

HERITAGE STATEMENT FOR



PLAQUES AND INTERPRETATION PROPOSALS TOTTENHAM HOTSPUR HISTORIC BUILDINGS

HIGH ROAD AND WHITE HART LANE TOTTENHAM N17



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1.1	Author and background to the Heritage Statement	3
1.2	Summary of Proposals.....	3
1.3	Summary of heritage assets	3
1.4	Purpose and scope of the Heritage Statement	3
1.5	Approach and Methodology of Assessment.	4
2	SUMMARY OF THE PROPOSED DEVELOPMENT	5
3	LEGISLATION, POLICY AND GUIDANCE	6
3.1	Legislation.....	6
3.2	The National Planning Policy Framework.....	6
3.3	Regional Policy: The London Plan.....	7
3.4	Local Plan	8
3.5	Historic England’s Historic Environment Good Practice Advice	9
3.6	Pre-Application Advice	9
4	HERITAGE assets and their SIGNIFICANCE	10
4.1	Statutory Listed Buildings.....	11
4.2	Conservation Area	13
4.3	Locally Listed	13
5	HERITAGE assets and their SIGNIFICANCE – understanding form and history	14
5.1	Introduction.....	14
6	EARLY 19 th Century	16
7	late 19 th Century	19
8	20 th Century	22
8.2	Historic Photographs	23
9	STATEMENT OF SIGNIFICANCE	26
9.1	Criteria.....	26
9.2	Proposals	28
9.3	Assessment and Schedule of Impact.....	30
9.4	Number 790 (Dial House):	31
9.5	Number 792:.....	33
9.6	Number 794:.....	35
9.7	Number 796 (Percy House):	37
9.8	Number 798 (Jatko House):.....	39
9.9	Number 800 (Gibson House):	41
9.10	Number 802:.....	43
9.11	Undercroft:	45

9.12	Number 808 (Prudhoe House):	47
9.13	Number 810-812 (Holly House):.....	49
9.14	Number 814 (Former Barclays Bank):	51
9.15	Number 744 (Warmington House):.....	53
10	CONCLUSIONS:	55

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 30 years' experience working with listed buildings.

1.2 Summary of Proposals

- 1.2.1 The Statement is submitted in support of the planning and listed building application by Tottenham Hotspur FC for the installation of commemorative plaques and interpretation boards. These will be supported by online digital content as part of a local heritage trail.

1.3 Summary of heritage assets

- 1.3.2 The plaques and panels are proposed on the following buildings, which are designated heritage assets within the meaning of the National Planning Policy Framework (NPPF):

1. 744 High Road, (Warmington House), listed grade II
2. 790 High Road (Dial House), listed grade II*
3. 792 High Road, listed grade II
4. 794 High Road, listed grade II
5. 796 High Road (Percy House) and forecourt, listed grade II*
6. 798 High Road, listed grade II
7. 800 High Road, listed grade II
8. 802 High Road, listed grade II
9. 808 High Road, listed grade II*
10. 810-12 High Road (Holly House), listed grade II*
11. 814 High Road, on local list.

- 1.3.3 Numbers 790-814 High Road are within the North Tottenham Conservation Area.

- 1.3.4 The Greater London Heritage Environment record contains entries for the listed buildings. Archaeological interests are not affected by the type of development proposed.

1.4 Purpose and scope of the Heritage Statement

- 1.4.1 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.

- 1.4.2 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).

- 1.4.3 The legislation and policy framework applicable to the proposed development is set out at Section 3. Policy 194 of the Framework is relevant to the scope of Assessment.

1.5 Approach and Methodology of Assessment.

1.5.1 Policy 194 of the Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.5.2 The potential impact of the proposal is limited and has been designed to be reversible. On each of the heritage assets, there is to be a maximum of:

- one circular plaque similar to an English Heritage Blue plaque on the front elevation, and
- one small bronze plaque on the front roadside wall or railing.

Within the Undercroft to Number 800, there are to be interpretative boards. The Undercroft is readily publicly accessible but set back from the street and it has limited intervisibility with other nearby heritage assets and their settings.

There is no effect on interiors and, other than Number 800, there is no potential effect on rear elevations.

1.5.3 The Scope of this report therefore concentrates predominately on the significance of assets as a whole, front elevations and Undercroft, and the contribution of these areas to the heritage assets and settings.

1.5.4 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
- Barclays Bank Archive
- Victoria County History and other local sources and histories

1.5.5 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.

1.5.6 Within the Impact Section listing each building, the key elements of significance are identified for context, and those elements potentially affected are differentiated for clarity.

1.5.7 Historic photographs are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.

2 SUMMARY OF THE PROPOSED DEVELOPMENT

- 2.1.1 The proposal is to install interpretive plaques and boards as a significant part of the ongoing heritage-led restoration of the 18th and 19th century Listed Buildings and settings along the High Road. These interpretative proposals increase understanding of the role of people of the past in the history of these buildings, of THFC, and of wider Tottenham and important local and national events.
- 2.1.2 The North Tottenham Conservation Area Appraisal and Management Plan highlights that this 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. They are complemented by some good later buildings.
- 2.1.3 The role of people and events in the history of the heritage assets is an important element of their significance. As ‘intangible evidence’ it supports and stands alongside visible evidence such as architecture and fabric in their understanding.
- 2.1.4 Recognition of this fact is an increasingly important thread of the government Framework policies and Historic England guidance, including the Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).
- 2.1.5 The interpretative plaques follow the long-established precedent of historic building interpretation, through the Blue Plaque Scheme administered by English Heritage and the Haringey Green Plaques scheme. The bronze plaques are inspired by heritage commemorative plaques such as those used by the National Trust and Historical Societies, and are supported by interpretation boards within the Undercroft of Number 800.
- 2.1.6 These are individually designed within an overall bespoke pattern for the Terrace and as part of a wider local Plaque scheme. They have been developed with the input of Historic England and Haringey Council and detailed to avoid affecting historic fabric. Additional consultation, presentation and visits are being held with Bruce Castle and Friends of Bruce Castle, Tottenham Civic Society and Tottenham Conservation Area Advisory Committee.
- 2.1.7 The proposals to provide interpretation of the history of the locality and individual buildings are part of an on-going programme of restoration and regeneration of the area around the Stadium, starting with the recent restoration of Percy House and its entrance gateway, Warmington House, the new high-quality landscaping and redevelopment at the rear of nos. 790-796. Currently projects include applications for Numbers 792 and 794, planning consultations on 808-812, and completion of the recent restoration of the street frontage and boundaries of the majority of the Terrace from Numbers 790 to 808.

