

Tottenham Hotspur Historic Buildings

PLAQUES AND INTERPRETATION PROPOSALS

DESIGN AND ACCESS STATEMENT

NTHT-F3-ZZ-LZZ-RP-A-00001

JANUARY 2023



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by F3 Architects LLP, on behalf of Tottenham Hotspur Football Club (TH), to accompany a Listed Building Consent application to the London Borough of Haringey (LBH).

This statement has been prepared in response to the requirements of the Town and Country Planning (General Development Procedure Order (England 2015) for planning applications to be accompanied by a Design and Access Statement.

The report is submitted in support of the application by TH for the installation of series of commemorative plaques, supported by online digital content as part of a wider heritage trail.

The proposal supported by Tottenham Hotspur Football Club aims to support the growing regeneration of Tottenham, initiated by the completion of the new stadium, approved as part of the Northumberland Development Project (NDP) (HGY/2015/3000).

The Applicant and their consultant team have sought advice from English Heritage, Historic England and local groups regarding the proposals, details of this consultation process are addressed within the report.

This Design and Access Statement is focused on the overall planning and development context of the proposed scheme in parallel with the project's design and access. Detailed assessment of the existing buildings and their historic significance are addressed, along with an assessment of the extent and impact of proposals on the heritage assets, within the accompanying Heritage Statement prepared by F3 Architects LLP.

This statement should be read alongside the application drawings which are included in the appendix to this report.



FIGURE 1. - Northumberland Terrace - Overview

1.0 INTRODUCTION

1.2 VISION

Tottenham is a vibrant and diverse place.

This project aims to instil a renewed sense of pride in Tottenham, through an increased awareness of its rich cultural, historical, and architectural past, along with the exciting story of Spurs in N17.

The ambition is to help change the image of Tottenham in the minds of local young people, revealing it as a place to be proud of.



FIGURE 2. - LIFT, Tottenham

2.0 SITE DESCRIPTION AND CONTEXT

2.1 SITE OVERVIEW

The application site is in Tottenham, within the Northumberland Park Ward, and the administrative boundary of the London Borough of Haringey.

The site boundary falls to west of the existing Tottenham Hotspur Football stadium and is spilt in response to the listed properties to the north west and south west of the NDP side, on the east side of Tottenham High Road Historic Corridor.

To the south, the site includes No. 744 High Road,-Warmington House and the area adjacent, To the north, the frontages of Nos. 790-814, excluding No. 804-806, form the application area. The site boundary to the north is within the North Tottenham Conservation Area.

The project seeks consent for the application of commemorative plaques to the outside of a number of statutorily listed buildings, at Warmington House, and the Northumberland Terrace, and for floor mounted plaques adjacent Warmington House in the pavement.

KEY

- Application Boundary
- Ⓐ Northumberland Terrace
- Ⓑ Paxon17
- Ⓒ Tottenham Hotspur Stadium

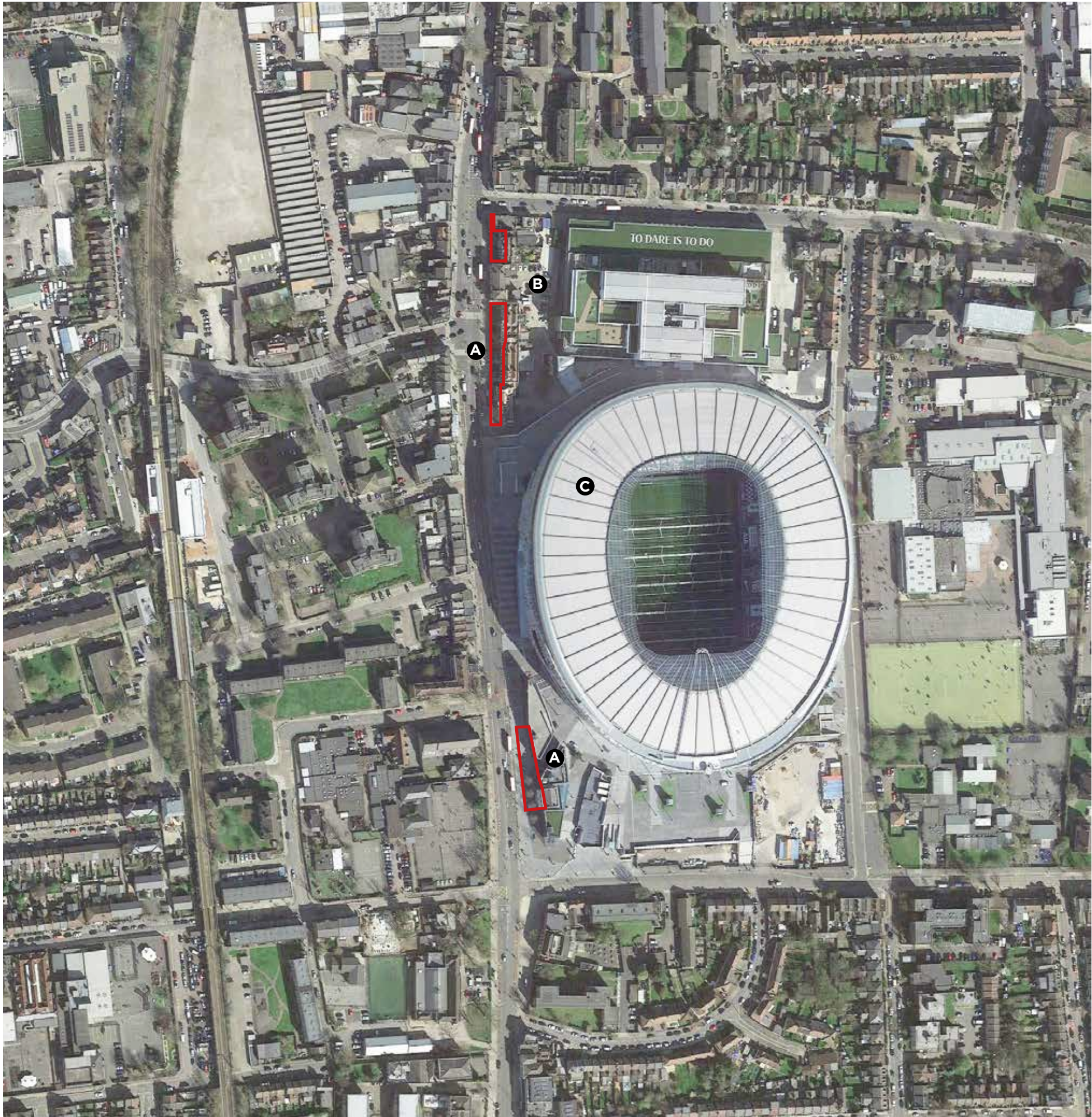


FIGURE 3. - Site Aerial Overview

2.2 WIDER PLAQUES CONTEXT

There are a number of existing plaques in the borough commemorating remarkable individuals who previously lived at the locations identified. They are predominantly found to the west of Haringey as illustrated by the map on the following page.

10 no. of these are part of the well-recognised English Heritage Blue Plaque scheme - the entry for Luke Howard is a good example, situated at 7 Bruce Grove, Tottenham.

There are also 13 no. green plaques, as part of a former Haringey Council scheme, which also represent local residents of note, such as Priscilla Wakefield, a quaker, who was actively involved in the abolition of slavery and prison reform.

See images adjacent as examples:



