

HERITAGE STATEMENT FOR



NORTHUMBERLAND TERRACE Nos. 792-794 High Road TOTTENHAM N17



Corrie Newell BA Arch Hons RIBA ARB IHBC

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1.1 Author and background to the Heritage Statement

This Heritage Statement was prepared by:

Corrie Newell (Corrie Newell Historic Buildings Consultancy, or CNHBC). Corrie is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation and has over 25 years' experience working with listed buildings.

1.2 Summary of heritage assets

1.2.1 The whole of Northumberland Terrace falls within the North Tottenham Conservation Area.

1.2.2 The application Site contains 2 listed buildings within Northumberland Terrace, which are designated heritage assets within the meaning of the National Planning Policy Framework (NPPF):

- a. 798-802 High Road, listed grade II
- b. 808 High Road, listed grade II*

1.2.3 The Site adjoins the following listed buildings within Northumberland Terrace, which are also designated heritage assets:

- a. 790 High Road (Dial House), listed grade II*
- b. 792 High Road, listed grade II
- c. 794 High Road, listed grade II
- d. 796 High Road (Percy House), listed grade II*
- e. The forecourt walls and railings to the front of Percy House, listed grade II*
- f. 810-12 High Road (Holly House), listed grade II*

1.2.4 The following adjoining unlisted buildings are non-designated heritage assets:

- a. 814 High Road, which is locally listed.
- b. 802-804 High Road, which are identified as positive contributors to the Conservation Area.

Greater London Environment Record

1.2.5 The Greater London Heritage Environment record contains entries for the listed buildings, and the following archaeological interests within 100 metres of the Site:

1.2.6 Within the properties / gardens of Northern Terrace:

- An Archaeological Priority Area in the location of a brick & stone mansion of Henry VIII or more probably George Hynningham (The Black House referred to in Robinson's History).
- A 4-5ft cannon dug up in the garden of Percy House Northumberland Row pre 1913 (Referred to in Fisk's History).

1.2.7 Within the Stadium Area:

- Archaeological excavations at Tottenham Hotspur Football Club 2010 (No finds).

1.2.8 There is archaeological interest along the High Road as it is formerly a Roman Road.

1.2.9 None of these archaeological assets would be affected by the scope of the proposed works.

1.3 Purpose and scope of the Heritage Statement

- 1.3.1 This Heritage Statement supports applications for Listed Building Consent for internal alterations at Numbers 792 and 794 High Road. The Heritage Statement is based on the proposals prepared by F3 Architects and should be read in conjunction with the Design & Access Statement, as well as all other submitted information, including the Planning Statement, and other supporting documents.
- 1.3.2 The assessment in this report accords with Historic England's recent guidance on heritage assessments, *Statement of Heritage Significance: Analysing Significance in Heritage Assets* *Historic England Advice Note 12* (October 2019) as well as Historic England's setting guidance *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).
- 1.3.3 The legislation and policy framework applicable to the proposed development is set out at Section 3.

1.4 Approach and Methodology of Assessment.

- 1.4.1 The assessment of significance has been carried out using information provided by Tottenham Hotspur Football Club and F3 Architects, observations made on site visits/inspections and research undertaken online and at archives, including:
- Ordnance Survey and earlier maps
 - Historic aerial and satellite photos
 - Heritage Gateway records and Historic England List Entries
 - Local Planning Authority Appraisals and Planning History
 - Haringey Archive and Local History, Bruce Castle
 - Historic England Archive
 - Alnwick Castle Archive
 - Victoria County History and other local sources and histories
- 1.4.2 The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

1.5 Context to, and overview of, the proposed development

- 1.5.1 The proposal is to refurbish the interiors of 792 and 794, and reinstate the historic connection between the two units. The temporary use will provide accommodation for Sarabande in the interim and reinstatement of the link provides flexibility. The proposals remove unsympathetic changes and improve the viability of the buildings for the long term.
- 1.5.2 Tottenham Hotspur Football Club view Northern Terrace as an important element to the ongoing regeneration of the area. The proposed refurbishment of the interiors of numbers 792 and 794 follow the recent programme of refurbishment and reinstatement of the exteriors and frontages. These are a significant part of the programme to improve and regenerate this part of the terrace.
- 1.5.3 The North Tottenham Conservation Area Appraisal and Management Plan highlights that the group of buildings at Northumberland Terrace comprises the finest *ensemble* of Georgian properties in the Tottenham High Road historic corridor, and individually some of these are heritage assets of the highest significance.
- 1.5.4 Northumberland Terrace is in mixed uses and until recently, when THFC acquired it, has been in multiple ownerships, making a holistic approach to their regeneration, restoration and beneficial use unrealistic. Numbers 792 and 794 were converted to residential flats in the late C20. Their former uses were as surgery, offices and part of a warehouse.
- 1.5.5 The proposals are part of an on-going programme of restoration and regeneration at Northumberland Terrace, starting with the recent restoration of Percy House and its entrance gateway, the new high quality landscaping and redevelopment at the rear of nos. 790-796, and the restoration of the street frontage of the majority of the Terrace from Numbers 790 to 808.

2 SUMMARY OF THE PROPOSED DEVELOPMENT

- 2.1.1 The proposal is one of heritage-led restoration of the 18th century Listed Buildings, Numbers 792 and 794 High Road, consistent with the enhancement and regeneration of their exteriors and street presence.
- 2.1.2 It comprises the following works:
- 1) Providing the optimum viable use for the buildings, consistent with their historic character;
 - 2) Removing unsympathetic ad-hoc subdivisions, intrusions and poor quality repairs that damage the design, appearance and understanding of these Georgian buildings;
 - 3) Carrying out much-needed conservation repairs to plasterwork, flooring, staircases, fireplaces, shutters, cupboards, interiors and joinery in order to improve the longevity, use and appearance of the buildings;
 - 4) Restoring and reinstating internal and external historic joinery and architectural elements where they are incomplete or to enhance where there is evidence of previous loss; and
 - 5) Adding to the recent improvements carried out to the exterior and landscaping and to enhance the appearance of the rear elevation.
- 2.1.3 The proposed development is part of an on-going programme of restoration and regeneration at Northumberland Terrace, and it is a unique opportunity to significantly enhance the group of highly significant historic buildings and heart of the Conservation Area.

3.1 Legislation

3.1.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 66 and 72 of the 1990 Act.

3.1.2 Section 66(1) of the Act states:

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

3.1.3 According to Section 72, in relation to conservation areas:

“In the exercise, with respect to any buildings or other land in a conservation area [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

3.1.4 The 1990 Act does not require the preservation of listed buildings or conservation areas *per se*, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation “*does not in terms require that a development must perform a preserving or enhancing function.*” Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings.

3.1.5 Case law has established that a decision maker can, in heritage terms, give great weight not only to harm to heritage assets, but also heritage-specific benefits¹ such as, in this case, restoration of the listed buildings, the removal/replacement of unsympathetic additions, or improvements to their setting.

¹ *R (Safe Rottingdean Ltd v Brighton and Hove CC* [2019] EWHC 2632 (Admin) at Ground 2 per Sir Ouseley [at 92] “The harm was less than substantial [...] it had to be weighed against the enhancement [...] to provide the benefits to the listed building and to the Conservation Area. Without that regrettable but less than substantial harm, the greater overall heritage benefits, to which greater significant weight should be given applying the statutory provisions, would not be achieved.” Similarly [at 99] “Great weight, under the Framework, had to be given to the conservation and enhancement of the listed building, and its setting; and the preservation and enhancement of the Conservation Area, and its setting. It was; the benefits to each were very significant. They were far more significant than the harm.” This judgment is reflected in *City and Country Bramshill Ltd v SSHCLG* [2019] EWHC 3437 (Admin) at Ground 3(d).

3.2 The National Planning Policy Framework

- 3.2.1 Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 189 to 208. The NPPF places much emphasis on heritage ‘significance’, which it defines in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 3.2.2 Paragraph 189 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. It goes on to state that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.2.3 According to paragraph 194, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.2.4 Paragraph 195 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 3.2.5 According to paragraph 197, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.
- 3.2.6 According to paragraph 199, which applies specifically to designated heritage assets, great weight should be given to a heritage asset’s conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
- 3.2.7 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 3.2.8 Paragraph 202 deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance describes public benefits as *“anything that delivers economic, social or environmental progress”*. Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset;
 - reducing or removing risks to a heritage asset; and
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 3.2.9 Public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

3.3 Regional Policy: The London Plan

- 3.3.1 The London Plan contains the overarching strategies and policies for the whole of the Greater London area. It recognises the *“immeasurable benefit” of London’s heritage assets to the city’s depth of character, economy, culture and quality of life*. Policy 7.8 relates to Heritage Assets and Archaeology, noting that:
- *“Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology”;*
 - *“Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate”;*
 - *“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail”;*
- 3.3.2 The London Plan also contains the following relevant policies:
- Policy 4.6: Support for and enhancement of arts, culture, sport and entertainment, requires decision-making to provide a cultural focus to foster more sustainable local communities;
 - Policy 7.8: Heritage Assets and Archaeology supports the identification of assets to sustain and enhance their positive role in place shaping; decision-making that identifies, values, conserves, restores, re-uses and incorporates heritage assets; and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail;
 - Policy 7.9: Heritage-Led Regeneration supports the use and reinforcement of heritage assets and their significant qualities to help stimulate environmental, economic and community regeneration.

3.4 Local Plan

London Borough of Haringey (LBH)'s Local Plan Strategic Policies 2013-2026

- 3.4.1 Key principles include the protecting and enhancing of the borough's distinctive characteristics, the historic environments' contribution to an area's sense of place; and establishing unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene (paragraph 1.5.5). Relevant policies are:
- Policy SP11: Design requires new development to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.
 - Policy SP12: Conservation notes that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, the wider historic environment and key views, and to use the Historic Environment as the basis for heritage-led regeneration, good design and positive change, and where possible to help increase accessibility to the historic environment.

LBH Development Management DPD

- 3.4.2 Key principles of the DPD require new development to have regard to heritage assets, Conservation Area Appraisals and Management Plans and key views:
- Key principles establish that development that conserves and enhances the significance of a heritage asset and its setting will be supported (DM9A), proposals affecting heritage assets and settings will be assessed against their significance and impact on that significance (DM9B), and the Council's assessment will have regard to significance, relevant guidance, the preservation or reinstatement of key elements, the relationship to existing uses, the viability of the asset, climate change and contribution to sustainable regeneration (DM9C).
 - Proposals affecting conservation areas will be considered and supported where they are compatible with and/or complement the special characteristics and significance of the area (DM9D), should not be intrusive and should complement the architectural style, scale, proportions, materials and details of the host building (DM9E).
 - Where proposals affect listed or locally listed buildings, the Council will seek to secure the future of listed buildings and their settings (DM9F) and protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings (DM9G). DM9 notes that the conservation and management of the historic environment are central to the delivery of sustainable development (2.57).

Tottenham Area Action Plan (AAP) includes the High Road Corridor Area Action Plan.

- 3.4.3 Policy AAP5 deals with "*Conservation and Heritage*". According to the policy, the Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this, the Council will seek to strengthen the historic and local character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment.

3.5 Historic England's Historic Environment Good Practice Advice in Planning Note 3

- 3.5.1 Historic England's *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), was published in December 2017 and provides information on good practice to assist in implementing historic environment policy in the NPPF and the related guidance given in the PPG.
- 3.5.2 The guidance sets out a stepped approach to assessing potential effects on setting, as is set out at paragraph 19:
- **Step 1:** Identify which heritage assets and their settings are affected.
 - **Step 2:** Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated.
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm. This step was undertaken as an integral part of the design and design development, rather than as a separate follow-up exercise.
 - **Step 5:** Make and document the decision and monitor outcomes. This final step of the staged approach would follow the planning decision and is not relevant to the determination of the application.
- 3.5.3 Historic England's Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* was published in October 2019. It covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance in order to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. It covers the following:
- General advice on assessing significance of heritage assets
 - Significance in the National Planning Policy Framework
 - A staged approach to decision-making in applications affecting heritage assets
 - Assessing significance
 - Consultation and discussion with the local planning authority
 - Sources of information
 - Archaeological evaluation
 - Statements of Heritage Significance as part of a Design and Access Statement
 - Statements of Heritage Significance and the Development Plan
 - Proportionality
 - The structure of Statements of Heritage Significance

4 PLANNING HISTORY AND CONSULTATIONS

Planning History

4.1.1 The Council's website records Planning Applications relevant to Numbers 792 and 794 Northumberland Terrace approved as follows:

Number 792 permissions:

- 1976 Fire affecting both 790 and 792.
- 1987 Conversion of offices into 4 self-contained flats (OLD/1987/0657 and 0658).
- 1993 Conversion to form 2 x 1 bed, 1 x 2 bed and 1 x 3 bed self-contained flats (OLD/1993/1387 and 1388).
- 1996 Amendments to internal layouts to form 1 x 1 bed flat and 3 x 2 bed flats (HGY/1996/1048 and 1049).
- 1996 Erection of inter-phone kiosk (HGY/1996/1153).
- 2005 Erection of iron fencing to the front terrace area (HGY/2005/1795).