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 Case law has established that a decision maker can, in heritage terms, give great weight to heritage-specific benefits such as, in this case, the provision of means of improving the understanding and evidence of their significance.

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 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.

3.2.3 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.

- 3.2.4 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.
- 3.2.5 According to paragraph 199, great weight should be given to a designated 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.
- 3.2.6 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

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

- 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 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.

3.6 Pre-Application Advice

- 3.6.3 In January 2022 consultation took place with Haringey Council and Historic England. HE responded by email on 7 February 2022 confirming the project was of interest and they would wish to be involved with the detailed design and fixings of plaques for the grade II* listed buildings, but not the grade II buildings which were for local comment only.
- 3.6.4 Further consultation took place in February 2022 regarding the drawings and design of the fixings in order to avoid affecting historic fabric and to make them fully reversible. The application is in accordance with these agreed design principles and details.
- 3.6.5 A site meeting was held on 12th April 2022 with Katerina Koukouthaki and Richard Truscott, who confirmed they had no objections to the proposals.

4 HERITAGE ASSETS AND THEIR SIGNIFICANCE

4.1.1 The heritage assets comprise Warmington House (Number 744 High Road) and Northumberland Terrace (Numbers 790-814 High Road). These are located on the eastern side of Tottenham High Road, to each side of Tottenham Hotspur stadium.

4.1.2 The plaques and panels are proposed on the following buildings:

1. 744 High Road, (Warmington House), listed grade II
2. 790 High Road (Dial House), listed grade II*
3. 792 High Road, listed grade II
4. 794 High Road, listed grade II
5. 796 High Road (Percy House) and forecourt, listed grade II*
6. 798 High Road, listed grade II
7. 800 High Road, listed grade II
8. 802 High Road, listed grade II
9. 808 High Road, listed grade II*
10. 810-12 High Road (Holly House), listed grade II*
11. 814 High Road, on local list.

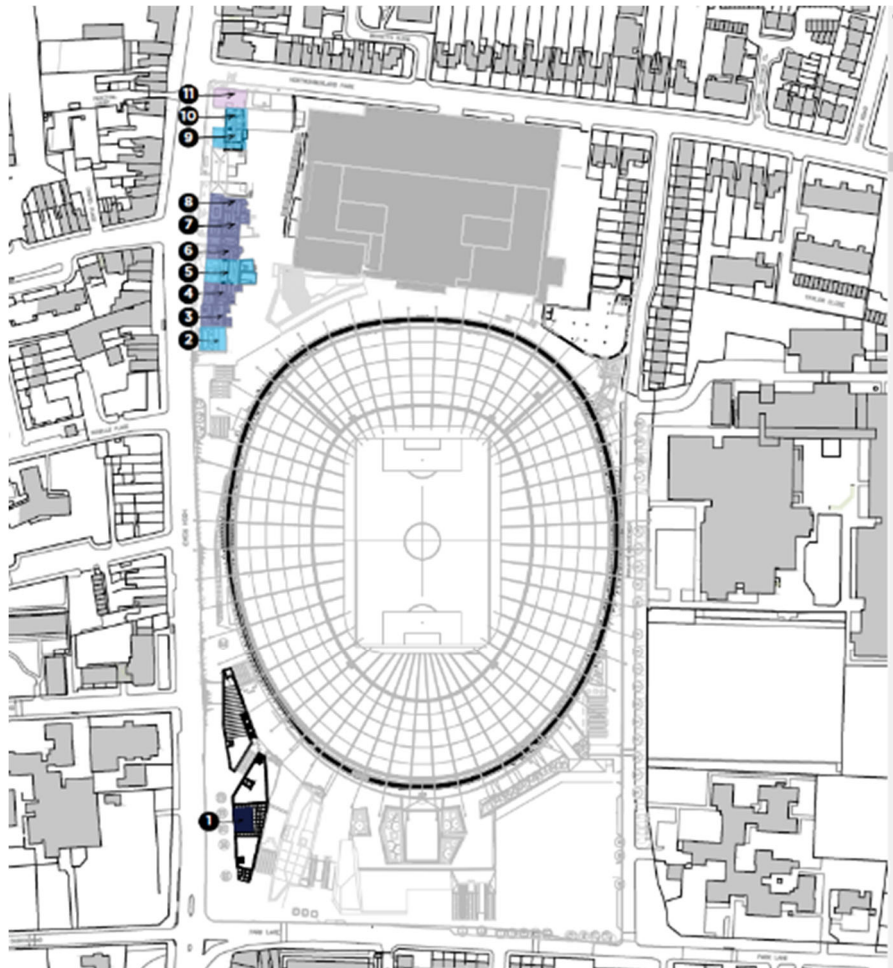


Figure 1. Heritage Assets (See D&A Statement).

4.1.3 The whole of Northumberland Terrace 790-814 High Road falls within the North Tottenham Conservation Area.

4.1 Statutory Listed Buildings

4.1.1 Numbers 790-802 and 808-812 High Road comprising Northumberland Terrace, were all listed on 22 July 1949 with group value.

4.1.2 Dial House, Percy House and its Forecourt Gates and Railings to the north, and Numbers 808 and 810-812 were listed grade II* listed buildings with text descriptions as follows:

4.1.1 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."

4.1.2 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."

4.1.3 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."