FIGURE 4. - 7 Bruce Grove, Tottenham

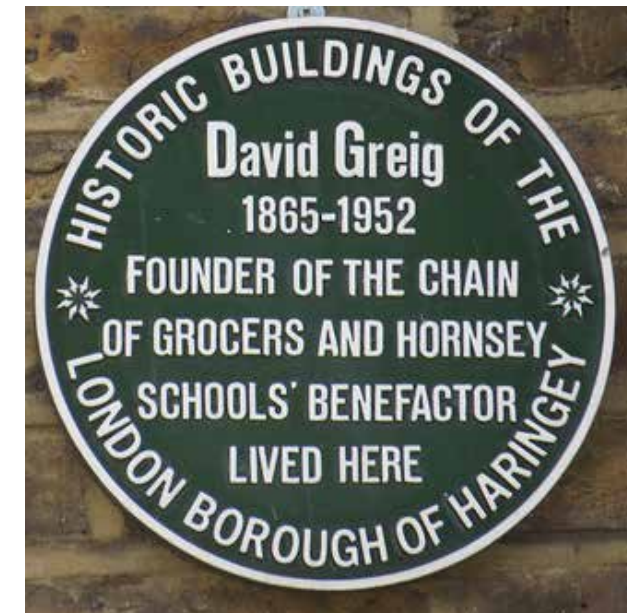


FIGURE 5. - 32 Hornsey High Street

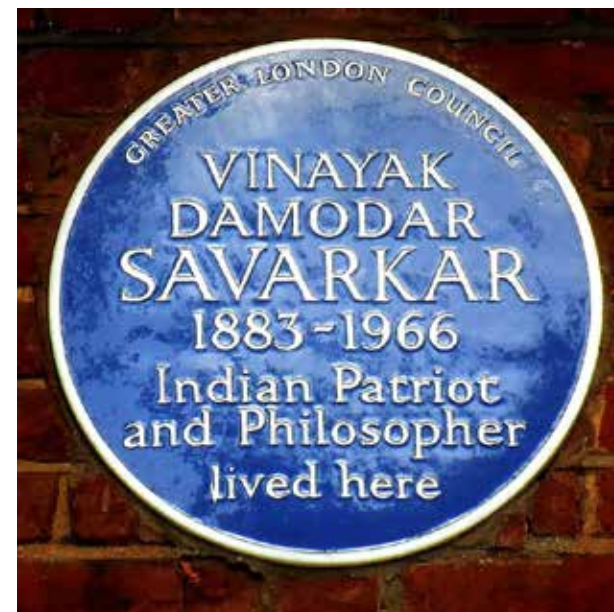


FIGURE 6. - 65 Cromwell Avenue, Highgate

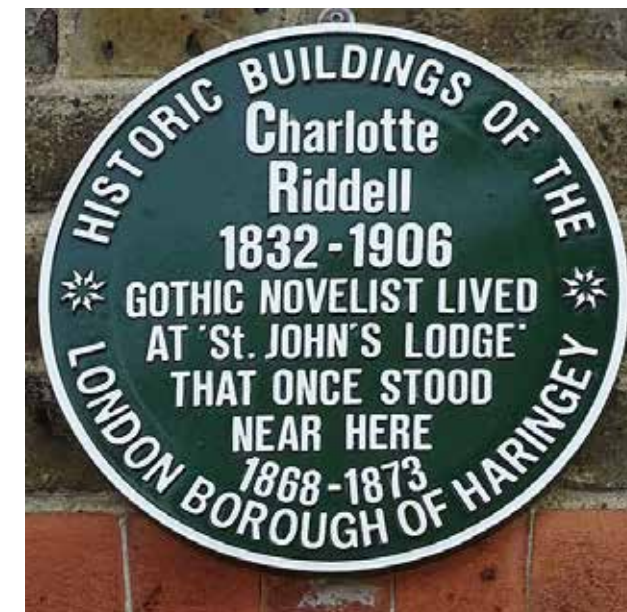


FIGURE 7. - St Ann's Hospital, St Ann's Road



FIGURE 8. - Alexandra Palace, Wood Green

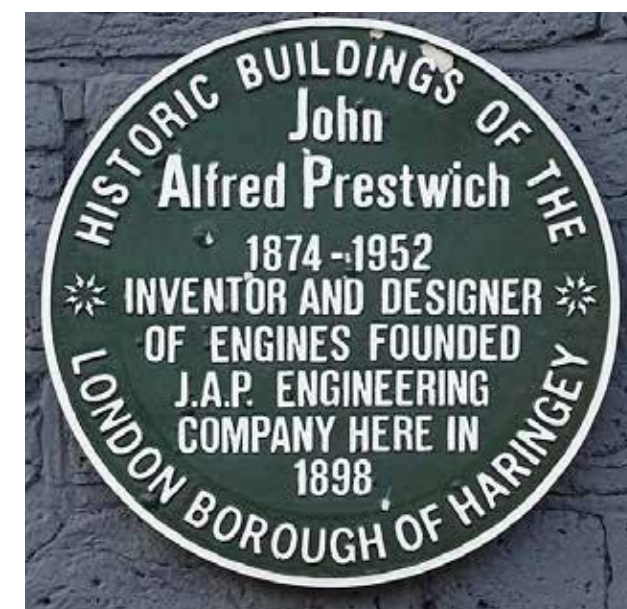


FIGURE 9. - 1A Lansdowne Road, Tottenham

2.3 HARINGEY PLAQUES

KEY

 London Borough of Haringey

Haringey Council - Green plaques scheme

- 1 William Batlow
- 2 Oliver Tambo
- 3 William Jefferies Collins
- 4 William Heath Robinson
- 5 Priscilla Wakefield
- 6 William Bernhardt Tegetmeier
- 7 Coventry Patmore
- 8 George Shadbol
- 9 Charlotte Eliza Lawson Riddell
- 10 John Alfred Prestwich
- 11 Walter James MacQueen-Pope
- 12 John Eliot Howard
- 13 David Greig

English Heritage - Blue plaques scheme

- 1 Laurie Cunningham
- 2 A. V. Hill
- 3 A. E. Housman
- 4 Luke Howard
- 5 BBC HD television service
- 6 Mary Kingsley
- 7 Frank Matcham
- 8 V. K. Krishna Menon
- 9 Vinayak Damodar Savarkar
- 10 Arthur Waley

Other Significant Plaques

- 1 Walter Tull
- 2 Smash the Backlash (LGBTQ+ Protest)

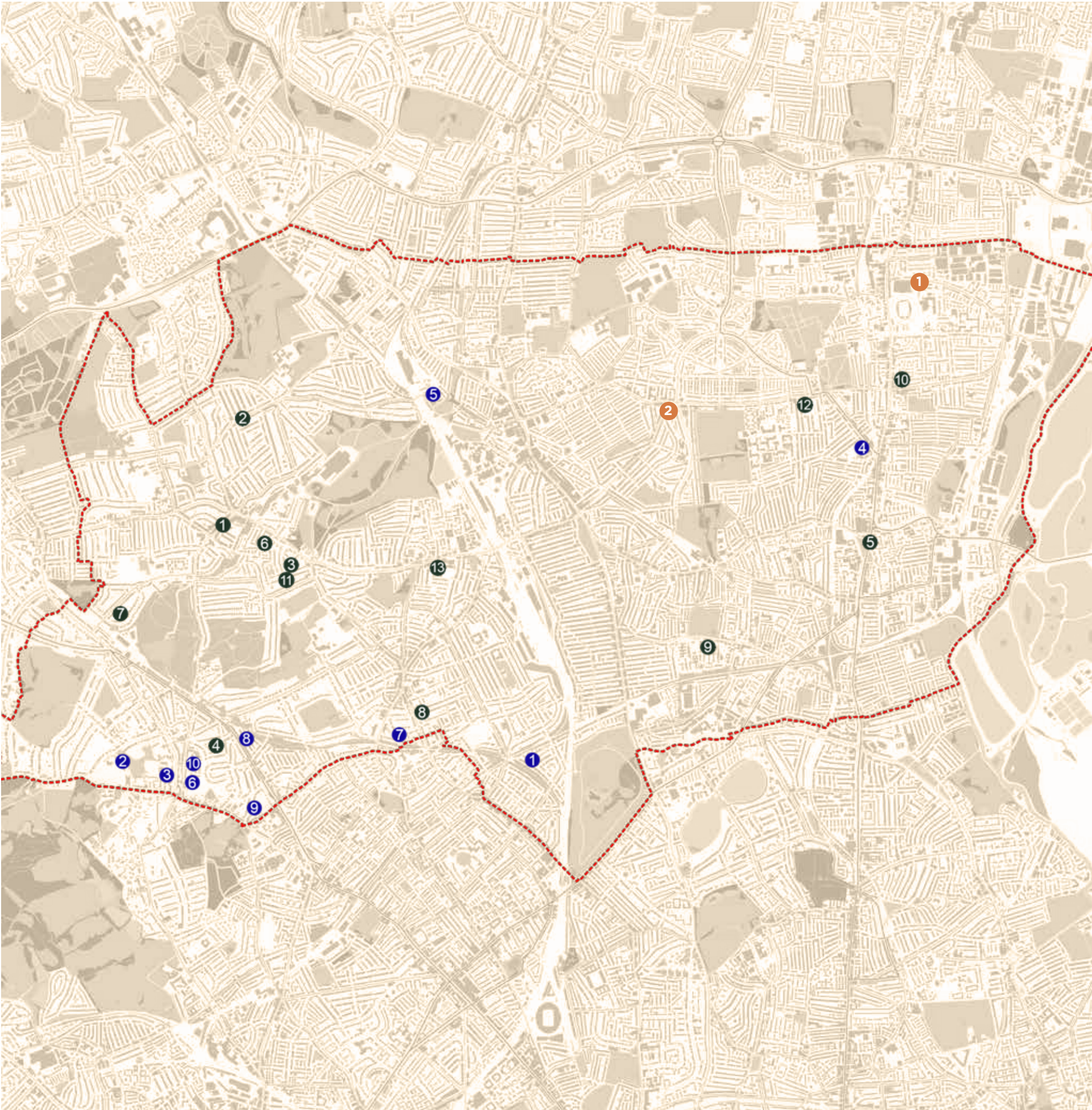


FIGURE 10. - London Borough of Haringey

2.0 SITE DESCRIPTION AND CONTEXT

2.4 SCOPE OF PROPOSAL

PLAQUES

- 1 No. 744 High Road - Warmington House **
- 2 No. 746 Tottenham & Edmonton Dispensary
- 3 No. 748 Red House
- 4 No. 790 High Road - Dial House ***
- 5 No. 792 High Road **
- 6 No. 794 High Road **
- 7 No. 796 High Road - Percy House ***
- 8 No. 798 High Road - Jatko House **
- 9 No. 800 High Road - Gibson House **
- 10 No. 802 High Road **
- 11 No. 808 High Road - Prudhoe House ***
- 12 No. 810/812 High Road - Holly House ***
- 13 No. 814 High Road *

