which increases the size of Berol House and is not intended to be a recessive extension. Due to the number of tall buildings surrounding Berol House, the building now appears diminutive in comparison to its neighbours and no longer sits well within the townscape. As with the initial planning applications, the intention is that the upward extension would help mitigate this which improves Berol House's proportions in relation to its neighbours.
- 6.13 The two-storey element will be finished in a terracotta glazed facade system with two-storey tall piers aligning with those of the 1906 Berol House (Figure 6.1). The red coloured terracotta has been chosen to reflect the red brick detailing of the 1906 building and ties the old and new together. Within the terracotta frame, the fenestration and floorplates will be dark powder coated aluminium with a recessive appearance giving the cladding frame precedence. The frame echoes the strong verticality of Berol House with horizontal lines kept to a minimum. This design ensures there is a coherent relationship between the old and the new whilst still being a clear modern intervention.
- 6.14 The third additional storey will be a primarily glazed, light-weight structure surrounded by a rooftop terrace with a glazed balustrade. It will be set back from the northern and southern facades of the building by six bays and from the western façade to leave space for the roof terrace to wrap around. On its eastern side it will be flush with the eastern elevation of upper extension of Berol House. This allows for a substantial terrace and reduces the overall massing of this top floor. This floor is designed to be visually recessive and would be less visible when standing near Berol House. It also would improve the overall proportions of Berol House, giving the building a tri-partite hierarchy with Berol House acting as a base for the middle and upper parts.
- 6.15 Whilst the upward extension alters the scale of Berol House, it does so in a sensitive and respectful manner that enhances the visual interest of the building as a whole. The considered design and high-quality materials ensure the character and significance of Berol House is preserved by the upward extension. There would be no harm to the significance of Berol House.

Figure 6.1 Proposed Berol House facade treatment floors G-4



Source: JMP 2042-JMP-XX-XX-DR-A-4000

Other works

- 6.16 **Canopies:** a canopy is proposed on each of the eastern and western elevations to denote the presence of the internal lobby. This would extend across five bays (see Figure 6.1 above) and would comprise 'Berol House' signage above. These would be constructed of dark powder coated aluminium to tie in with the refurbished facades. On each elevation they are located to one side of the central ground floor passageway. As discrete structures they will add interest and focus on the existing unrelieved facades and will help to orientate users of the building. By adding visual and architectural interest and additional lettering, their introduction would be an enhancement to the significance of the building.
- 6.17 **BEROL signage to southern facade:** this would aid public awareness of the building's historical association with Berol and will add visual interest to the southern elevation. It would have a positive effect on the significance of Berol House.
- 6.18 **Removal of rear stair tower:** the stair tower is a later addition of no architectural significance and detracts from the character and form of the building. Its removal and reinstatement of the eastern façade would have a positive effect on significance.
- 6.19 **Interior structural works:** a steel structure will be placed within Berol House to support the upper extensions. This structure will preserve the existing open floor plates within the building and will not result in a change to the character of the interior or exterior. There would be a neutral effect on significance.

Summary

- 6.20 The changes to Berol House would ensure the building has a sustainable future through upgrading existing office space and accommodating new, outward facing ground floor uses.

The changes introduce a high-quality modern design which ensures the building's impressive architectural form and historic detailing is preserved and better accessed by a greater number of users. The loss of some historic fabric (of a late date of 1906) to accommodate the ground floor openings would not harm the overall significance of the building and the character of the elevations would be preserved. Fully refurbished fenestration and general decorative order would enhance and better reveal the significance of the building. The surrounding public realm and landscape improvements would enhance the setting of Berol House. When considered as a whole, the proposed works to Berol House would enhance its significance through a sustainable new use and high-quality, sensitive physical interventions to achieve this.

Effect of 2 Berol Yard on the setting of Berol House

- 6.21 The new 30+1 storey and lift overrun building would be adjacent to Berol House to the south-east corner of the building. As the setting of Berol House has already changed substantially with the introduction of many larger buildings within its vicinity it is not considered that 2 Berol Yard would have an adverse effect on significance. Berol House's significance is primarily derived from its architectural form and its historical associations, and its setting does not contribute substantially to this. The key aspects of its setting are ensuring the long elevations remain visible within the immediate townscape. The proposed 30 storey building would not affect this. The design of the lower floors of the building would create a cohesive shared streetscape between the two buildings where 2 Berol Yard and Berol House would both address the new public spaces of Berol Walk and Berol Square.
- 6.22 The design of 2 Berol Yard, particularly the rectangular forms of the individual 'fragments' of the overall tower echo the horizontal form of Berol House vertically and their differences reflect the different context of each elevation. This creates a design dialogue between the two buildings, enhancing the character of overall townscape. The design correspondence is also evident in the façade detailing which echoes Berol House's traditional brick construction, solid to void ratio and modularity. Whilst 2 Berol Yard would introduce a taller building than the previous new buildings adjacent to Berol House its' relatively small footprint creates a slender, elegant tower which is not overbearing or out of scale with the surrounding townscape. The different heights of the separate 'fragments' also decreases the appearance of its mass, further reducing its visual impact.
- 6.23 Overall, as the much-altered setting of Berol House no longer materially contributes to its significance, as tall buildings are already a feature of this setting, and as the design of 2 Berol Yard is high-quality and has made references to Berol House, the proposed new tall building would not have a harmful effect on the architectural or historic interest of Berol House or its setting. The significance of Berol House would be preserved.