4.1.4 808 and 810 High Road

"Early C18 pair, each 3 storeys and basement, 3 windows; with 2 storey one window side extensions. Handsome "Queen Anne" facade. Half hipped tiled roof. Brown brick front with red brick dressings and stone coped parapet, some brickwork replaced. Gauged segmental brick arches with triple keystones to C19 sash windows, some with glazing bars. Brick moulded and dentilled parapet cornice. Central chimney with red brick quoins to deeply rebated angles. No 808 has flushed door, with patterned radial fanlight, and cornice hood on brackets over narrow panelled pilasters. No 810 has door of 6 fielded panels with plain rectangular fanlight under similar hood. Small modern shop projects in front."

4.1.5 Number 812 comprises an ancillary flanking building which was part of the unlisted Number 814 at the time of listing. As it reflects the ancillary flanking building of Number 808, it is treated as part of the listed building for the purposes of this heritage statement.

- 4.1.6 Numbers 792, 794, 798, 800 and 802 were listed grade II on 22 July 1949 and the descriptive text from their list descriptions are quoted below:

4.1.7 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.”

4.1.8 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, 1st floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutilled cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.”

4.1.9 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.”

4.1.10 Warmington House (No. 744):

Warmington House was listed grade II on 10 May 1974, described as:

“Early C19 building of 3 storeys, 3 windows. Stock brick; stucco frieze, cornice band and parapet concealing roof. Banded rusticated stucco ground floor, up to 1st floor cill band. Sash windows with glazing bars (replaced) on ground and 1st floors and plain sash windows on 2nd floor. Gauged brick arches on 2nd floor, moulded architraves, with pedimented panels over, to 1st floor windows. Central 4panel half glazed door under rectangular fanlight.”

4.2 Conservation Area

4.2.1 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, but not Warmington House.

4.2.2 The North Tottenham Conservation Area Appraisal and Management Plan (CAAMP) summarises the Special Interest of the Conservation Area in paragraphs 1.2.1 and 1.2.2 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.

The early history of the High Road is still traceable in its townscape and the surviving 18th and early-19th century buildings.”

4.2.3 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.

4.3 Locally Listed

4.3.4 Number 814 High Road (Former Bank)

The building was included in the Local list as part of the UDP Review of 27 January 1997, as.

“(High Road East side)

- *No. 814 (former Barclay’s Bank)”*

5 HERITAGE ASSETS AND THEIR SIGNIFICANCE – UNDERSTANDING FORM AND HISTORY

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

5.1 Introduction

5.1.1 The buildings are significant within the Conservation Area as a group, demonstrating key periods of development from the C17 to C20 in the history of Tottenham.

17th and 18th Century

5.1.2 The listed buildings at Northumberland Terrace date from the development of Tottenham as a rural retreat for city merchants prior to the Mid-C19. In date order from the earliest, the buildings are:

- **Dial House**, from 1690s which may include an earlier C17 structure at the rear. This C17 structure may be part of the top of the group of houses above the house shown owned by Ridley Gore. The frontage block of Dial House contains a prominent sundial on its gable, dated 1691, and is attributed to Miles Trulock, a soap manufacturer. The Trulock family owned the building until the 1830s¹.

Figure 1: Thomas Clay map 1619 for the Earl of Dorset (Note the map is oriented with south at the top).

It shows expansion of the former village of Tottenham. Only the eastern side of this part of the High Road was developed in the C17. The River Moselle ran along the roadside on the western side.

The house owned by Ridley W. Gore was The Black House.



¹ Local website www.singernet.info/tottenham/historictott.asp

6 EARLY 19TH CENTURY

- 6.1.1 Tottenham's population doubled in size between 1811 and 1851 and this led to a substantial expansion of the village.⁴
- 6.1.2 The Percy family relinquished most of their estate in Tottenham in 1830s⁵. The last Percy owner was Algernon Percy, 4th Duke of Northumberland (1792-1865), known as Lord Prudhoe. He was a naval commander, explorer and politician. In 1843, Numbers 808 – 812 were the only buildings he retained, and his name is remembered at Number 808, known as 'Prudhoe House'.⁶
- 6.1.3 The 1844 Tithe Map is the first of the C19 maps showing buildings in useful detail. 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. This is typically an indicator that the village was beginning to become commercial rather than residential in character and that front gardens were no longer considered important to occupants and owners. Dial House (number 475 and 456) and possibly the tiny cottages shown as 491 were the exceptions being already set forward at the road junction.