- Locally Listed *
- Grade II Listed **
- Grade II* Listed ***

Not to scale

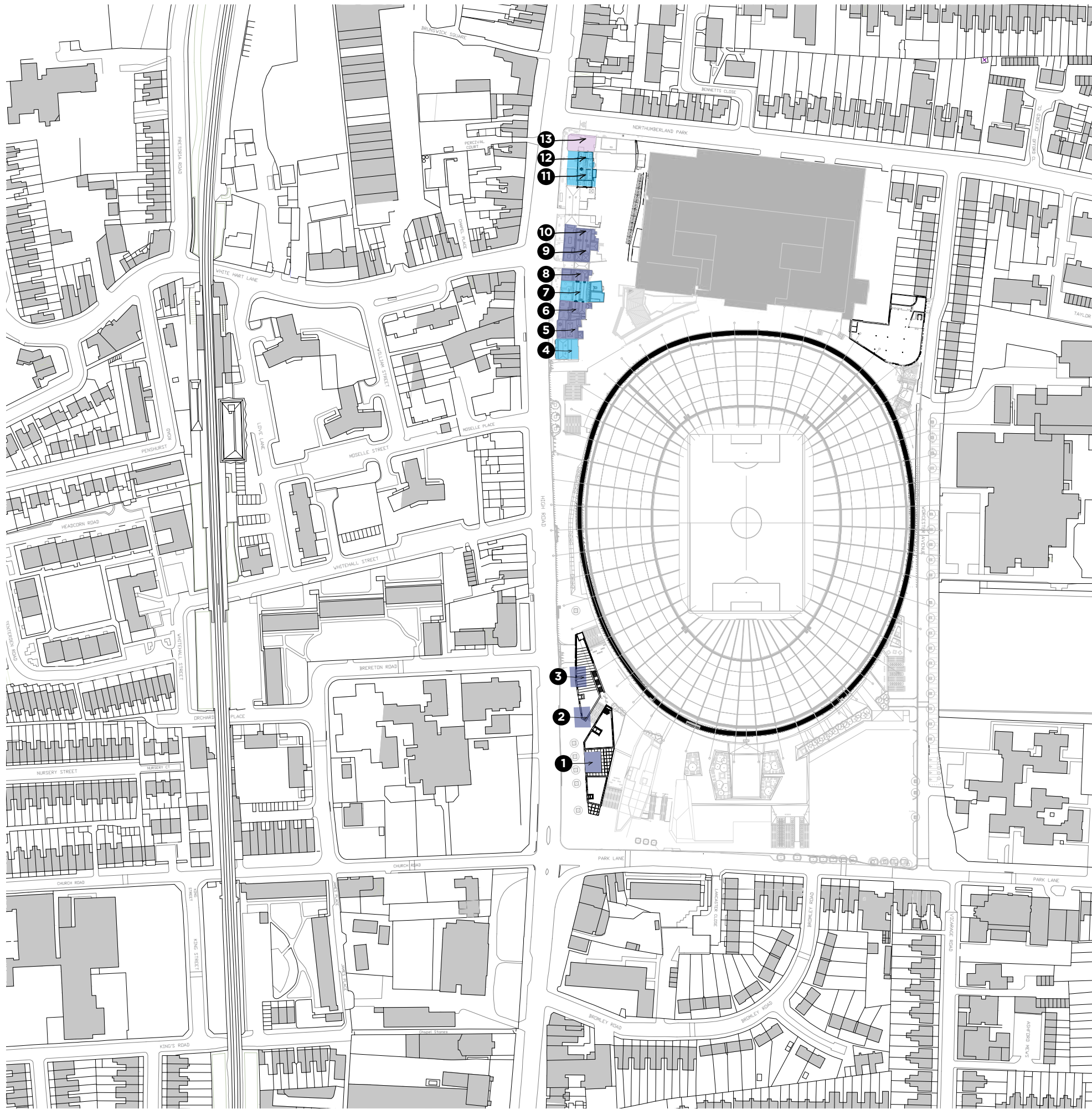


FIGURE 11. - Scope of Proposals

2.0 SITE DESCRIPTION AND CONTEXT

2.5 THE SITE

The figure alongside, highlights the High Road properties, No. 744-Warmington House, No, 790-Dial House, Nos. 792-794 High Road, No. 796-Percy House, No, 798-Jatko House, No. 800-Gibson House, No. 802 High Road, No.808-Prudhoe House, No. 810/812 Holly House, No. 814 High Road (left to right) in red.