794 High Road permissions:

- 1963 Conversion of the basement to offices (OLD/1963/0324).
- 1966 Extension at the rear for consulting and waiting rooms (OLD/1966/0348 and 0349).
- 1984 Extensions and alterations to existing Doctors Surgery accommodation on the ground and first floor, with residential accommodation at second floor level (OLD/1984/0614 and 0615)
- 1997 Conversion of flats and surgery to 2 x 2 bed units and 3 x 1 bed units (HGY/1997/0162 and 0165). This included new joinery work including new doors, windows and stairs.

792 and 794 since 2010:

HGY/2016/3310 - Land to the rear of 790-796 High Road. Erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works. Grant Permission. Amended by non-material amendment references HGY/2017/3108 & HGY/2018/0846.

HGY/2016/3540 - 790-796 High Road. Listed building consent for erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works. Grant permission.

The works carried out under these consents included the demolition of later extensions, carrying out roof repairs and the repairs and reinstatement of lost features at the rear. It also included the improvement of the landscape at the rear of the southern section of the terrace.

HGY/2019/0315 - Proposed works of repair and minor alteration to Nos. 790, 792 and 794 High Road, Tottenham, N17. Grant Permission.

The works carried out under this consent included the restoration of the frontages including railings, walls, entrances and landscaping. They also included works to the front and side elevations of the listed buildings including roofworks, parapets, cornices, brickwork, door surrounds and windows.

Redevelopment and regeneration within the Setting includes:

HGY/2010/1000 - Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/or A3 and/or A4 and/or A5), museum (Class D1) offices (Class B1) and housing (Class C3); together with associated facilities. Grant Permission.

HGY/2015/1488. 796 High Road. Erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses, with associated landscaping. Grant Permission.

HGY/2015/1490. 796 High Road. Listed Building Consent for erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses, with associated landscaping. Grant permission.

HGY/2017/1181 – 810 – 812 High Road. Change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2017/1182 – 810 – 812 High Road. Listed Building Consent for change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2018/1398 - Land to the rear of 790-796 High Road. Approval of details pursuant to condition 29 (cycle parking) attached to planning permission HGY/2016/3310. Grant permission.

HGY/2022/1028 - Land to the rear of 790-796 High Road London N17 0DH
Non-material amendment following a grant of planning permission HGY/2016/3310 seeking to alter Condition 2 and update the approved plans to add a green wall to the south elevation of the Paxton Building, indicate a potential connection to the future development phase to the north via a link bridge, and minor works to the external Level 01 terrace comprising a new planter and low access fence / gate. Grant permission.

HGY/2020/1584 & 1586 - NT Phase 3 (Paxton17)

Pre-Application Advice relevant to the current applications:

A pre-application meeting was held with Officers from the London Borough of Haringey on the 12th April 2022.

Richard Truscott, Designer Officer, and Aikaterini Koukouthaki, Conservation Officer, met with Tottenham Hotspur Football Club and F3 Architects.

The proposals were tabled as described in the Design and Access Statement.

The following points were raised by LBH:

- Clarifications were sought regarding demolition works - it was explained that only minor internal alterations were proposed to remove modern partitions and form new door openings and that no external demolition of structures or extensions was included.
- Temporary use - the project aims to accommodate Sarabande on an interim basis until funding is secured for works at Nos. 808-810/12 but reassurance was given that the works proposed are not temporary and are designed to permit subsequent tenants to use the properties as well.
- Studio wall linings - further detail was requested. The application includes detailed design and layouts for this important element of the project. The plywood linings are a detail which has been developed at Sarabande's current home and which has become part of their brand - the design provides a 'community aesthetic', shared by all the artists, protects the historic fabric, and offers ultimate flexibility in terms of fixing to it. It should be noted that the linings act largely as backdrops to worktops and are therefore free-standing.
- No fundamental objections were raised to the proposals.

The application provides these additional clarifications and is in accordance with the design principles discussed at the meeting.

5.1 Overview

- 5.1.1 Northumberland Terrace is located on the eastern side of Tottenham High Road, between the new Tottenham Hotspur stadium to the south, and Northumberland Park to the north.
- 5.1.2 The majority of Northumberland Terrace comprises Northumberland Row (Nos. 792-802), which was constructed in the early 1740s by Hugh Smithson (later Percy), Duke of Northumberland, from which the name “Percy House” (No. 796) is derived. A pair of earlier semi-detached houses (Nos. 808-812 High Road) are located just to the north of these. They were constructed in circa 1715 by his predecessor, Sir Hugh Smithson.
- 5.1.3 Northumberland Terrace also includes Dial House, No. 790 High Road, which dates from the late 17th century and 18th century.
- 5.1.4 The 18th century groups are joined by four mid-19th century buildings and a small section of 20th century replacement/infill that straddles the carriageway to the rear of the site.
- 5.1.5 Most of the buildings have been extended to the rear, where their gardens have been truncated, first by encroaching post-war industrial development and activities, and more recently by the large Sainsbury’s superstore.

Statutory Listed Buildings

5.2 Numbers 792 and 794: Grade II Listed Buildings

Numbers 792 and 794 form part of the southern C18 section of the Terrace. They were listed grade II on 22 July 1949 with group value and the descriptive text from their list descriptions are quoted below:

5.2.1 No. 792 High Road:

Early C19 front to probably older house. 3 storeys and basement, 5 windows. Stock brick with stone coped parapet above stone cornice with brick dentils. Partly concealed high pitched hipped tiled, roof. Gauged flat brick arches to replaced recessed sash windows. Door of 6 fielded panels with cornice head, patterned radial fanlight and flanking pilasters. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

5.2.2 No. 794 High Road:

Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, Tat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutuled cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

5.3 Settings of Northumberland Terrace Listed Buildings

Numbers 792 and 794 are attached to Dial House on the south and Percy House and its Forecourt Gates and Railings to the north. These are Grade II* listed buildings, listed on 22 July 1949 as follows:

5.3.1 Dial House (No. 790)

"Late C17 house of 3 storeys, 5 windows. High pitched hipped tiled roof with end chimneys built out from ridge. Sundial on the southern chimney above eaves level, with inscription not legible and date 1691. Coved stuccoed eaves cornice. Replaced plain sash windows in flush box frames under segmental brick arches. Dark red brick. Stuccoed 2nd and 1st floor bands, the latter stepped up over central doorcase of attached rusticated columns, with medallions and friezes above, and mutuled side cornices and open pediment. 2 side flights of 3 stone steps to door terrace with cast iron railing. Nos 790 to 802 (even) and walls and railing to No 796 form a group."

5.3.2 Percy House (No. 796):

"Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, flat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutuled cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group."

5.3.3 The forecourt walls and railings to the front of Percy House:

"Early C18 or late C17 brown brick walls at either side of forecourt; and similar but lower walls in front supporting plain wrought iron railings. At outer angles tall brick piers. At centre a pair of taller rusticated stone piers with cornices and ball finials. Scrolled abutments to piers. Ornamental wrought iron gate with side panels and overthrow."

Beyond this are further Grade II listed buildings comprising the rest of Northumberland Row. Numbers 798, 800 and 802 were listed grade II on 22 July 1949 and the descriptive text from their list descriptions are quoted below:

5.3.4 Nos. 798, 800 and 802 High Road:

Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

5.4 Conservation Area

5.4.1 North Tottenham Conservation Area

The conservation area was first designated on 28/03/1972, comprising the area around the junctions of White Hart Lane and Northumberland Park and the High Road. The subsequent boundary changes have retained this historic core, which includes Northumberland Terrace.

5.4.2 The North Tottenham Conservation Area Appraisal and Management Plan (CAAMP) summarises the Special Interest of the Conservation Area in paragraph 1.2.1 as:

Tottenham High Road Conservation Area is notable for preserving, until very recently, an almost intact 19th century townscape incorporating notable surviving examples of earlier periods, while its hinterland (the areas immediately to the east and west) has changed dramatically.

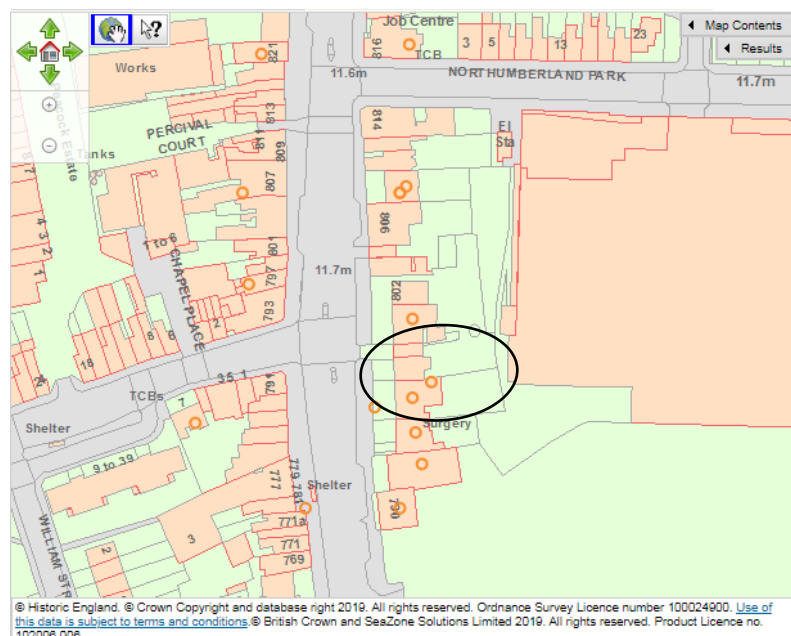
5.4.3 The listed building group is complemented within the Conservation Area by a late 19th century terrace (Nos. 804-806 High Road) and a mid-19th century former bank (814), which are identified as buildings that contribute positively to the Conservation Area.

5.5 Greater London Heritage Environment Record

5.5.1 The Heritage Gateway GLHER identifies 26 entries within 100 metres of Northumberland Terrace. These comprise listed buildings and archaeological finds as noted above and Archaeological Priority Areas.

5.5.2 There is no other record listed in addition to those identified above.

Figure 1 – Greater London HER entries reproduced from Heritage Gateway on 13 May 2022. Numbers 792 and 794 are circled for identification.



Evolution of the Site

Maps and photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.

6.1 Early History

6.1.1 The High Road, Tottenham, started life as Ermine Street, the Roman road from London to Lincoln and York. A small settlement was recorded in the area in the 1086 Domesday survey and a manor house was recorded in 1254, near the site of Bruce Castle. The High Road (known historically as Tottenham Street) was an important route in and out of London to the north. The settlement developed linearly, with inns along each side to serve travellers and the village centre was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that stood there.

6.1.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, with several mansions along the High Road, such as the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's House on the Green. Tottenham became an attractive place of residence for wealthy Londoners².

6.2 The 17th Century

6.2.1 The earliest sourced map of the area is Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, at that time the owner of Tottenham Manor.

Figure 2: Thomas Clay map 1619 for the Earl of Dorset (Note the map is oriented with south at the top).

Ridleys group and other development along the eastern side of the High Road, with the River Moselle limiting development on along the roadside.



² Victoria County History Middlesex Volume 5. 1976 pp314-317.