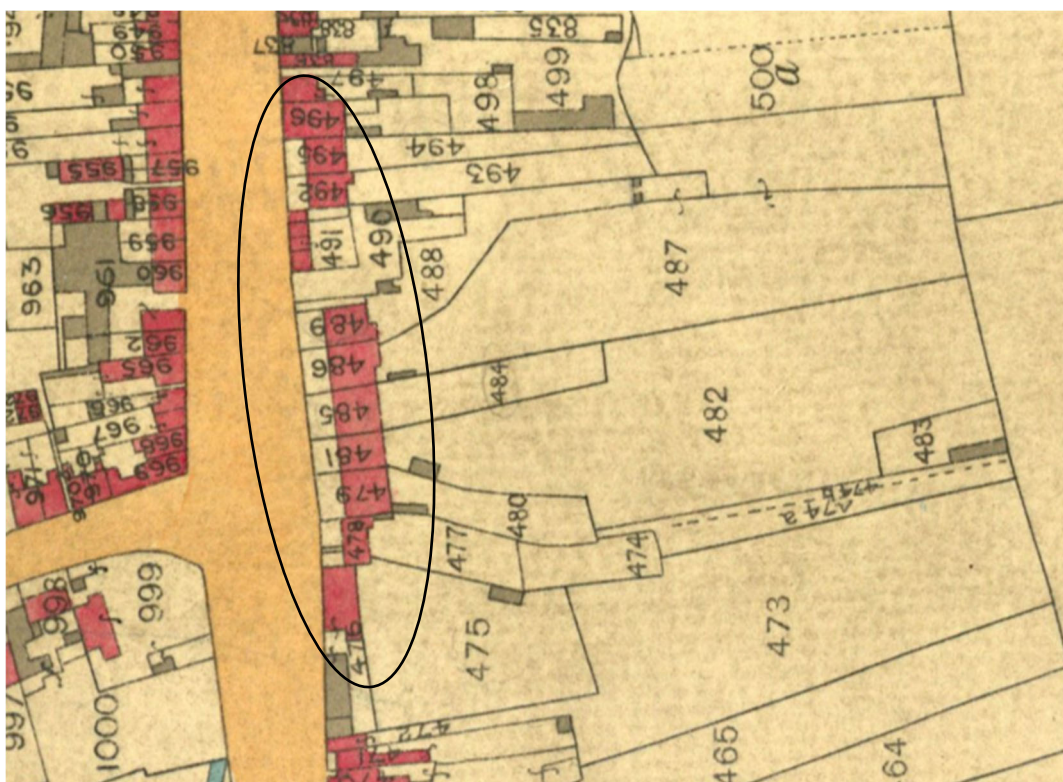


Figure 3: Tithe Map 1844. Mapped 1843.

- 6.1.4 The Tithe Map shows that Northumberland Row and much of the land around it was bought by Charles Ansell, who lived at Number 800 (plots 486 and 487)⁷. He bought many other historic

⁴ Victoria County History Middlesex Volume 5. 1976 p317.

⁵ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

⁶ Tithe Map Schedule 16 May 1843.

⁷ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

buildings in Tottenham which had been falling into disrepair and redeveloped them and the land around them⁸. The distinctive curved wall next to 489 was described in histories as being from The Black House and is a useful locating device as it survived until the C20.

- 6.1.5 He owned Numbers 479-489 (current Numbers 794-802) and apart from his own home, were let to tenants. Number 478 (current Number 792) was owned and occupied by Samuel Staples and Number 476 (Dial House) was owned and occupied by Henry Thomas Dunster.
- 6.1.6 The 'Four Cottages' Numbered 491 are in the place of the current shops at Nos. 804-806. They were set forward close to the road edge, with stables and a rickyard (timber yard) behind. These were all owned by Charles Ansell.
- 6.1.7 The Dictionary of National Biography 1885-1900 records 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*.'
- 6.1.8 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 Road and sold it on for the development of this road and its villas. This access was in the location of plots 497-500 which he owned. Plot 496, where the corner building number 814 High Road was later developed, was separately owned by Cains Cheffins and occupied by Edward Thomson.
- 6.1.9 This map provides much detail of the Terrace, showing some variety in the footprints, and in the plot subdivisions. 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.
- 6.1.10 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. The relationship of this plot to the main block of the adjoining houses on this map confirms otherwise; that it is not part of the linear Georgian terrace and that the front element is the earliest part. The Tithe Schedule confirms it was also in separate ownership to the rest of Northumberland Row. 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 794.
- 6.1.11 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,

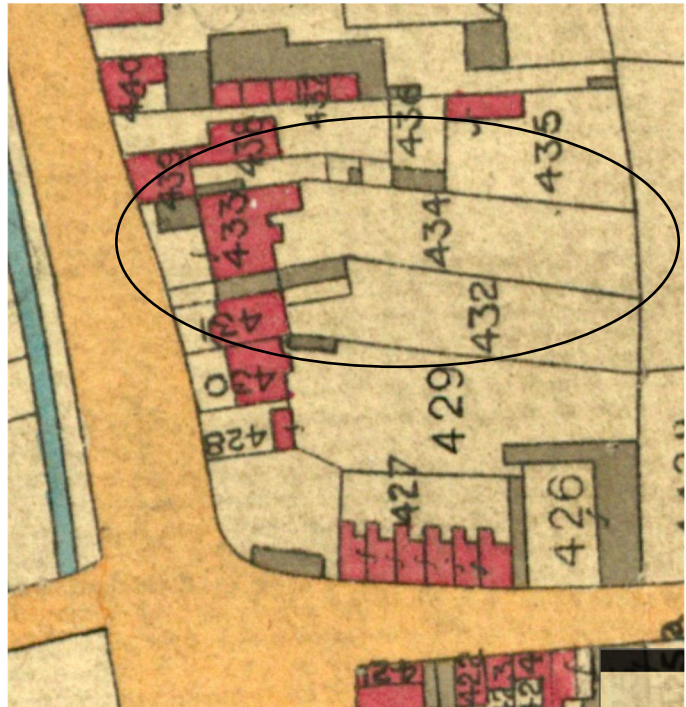
⁸ Bruce Castle newspaper extracts *Who Was Who in Bygone Tottenham*'.

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.

6.1.12 **Warmington House, 144 High Road**, was part of a separate early C19 housing development north of Paxton Road (then Marshy Lane). They replaced buildings shown on the Whyburd map of 1798.

6.1.13 The Tithe map of 1843-4 records that Warmington House plot 433 and garden 434 were owned by West and occupied by Elizabeth Wigglesworth.

Figure 4: Tithe Map 1844. Mapped 1843. Paxton Road junction, showing Warmington House.



7 LATE 19TH CENTURY

- 7.1.1 Northumberland Park Road was constructed in the late 1850s in the open marshland behind Northumberland Terrace. Charles Ansell designed it as a new curved road with small villas.
- 7.1.2 **Number 814** was built as a prominent and distinctive corner building at its entrance from the High Road. Part of Number 812 was incorporated into the bank in Number 814, probably at this period as it is also shown extended forward.
- 7.1.3 1st Edition Ordnance Survey map of 1864.