2. Cannon Avent Former Futon Factory (non-designated heritage asset identified in the DCF)

- 6.24 The setting of this non-designated heritage asset will be affected by both the alterations and extensions to Berol House and the construction of the tall building at 2 Berol Yard.
- 6.25 The upward extension to Berol House would increase the size of Berol House in comparison to the Futon Factory but would be reflective of the greater massing and height of the recently constructed and emerging surrounding buildings. The additional height of Berol

House would sit comfortably within the surrounding townscape, and this would improve the way it interacts with the taller new buildings. This improvement would be perceptible within the setting of the former Futon Factory and there would be no sense of overbearing. The distance between the two buildings would ensure there is no overshadowing. Overall, the upwards extension would have a neutral effect on the setting of this heritage asset.

- 6.26 The renovation of Berol House as a whole, taking into consideration the upwards extension, the repairs and redecoration, renewed fenestration, and public realm, would together have a positive effect on the setting and significance of this asset. The improvement to the quality of the decorative order and fenestration of Berol House greatly improves its visual appearance and this would have a positive effect on the attractiveness of the wider streetscape. Overall, the works to Berol House will have a positive effect on the setting and significance of the Cannon Avent Former Futon Factory.
- 6.27 2 Berol Yard would introduce a 30+1 storey and lift overrun tower of five rectangular blocks set around a central core. Whilst it would appear taller than the other new buildings within the immediate masterplan setting, it would not be out of scale and would sit comfortably as a landmark, focal building. This additional height would not harm the setting or significance of the heritage asset. Whilst the building would be visible in the immediate setting, its high design quality and interesting form assimilate it effectively within the overall townscape. It will not affect the significance of this non-designated heritage asset.
- 6.28 Furthermore, the non-designated heritage asset has approval for its demolition which would remove any residual significance.

3. Terraced Houses on Hale Road (non-designated heritage asset identified in the DCF)

- 6.29 These terraced houses are located to the south-west of the site. Their setting has changed considerably, and they are now surrounded by tall buildings. Their principal setting is Hale Road to the front elevation. 2 Berol Yard would be visible beyond the ridgelines of the terraces when looking north-eastwards from in front of their facades. However, as their setting has already been altered by taller buildings the addition of a further tall building would be characteristic and would not be out of place. 2 Berol Yard would contribute to the urban character of the surroundings and would complement the tall building typology of the area. The tall building with its interesting form and materials which reference the vernacular would assimilate into the townscape. The proposed development would not harm the setting of these non-designated heritage assets. Their significance would be preserved.

4. Pumping Station Building and Engine (Grade II)

- 6.30 Works to Berol House would have no effect on the setting of this asset as they would not be visible.
- 6.31 At 900m, the Pumping Station is a considerable distance from the application site. Some of the recent development of tall buildings around Tottenham Hale is visible through the tree cover adjacent to the Pumping Station. The proposed 30-storey building would form part of this existing context and would be partially visible, beyond the trees, and only from certain angles when standing in front of the Pumping Station. 2 Berol Yard would appear as part of

this distant, urban townscape which is entirely separate to the Pumping Station and its immediate setting. The distance ensures that any visibility of the tower would be minimal and characteristic. The proposed development would not harm the setting of the Pumping Station. Its significance would be preserved.

5. The Ferry Boat Inn (Grade II)

- 6.32 Works to Berol House would have no effect on the setting of this asset as they would not be visible.
- 6.33 The proposed tall building would appear in the distant backdrop of the Ferry Boat Inn when standing in front of the pub and looking west. It would appear in the context of other recent development including lower riverside (River Lee navigation) development and the tall buildings near Tottenham Hale station which is the largest among this group. The proposed building would be visible beyond the roofline of the river side development and would appear next to the Tottenham Hale Island Site. The Tottenham Hale Island Site is closer and taller than the proposed building. 2 Berol Yard would only make a minor difference to the visual appearance of this distant townscape. The form of the proposed tower, with its interesting 'fragmented' blocks, which means only some aspects of the tower are at 30 storeys would reduce its visual bulk.
- 6.34 As the backdrop to the Inn has already been urbanised and this urban character is of tall residential buildings which are forming a cluster around Tottenham Hale Station, there would be no further urbanisation of the setting of the heritage asset. The change to its setting would be characteristic and not harmful. Its significance would be preserved.