- 6.2.2 The map shows the High Road with intermittent buildings along its frontage and others set back within enclosed grounds. Farmland or private grounds bordered much of the road and the main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established, including White Hart Lane, which is shown as a winding country lane.
- 6.2.3 The list entry for Dial House records a C17 structure at the rear which may have been one of the unnamed houses shown to the South of Ridleys.
- 6.2.4 The curved southern boundary to Ridleys is a distinctive recurring feature that can be seen on all subsequent maps of the terrace, until it was removed in the 20th century. Fisk reported the original wall and its old gateway to still exist, albeit in a derelict condition in 1921.³ It is probable that all other remains of the Ridleys group were destroyed in the subsequent building of the basements and rear extensions as none has so far been seen.
- 6.2.5 Land immediately behind the group is annotated as belonging to Bennetts. They were farmers and had a main house at Stamford Hill. There are 18th century memorials to the family in the Parish Church.
- 6.2.6 Ridleys was also known as The Black House and was owned by the Henningham family.⁴ It was reportedly built of brick and stone, and Bedwell, writing the first history of Tottenham in 1631, described it as 'sumptuous'.⁵ It was one of a group of large houses in the village from the 16th century, most of which were leased to wealthy Londoners. Bedwell reported that The Black House boasted an inscription in a bedroom, recording that Henry VIII stayed there as George Henningham's guest. George Henningham was part of the Royal Court and a cousin of Anne Boleyn. After he died in 1536, the house was sold to a merchant friend, Gerard Gore, Alderman of London and Member of Parliament.⁶
- 6.2.7 Gerard's son, William Gore, the owner at the time of the Dorset Map, was also a member of the Merchant Taylor's Company, Alderman of the City of London and Member of Parliament. He died in 1622 and in 1625 his wealthy widow Joan Lee married John Coke, Secretary of State and Navy Commissioner. John Coke was chief adviser to Charles I during his dissolution of Parliament, and suffered politically as a result when Parliament was returned. He used the Black House as his main retreat and he died there intestate in 1644.
- 6.2.8 Dial House was updated and extended in the late 17th century, when a symmetrical rectangular classical brick range was built in front of it on the roadside. This frontage block contains a prominent sundial on its gable, dated 1691, which is a date consistent with the style of the building. The reconstruction is attributed to Miles Trulock, a soap manufacturer. The Trulock family owned the building until the 1830s⁷.

³ Fred Fisk *History of Tottenham* 2nd Ed 1923.

⁴ William Robinson *The History and Antiquities of the Parish of Tottenham*, Volume 2, 1840.

⁵ William Bedwell, *Brief Description of the History and Antiquities of the Parish of Tottenham High Crosse* 1631.

⁶ www.historyofparliamentonline.org. Volumes 1604-1629 (Gerard Gore, William Gore & John Coke).

⁷ Local website www.singernet.info/tottenham/historictott.asp

6.3 The 18th Century

- 6.3.1 The majority of Northumberland Terrace was built in phases in the 18th century, for Sir Hugh Smithson (II) then Percy (1715-1786) Duke of Northumberland. He married Lady Elizabeth Seymour, daughter of the 7th Duke of Somerset and Earl of Northumberland in July 1740. She was a descendant of Hugh 'Hotspur' Percy (1364 – 1403), after whom Tottenham Hotspurs Football Club was named.
- 6.3.2 In 1752 Robert Plimpton is recorded as 'building the terrace' 'on the site of the Duke of Northumberland's Black House'⁸. This is consistent with the date of a remodelling of the southern block comprising Percy House and its flanking numbers 794 and 798, and the construction of the rest of the Row, with simpler mouldings than the first phase. Plimpton was a local timber merchant and the remodelling involved an extensive amount of panelling.
- 6.3.3 The buildings on the application site were part of the rows of merchant developments referred to by Daniel Defoe in Tottenham in 1755⁹. In his view they were 'unequalled in their degree, ... generally belonging to the middle sort of mankind, grown wealthy by trade, and who still taste of London', and he commented on the wealth of the owners, who divided their time between the City and the country.
- 6.3.4 The 1798 Wyburd Map shows that by then Northumberland Terrace was built up and was part of an extensive Georgian development of the centre of Tottenham. It indicates that the Terrace was continuous, but historic photographs and closer analysis on site during the latest works has revealed that the buildings were first constructed as 2 separate symmetrical blocks, and later extended to join together. Some of the continuous built frontage may therefore have been subservient buildings such as coach houses, like numbers 808-812.



Figure 3: 1798 Wyburd Map extract.

- 6.3.5 The current terrace ran from No. 140 in the south to No. 150 in the north. The accompanying list of properties records that, other than No. 140 (Dial House), the properties were in the ownership of the Duke of Northumberland and were tenanted. The first Duke had died in 1786 and this was his son, Lieutenant General Hugh Percy, 2nd Duke of Northumberland (1742-1817).

⁸ Local websites re Plimpton www.edithstreets.blogspot.co.uk and www.singernet.info/tottenham/historictott.asp

⁹ Daniel Defoe *Tours through England and Wales*. Pub 1724 & 1755.

6.4 The 19th century

6.4.1 Tottenham's population doubled in size between 1811 and 1851 and this led to a substantial expansion of the village.¹⁰

6.4.2 The Percy family relinquished their estate in Tottenham by 1838¹¹ and the last Percy owner was Henry Percy, the 3rd Duke of Northumberland (1785-1847). His brother Admiral Algernon Percy, 4th Duke of Northumberland (1792-1865) was known as Lord Prudhoe and was a naval commander, explorer and politician, whose name is remembered at Number 808, known as 'Prudhoe House'.

6.4.3 1844 Tithe Map

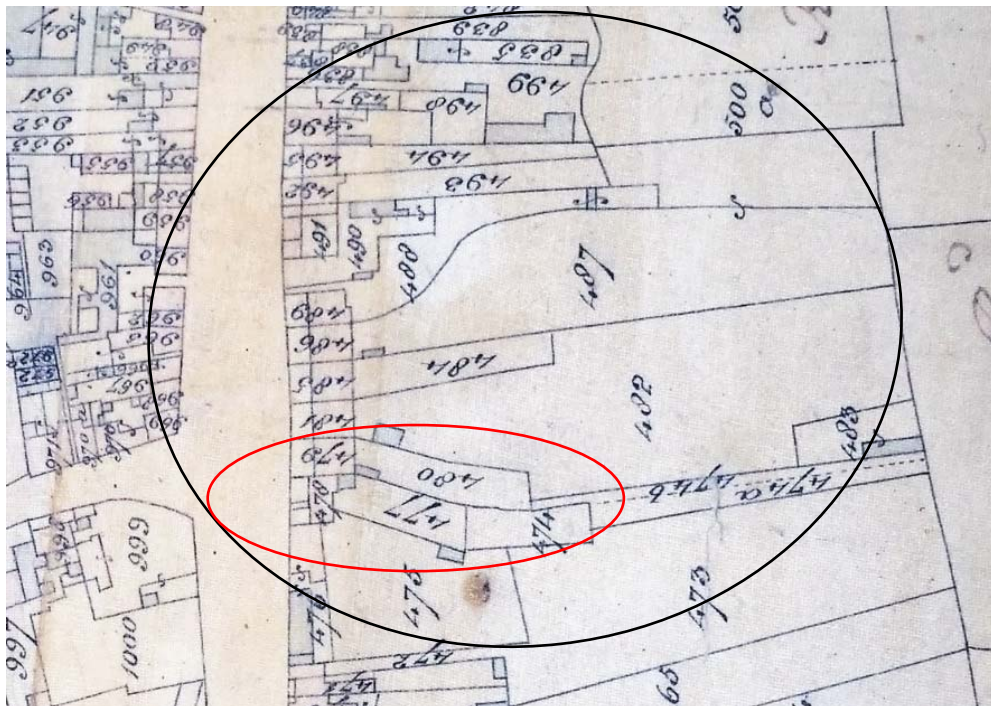


Figure 4: Tithe Map 1844

6.4.4 This map provides detail of the Terrace, showing some variety in the footprints, and in the plot subdivisions.

6.4.5 No. 792 (478 on the map) is shown as a building with a very narrow footprint compared to the rest of the terrace. It has been assumed in listing that this unit comprised an Early C19 range set in front of an earlier building within the terrace. This map confirms otherwise; that it is not part of the linear Georgian terrace and that the front element is the earliest part. Visual inspection shows that the earliest part is early C19, and that this is the only unit with a staircase that is Early C19, rather than C18. That it was an Early C19 infill also gives reason for the subsidence and longstanding deformed brickwork visible on the adjoining Number 796.

¹⁰ Victoria County History Middlesex Volume 5. 1976 p317.

¹¹ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

- 6.4.6 If Number 792 is excluded from the C18 composition, the position of Percy House, set forward, makes more architectural sense. The Southern Block was a 1740s symmetrical block of 3, centred on Percy House, flanked by Numbers 794 and 798. These 3 units contain the earliest panelling in the row, which is raised and fielded, rather than the later flat panels more characteristic of the Terrace.
- 6.4.7 Other than the gardens of Nos. 808 and 810 (Nos. 492-495 on the map), the boundaries did not follow the normal equal subdivisions characteristic of Georgian terraces, being instead based on the uneven boundaries of the pre-Georgian settlement, including the curved boundary of the former Tudor Black House (between 487 and 488 on the map). The larger gardens of Percy House and No. 800 show they were of the highest status and the most desirable of the group.
- 6.4.8 In the place of the current shops at Nos. 804-806 there were 'Four Cottages'. The smaller size of the replacement cottages were characteristic of the lower status of the area by this time, and the increased intensity of development.
- 6.4.9 The map sequence shows that the 19th century houses and shops along the eastern side of the High Road were built in front of the earlier buildings. Dial House (number 475 and 456) was the exception being already set forward at the road junction.
- 6.4.10 The 1844 Tithe Map schedule records the new owner of Northumberland Terrace was Charles Ansell, the occupant of No. 800 (486 and garden 487 on the map).
- 6.4.11 The Dictionary of National Biography 1885-1900 includes him as Charles Ansell F.R.S., F.S.A (1794–1881). He was author of "the Treatise on Friendly Societies" and Actuary to the Atlas Insurance Company and the National Provident Society. The Dictionary states 'he was known for some years before his death as *the father of the profession of actuaries*.'
- 6.4.12 A newspaper article '*Who Was Who in Bygone Tottenham*' (undated) in Bruce Castle Archive quotes the Tottenham Weekly Advertiser of 1881, which reported that Charles Ansell was one of the first of the C19 investors in Tottenham and that he bought the meadowland lying east of the High Road from the Duke of Northumberland for £6,000, formed the access for Northumberland Park and sold it on for the development of this road and its villas.
- 6.4.13 The entry for Number 794 records that Charles Ansell was the owner and Mary Addis the occupier. The Census records from 1841 to 1871 confirm Mary (b 1793) and her sisters Hannah (or Harriet) and Charlotte all had the occupation of Fund Holder and remained in the house for at least 30 years.
- 6.4.14 The census return of 1841 confirms Number 792 was occupied by 8 adults, headed by Samuel and Ellena Staples (aged 75 and 65 respectively) and Samuel Staples (40) Architect, probably their son.
- 6.4.15 1864 Ordnance Survey map
- 6.4.16 By the date of the 1st Edition Ordnance Survey map of 1864, Charles Ansell's redevelopment had started, and the buildings immediately north of the Georgian group had been demolished to form Northumberland Park Road, leading east from the High Road.

- 6.4.17 As part of the creation of Northumberland Park Road, the distinctive corner building, No. 814, was built. Once established, the primary buildings and curtilages of 1864 remained for the next 50 years.
- 6.4.18 The garden to No. 800 has paths leading from the street and contains a 'fountain'. These fountains were a characteristic of late 18th century/early 19th century Tottenham, bored down to an aquifer below the village and giving good, clean water. Over time they dried up, and this may have contributed to the subsidence of Number 794.