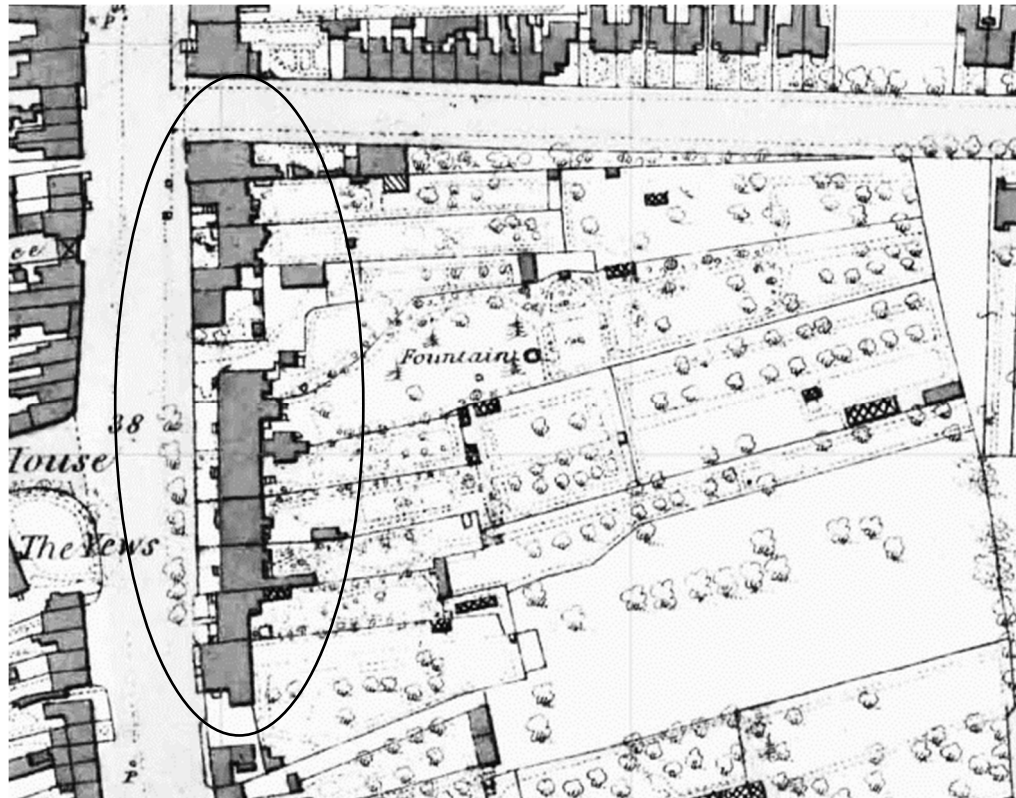


Figure 5: 1864 Ordnance Survey Map. Above shows Northern Terrace and below shows Warmington House.

The map above shows the buildings immediately north of the Northern Terrace had been demolished to form Northumberland Park Road, leading east from the High Road.



7.1.4 1896 Ordnance Survey map



Figure 6 - 1896 Ordnance Survey Map. Surveyed 1894.

- 7.1.5 The 1896 map shows the arrival of the street tram, which encouraged the creation of road frontage commercial units.
- 7.1.6 It also shows the reconstruction of Numbers 804-806 which created the current shop units, with its archway to a planned rear courtyard area.
- 7.1.7 The Trade Directories of the period reflect the changes to the area and the increased commercialisation of this part of the High Road around the earlier buildings.
- 7.1.8 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. The census returns and Trade Directories show these included a justice of the peace, a solicitor, an engineer and a physician and surgeon. These included Edwin Crusha JP at Number 794 who was the publisher, manager and owner of the Tottenham and Edmonton Herald, and his son (also Edwin) who was a composer and organist.

- 7.1.9 Within the group of buildings around Warmington House, the housing terraces had also been redeveloped at greater density.

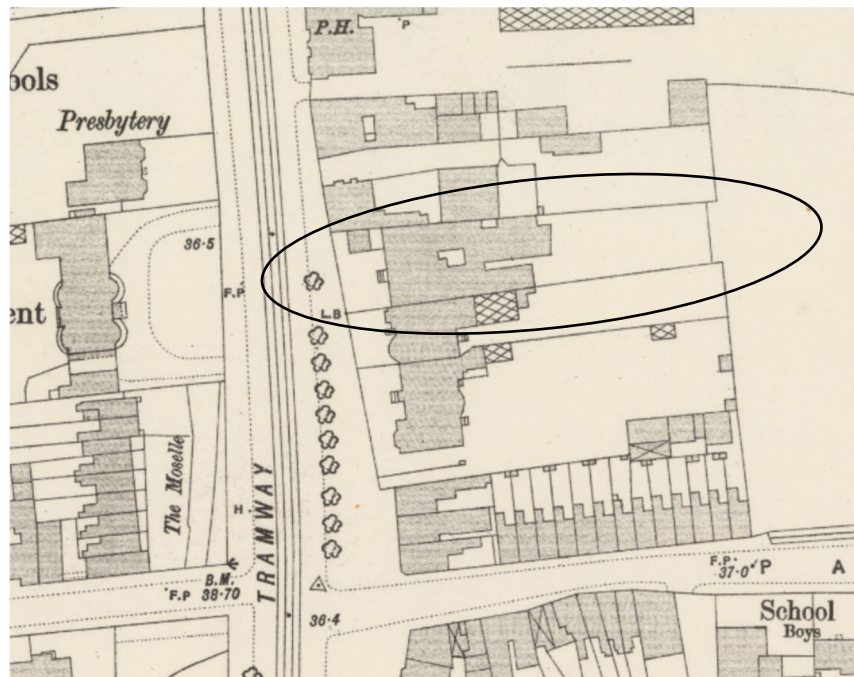


Figure 7 - 1895 Ordnance Survey Map. Surveyed 1894.

- 7.1.10 **Warmington House, 144 High Road**, was substantially extended at the rear. At this time the house was also a photographic studio, run by
- 7.1.11
- 7.1.12 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.