6. 62 High Cross Road (Grade II)

- 6.35 The group of tall buildings which 2 Berol Yard would appear part of are partially visible within the setting of this listed building. The introduction of 2 Berol Yard to this group would not alter the character or appearance of this distant urban townscape. There would be no change to the character of the setting and there would be no effect on significance of this asset.

7. Tottenham High Cross (Grade II)

- 6.36 Similarly, to 62 High Cross Road, the distant and barely perceptible group of tall buildings which 2 Berol Yard would appear part of is partially visible within the setting of this listed building. The introduction of 2 Berol Yard to this group will not alter the character or appearance of this distant urban townscape. There would be no perceptible change to the setting and there would be no effect on the significance of the High Cross.

8. Seven Sisters/Page Green Conservation Area

- 6.37 The development would only be visible in certain limited areas of the conservation area due to the considerable distance, intervening screening, and tight urban grain which limits views out. Where the proposed building would be visible it would be barely perceptible and appear as part of the distant urban backdrop and characteristic of the modern skyline. Due to this limited visibility and low degree of perceptibility there would be no material effect on the setting of the conservation area. Its significance would be preserved.

9. Tottenham Green Conservation Area

- 6.38 The development may be visible in occasional gaps between the High Road frontage, but at some distance, as a result of which the change to the setting of the conservation area would be negligible. If visible it would be barely perceptible and appear as part of the distant urban backdrop and characteristic of the modern skyline. Due to this limited visibility and low degree of perceptibility there would be no effect on the setting or significance of the conservation area.

10. Bruce Grove Conservation Area

- 6.39 The development would only be visible in certain limited areas of the conservation area, primarily on the High Road, due to the considerable distance, intervening screening, and tight urban grain which limits views out. Where the building would be visible it would be barely perceptible and appear as part of the distant urban backdrop and characteristic of the modern skyline. Due to this limited visibility and low degree of perceptibility there would be no effect on the setting or significance of the conservation area.

11. The Green School (at rear of Former Grammar School) and No. 2 Co-operative Workshops (former Tottenham Grammar School) (Locally Listed)

- 6.40 2 Berol Yard would be visible as part of the distant urban townscape backdrop when looking east. The tower would appear as a characteristic part of an already established townscape and would not materially alter the skyline. There would be no change to the character of the setting. The significance of these locally listed buildings would be preserved.

7.0 Conclusion

- 7.1 This assessment has established the significance of the heritage assets potentially affected by the proposed development and has assessed the potential effects of the proposal on their significance.
- 7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3.4, and the legal requirement can be carried out, as follows:
- 1 *Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? s.66(1) of the 1990 Act; Paragraphs 197 and 199, NPPF; London Plan Policy HC1; Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)*

Yes, the proposal preserves the setting and significance of all nearby listed buildings.
 - 2 *Does the proposal preserve and, where appropriate, enhance the setting and significance of the nearby conservation areas Paragraphs 197 and 199, NPPF; London Plan Policy HC1, and Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)*

Yes, the proposal has no material effect on the setting of the surrounding conservation areas and their significance is preserved.
 - 3 *Does the proposal preserve the significance of locally listed buildings? Has the effect of the application on the significance of non-designated heritage assets been taken into account and can a balanced judgement be made taking into account the scale of any harm and the significance of the asset? (Paragraphs 107 and 203, NPPF; London Plan Policy HC1, and Local Strategic Policy SP12 (Conservation), and Policy DM9 (Management of the historic environment)*