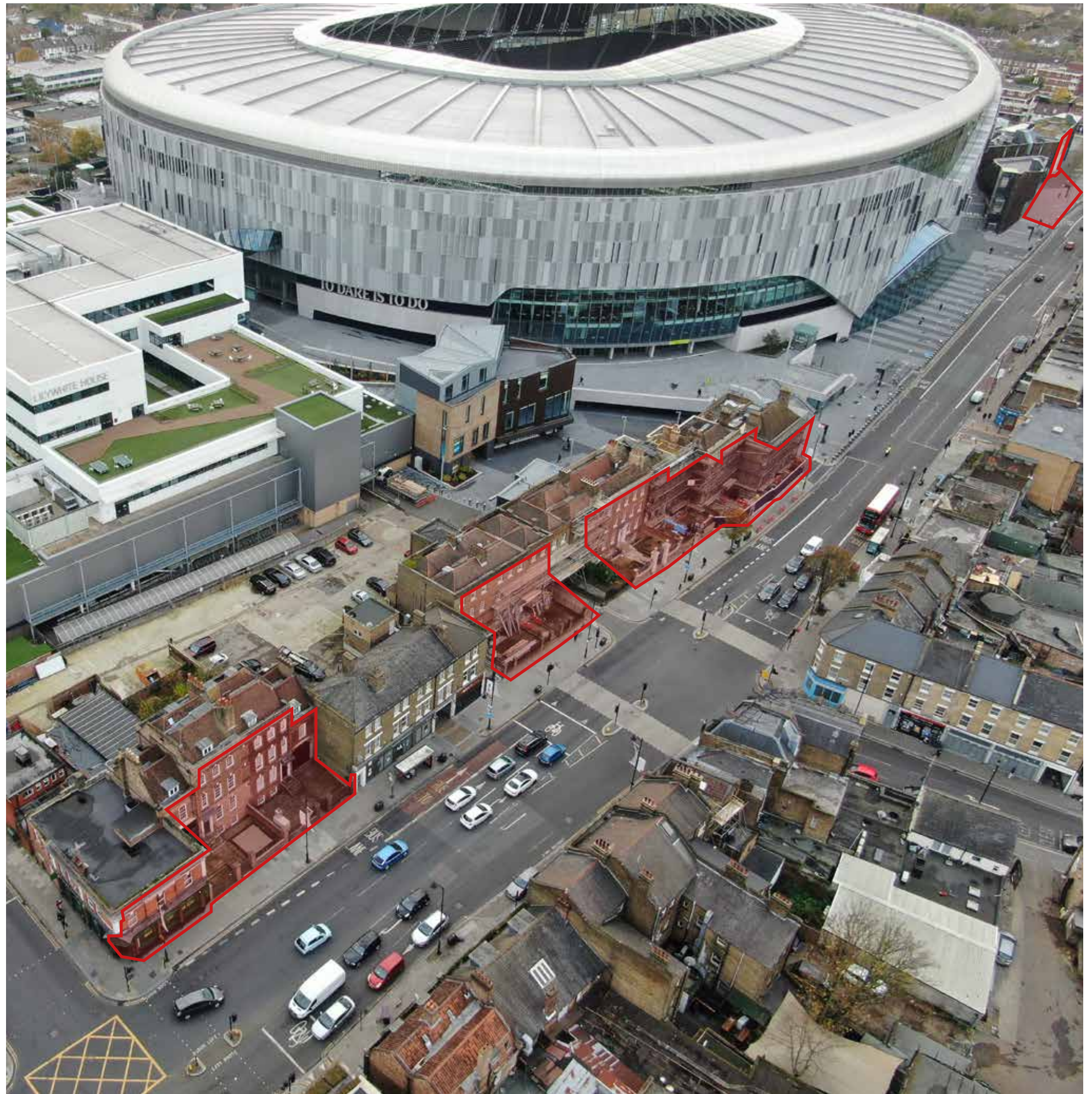


FIGURE 12. - Application Boundary

2.0 SITE DESCRIPTION AND CONTEXT

2.6 EXISTING HIGH ROAD CONTEXT

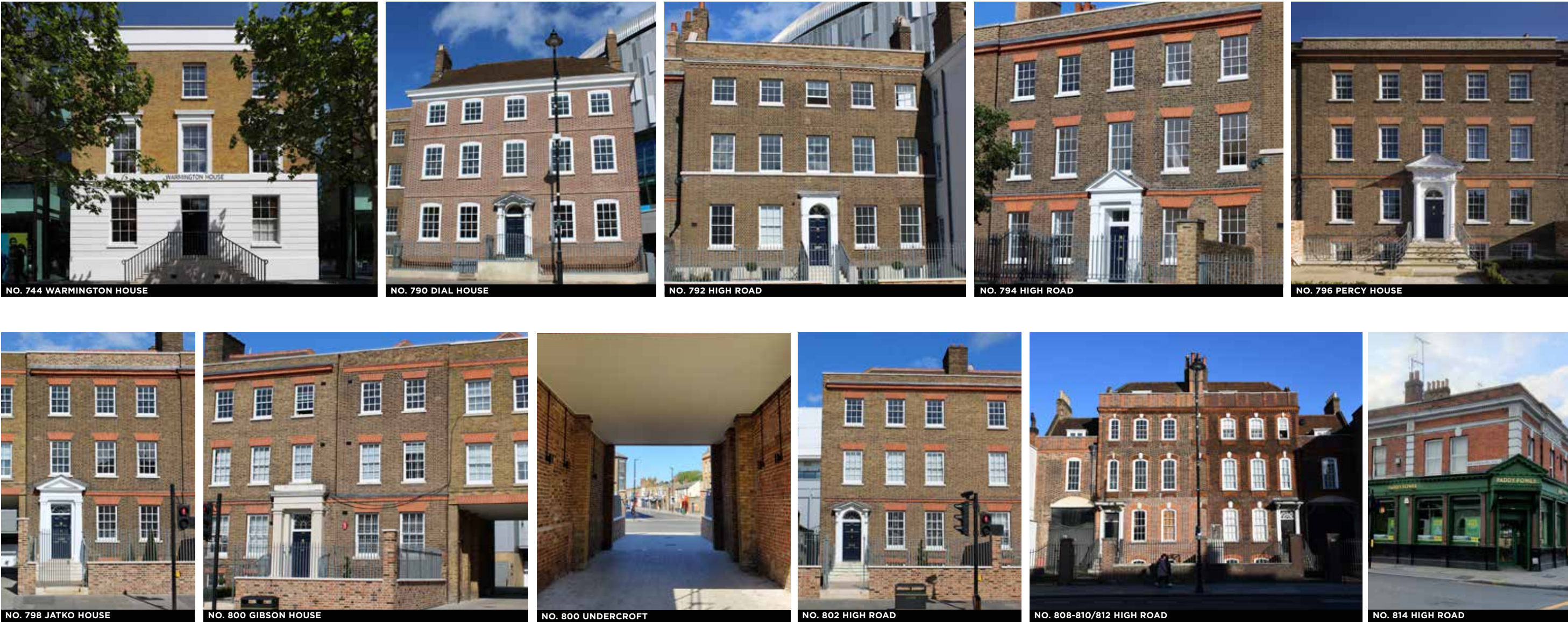


FIGURE 13. - Existing High Road Context

3.0 PROJECT HISTORY

3.1 NORTHUMBERLAND TERRACE

Historic ownership and acquisitions associated with the development of the NDP site over a number of years has placed TH in the position where it is in control over all of the terrace of buildings from Nos. 790 to 814 High Road. This unique situation has offered the opportunity to assess a unifying approach and overarching strategy for the redevelopment of the area to the northwest of the Stadium.

The wider development aims to support the growing regeneration of a run-down space at the core of the Conservation Area, improving a currently unfriendly environment in this part of the High Road.

The wider development consists of the restoration of an existing historic terrace of locally listed, Grade II Listed and Grade II* listed buildings; a new landscaped semi-public yard; and a new linear building behind. Retail opportunities throughout the new and restored buildings will encourage movement up the High Road to a new destination and heart space in Tottenham, a breeding ground for creative collaboration and a focus for the community. Adding to an established, vibrant local arts scene, Paxton17 will support talent across the creative industries – an ecosystem will develop around the arts, music and co-working. The scheme received planning and listed building consent in April 2021 (HGY/2020/1584 and 1586).

Backed by a local authority grant, the external envelope of the Northumberland Terrace buildings are were restored, a key enabling element of the wider proposals. These works were completed in March 2022.

RESTORATION WORKS:

This phase of restoration works, primarily to the High Road frontages of Nos. 790 to 808, included cleaning, repair, re-pointing, window overhaul, roof repair, and alterations to front doors, gardens, and boundary walls.

This also include the removal of unsympathetic ad-hoc rear extensions and intrusions that damage the design, appearance and understanding of these Georgian buildings.

The works have had a positive impact and help to regenerate and enhance the heritage assets, their setting, and this part of the High Road and North Tottenham Conservation Area.



FIGURE 14. - Northumberland Terrace Post Restoration

3.0 PROJECT HISTORY

3.2 STADIUM DEVELOPMENT

The new stadium development was designed in direct response to Tottenham's heritage, ensuring that the location did not lose its character.

A new terrace, created at the southern end of the development, restored the rhythm of linear buildings flanking the High Road, with the Grade II listed Warmington House incorporated into the new terrace.

Three locally listed buildings on the site, the former Tottenham and Edmonton Dispensary (746 High Road), the Red House (748 High Road) and the White Hart Public House (750 High Road), have made way for the exciting new architecture.

They were replaced by the Tottenham Experience, with key elements of historic and architectural interest from the Red House and the Dispensary salvaged, and re-located within the development.

Since these plaques mark the buildings demolished, they are proposed as bronze roundels on the floor as opposed to the wider trail which suggests blue plaques, similar to the English Heritage Scheme, on the elevations of existing buildings.



FIGURE 16. - Stadium Campus - Before NDP Development



FIGURE 17. - Stadium Campus - After NDP Development



FIGURE 15. - 748-756 High Road, circa. 1880



FIGURE 18. - Postcard picturing High Road, CIRCA. 1906

3.0 PROJECT HISTORY

3.3 PERCY HOUSE

Grade II* listed Percy House was constructed in the early 1740s by Hugh Smithson, Duke of Northumberland and forms part of the Northumberland Row; a prominent Georgian terrace within the North Tottenham Conservation Area. The property had been unoccupied since 2009, was on both Haringey's and Heritage England's 'at Risk' register and was in very poor condition due to vacancy, vandalism and water ingress.

The property was purchased by Tottenham Hotspur Football Club, who restored the building with funds matched by Heritage Lottery Fund to transform Percy House into the new headquarters of their charity, the Tottenham Hotspur Foundation.

Working closely with Haringey's Conservation Officer & Building Control, the design team developed considered solutions for the upgrade of the existing historic building fabric to meet modern building regulations, within the context of the sensitive restoration, completed at the beginning of 2019.