8 20TH CENTURY

- 8.1.1 The maps throughout the first half of the twentieth century show an increasingly industrial character, in association with the new railway and changes to the area. From 1920s / 1930s onwards industries occupied sites behind Northumberland Park Road and the Wingate Industrial estate spread from the south, which incorporated Numbers 790 and 792.
- 8.1.2 The buildings of the rest of Northumberland Terrace remained in long-term professional business uses, albeit without their former gardens and in multiple occupancy. As such they have remained a distinctive part of the social character of the terrace until more recently.
- 8.1.3 1957 Ordnance Survey.
- 8.1.4 This shows the typical density of industrial development prior to the development of Lilywhite House, Sainsburys and the new THFC Stadium.
- 8.1.5 Tottenham Hotspur Football Club's stadium was a significant presence in the backdrop to the High Road, along with local industries such as JAP Motors, Wingate Trading Estate, Barbers Foundry, Tottenham Bottling Company, Weber and Phillips Shoe Factory and numerous Engineering Works.
- 8.1.6 These are a significant part of the recent fabric, employment, history and memories of this part of Tottenham.
- 8.1.7 Numbers 790 (Dial House), 792 and 744 (Warmington House) were extended substantially with Mid/Late C20 industrial structures.



Figure 8 – Above and below:
1957 Ordnance Survey Map.



8.2 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 9 - Aerial View, 1961.



Figure 10 - 1880-1885 Photograph of frontages of Nos. 792-800 High Road. The windows are all 6-over-6 vertical sash windows, prior to the change to single plate glass panes in the 1890s.

- 8.2.1 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 1880-1885 photograph, as part of the THFC's reinstatement and regeneration of the Terrace.
- 8.2.2 On the left of both the photographs above and below, the low link building joining Numbers 798 and 800 can be seen. This is the precursor to the Undercroft and current link building.



Figure 11 - 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.

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 Undercroft and archway.



Figure 12 – Northern Block (Nos. 802 – 800) on the left, with C20 Undercroft building (circled), and Southern Block (Nos. 798, 796 & 794) on the right.



Figure 13 - 790 (Dial House) to 802 High Road in 1952.

Numbers 790 (Dial House) and 792 were badly affected by fire in 1976⁹. Dial House was gutted, and Number 792 was substantially damaged.



Figure 14 – Numbers 790 to 794 after the fire.

- 8.2.3 As part of the recent works by THFC, the clock dial, tuck pointing, railings, paving and railings of Dial House were restored and the doorcases, roofs, joinery and other works carried out in the 1970s and 1980s were repaired and enhanced.

⁹ Bruce Castle Album 2015.1479.

9.1 Criteria

9.1.1 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest, summarised as follows:

9.1.2 Archaeological interest

- The Northern Terrace demonstrates the evolution of high quality housing development of the C17 to C19 in Tottenham and is of high interest.
- Northumberland Row (792-802) first appears a single symmetrical terrace, but recent discoveries have shown it is a multiple of phases. This complexity adds significant interest.
- Warmington House is a well preserved example of late Georgian and mid-Victorian architecture and details, and is of high interest.
- The C19 buildings 804, 806 and 814 demonstrate the changes to the High Road once Northumberland Park Road has been built and are of medium interest.
- Few of the C20 alterations are of interest. The Late C20 Undercroft and link is only significant in that it continues the build line of the linear terrace. As there is no evidence that this section was a continuation, the interest is Low.

9.1.3 Architectural and Artistic interest

- The Northern Terrace is well-proportioned and harmoniously designed. Whilst it first appears a single symmetrical terrace, it is not and the phasing and design of the original blocks and their matching links add interest to the composition.
- The symmetry and proportions of Numbers 808, 810 and 812 are exceptionally pleasing.
- The C19 buildings 804, 806 and 814 demonstrate the changes to the High Road once Northumberland Park Road has been built and are of medium interest.

9.1.4 Historic interest

- The Northern Terrace is a very good example of the growth of Tottenham along Ermine way during the C18.
- Warmington House is one of the most complete examples of an early C19 Georgian house in Tottenham and provides substantial evidence of design and details of circa 1828 and circa 1860.
- The C19 buildings 804, 806 and 814 provide good examples of the introduction of commercial buildings to frontages within the High Road.
- The buildings have connections to people and events which are generally little known, but of at least local interest and contribute to understanding. These are described within the sections on each building below.

9.1.5 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

9.1.6 **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.
- Numbers 808, 810 and 812 are some of the earliest buildings in Tottenham and are key to understanding the earliest Georgian houses in the locality.
- 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 792 is later, from the early C19, but complements and adds complexity and interest the rest of the Terrace.
- Warmington House is one of the most complete examples of an early C19 Georgian house in
- Tottenham.
- 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.

9.1.7 **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 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.
- 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.

- The buildings have connections to people and events of at least local value. These are described within the sections on each building below and it is proposed to make them easier to access.

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

- The frontages 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.

9.1.9 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 Victorian buildings complement this and are an important part of the identity of the centre of Tottenham.
- Events and people of local and occasionally of national importance for the community have been connected with these buildings. These are described within the sections on each building below.
- 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.

9.2 Proposals

9.2.10 The proposed plaques follow the lead of the English Heritage Blue Plaque Scheme, started by the Royal Society in London in 1866, and of the former Haringey Green Plaque scheme. There is a tradition within those schemes of celebrating the importance of buildings and their connected events and occupants through installing a circular ceramic or metal plaque on the façade, generally next to the front door. These are simple, with relevant names and dates and a short explanation to describe the reason for the celebration. Sometimes, these are supported by cast

rectangular plaques with additional detail, often following the lead of the longstanding English Heritage monuments pattern.

Typical precedents are illustrated within Section 2 of the Design and Access Statement.

- 9.2.11 The proposed design follows this lead and is described and drawn in Section 5 of the Design and Access statement. The fixing detail is also provided, which is bespoke designed in conjunction with F3, CNHBC Heritage consultant and potential manufacturer, to be secure but reversible so no footprint is left and no damage is made.