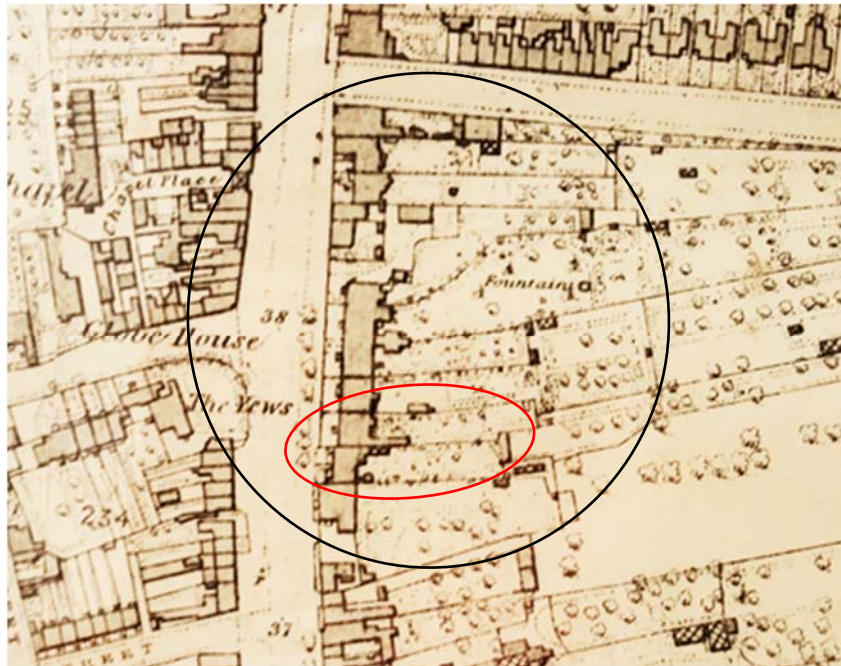


Figure 5: 1864 Ordnance Survey Map

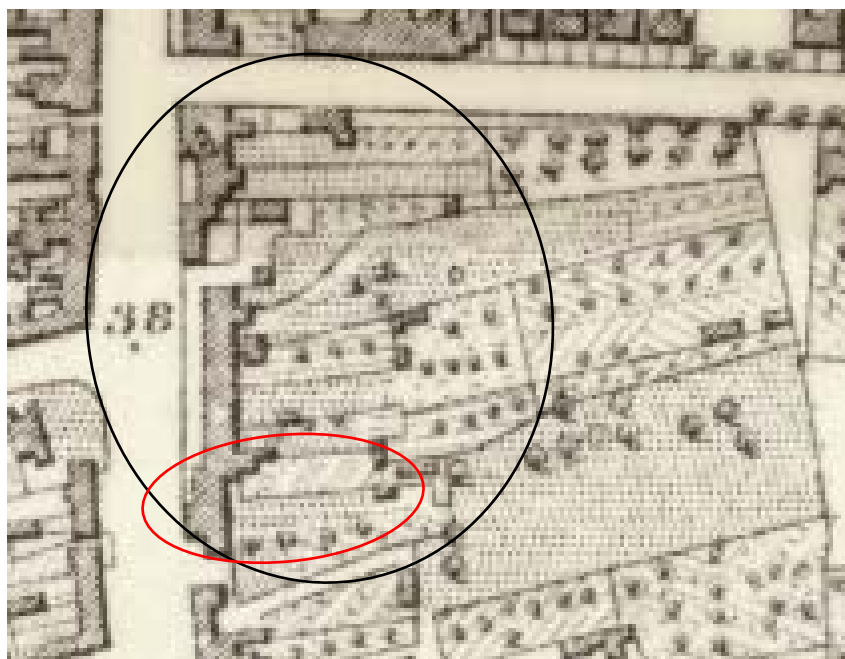


Figure 6 - 1873 Ordnance Survey Map

- 6.4.18 Other than the loss of a small outbuilding and enclosure in the garden of No. 810, the 1873 OS Map shows the houses and gardens as before.
- 6.4.19 The 1881 census confirms that Numbers 792 and 794 were combined as '3 *Northumberland Row*' and occupied by Charles Avery, a Solicitor, his wife Eliza and large family. By 1891 the census confirms the joint building was called 'Elm House' and the number of occupants had increased to 15, including 9 children, a sister-in-law, a nurse, cook and housemaid.
- 6.4.20 1896 Ordnance Survey map



Figure 7 - 1896 Ordnance Survey Map. Surveyed 1894.

- 6.4.19 The Trade Directories of the period reflect the changes to the area. Throughout the late 19th century and first half of the 20th century, the large Georgian houses of Northumberland Row were still occupied by relatively wealthy professionals. These included a justice of the peace, a solicitor, an engineer and a physician and surgeon.

6.5 The 20th century

- 6.5.1 By the 1901 census, Numbers 792 and 794 were separated again. Charles and Eliza Avery and 7 children, mostly young adults, along with a nurse and cook, lived in Number 792. The two eldest sons were also a Solicitor and Solicitor's clerk, but the oldest of these, John Howard, died young in 1908. Charles Avery died in 1911 and his legal business was continued from the house by his sons Ernest and then Leslie, advertising in trade directories until 1930s as '*Avery, Son and Fairbairn, solicitors and commissioners for oaths*'.
- 6.5.2 Edwin Herbert Crusha (1835-1914), a widower, 4 of his 10 children and 2 domestic staff lived in Number 794 in 1901. He was Registrar and Publisher of local newspapers, including the

Tottenham and Edmonton Weekly Herald, which he had built up from 1864 and was based at the Printshop 819-829 High Road. One of his sons living in the house at this time was Edwin Arthur Crusha (1863-1954), a composer and music teacher, who was organist and choirmaster at All Saints Edmonton for nearly 40 years and introduced scouting to Edmonton.¹²

6.5.3 As the 20th century progressed, the wealthier residents moved out, but the buildings remained in long-term professional business uses, albeit in multiple occupancy, which have remained a distinctive part of the social character of the terrace until more recently.

6.5.4 1920 Ordnance Survey map

6.5.5 The 1920 map shows a more industrial character, in association with the new railway and changes to the area. Industry had begun to infill the fields and gardens to the south. Later Trade Directories record the arrival of major industries to Tottenham in the 20th century. The maps show the spread of industries across the marshlands and back gardens of the High Road. This was a period of substantial change to Northumberland Terrace and its setting.

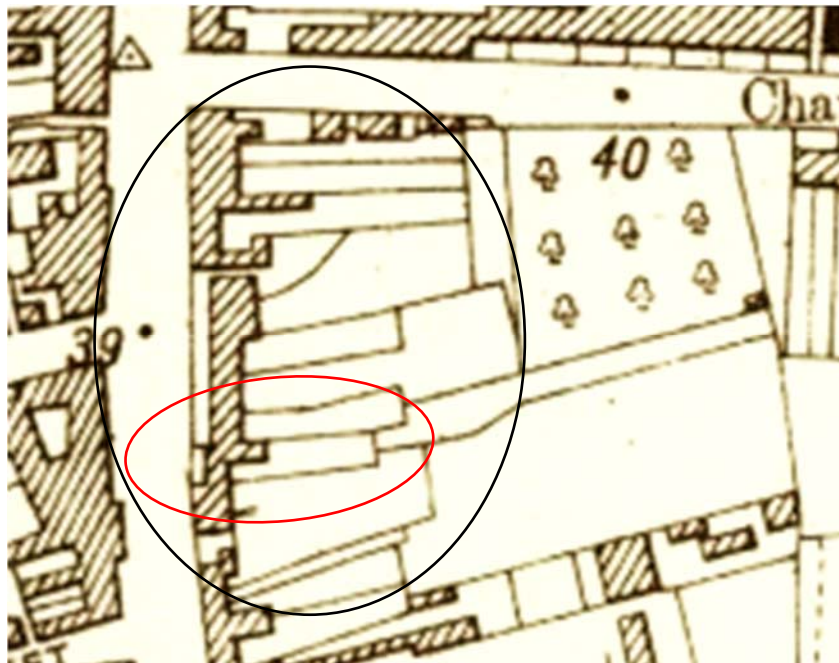


Figure 8: Ordnance Survey Map 1920

6.5.6 By 1935, the gardens had been surrounded by a Precision Machinery Manufactory and the first buildings of Wingate Trading Estate. Several rear extensions had been built along the terrace in an ad-hoc manner.

6.5.7 The alterations to the rear elevation of Number 792 comprised the removal of previous rear extension and the replacement with a c1930 industrial unit extension. The following map shows this in more detail.

¹² Mark Harris, *Edwin Crusha (1863-1954) – Who He?* EDOA Newsletter December 2013.

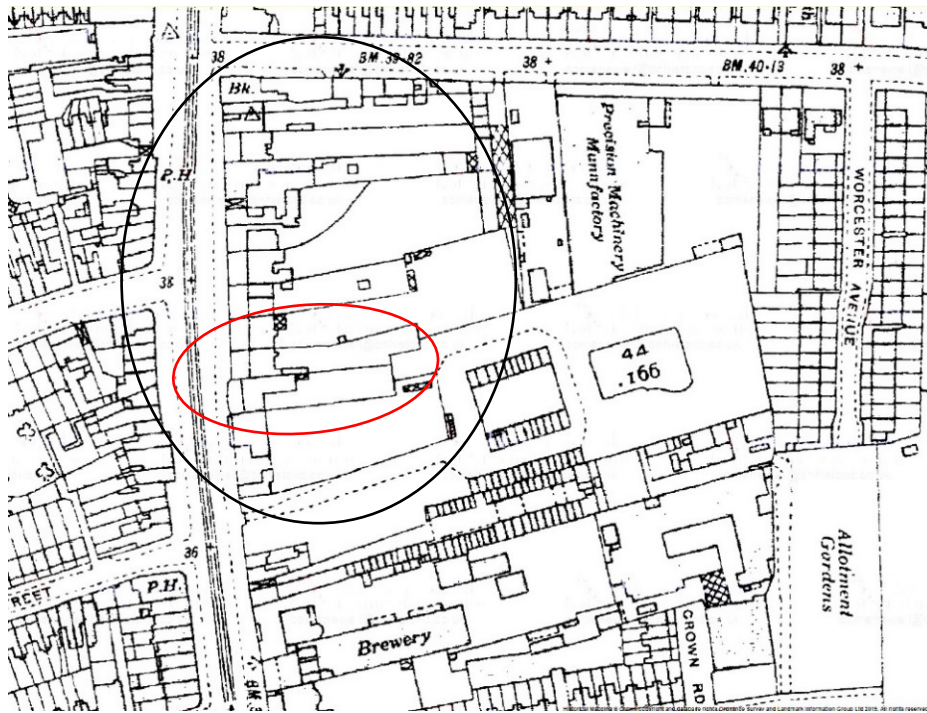


Figure 9: Ordnance Survey Map 1936 (Surveyed 1935). Matches 1933 map.

6.5.8 By 1955, the Engineering Works and Wingate Trading Estate had enveloped the southern and rear of the Terrace and extended into the gardens. Both Numbers 792 and 794 had become part of a plate-glass manufacturer and had had further extensions to the rear which obscured the footprint of the original houses.

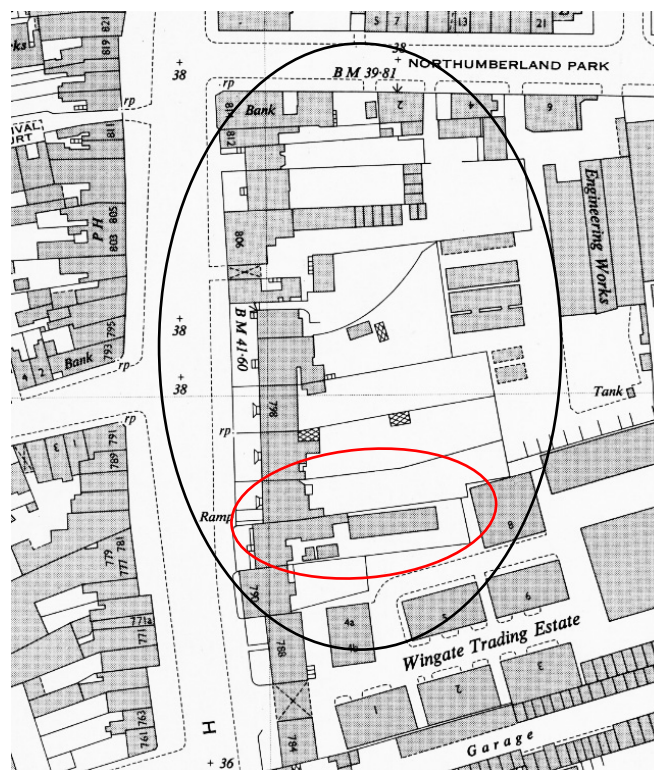


Figure 10 - 1955 Ordnance Survey Map

- 6.5.9 The 1955 OS Map showed a ramp across the frontage of Number 794, leading to its frontage. This accords with the historic photograph of 1977 below, showing the ground floor and brick frontage had been demolished to the right of the main doorway in order to create a garage. This extremely destructive change is likely also to have contributed to the subsidence of the front of this building.
- 6.5.10 By 1959 the group had been subsumed by the Trading Estate¹³. Planning permissions and trade directories of the 1960s confirm both buildings were used as offices and Number 794 incorporated a Doctor's surgery.
- 6.5.11 The 1984 map shows extensions of the surgery at Number 795 documented by planning applications of the 1960s and 1984. The rear range of Number 792 had been reconstructed as a single rectangular block.