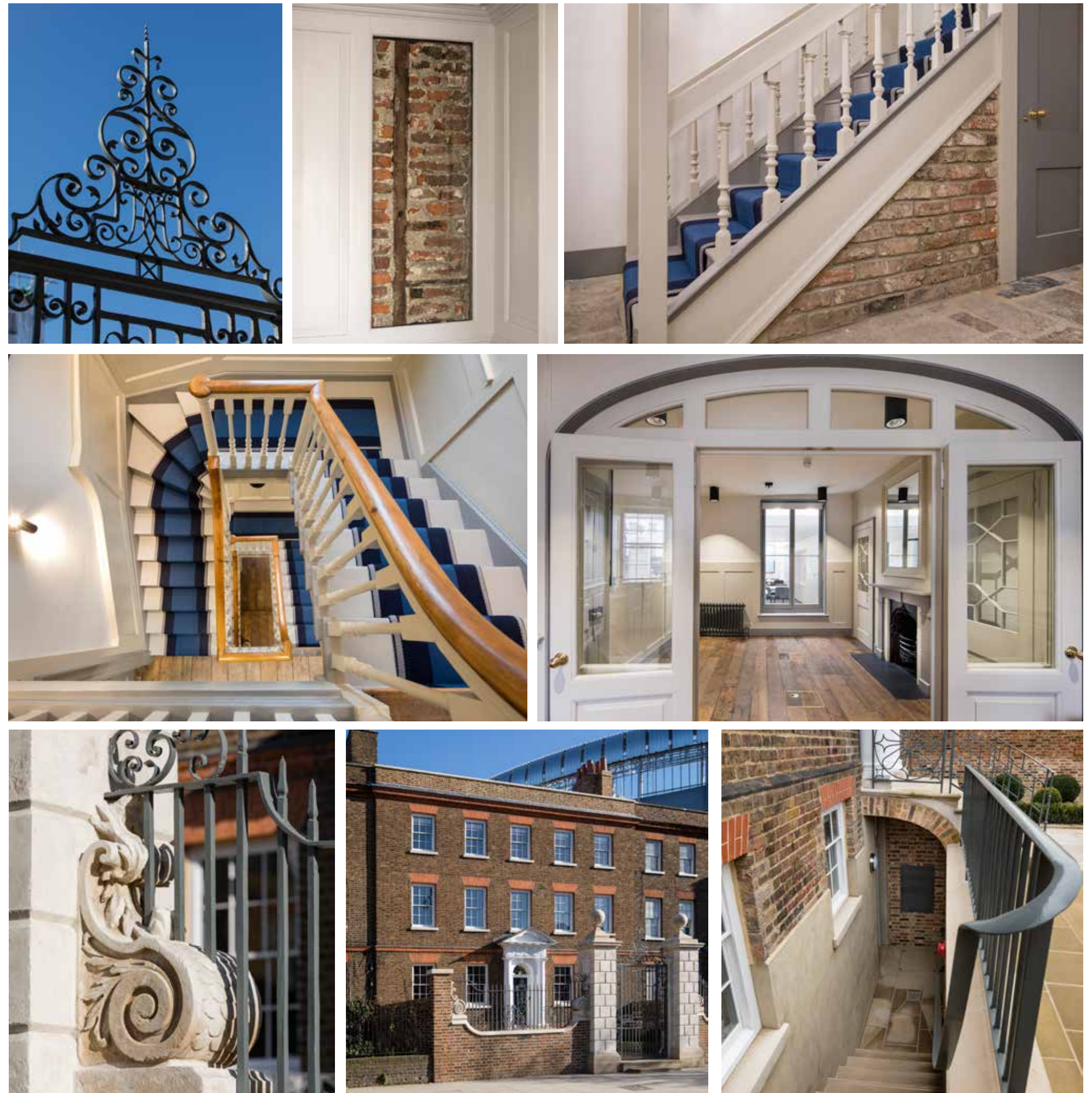


FIGURE 19. - Percy House Post Restoration

3.0 PROJECT HISTORY

3.4 WARMINGTON HOUSE

A careful restoration was undertaken of this Grade II listed building previously on Historic England's 'at risk' register. Now restored to its former glory this impressive Georgian townhouse will accommodate a carefully curated retail and exhibition space along with the Club's Museum and Archive, making this important heritage asset accessible to all.

While progress is made towards the eventual end-use for Warmington House as a permanent Museum, the newly revitalised building currently houses OOF - a gallery dedicated to art about football. This collaboration between heritage space and contemporary art has been making waves around the world, with features in leading global publications including the New York Times putting Tottenham on the map.

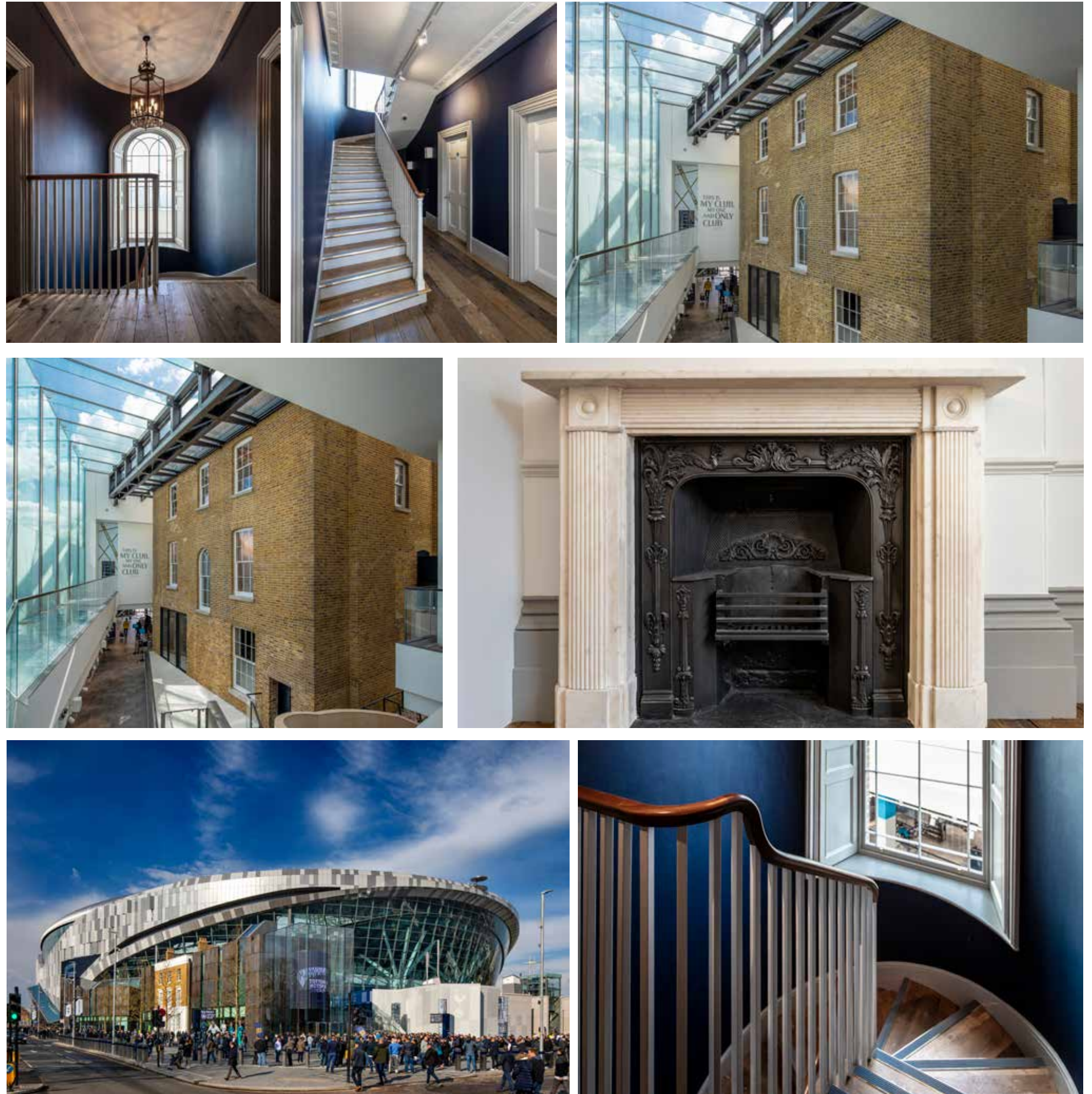


FIGURE 20. - Warmington House Post Restoration

4.0 BRIEF AND CONCEPT

4.1 CONCEPT

'Tottenham Hotspur Football Club is acknowledged as the single most significant asset that Tottenham has. It is more than just a sports club, it is an institution whose roots are deeply embedded in the community in N17 and has been for well over 100 years.' - Donald Insall Associates

Connecting the past and the present in an immediate, tangible way, a heritage trail would showcase the remarkable architecture surrounding the stadium and celebrate local characters from Tottenham who have a link to the Club.

The key principle is to generate a sense of pride and celebrate Haringey's cultural diversity and history by telling the story of Club and highlighting their current development work to the heritage assets via the built fabric itself.

4.2 BRIEF

A series of plaques are envisaged which would provide information about the buildings and the people who have lived in them, along with an installation of information boards in the undercroft to No. 800 High Road which would provide further contextual descriptions.

This would be supported by online digital content describing a map of these elements, along with other points of interest, which users could follow to walk the trail.

The Club intends to carefully curate and manage the project, both in terms of the initial design and its ongoing use, in order to ensure it remains up-to-date and relevant.