9.2.12 Principles

- The blue plaques follow the general form of the national blue plaque scheme and reflect the increasing national policy emphasis on interpreting intangible history and providing a greater accessible understanding of heritage assets.
- The proposals provide 2 levels of understanding. The circular plaques follow the tradition of the blue plaque scheme, providing a concise summary of notable people and events and are similarly applied to the building frontage.
- The more explanatory bronze panels are fixed on boundaries readily accessible to the public and provide more detail as part of the proposed heritage trail.

Location

- 9.2.13 As the front elevations are of the highest interest and value, a number of alternative positions were considered and those selected were for the following reasons:

- The location of each of the plaques follows the tradition of the blue plaque. They are therefore on the ground floor set alongside entrance doors visible from the High Road in the first instance, provided the pointing in that location is not original and that there is sufficient space for the plaque to be well proportioned within the space available.
- Each of the buildings with a significant link to events and people is to have one blue plaque to avoid clutter, although the national scheme uses one per event.
- Numbers 808, 810, 812 are read as a single entity and it was considered whether they should share a single plaque, centrally spaced within a blind opening where the brickwork had been rebuilt. It was finally concluded that they should have one each, as their history of occupation was significantly different and each was of notable local interest. This includes that Number 808 (Prudhoe House) was named after Lord Prudhoe and Number 810-812 (Holly House) was one of the earliest photography studios in Tottenham.
- The plaques are aligned to be level when viewed on the pair 808-810 and along the entire Terrace 792-802 to respect its balanced, symmetrical and repetitive classical design.
- As the fixing methodology shows, the proposed fixings are to be within the brick joints and are fully reversible. All the locations selected are to be within repointed or refaced brickwork, so are to avoid loss of historic fabric.

Undercroft

- 9.2.14 Within the Undercroft of Number 800, the twentieth century archway space connecting the High Road with Sainsburys, the boards are to be illustrated, explanatory and up-to-date, including the wider heritage trail and the history and evolution of the settings and industries that once were an important part of this locality. These are readily accessible within the walkway but unobtrusive within the key heritage views.

Layout

- 9.2.15 Each plaque has bespoke text within a uniform surround within the principles of the blue and green plaque schemes. This typical layout is provided within Appendix 1 of the Design and Access Statement. The bespoke text for each plaque is derived from the additional *Historic Interest* events and people described in the sections on each building below:

9.3 Assessment and Schedule of Impact

- 9.3.16 The scale of proposed work is small and involves no removal of historic fabric. Its potential effect is therefore visual and limited by design.
- 9.3.17 NPPF 189 expects the level of detail to be no more than is sufficient to understand the potential impact of this on the significance of the heritage asset.
- 9.3.18 The significance and sensitivity of the buildings ranges from very high, to low, as follows:
- 9.3.19 The group of listed buildings at Northern 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. Under NPPF 199 great weight is given to their conservation, and those of greatest significance are afforded greatest weight.
- 9.3.20 The listed buildings at Northern Terrace are some of the most significant buildings within the Conservation Area.
- 9.3.21 Warmington House is within a C21 context and not part of the group and Conservation Area. It is of high significance and as it is listed great weight is given to its conservation.
- 9.3.22 Number 814 is a locally listed heritage asset within the Conservation Area. Whilst it does not meet the criteria for national listing, its interest is considered during the planning process.
- 9.3.23 The design has been carefully considered in order to ensure it is sympathetic to the character of each building and follows acceptable historic precedents.
- 9.3.24 The schedules that follow consider this work and effect in the context of each building:

9.4 Number 790 (Dial House):

The only elements affected are:

1. Front elevation in order to install 1 round blue plaque.
2. Railing in order to fix a rectangular bronze plaque.

Both are designed to avoid original fabric and to be removable. They are subservient.

Right: As proposed.

Below: (left) 1952 photograph prior to fire and 1980s restoration including brickwork and pointing.

(Centre and right) As existing following 2021-2 repair and refurbishment.



This building is listed Grade II* so its preservation is given very great weight, and it is of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

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

- The original c1790 front and flank elevation and its original elements:
- Proportions, openings, symmetry and pattern of the front and side elevations.
- Doorcase, window surrounds, sundial, cornice, string courses and chimneys.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.

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

- The roof of the main block, albeit significantly rebuilt after the fire of 1977.
- Flank windows on architectural interest grounds only as they did not exist prior to the fire.
- Reinstated features based on evidence, including 6 over 6 timber sash windows.
- High quality tuck pointing restored as part of the THFC recent repairs.
- Stone entrance platform, central railing and steps (C19 railing). Repaired as part of 2021 refurbishment.

The tuck pointing was previously restored after 1952 (see photograph left above). It therefore has a low fabric value, but high historic, architectural and aesthetic value.

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

- Rear elevation of main block as it post-dates the 1977 fire.
- C20 flank railings (hollow steel sections). All repaired as part of 2021 refurbishment.

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

- Rear extensions.

Impact and justification:

Fabric:

Front elevation blue plaque –

1. Format and location is recognisable as part of a 'blue plaque' scheme.
2. Fixed into joints of the brickwork so does not affect historic fabric. The joints were repointed with tuck pointing in the restoration after the fire and refurbished by THFC in 2021-2.

Railings bronze plaque –

1. Central location reflects the symmetry of the building.
2. Fixed over balusters so does not affect historic fabric.
3. Allows more information to be provided about the building and is more accessible to read.

Impact – neutral.

Benefit – to aid interpretation of the building, its history and former occupant/s of historic interest.

This blue plaque is intended to celebrate Moses Trulock, soap manufacturer, who built the house, and the fact that this is the oldest building in the terrace. See illustration in D&A Appendix 1.

9.5 Number 792:

The only element affected is:

1. Railing in order to fix a rectangular bronze plaque.

It is a railing installed as part of the 2021 -2 restoration and replaced C20 railings.

It is not proposed to install a plaque on the building, subject to further research and agreement with the Conservation Officer.