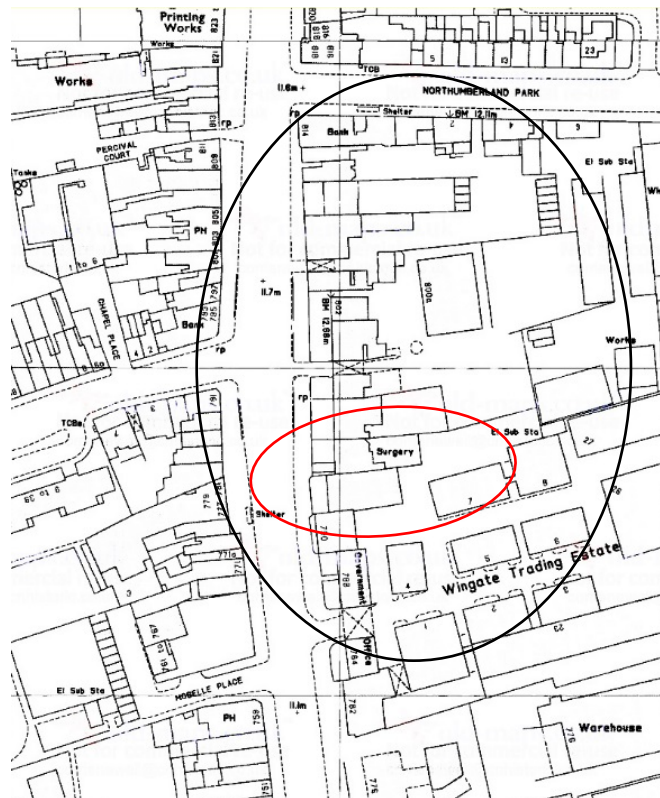


Figure 11 - 1984 Ordnance Survey Map

- 6.5.12 In circa 1996/7 both Number 794 and the Early C19 front range of Number 792 were converted to flats. As part of these changes the garage was removed and the windows were restored to the earlier fenestration in Figure 5. The developments included the restoration of other joinery items, including those damaged by fire in the 1970s.
- 6.5.13 At the same time, part of the modern rear building at Number 792 was demolished and rebuilt to separate it from the frontage building, with a metal fire escape between them.
- 6.5.14 The iron railings at Number 794 were reinstated in 2005, but not in accordance with the original design shown on the C19 photograph Figure 5 and without authentic details.

¹³ Victoria County History Middlesex Volume 5. 1976 p339.

6.6 Historic Photographs

Photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.



Figure 12 - 1880-1885 Photograph of frontages of Nos. 792-800 High Road. Note that No.794 and 798 have matching aedicules (symmetrical each side of Percy House). The windows are all 6-over-6 vertical sash windows, prior to the change to single plate glass panes in the 1890s.

- 6.6.1 The frontage walls and iron railings of the Terrace, windows and chimneys to Percy House, fanlights and door canopy design to Number 792 have all been reinstated in accordance with the evidence of this photograph, as part of the THFC's reinstatement and regeneration of the Terrace.



Figure 13 - May 1939 of 790-800 High Road. Number 792 projects forward, covered in ivy. Nos. 794 and 798 are symmetrical, each side of Percy House

Fig. 6. Circa 1930s photograph of the front of number 792 after the 1890s fenestration changes. With Dial House unoccupied in the foreground.

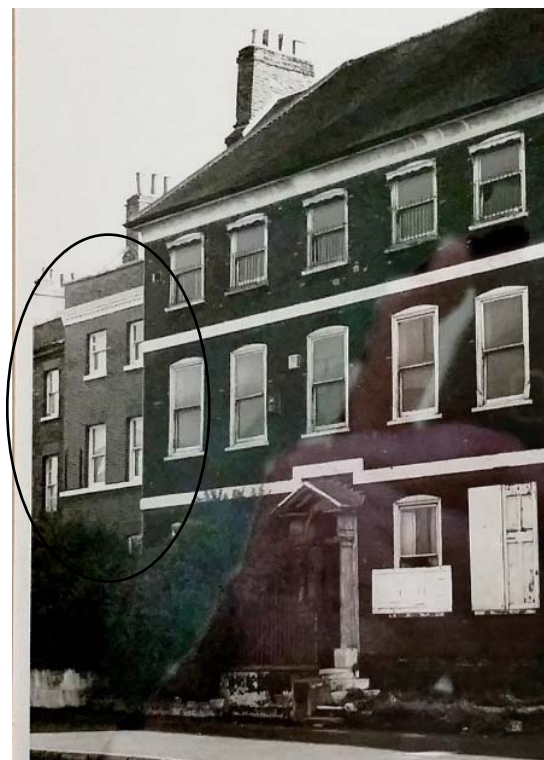


Figure 14 - 790 (Dial House) to 802 High Road in 1952.



Figure 15 - Aerial View, 1961.



Figure 16 – Nos. 794-796 (thought to be c.1977 due to windows boarded on No.792 – see far right).

6.6.2 Numbers 790 (Dial House) and 792 were badly affected by fire in 1976. Dial House was gutted, and Number 792 was substantially damaged.



Figure 17 – Numbers 790 to 794 after the fire.

The following photographs of Number 792 were taken in June 1976 and November 1977¹⁴:



Figures 18 and 19 showing Front and Rear Elevations. All windows were broken and the photographs show the ground floor openings blocked up for safety.

¹⁴ Bruce Castle Album 2015.1479.

Number 792 fire damage continued:



Figure 20 – Main Staircase.



Figure 21 Front doorway.

The stair support has changed but some joinery was reused. The layout has been changed as there is no longer a room off the winders of the stair.



Figures 22 and 23 – Interiors. Neither of these is recognisable due to the amount of subsequent change to re-open previously subdivided offices and convert these into flats.

Number 792 fire damage continued 2:



Figures 24 and 25 – Interiors. Neither of these is recognisable, but that on the right shows that the roof structure was modern and the Second Floor ceiling was plasterboard.

Figure 26 – The front rooms closest to Number 790 retained previous lathe and plaster but were extensively damaged.



Figure 27 and 28 – The rear ground floor was completely rebuilt and extended (now Kitchen/W.C. area).

Figure 29 (Right) Showing extensive plasterboard surfaces on the second floor.



- 6.6.3 Where the locations can be identified, these are referred to within the Schedule of proposed works.
- 6.6.4 Number 794 was also photographed at the same time, indicating this may also have been damaged in the fire, although the condition of the glazing shows this is likely to have been minimal.

Figure 30 (Right) Number 794 in November 1977 showing the garage entrance in the front elevation. The extensive deflection and damage to first and second floor window arches indicates substantial movement occurred within this elevation.



- 6.6.5 The 1984 photographs shows Numbers 790 to 794 after the restoration of Numbers 790 (Dial House) and 792 after the fire, but before the 1990s conversions of Numbers 792 and 794 from offices and surgery into flats.



Figure 31 – Numbers 790 to 794 in 1984. The ramped entrance to Number 794 can be seen in the foreground.



Figure 32 – 1999 Google Aerial Photograph showing the Industrial Estate and rear extension to Number 792.

6.6.6 The THFC subsequently bought these units as part of its investment into the Terrace, and has carried out much needed repairs and enhancements to the exteriors of these buildings, including to the roofs, front elevations, roadside walls and railings and the rear elevations. As part of this, the extensions and destructive alterations of the Mid- and Late-C20 have been removed, and the high quality of the historic Terrace can better be appreciated. The cover photograph shows these external repairs nearing completion.

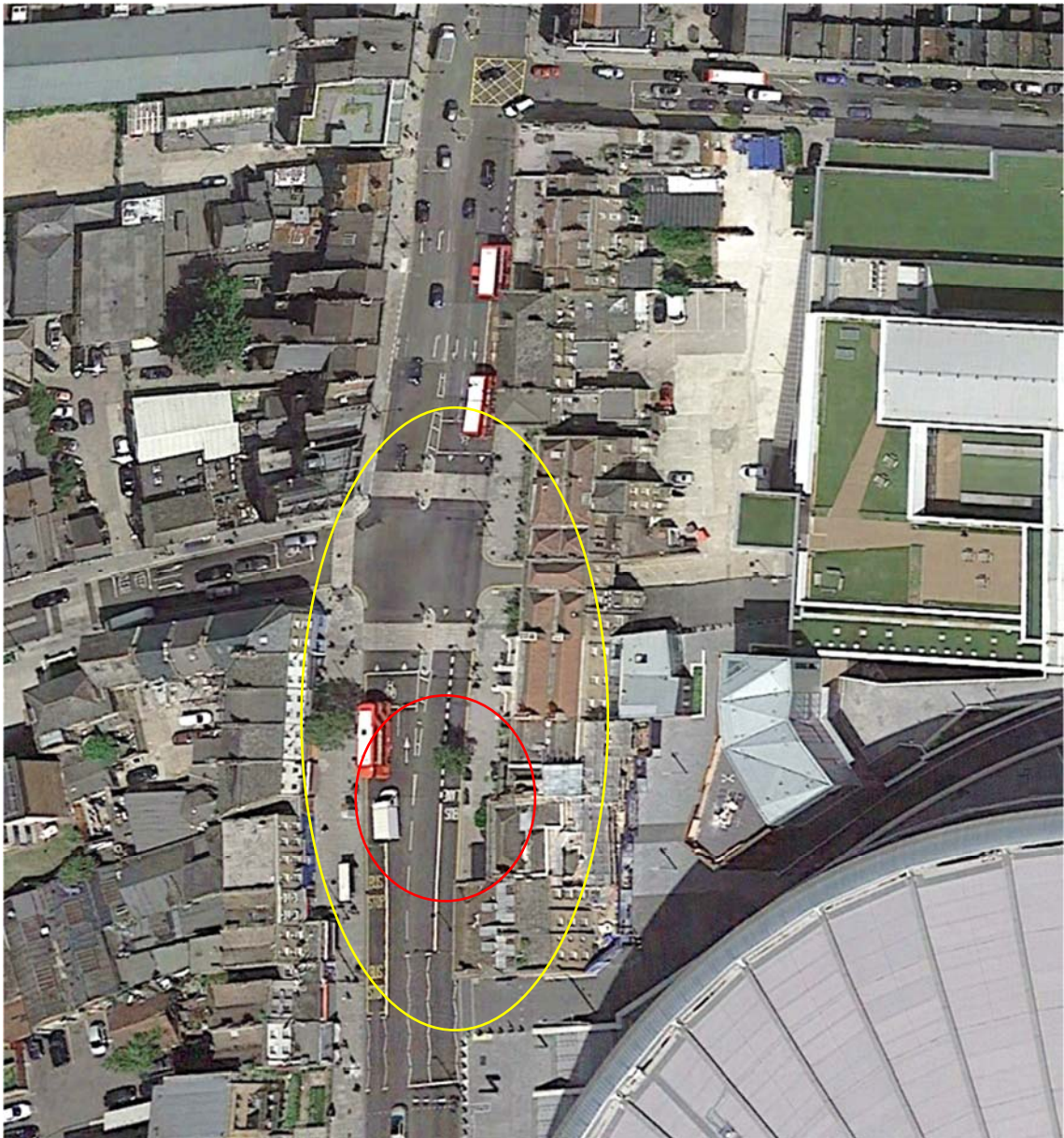


Figure 33 – 2016 Aerial photograph copyright Google Maps.

6.6.7 The current application comprises a further phase to upgrade and restore the interiors commensurate with these external improvements.

6.7 Visual Assessment

Detailed analysis of the buildings shows:

- Phases - Northumberland Row was built in phases and initially comprised two symmetrical detached 18th century blocks, which were joined and extended by later development.
- Interconnections - The 18th century buildings have been used, altered and interconnected in different ways over time to provide a variety of units that differ from their current divisions. These include doorways between Numbers 792 and 794 made during the late C19 by the Avery family.
- Reuse of Tudor timbers – Timbers within the roof of Percy House (No. 796) with carving and mortices are consistent with early published local histories reporting that architectural elements from the demolished Black House were reused in the C18 Terrace.

The Northern Block comprised No. 802 and the northern element of No. 800, forming a symmetrical pair. This is indicated by the cornice and a straight vertical mortar joint and set-back on upper floors between this symmetrical block and the southern two bays of No. 800. The internal construction is also different and there are some indications that, like Nos. 808 and 810, the attached building may have been a coach house / ancillary building.