FIGURE 21. - Spurs VS Newcastle, 1938

4.2 HERITAGE TRAIL MAP - ON COMPLETION OF STADIUM TOUR

- 1 Dial House
- 2 Percy House
- 3 800 High Road Undercroft Boards
- 4 Paxton17
- 5 The Black House
- 6 808-810/812 High Road
- 7 Printworks (Edwin Crush)
- 8 Bobby Buckle's House (7 White Hart Lane)
- 9 Bill Nicholson's House, 71 Creighton Road
- 10 Billy Mudge's House
- 11 Red House
- 12 Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- 13 Warmington House (John Alfred Prestwich)
- 14 Spurs' Cockerel Clock with Hotspur Lampost
- 15 Corner Pin
- 16 Ledley King Mural

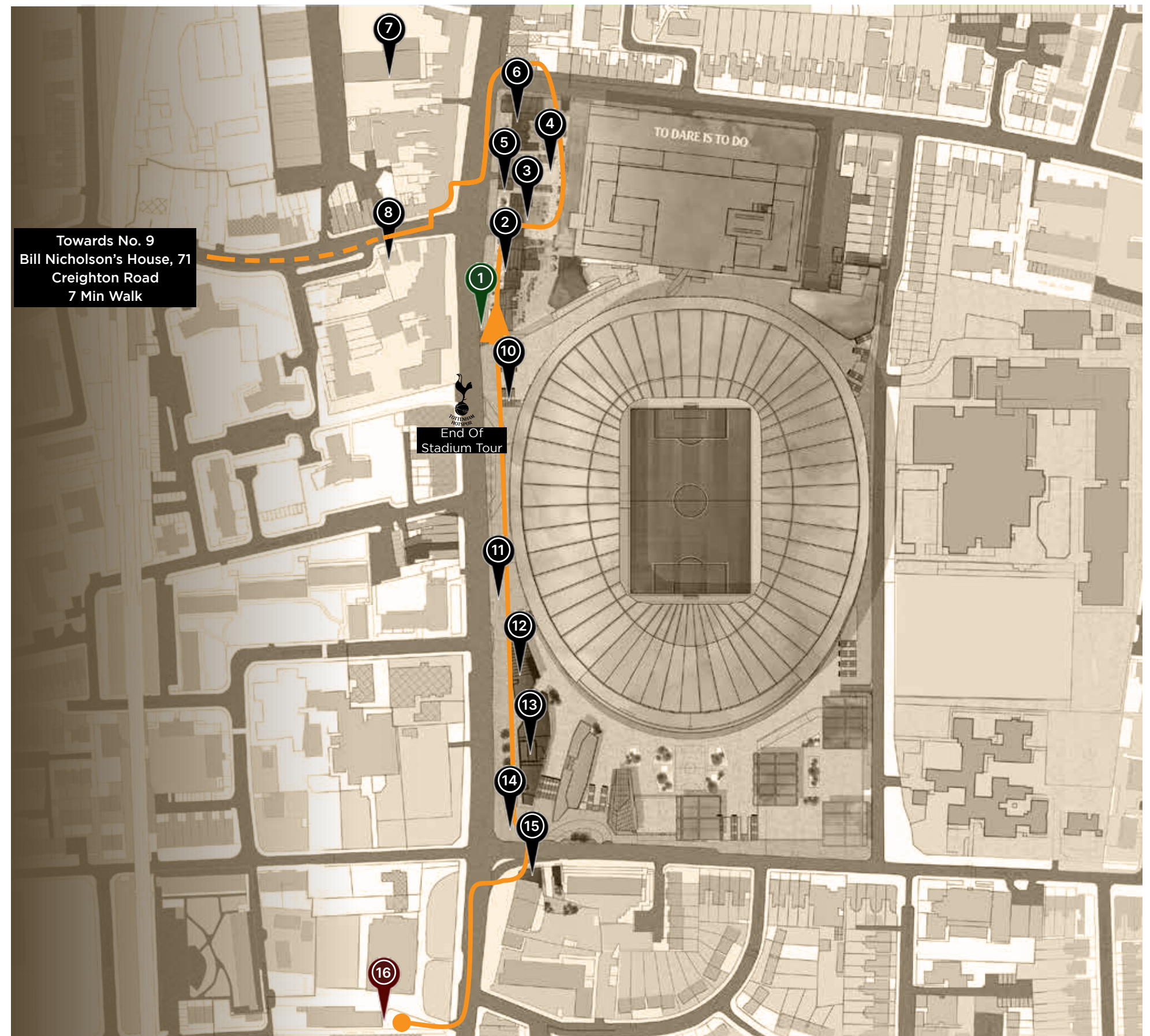


FIGURE 22. - Heritage Trail Map

4.3 HERITAGE TRAIL MAP - ARRIVAL FROM WHITE HART LANE

- 1 Billy Mudge's House
- 2 Dial House
- 3 Percy House
- 4 800 High Road Undercroft Boards
- 5 Paxton17
- 6 The Black House
- 7 808-810/812 High Road
- 8 Printworks (Edwin Crush)
- 9 Bobby Buckle's House (7 White Hart Lane)
- 10 Bill Nicholson's House, 71 Creighton Road
- 11 Ledley King Mural
- 12 Corner Pin
- 13 Spurs' Cockerel Clock with Hotspur Lampost
- 14 Warmington House (John Alfred Prestwich)
- 15 Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- 16 Red House

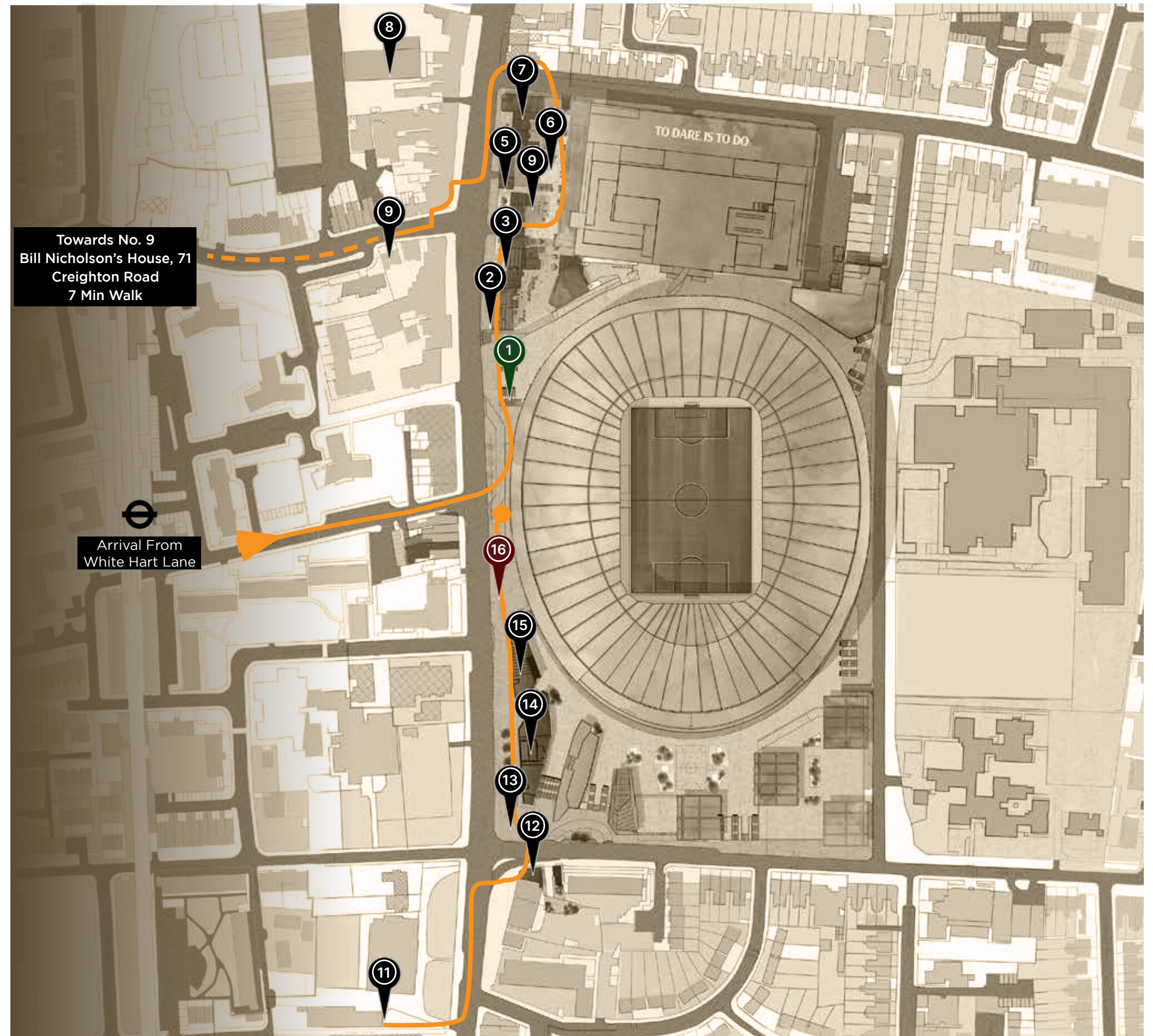


FIGURE 23. - Heritage Trail Map

4.4 HERITAGE TRAIL MAP - ARRIVAL FROM NORTHUMBERLAND PARK

- 1 Paxton17
- 2 800 High Road Undercroft Boards
- 3 The Black House
- 4 808-810/812 High Road
- 5 Printworks (Edwin Crusha)
- 6 Bobby Buckle's House (7 White Hart Lane)
- 7 Bill Nicholson's House, 71 Creighton Road
- 8 Percy House
- 9 Dial House
- 10 Billy Mudge's House
- 11 Red House
- 12 Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- 13 Warmington House (John Alfred Prestwich)
- 14 Spurs' Cockerel Clock with Hotspur Lampost
- 15 Corner Pin
- 16 Ledley King Mural