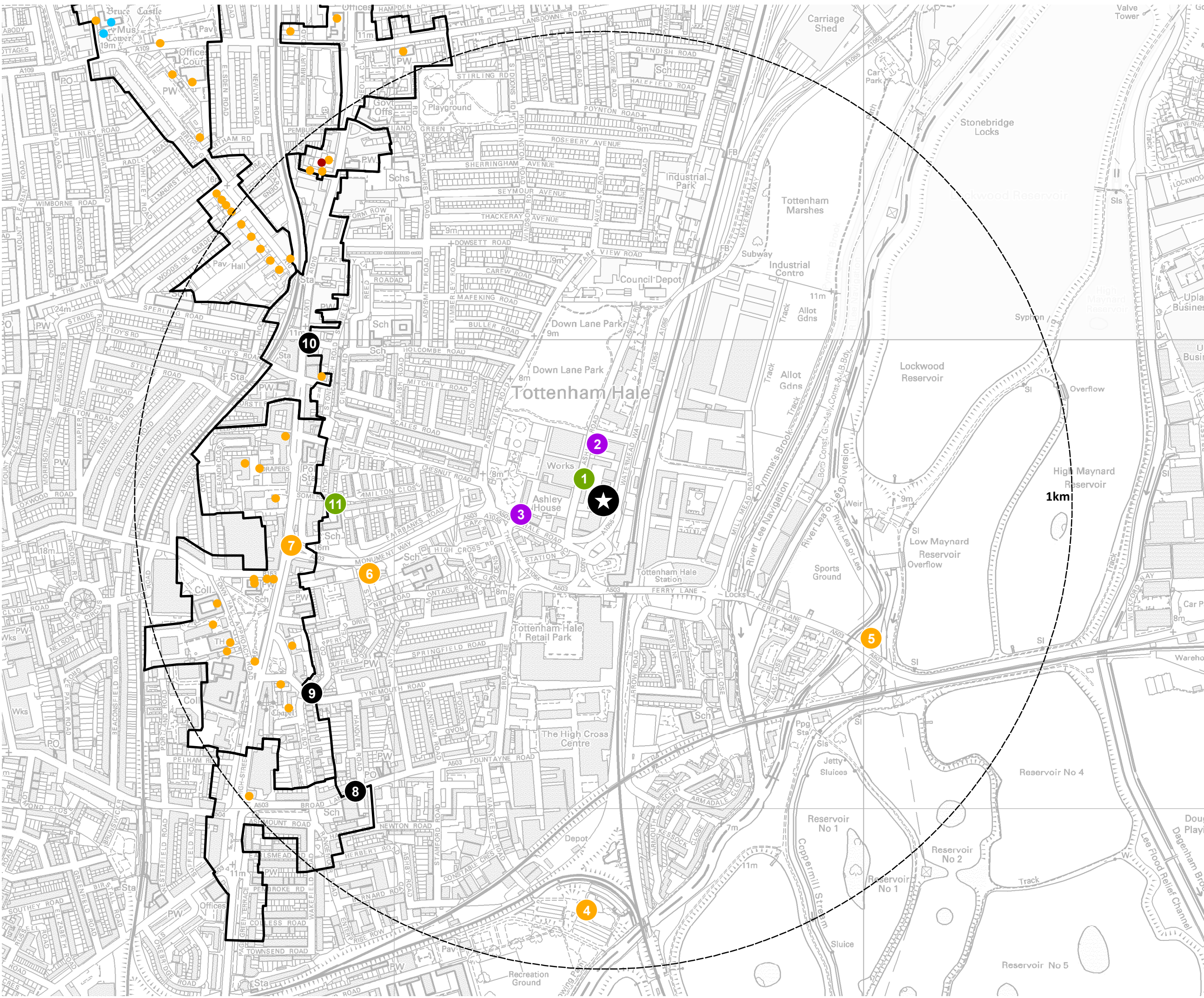
Yes, the significance of Berol House is enhanced and better revealed, and this positive effect should be taken into consideration within the overall planning balance.
 - 4 *Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design, and which respects the original building? (Paragraph 134, NPPF; London Plan Policies D3 and D4; Local Plan Policy SP11 (Design) and Policy DM1(Delivering high quality design)*

Yes, the proposals at Berol House and 2 Berol Yard constitute high quality design from leading architectural practices which respond positively to the historic environment and ensure the local distinctiveness is preserved and enhanced.

Appendix 1 Classification of Importance of Heritage Assets, Lichfields

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Negligible or nil	Heritage assets with little or no surviving heritage significance

Appendix 2 Heritage assets for assessment



Key

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Site

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Conservation Areas

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Statutorily Listed Building: Grade I

●

Statutorily Listed Building: Grade II*

●

Statutorily Listed Building: Grade II

●

Locally Listed Building

●

Non-designated Heritage Asset

1. No. 25 (Berol House) Ashley Road (former Eagle Pencil Works)
2. Cannon Avent Former Futon Factory
3. Terraced Houses on Hale Road
4. Pumping Station Building and Engine (Grade II listed)
5. The Ferry Boat Inn (Grade II listed)
6. 62 High Cross Road (Grade II listed)
7. Tottenham High Cross (Grade II listed)
8. Seven Sisters/Page Green Conservation Area
9. Tottenham Green Conservation Area
10. Bruce Grove Conservation Area
11. The Green School (at rear of former Grammar School) and No. 2 Co-operative Workshops (former Tottenham Grammar School)

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LICHFIELDS

Project2 Berol Yard

TitleHeritage Assets

ClientBerkeley Square Developments Ashley Gardens Ltd

Date18.10.2022

Scale1 : 7,500 @ A3

Drawn byGF

Drg. NoGIS\LF\64605\05-01

GIS Reference: S:\LF Jobs\LF64000 - LF64999\LF64605 - Berol Yard\LF64605-05 - 2 Berol Yard - Heritage Assets - 18.10.2022.mxd

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