For the purposes of the Listed Building submission, No. 792 is treated as part of the C18 Terrace, but this is likely an infill of the Early C19, between Number 790 (Dial House) and 794. The southern two bays of No. 794 also have a different language to the rest of the property, with no historic connections between the spaces, other than through the Victorian extension at the rear. They also date from the Early C19. Tuck pointing to internal walls of the rear Victorian extension show that there was not originally any structure in this position. The southern two bays have a separate roof structure, and further opening up during the works may identify a more precise date when they were connected to the rest of Nos. 792 and 794.

The rest of the Southern Block comprises three buildings, Nos. 794, 796 and 798. They are symmetrically centred on No. 796 (Percy House), which projects forward slightly.

The historic photographs show they were joined by a smaller later block which was rebuilt in the late 20th century to align with the rest of the terrace and to form the current archway.



Figure 34 – Northern Block (Nos. 802 – 800)



Figure 35 – Southern Block (Nos. 798, 796 & 794)

7.1 Criteria

7.1.1 The Values of Significance described in English Heritage policy documents, Conservation Principles, Policies & Guidance and Guidance for the Sustainable Management of the Historic Environment are:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

7.1.2 **Evidential Value** – *“the potential of a place to yield evidence about past human activity”*

- The location, form, massing, layouts and architectural elements of the C18 Northumberland Terrace is of high evidential value.
- The Terrace is one of the most complete examples of C18 architecture in Tottenham, and a key group showing the growth of the village along Ermine Street and within the village centre during the C18 and C19.
- Number 794 is an integral part of the original 1740s Terrace and is therefore of high interest.
- The front range of number 792 provides a good example of an early C19 classically proportioned house in Tottenham and complements the C18 Terrace and Dial House.
- The C19 extensions to Number 794 complement the architecture and pattern of the original Terrace, and are of Medium interest.
- The interiors vary in interest, but at their best they retain distinct C18 volumes, with mouldings, panelling, door and window cases, fire surrounds and cupboards that contribute to the understanding of the spaces and the architecture of the period.
- The restorations of the late C20 and Early C21 have removed unsympathetic and poor-quality changes and damage of the Mid-C20. Where they are based on evidential sources, they have some, albeit low, level of interest and contribute to understanding.

7.1.3 **Historical Value** – *“the ways in which past people, events and aspects of life can be connected through a place to the present”*

- The front ranges of Numbers 792 and 794 have High historic interest and demonstrate the Georgian / Early Victorian development of Tottenham, as it evolved from countryside to an urban environment. The original rear elevations are less complete, but still discernible alongside later extension.
- Numbers 792 and 794 provide evidence of the development and phasing of the Terrace, which is more complex than it at first appears. The extensions to Number 794 have less value, at a Medium level, but provide evidence of a significant evolution of the Terrace at an important period in the development of Tottenham in the Early- and Mid-C19.
- The restoration of the rear elevations by THFC since 2014 are based on evidential sources and reinstate the historic legibility of the Terrace prior to the industrialisation of the area in the Mid-C20. They provide a Low level of interest as part of the ongoing heritage-led evolution and regeneration of the High Road.

- The interiors, where substantially of the C18 or C19, provide evidence of the hierarchy of the buildings and their occupation. At their best they show the primary reception floor entered from the main entrance and hallway, located above the kitchen level, with the bedroom floors above, and the hierarchy of bedrooms reducing to the second floor. The extant evidence within the buildings can be connected to the documentary evidence, to greater effect and understanding.

7.1.4 **Aesthetic Value** – “the ways in which people draw sensory and intellectual stimulation from a place.”

- The frontages of Numbers 792 and 794 contribute to the harmony, balance and consistency of the Georgian Terrace.
- The individual features and unified Georgian design of the terrace provide an important part of the pattern of the High Road and this part of the North Tottenham Conservation Area.
- The materials and textures that survive of the C18 and C19 reflect the history and characteristics of the locality.
- The interiors that best survive from the C18 and C19 are well-proportioned and of high architectural quality, and give added interest to the quality of the Terrace as a whole.

7.1.5 **Communal Value** – “associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”.

- The Georgian buildings of Tottenham provide an important and significant group of High interest at the core of the community and the historic environment of Tottenham.
- The regeneration of the Terrace is an integral part of the regeneration of the local area. The external and internal spaces have been enhanced at the front and the rear of the Terrace. The rear of the Terrace is substantially improved as an attractive space away from the noisy High Road and is being redeveloped with high quality spaces for social interaction as part of the THFC’s wider regeneration of the area.
- Projects run by THFC as part of the regeneration of the Terrace and at Percy House and 810/812 High Road have demonstrated how the historic buildings complement community projects based on sports and the arts.

7.1.6 The level of value is assessed using five criteria: high, medium, low, neutral, and negative.

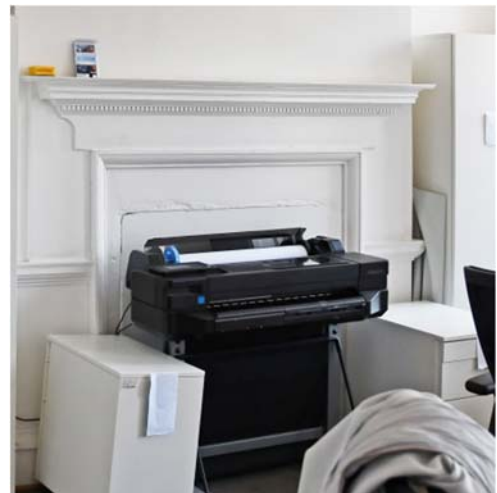
- **1. High** – the element is critical to understanding of significance.
- **2. Medium** – the element is important to understanding of significance.
- **3. Low** – the element makes some limited contribution to understanding of significance.
- **4. Neutral** – the element is not negative, and could be enhanced to make a positive impact.
- **5. Negative** – the element is harmful or intrusive and detracts from the understanding of significance.

7.2 Number 792:

High Significance - the element is critical to understanding of significance.



- The original Early C19 front elevation and its original elements:
- Proportions, openings, symmetry and pattern, reflecting the Terrace as a whole.
- Doorcase, window surrounds, string courses, chimneys and handmade chimneypots.
- The original rear elevation, albeit mostly obscured by C20 and C21 extension.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.
- Plan layout of entrance hall, front rooms each side of hall element, and rear stair.
- Original Early C19 window shutters, fire surrounds, cornices, skirtings, panelling, dados and architraves.



High Significance window surrounds, shutters, dado, skirting and fire surrounds.

No. 792 continued



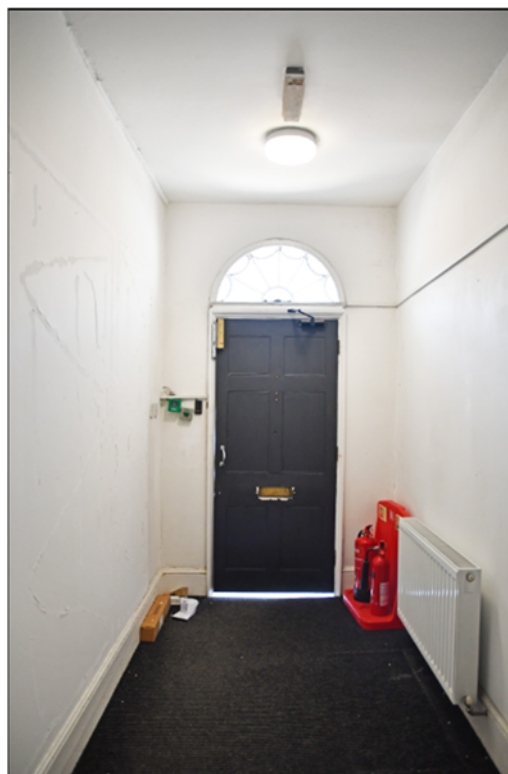
First Floor Firesurround. Comparison with 1977 photograph (right) shows modern infill of no significance of former doorway between No. 792 and 794.

Medium Significance – the element is important to understanding of significance.

- The roof of the main block, albeit significantly rebuilt.
- Early C19 Staircase, rebuilt and altered after the 1976 fire.
- Entrance Hall, rebuilt and altered after the fire (significance reduced by the loss of original panelling and mouldings, widened openings and plasterboard surfaces, enhanced by reconstructed front door of c1990s and fanlight of 2021).
- Former C18/C19 fireplaces and openings which have been blocked.
- Panelling, damaged by fire and abrasive cleaning.



Main Staircase Ground Floor



Hall and front door

Low Significance – the element makes some limited contribution to understanding of significance.

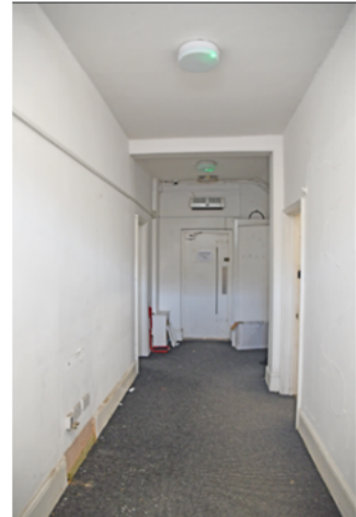
- The roof of the main block, albeit significantly rebuilt.
- Basement level, probably original layout for former kitchen, probably former fireplaces below C20 cement based tanking. Appears to have been lowered. Many changes including loss of all historic doors and skirtings.
- Reinstated features based on evidence, including sash windows, front door and fanlight.
- Railings and wall on the frontage (repaired and reconstructed part of 2021 refurbishment).

Neutral Significance – the element is not negative, and could be enhanced to make a positive impact.

- Reinstated partitions to amended plan layout after fire.
- Rear extensions.
- Rear of entrance hall and rear lobby (see right)
- C20 Partitioning which provides spaces similar to C18/C19 proportions.
- C20 Secondary Staircase, installed after rear extension and closure of the connecting doorways.
- Round window below main external stair (replacement of cellar door) is quirky.
- Infill partitions.



Left – double doors within former opening, Ground Floor.



Right – Rear of entrance hall with large openings as detractors.

- The roof of the main block, albeit significantly rebuilt.
- Basement level, probably original layout for former kitchen, probably former fireplaces below C20 cement based tanking. Appears to have been lowered. Many changes including loss of all historic doors and skirtings.
- Reinstated features based on evidence, including sash windows, front door and fanlight.
- C20 internal doors and fire doors - flush, glazed and some to traditional panelled appearance, .

7.3 Number 794:

High Significance - the element is critical to understanding of significance.



(Left) Front of No. 794. (Right) Rear from Paxton Building showing 2 storey C19 element to left of C19 3 storey element.

- The original C18 front elevation, including openings, copings, string courses and doorcase.
- The original rear elevation, comprising the 3-storey brick element.
- Original double pile roof enhanced by restoration and replacement of asphalt by lead in 2021.

Medium Significance – the element is important to understanding of significance.

- C19 extension between 794 and 792.
- Bay window (rebuilt to C19 form).
- Basement Stair.
- Basement copper and fireplace in poor condition within late C20 reconstructed cellar and piers (after garage removed).
- Entrance Hall, rebuilt and altered after the fire (significance reduced by the loss of original panelling and mouldings, widened openings and plasterboard surfaces, enhanced by reconstructed front door of c1990s and fanlight of 2021).
- Former C18/C19 fireplaces and openings which have been blocked.

Low Significance – the element makes some limited contribution to understanding of significance.

- Basement front wall, ground floor structure and partitions, all reconstructed after the garage was removed.
- Windows and doors reconstructed in 1990s.
- Railings and front wall reconstructed in 2005 after the garage was removed.

Neutral Significance – the element is not negative, and could be enhanced to make a positive impact.

- Rear metal external access stair.
- C20 Partitioning which provides spaces similar to C18/C19 proportions.
- C20 internal doors and fire doors - flush, glazed and some to traditional panelled appearance.

O Significance Plans



Basement of Numbers 792 (right) and 794 (left)



Ground Floor of Numbers 792 (right) and 794 (left)



First Floor of Numbers 792 (right) and 794 (left)



Second Floor of Numbers 792 (right) and 794 (left)

7.4 Schedule of Elements and Work

NOTE 1. This schedule is to be read in conjunction with the F3 drawings including Plans, Elevations and Sections and the F3 photographs of each of these areas.

NOTE 2. The two buildings are to be repaired and reinstated to the format when operating as a single unit as Elm House. To provide flexibility and ongoing viability in the long term, they can operate as either one or two units and therefore the work and principles apply across both buildings.