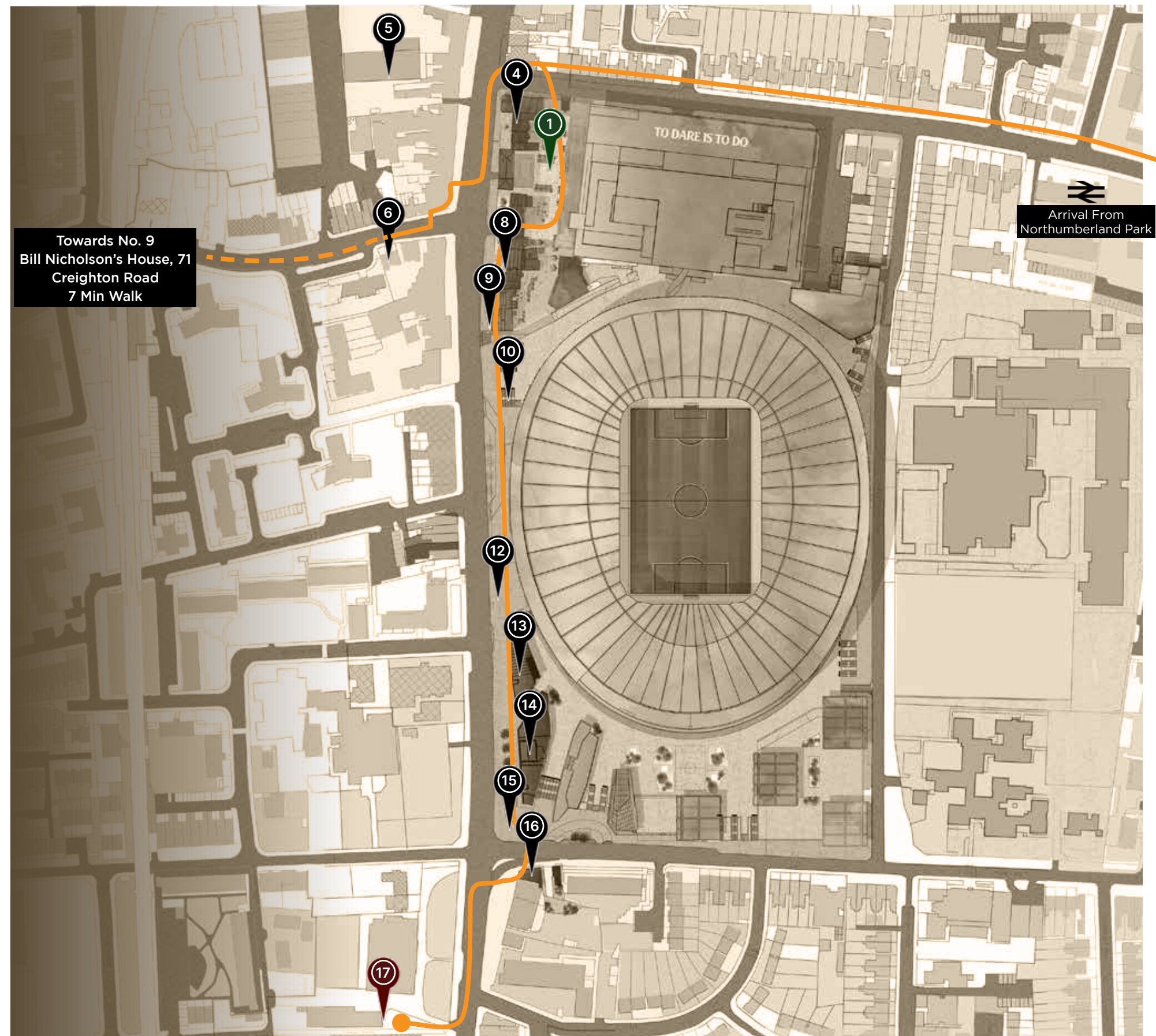


FIGURE 24. - Heritage Trail Map

4.5 HERITAGE TRAIL MAP - ARRIVAL FROM SEVEN SISTERS

- 1 Ledley King Mural
- 2 Corner Pin
- 3 Spurs' Cockerel Clock with Hotspur Lampost
- 4 Warmington House (John Alfred Prestwich)
- 5 Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- 6 Red House
- 7 Billy Mudge's House
- 8 Dial House
- 9 Percy House
- 10 800 High Road Undercroft Boards
- 11 Paxton17
- 12 The Black House
- 13 808-810/812 High Road
- 14 Printworks (Edwin Crusha)
- 15 Bobby Buckle's House (7 White Hart Lane)
- 16 Bill Nicholson's House, 71 Creighton Road

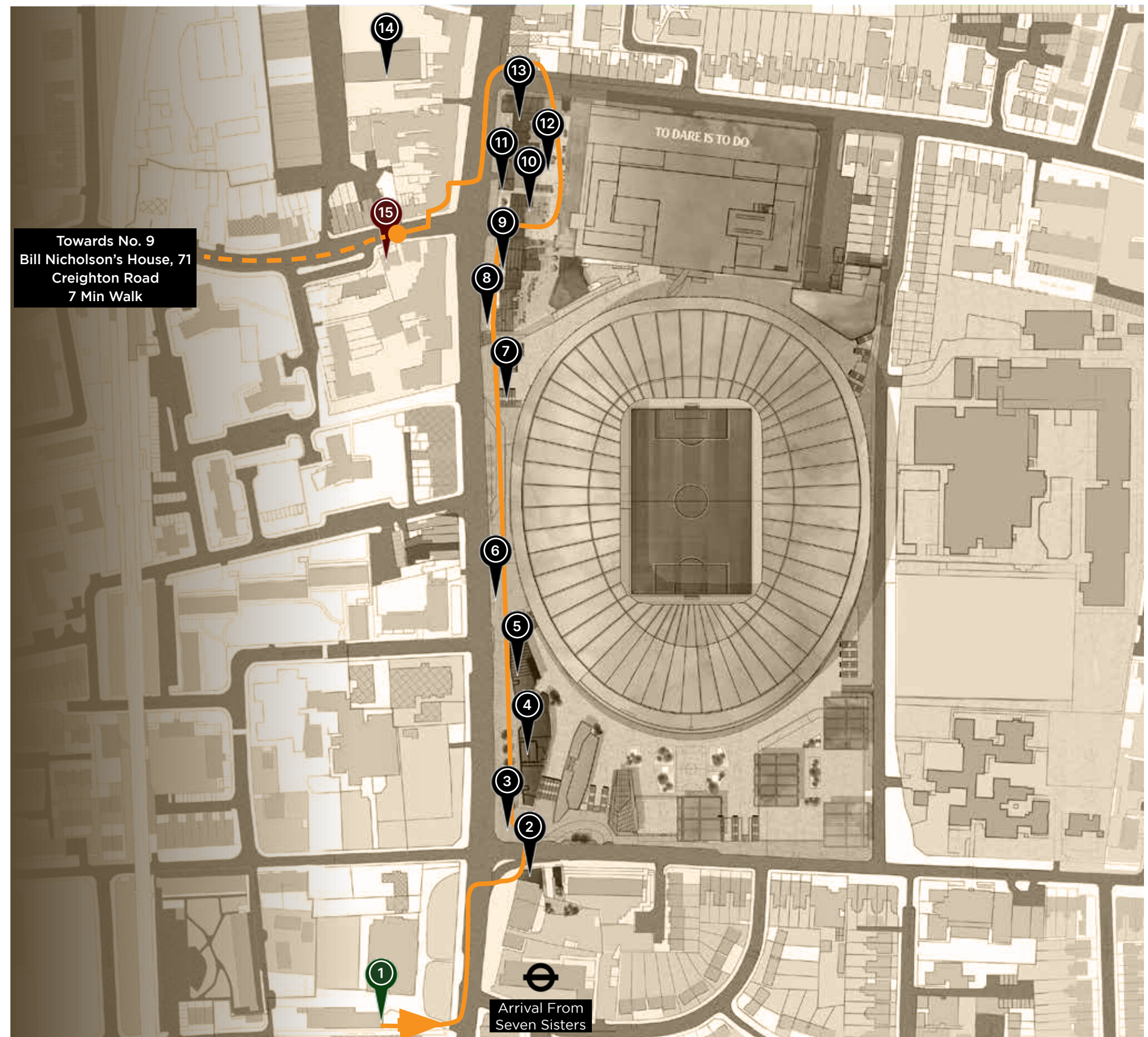


FIGURE 25. - Heritage Trail Map

4.0 BRIEF AND CONCEPT

4.6 SCHEME PRECEDENTS

See scheme precedents adjacent.