Right: As proposed.

Below (left) 1885 photograph used for restoration of railings and doorcase in 2021-2.

Below (centre) 1984 photograph showing previous C20 railing.

Below (right) For comparison, front photograph as existing.



This building is listed Grade II so its preservation is given great weight, and it is of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

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.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.

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

- The roof of the main block, which is significantly rebuilt.
- The original rear elevation, albeit mostly obscured by C20 extension and scars.
- Reinstated features based on evidence, including sash windows, front door and fanlight. (These have high architectural and aesthetic interest and low archaeological / fabric interest).

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

- Railings and wall on the frontage (repaired and reconstructed with railing redesigned in accordance with 1885 photograph, as part of 2021-2 refurbishment).

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

- Rear extensions.

Impact and justification:

Fabric:

Railings bronze plaque –

1. Fixed over balusters of 2021-2 so does not affect historic fabric.
2. Allows more information to be provided about the building and is more accessible to read.

Impact – neutral.

Benefit – to aid interpretation of the building, its history and former occupants of historic interest.

The bronze plaque is intended to celebrate the Avery family of solicitors who lived here and explain why this building and frontage differs from the rest of the terrace. See illustration in D&A Appendix 1.

9.6 Number 794:

The only element affected is:

1. Railing in order to fix a rectangular bronze plaque.

It is a late C20 railing.

It is not proposed to install a plaque on the building, subject to further research and agreement with the Conservation Officer.

Right: As proposed.



(Left) Front and railings in 1885. (Centre) Front in 1930s with signs, part rendered front wall and no railings. Front wall of Number 792 removed for access to basement garage, now reinstated with new brick face.

(Right) following repairs and refurbishment by THFC in 2021-2.

This building is listed Grade II so its preservation is given great weight, and it is of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

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

- 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 infill extension between Numbers 794 and 792.
- Bay window (rebuilt to C19 form).

Number 794 continued.

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

- Windows and doors reconstructed in 2017.
- Railings and front boundary wall reinstated after the garage drive was removed.

Impact and justification:

Fabric:

Railings bronze plaque –

1. Fixed over balusters so does not affect historic fabric.
2. Allows more information to be provided about the building and is more accessible to read.

Impact – none.

Benefit – to aid interpretation of the building, its history and former occupant/s of historic interest.

The bronze plaque is intended to celebrate Edwin Herbert Crusha JP, local MP and publisher of the Tottenham and Edmonton Herald, and his son Edwin Crusha, composer and musician. See illustration in D&A Appendix 1.

9.7 Number 796 (Percy House):

The only elements affected are:

1. Front elevation in order to install 1 round blue plaque.
2. Pier to fix a rectangular bronze plaque.

Both additions are designed to avoid original fabric and to be removable.

Right: As proposed.



Above (left) shows previous address name and number on the piers.

Above (right). The building was repointed in a cement-rich mortar shortly before this 1949 photograph.

This building and its gateway are listed Grade II* so their preservation is given very great weight, and they are of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

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

- The original 1740s 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.
- 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.
- Double pile pitched roofs and C18 chimneys and handmade pots.
- C17 stone pillars, C18 wrought iron gates and railings.

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

- The original rear elevation as it has been more extensively rebuilt than the front.
- Entrance stairs which were refurbished and part rebuilt in c2017.

796 (Percy House) continued.

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

- Reinstated features based on evidence, including sash windows and fanlight. (These have high architectural and aesthetic interest and low archaeological / fabric interest).

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

- Rear extension of 2017-8.

Impact and justification:

Fabric:

Front elevation blue plaque –

1. Format and position is recognisable as part of a 'blue plaque' scheme.
2. Fixed into c1950s joints of the brickwork so does not affect historic fabric.

Piers for bronze plaque –

1. Format and position is bespoke to suit the stonework.
2. Allows more information to be provided about the building and is more accessible to read.



Harm – minimal.

Benefit – to aid interpretation of the building, its history and former occupant/s of historic interest.

This blue plaque is intended to celebrate Sir Henry Percy ('Harry Hotspur') whose symbol was the 'fighting cock' emblem of THFC and Sir Hugh Smithson (the Duke of Northumberland) who commissioned this house and after whom the Terrace and Northumberland Park Road was named.

See illustration on D&A Appendix 1.

9.8 Number 798 (Jatko House):

The only element affected is:

1. Brick pier in order to fix a rectangular bronze plaque.

The pier is rebuilt as part of the 2021-2 restoration of the garden boundary walls.

It is not proposed to install a plaque on the building, subject to further research and agreement with the Conservation Officer.

Right: As proposed.

Below (left). 1949 RCHM showing the previous building in place of the Undercroft.

Below (centre) 2020 prior to rebuild of the pier.

Below (right) 2022 after rebuild of the pier as part of the refurbishment of the frontages.



This building is listed Grade II so its preservation is given great weight, and it is of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

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

- The original c1740 front elevation and its original elements:
- Proportions, openings, symmetry and pattern, reflecting the Terrace as a whole.
- Doorcase, window surrounds and string courses.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.
- Plan layout of entrance hall, front room to the right of hall element, and rear stair.

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

- The original rear elevation, albeit mostly obscured by C20 extension.

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

- Reinstated features based on evidence, including sash windows and fanlight. (These have high architectural and aesthetic interest and low archaeological / fabric interest).
- Railings and wall on the frontage (repaired and reconstructed as part of 2021 refurbishment).

Neutral / Negative Significance – the element could be enhanced to make a positive impact.

- Rear extensions and fire escapes.

Impact and justification:

Fabric:

Brick pier for bronze plaque –

1. Fixed onto modern brickwork to align with the rest of the Terrace.
2. Allows more information to be provided about the building and is more accessible to read.

Harm – none.

Benefit – to aid interpretation of the building, its history and former occupant/s of historic interest.

This blue plaque is intended to celebrate John Henry Smyth, Quantity Surveyor, and the previous use of the building as a school, Northumberland College.