7.5 Schedule of Elements and Work (External)

Number 792

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
FRONT ELEVATION				
Install Lantern light to match Percy House	High (Early C19 Doorway, part rebuilt)	Good.	Preserve	The design is sympathetic to the appearance and character of the building and cabling is to be carefully routed within hidden voids of the canopy.
Install secondary glazing and discrete security contacts	Low (windows date from after fire to historic 6 over 6 layout modern/non-authentic bars)	Good	Enhance - improves thermal / use of the building	Secondary glazing to be Selectaglaze within the sash bead in accordance with figure 6 page 10 of HE Energy Efficiency and Historic Buildings – Secondary Glazing, as installed at Percy House. Contacts to be hidden.
Reinstate missing window shutters	High (early C19)	Good / missing	Enhance	Shutter leaves are missing on 2 windows on ground floor. Detail to match the adjacent shutters
WITHIN FRONT GARDEN				
Install point lighting within garden	Neutral (C21) landscaping	Good.	Minimal	Unobtrusively sited. Reversible as part of planting scheme.
Install watering hoses within garden	Neutral (C21) landscaping	Good.	Minimal	Unobtrusively sited within earth and planting. Reversible as part of planting scheme.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
REAR ELEVATION Allow to replace rear doors	Neutral / negative C20 designs. Installed after fire	Fair	Enhance	Design to be to more appropriate appearance for the C19 character of the building.
Install secondary glazing and discrete security contacts	Low (windows date from after fire to historic 6 over 6 layout modern/non-authentic bars)	Good	Enhance - improves thermal / use of the building	Secondary glazing to be Selectaglaze within the sash bead in accordance with figure 6 page 10 of HE Energy Efficiency and Historic Buildings – Secondary Glazing, as installed at Percy House. Contacts to be hidden.
Install cast iron daisy vents	Neutral (the brickwork to this section was rebuilt in circa 2020 when the rear extension was removed)	Good	Neutral / enhances the use of the building	The vents match historic vents within a single brick and are located within the area of reinstated brickwork so do not affect historic fabric.

Number 794

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
FRONT ELEVATION Install Lantern light to match Percy House	High (C18 Doorway)	Good.	Preserve	The design is sympathetic to the appearance and character of the building and cabling is to be carefully and unobtrusively routed.
Install secondary glazing and discrete security contacts	Low (windows date from after fire when they were reinstated to 6 over 6 sashes)	Good	Enhance - improves thermal / use of the building	Secondary glazing to be Selectaglaze within the sash bead in accordance with figure 6 page 10 of HE Energy Efficiency and Historic Buildings – Secondary Glazing, as installed at Percy House. Contacts to be hidden.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
WITHIN FRONT GARDEN				
Replace modern services and allow to replace box to detail	Neutral (C20/21)	Fair	Neutral/ Enhance	Service box is metal and unattractive. Services require upgrading. New services to follow existing routes and more sensitive routes to avoid historic fabric and to be unobtrusive.
Install point lighting within garden	Neutral (C21) landscaping	Good.	Neutral	Unobtrusively sited. Reversible as part of planting scheme.
Install watering hoses within garden	Neutral (C21) landscaping	Good.	Neutral	Unobtrusively sited within earth and planting. Reversible as part of planting scheme.
REAR ELEVATION				
Allow to replace rear doors	Neutral / negative late C20 designs.	Fair	Enhance	Design to be to more appropriate appearance for the C18 character of the building.
Install Lantern light over back door	Neutral (C21 rebuild)	Good.	Preserve	The design is sympathetic to the appearance and character of the building and cabling is to be carefully and unobtrusively routed.
Install secondary glazing and discrete security contacts	Low (windows date from 1990s)	Good	Enhance - improves thermal / use of the building	Secondary glazing to be Selectaglaze within the sash bead in accordance with figure 6 page 10 of HE Energy Efficiency and Historic Buildings – Secondary Glazing, as installed at Percy House. Contacts to be hidden.
Install cast iron daisy vents with mesh & decorate black/dark grey	Neutral (the brickwork to this section was rebuilt in circa 2020 when the rear extension was removed)	Good	Neutral / enhances the use of the building	The vents match historic vents within a single brick and are located within the area of reinstated brickwork so do not affect historic fabric. They provide necessary ventilation to service rooms (kitchen/ w.c.s) located at the rear of the building.

7.6 Schedule of Elements and Work (Internal)

General Works both units

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Repair ceilings and wall finishes minimal like-for-like Decorate in historic stone colours and off-white ceiling like Percy House, (as advised by paint specialist Patrick Baty)	High (C18/C19 lathe and plaster) Neutral (C20 plasterboard)	Generally good	Preserve	Typically the finishes throughout are modern plasterboard in both buildings from conversion into flats. Prior to carrying out the work to areas of plasterboard, investigation is to take place to establish whether there is lathe and plaster present below, in which case lathe and plaster is to be repaired like-for-like. Typical repairs required: Lathe and plaster: lime plaster to be used for surface cracks, damp after leak investigated & resolved, reinstatements / making good after changes. Plasterboard and skim: for movement/thermal cracks, popped nails, damp.
Type 1 floor – (timber) (Note 1) Carefully investigate historic finish & structure. Repair like-for-like. Allow sound/FR upgrade layer hidden below finish. Take up, number, store & reinstate boards. Decorate	High (C18/C19 timber floors typically pitch pine – expect to be present below the later finishes) Neutral/negative (C20 tiled and carpeted floors, typically visible on build-up of plywood or sterling board)	Generally good – fair Some edge evidence of fire damage in 792.	Preserve historic boarding. Upgrade to enhance more important spaces eg main stair hall and comply with FR requirement.	Typically these are modern floors within both buildings from conversion into flats, and the fire at Number 792. Investigation is needed to distinguish between areas where overboarding is over historic finishes, or where it is the only finish.as. Fire/sound layer in accordance with Percy House detail or as agreed with the Conservation Officer. Decorate sympathetically - Allow all historic boards to be lightly cleaned (brush) and polished.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Type 2 floor – (tiles) (Note 2) Reinstate similar	Neutral/negative (C20 tiled floors on C20 substrate of ply / sterling board)	Fair	Neutral	Existing service areas (kitchens, bathrooms, w.c.s). Replace similarly in tiled surfaces
Type 3 floor – (stone) Typically within basements of both units (Note 3) Repair & reinstate	High (C18/C19) where they survive Neutral (C20 concrete) elsewhere		Enhance Preserve	Existing basement areas. Allow to investigate extent of missing stone, carry out minimal like-for-like repairs and reinstate subject to investigation of concrete and agreement of sample. Bed and point in lime to match historic areas.
Staircases –				
Rear Staircase Number 792 (Notes 10 and 11. Correction to Note 11 – this stair is C19 not C18) Any amendment to the scheme provided is subject to investigation and agreement with Conservation Officer, Building Control and Fire Officer.	Medium (early C19 adapted and rebuilt in late C20 after fire) This stair comprises sections of original fabric nailed to new fabric and balusters are C20. It is more complete at first floor, but adapted for new door positions and has a visible added structural support frame between GF and FF.	Fair. GF to SF section has dropped.	Enhance Preserve	Carefully investigate and allow to carry out localised repairs to timber structure. Allow to use timber stiffeners similar to the structural scheme used for Percy House subject to conservation structural design. Investigation to include the visible structural additional framework added to support the stair when rebuilt. Allow to replace C20 square balusters with height compliant for Building Regulations.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Secondary Stair Number 792 Remove to reinstate access between 792 and 794	Low/Neutral C20 installed after the linking doorways were blocked and extension built. Poorly nailed construction, it incorporates a fragment of C19 reused handrail.	Good	Neutral	The space is modern as it is created by inserting a partition after the rear wall of the building was removed to create the current extension. The stair blocks the previous openings.
Rear staircase Number 794 (Note 10) Any amendment to the scheme provided is subject to investigation and agreement with Conservation Officer, Building Control and Fire Officer.	High (C18 with C19 and C20 alterations) Neutral/ Negative (FR partitioning and decorations)	Fair. GF to SF section has dropped. Basement lower section modern with evidence of damp at floor level.	Enhance Preserve	Allow to prop, protect and remove C20 FR partitions to reopen volume and appreciation of staircase. Carefully investigate and allow to carry out localised repairs to timber structure and missing fabric. Allow to use timber stiffeners hidden below treads similar to the structural scheme used for Percy House subject to conservation structural design. Allow to upgrade FR in less obtrusive manner using Invirograf or similar FR finishes suitable for historic contexts (as used at Percy House). Allow to remove modern overpainting to handrail using poultice or similar conservation cleaning method agreed with CO.
Secondary Staircase Number 794 Allow to remove stair, reinstate the original floor level and board over the modern facing brick to the walls.	Neutral (Late C20 – this stair goes one storey only between First and Second Floors) Negative – applied decorative brickwork.	Good	Neutral	The stair is of no historic significance and led to a small attic flat. It was cramped and compromised headroom in the shower room below. The shower room and stair are within the later rebuilt infill part of the building.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Window surrounds Repair and refurbish Decorate in historic stone colours like Percy House	High (C18/C19) where they survive Neutral (C20 plastered) elsewhere	Good	Enhance	Ease and carry out like-for-like joinery repairs to surviving C18/C19 shutters, window seats and ironmongery. Replace missing shutter leafs, ironmongery and shutter cords to match existing adjacent as necessary. Windows have already been repaired and refurbished.
Windows Retain Alter C20 glazing to 1 window (Note 4 drawing SBND-1000-ZZ-ZZ-EL-A-25211/S2.P1)	All C20 replacements to C18 layout	Good	Preserve Neutral	No works – Windows have already been repaired and refurbished. GF Rear window within rebuilt wall of 794. Allow to replace clear C20 panes with frosted glass or an obscured finish detail for privacy to be agreed with Conservation Officer.
Internal Doors Allow to retain, repair and replace according to significance and FR requirements. Any amendment to the scheme is subject to investigation and agreement with Conservation Officer, Building Control and Fire Officer. Decorate in historic stone colours like Percy House	Medium (C19 4-panel salvaged doors) Number 792. C1900 4-panel doors. Neutral (C20 fire doors, glazed doors, flush doors)	Good - fair	Preserve Enhance Preserve Enhance	C20 Fire Doors – carefully remove in order to preserve any historic surrounds. Number and put aside for reuse or replacement with C18 style panelled door. Allow to retain and ease c1900 4-panel doors where the rest of the room has a c1900 or later character and where their thin frame is not a FR issue. Allow to replace all neutral doors with more appropriate C18 2-panel doors or C19 style 4-panel doors according to the date and character of the space, using historic templates from their host building and (if not available) from Percy House.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Cupboards and doors Decorate in historic stone colours like Percy House	High (C18/C19) Number 794 only.	Fair	Preserve	Allow to ease and carry out minimal like-for-like repairs, subject to agreed door schedule.
	Medium (C19 salvaged doors) Number 792. C1900 doors.		Allow to preserve.	Allow to ease and carry out minimal like-for-like repairs, subject to agreed door schedule.
	Neutral (C20 or C21 elsewhere)		Neutral	Remove poor quality C20 fixtures and make good surfaces like-for-like.
			Neutral enhance /	Allow to replace with joinery noted on drawings.
Cornices Repair and reinstate Decorate in historic off-white to match ceiling, like Percy House	High (C18/C19) where they survive	Good	Enhance	Replace missing sections (e.g. where services or modern partitions have been removed) like-for-like using adjacent template.
	Low (c 1900)			
	Neutral (C20 plaster coving or standard decorative)		Enhance	Subject to investigation and agreement with the Conservation Officer allow for the following reinstatements:
			Enhance	Allow to carefully remove C20 mouldings and make good adjoining surfaces like-for-like.
			Enhance	Allow to reinstate matching profile to complete an authentic historic space where evidence indicates a missing cornice.
			Preserve	Allow to install mouldings within former spaces which are devoid of their historic mouldings, designed according to templates and the hierarchy of the space. Evidence to date indicates cornices were only present within the terrace on ground and first floors and it is anticipated these units will be likewise. Allow reversibility to be designed in if required by CO.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Skirtings Repair and reinstate Decorate in historic stone colours like Percy House	High (C18/C19 moulded profiles in reception areas and rectangular profile elsewhere). Neutral (C20 replacement – machined mouldings and rectangular profiles)	Poor (water damaged) within basement. Fair – good elsewhere	Enhance Enhance Enhance	Allow to replace missing and damaged skirtings to match templates from the same spaces. Allow to replace C20 mouldings using C18/C19 templates from the same character spaces where this would complete a room of C18/C19 character. Allow to reinstate C18/C19 mouldings within the Entrance and Stair Hall to complement the reinstatement already carried out and the works to the original staircase once modern FR partitioning is removed.
Dados and panelling Repair and reinstate Decorate in historic stone colours like Percy House	High (C18/C19 original) Low (C20 replacement with ply panels)	Good	Enhance	Allow to replace missing sections where this will complete a historic space, using templates from the C18/C19 originals. Allow to use authentic C18/C19 style boarded panels and details to complete authentic historic areas. Allow to decorate panelling where previous stripping has exposed softwood not intended to be exposed.
Architraves Repair and reinstate Decorate in historic stone colours like Percy House	High (C18/C19 original) Medium (C19 update) Low (C20 authentic replacement after fire) Neutral (C20)	Good	Preserve	Replace missing sections (e.g. where services have been removed) like-for-like using adjacent template. Retain and repair like-for-like. Decorate

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Fireplaces	High (C18/C19 original but all these have lost inserts or are blocked) Medium (C19 update) Low (C20 fireplaces with 18/C19 character) Neutral (C20 surrounds or blocked)	Fair	Enhance	Allow to investigate and remove boards / infills blocking the opening. Carry out minimal like-for-like repairs to brickwork, flues and surrounds and allow to install inserts to match the character and style at the date of the surround. (794 FF & SF) Where C20 timber surrounds have been loosely fixed to C18 fire damaged panelling (2 fireplaces), allow to replace with C18 style fire surround to match the hierarchy of the space and the ovolo details previously approved for Percy House. Allow to provide insert to match the C18/C19 style of the surround. Subject to investigation, allow to retain C20 works insitu with insert where missing and appropriate to the design. Subject to investigation allow to replace missing or non-authentic C20 inserted surrounds with painted timber surround to match the hierarchy of the space and the details previously approved for Percy House. Allow to provide insert to match the C18/C19 style of the surround.
New partitions where shown	Neutral	N/A	Neutral	The changes are limited. A small number of new partitions are proposed to be added within service and already partitioned areas. They are timber stud to reflect the existing and are to be reversible.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Removal of partitions where shown	Neutral. Subject to investigation, all are expected to be C20 and all are expected to be non-loadbearing.	Poor-Good	Neutral	Subject to results of investigation of age and support, allow to protect adjoining surfaces and remove to provide a more workable layout. Unless otherwise agreed with the Conservation Officer, all pre C20 fabric is retained.
Allow to open infilled partitions, doorways and fireplaces where shown Investigate and allow to open up opening between 792 & 794 as indicated by historic fire photograph.	Neutral. Subject to investigation, all infills are expected to be C20 and all are expected to be non-loadbearing.	Poor-good	Enhance Neutral Preserve	Reinstate historic doorways and fireplaces which have been blocked during C20 to improve understanding of the historic layout and the appearance and proportion of historic spaces and features. Subject to investigation allow to protect adjoining surfaces and remove to provide a more workable layout. Unless otherwise agreed with the Conservation Officer, all pre C20 fabric is retained.
Works to improve fire resistance Any amendment to the scheme provided is subject to investigation and agreement with Conservation Officer, Building Control and Fire Officer.	All ages	Poor - Good	Enhance	Allow to carry out FR improvements for optimum flexible use of the buildings and to replace intrusive C20 FR partitioning of key spaces. These are to comprise a combination of bespoke methods previously used at Percy House, which comprise: • Specialist finishes and unobtrusive intumescent seals from Envirograph or similar conservation specialist. • FR and sound resistant barriers within the floor voids, behind existing modern finishes and within the proposed partitions to form unobtrusive FR compartmentation.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Provide Display art boards	High- Neutral backgrounds, Selected secondary - generally neutral	Good	Neutral	Provide new removable display panels designed as if furniture and located as shown on plans. Extent and positions are selected as unobtrusively as possible within existing recesses, alcoves, blocked openings and secondary walls. Allow to be birch ply finished to complement historic stone finish decoration but remain distinguishable as modern. Panels are sized and located to avoid C18/C19 key features and cornices. Fully reversible.
Electric and electronic services Remove redundant wiring and fixtures Install to current standards.	Neutral / Negative (C20/C21)	Good-poor	Enhance – appearance and viable use of the building	Install carefully and sympathetically in accordance with HE advice – Use existing routes where possible and not intrusive Provide unobtrusive hidden routes within existing voids. Provide new voids behind reinstated skirtings and panelling. Allow for replacement skirting / dado detail to incorporate electrical/electronic services hidden in voids where existing routes are unsympathetic or new routes are required.
Install lighting – Lighting allow for LED ceiling mounted tracks to match Percy House	Neutral / Negative (C20/C21)	Good - poor	Neutral	Install carefully and sympathetically in accordance with HE advice – Low key, lightweight and readily reversible.

ELEMENT	HERITAGE VALUE	CONDITION	IMPACT	PROPOSALS / JUSTIFICATION
Install floor boxes Allow design to match Percy House Any amendment to the scheme provided is subject to investigation and agreement with the Conservation Officer.	High – Low (subject to investigation)	Good-poor	Neutral	Allow in special highly significant areas: Within rooms where the panelling and joinery is original and of the greatest sensitivity and it is not sympathetic to install electric/electronic services in any other way, install a small number of floor boxes to the bespoke design used at Percy House. These comprise a board section selected to match the existing boards, with brass access, hidden timber boxing and sockets. Joiner manufacture and installation See detail. Locations are selected according to board width and board length closest to the required location of the socket.

8.1 North Tottenham Conservation Area

- 8.1.1 The ongoing regeneration and viability of Numbers 792 and 794 are critical to the ongoing viability of this part of the Terrace and Conservation Area.
- 8.1.2 The current proposals to the exteriors are minimal and all enhancements. They build on the recent restoration and improvements of the frontages, rear elevations and settings of the two buildings. At the front, there are lanterns over the front doors and high quality lighting to match that approved at Percy House and enhancements to the landscape and frontage which includes the replacement of the unattractive service enclosure and services in front of Number 794 and the low key lighting and irrigation of the landscaping.
- 8.1.3 At the rear, the unattractive 20th century external back doors are to be replaced with doors more appropriate to the 18th Century buildings, with a high quality lantern over the back door. Within the section of brickwork at the back which has been rebuilt after the removal of an extension, some small sympathetic decorative cast iron vents are provided for the kitchen and w.c.
- 8.1.4 Taken together, these proposals provide a low but significant level of benefit to this part of the Conservation Area. They also improve the viability of the internal works and continued use of the Listed buildings.

8.2 Number 792 High Road – Grade II Listed Building

- 8.2.5 The thermal performance of the building is being improved by the addition of high quality unobtrusive secondary glazing to match that at Percy House, which has minimal effect on the appearance and operation of the windows, but adds significantly to the quality and sustainability of the building. In conjunction with this, the original window shutters are to be restored and missing shutter leaves and ironmongery reinstated. Enhancements.
- 8.2.6 The interior which is currently subdivided into different flats with different amounts of change is being treated holistically in order to improve the use, spaces and appearance. Much of the interior was gutted in a fire in the 1970s but the historic layout and features that remain are to be repaired and enhanced. This includes structural and joinery works to the main staircase which has dropped, reopening blocked fireplaces and installing surrounds and inserts where missing, and repairing historic panelling and historic cupboards, floors, cornices and mouldings. These are to be carried out using the techniques previously used at Percy House. These are all enhancements.
- 8.2.7 The historic connections between this unit and Number 794 are to be reinstated, so that in future it is possible to use the buildings either as a single unit or independently, depending on the need, improving flexibility and viability. In order to do this, a secondary staircase will be removed to gain access to the previous openings, but these works are not harmful as this stair is part of the late 20th Century changes after the fire. There are significant Building Regulation and Fire Regulation requirements which are to be incorporated using the same conservation approach as

that taken at Percy House and Warmington House, to use specialist high quality intumescent products and design fire partitioning sympathetically and unobtrusively. The same applies to services and the methods of making these unobtrusive such as hidden floor boxes used at Percy House are being proposed. The main stair balustrading which is of a similar date and has remnants of balusters and handrail similar to Warmington House is to be upgraded to match. These all comply with *Conservation Principles* and relevant Historic England advice. Preserve and enhance.

8.2.8 The internal room doors which are all from the 20th Century, are to be replaced with more sympathetic doors where appropriate to complement the remaining panelled interiors. Enhancement.

8.2.9 The alterations to room layouts and elements have been designed around the age and significance of the surviving fabric, so there is no loss of historic fabric or interest. The use is more flexible than that of the previous flats and allows the classic Georgian layout and main reception rooms to remain as such with reinstated and repaired features. The alterations are directed towards the areas that are already service areas (bathrooms, kitchen etc) and are located at the rear of the building, where it is more altered. Where there is any doubt such as where historic fabric is hidden, these are minor elements of the whole, so opening up and scope for revision is proposed in order to work with the Conservation Officer to avoid harm. Preserve.

8.2.10 Sarabande make use of large screens to display artistic work. Following the Pre-App these were considered in more detail and are instead being proposed as items of furniture, to be readily removable, and to be located away from the main historic features, within modern alcoves and blocked openings, and on secondary walls. As a result the historic interest is preserved.

8.2.11 Overall, the works will significantly enhance the appearance, character and viability of the listed building. There are no harmful elements that need to be weighed against heritage benefit.

8.3 Number 794 High Road – Grade II Listed Building

8.3.12 The works and impact are substantially the same as the above, except that this building contains earlier fabric including the main staircase from the 18th Century, and the extent of survival is greater because it was not significantly fire damaged. As such, under NPPF 199 there is greater weight in favour of its conservation.

8.3.13 The windows are also to be upgraded with high quality secondary glazing like Percy House, and the surrounds and shutters are to be eased and repaired like for like to improve the thermal performance of the building sympathetically. The historic layout and all historic features from the 18th Century that remain are to be repaired and enhanced. This includes structural and joinery works to the main staircase which has dropped and has been altered by FR partitioning, reopening blocked fireplaces and installing surrounds and inserts where missing, and repairing historic panelling and historic cupboards, floors, cornices and mouldings. These are all significant enhancements, to be carried out using the techniques previously used at Percy House.

8.3.14 The significant Building Regulation and Fire Regulation requirements which are to be incorporated are proposed using the same conservation approach as that taken at Percy House and approved for Number 810/812 where the staircase is also 18th Century, and it is proposed to use the same

specialist high quality intumescent products and to design fire partitioning and servicing sympathetically and unobtrusively according to *Conservation Principles* and relevant Historic England advice. Preserve.

8.3.15 Whilst earlier fabric remains, much of the paint was removed from softwood intended to be painted. It is proposed to repair and redecorate this and Number 792 in 18th Century stone colours according to principles agreed following specialist historic paint advice from Patrick Baty at Percy House. Preserve and enhance.

8.3.16 Overall, the works will significantly enhance the appearance, character and viability of the listed building. There are no harmful elements that need to be weighed against heritage benefit.

8.4 Settings of adjacent Listed Buildings

8.4.17 The only works that would affect the settings of adjacent buildings are those that are external.

8.4.18 These are assessed under the category of Conservation Area above. The high quality lanterns, design improvements to doors, more appropriate service boxing, cast iron decorative vents add some low level of aesthetic interest and improvement to the appearance of the buildings within the settings of neighbouring heritage assets, and the alterations to landscape are neutral. There is no harm to be offset.

9 CONCLUSIONS:

9.1.1 Some of the identified benefits of the proposed scheme include:

- The regeneration of the listed buildings at the core of the Conservation Area.
- A use that ensures the continued occupation of the site during the regeneration works.
- The enhancement of the appearance, features and decoration of the inside of the buildings to complement the refurbishment already carried out on the exterior.
- The best use of the building in a way that is beneficial to the community and to the area.
- A proposed use and design scheme that provides vitality and life to this part of the High Road and provides a catalyst for artistic skills and the regeneration of the group and locality.

9.1.2 In all, it is concluded that the proposed reuse and alteration of these two key buildings within Northern Terrace follows the conservation principles already established in pre-application discussions and previous restoration works on the exteriors and at Percy House, Warmington House and the approved scheme at Numbers 810-812 High Road.

9.1.3 The proposals are beneficial to the settings of the listed buildings and this part of the Conservation Area, and the social and economic vibrancy of the locality.

30 May 2022