FIGURE 26. - Scheme Precedents

5.1 CONSULTATION

An iterative approach has been taken to the design of this proposal with the work having been developed over a number of months and in close collaboration with the client, and a wide range of other stakeholders, building on the knowledge which has been acquired having worked on a series of heritage projects for Tottenham Hotspur Football Club.

The following parties have had a direct involvement with the design of the scheme:

- Corrie Newell, Heritage Architect
- Mather and Co. – Museum and exhibition designers responsible for the proposed Warmington House museum
- The Club’s historian
- The Club’s Foundation
- The Club’s archivist
- Bruce Castle Archive
- The Tottenham Supporters’ Trust

Input from the consultees as set out earlier in this report:

- English Heritage
- Historic England
- The London Borough of Haringey
- The Tottenham Conservation Area Advisory Committee
- Bruce Castle
- Friend of Bruce Caste Park
- The Tottenham Civic Society

Their input has been carefully considered and feedback incorporated to extend and improve the proposals and better respond to the local community of Tottenham.

The design consists of 2 physical elements - a series of commemorative and informative plaques, and a series of interpretation boards. It is tied together by a proposed heritage trail which would be web based providing a tour of sites of particular interest in the context of the Club and the local area, including the plaques and interpretation boards as sites along the way.

5.1 CONSULTATION

Heritage Architect

We reviewed the proposed scheme with our heritage specialist Corrie Newell, (Corrie Newell Historic Buildings Consultancy). Corrie is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation and has over 35 years' experience working with listed buildings. She made the following comments:

- 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.
- The location of each of the plaques follows the tradition of the blue plaque, set alongside entrance doors visible from the High Road.
- Despite being a symmetrical pair, the two buildings at Nos. 808-810/12 High Road had different ownership histories in the C19 which is of interest. The plaques are sited within areas of brickwork which have been disturbed and therefore the proposal does not affect historic fabric.
- 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.

5.1 CONSULTATION

English Heritage and Historic England

English Heritage have been consulted and welcome the project in principle. A meeting was held with Cathy Power, Blue Plaques Manager, to introduce the general idea of a private plaques scheme with the following outcomes which have been carefully considered:

- Need for a supporting website. This was considered and the trail will now have a website and also be hosted digitally to include audio commentary.
- Individuals commemorated to be remarkable.
- Carry out a consultation process.

It is worth noting that over 300 private plaques schemes currently exist in the UK, run by a range of different bodies and organisations, including local authorities, civic societies and local history groups.

English Heritage therefore welcome consultation on such schemes such that they can try to avoid doubling up on entries to their own programme.

Historic England have also been consulted and responded positively to the plaques proposals. They were happy to defer any further commentary to the local authority. Consultation letter included in the appendix



Alan Carruthers
F3 Architects
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London
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3 August 2022

Sent via E-mail Alan.Carruthers@F3architects.com;

Dear Alan

Many thanks for the opportunity to look at your draft Presentation Project, Heritage Trail. You have already noted English Heritage support for the project (pg 20), so the below preliminary comments relate only to the elements within the proposal that fall within our experience of research and installing plaques on building facades. The comments are for your discussion and are not formal recommendations but I hope they will be helpful when you move into your second stage of project development.

1. Building façade plaques

- 1.1 surface mounted ceramic plaques to the building façade; the proposed two holes through the ceramic to take steel screws will in our view be a vulnerable point for cracks in the plaque; the opening circle edges liable to become worn and therefore a risk of the plaque slipping – causing it to look off centre-line; a review English Heritage completed while developing our own commissioned ceramic surface mounted plaques, rejected this methodology as being a high risk of plaque failure, and that this method would need a long-term budget allocated for staff resources to periodically site review, and funds to remake, and/or reposition a plaque.
- 1.2 The positioning of the proposed screw holes through the plaque are shown oddly off diameter centre line.
- 1.3 A further investigation of ceramic makers and methodology for suggested fixings for surface mounted plaques would be advised.
- 1.4 Metal surface mounted plaques fixed with through-screws could be an option for you to consider as an alternative to ceramic.

2. Inscription

- 2.1 You have nicely kept to mostly 9-10 lines – space line breaks have to be included, but a couple are 12 lines, and the number of words per line are long, therefore the main descriptor text is likely to be too small to be read easily by the passerby from the pavement - this will be particularly true for those plaques proposed for first floor level.



We have an access to information policy, so anything you send us may become public.
English Heritage is committed to achieving equality of opportunity as a service provider and an employer.
The English Heritage Trust is a charity, no. 1140351, and a company, no. 07447221, registered in England



FIGURE 27. - English Heritage Response

5.1 CONSULTATION

Local Groups - Bruce Castle Park

We met with Klaus and Anna from Friends of Bruce Castle Park on the 7th July 2022. They were generally very positive about our proposals. Some key points below:

- Complimentary about QR codes and suggested adding audio to the walk. They said this would be important for accessibility and inclusivity but also queried how you would get involved without a smart phone. We said that the initial solution is the physical wording on the trail and the plaques as well a guided tour option, which we have discussed.
- They said it was important that we acknowledge the history unconnected to the Club as local people don't necessarily have a connection to Spurs heritage if they are not Tottenham supporters and just happen to live in the area. They emphasised the importance of reaching out beyond the fan base and into the local community when launching the project externally.
- They were generally very positive about the transformation of Paxton Place.
- They asked why there was both a bronze plaque and a blue plaque in the proposals. We said that the blue plaque was limited to 19 words and the bronze plaques have more space for wording and tend to be positioned closer to the pavements.
- Very positive feedback on the cockerel clock that will be positioned on the corner of the High Road and Park Lane.

Local Groups - Tottenham Civic Society & Tottenham Conservation Areas Advisory Committee

We met Joyce Rosser, Sue Penny and Martin Ball who represented both groups on the 7th July 2022. Again, very positive. They had very little specific points in relation to the project and spoke in more broad terms about the Club. Key points:

- They recognised the money that Spurs have pumped into the community as a result of the re-development. They acknowledged that much of the progress made in the area would not have been done otherwise.
- Very complimentary about the new flower beds outside Percy House. Joyce said they were "spectacular".
- Like the first group, they said that a purely web based trail might not be ideal for everyone.
- They were complimentary about the thoroughness of the historical research that went into the presentation and the development generally.
- Like the first group they stressed the important of maintaining the project after the launch.
- They asked what consideration had been given to residents and businesses on the trail. We said there are no proposals for plaques for private property.
- They said they loved the Ledley mural and would like to see more

London Borough of Haringey

There was a site visit and meeting with Aikaterini (Kat) Koukouthaki (standing in for Elisabetta) and Richard Truscott on the 12th April to present the TH heritage projects, including the Heritage Trail.

There were no particular comments from Officers and they noted that the scheme would need Listed Building Consent.

5.0 DESIGN RESPONSE

5.2 PLAQUES PROPOSAL

Scope

The scope of the proposal has been carefully curated to focus on properties within the Club's ownership which are of historic significance and which have the ability to convey the story of the Club's development while also revealing important accounts of local history.

The scope then extends to the Grade II and II* buildings in the immediate vicinity of the stadium and High Road, focused on the Northumberland Terrace. In the Conservation Area Appraisal for North Tottenham by Butler Hegarty Architects, Nos. 790 to 802 (even) High Road are described as 'a significant group of statutory listed buildings that represent the finest assemblage of Georgian properties within the Tottenham High Road Historic Corridor.'

No. 744 High Road, Warmington House, to the south west of the stadium has also been included within the scope of the proposal as another listed property of primary significance to the Club and local area, especially given its former use and occupation. Former buildings adjacent to Warmington are also recognised, and form part of the proposals, marked by floor mounted plaques.

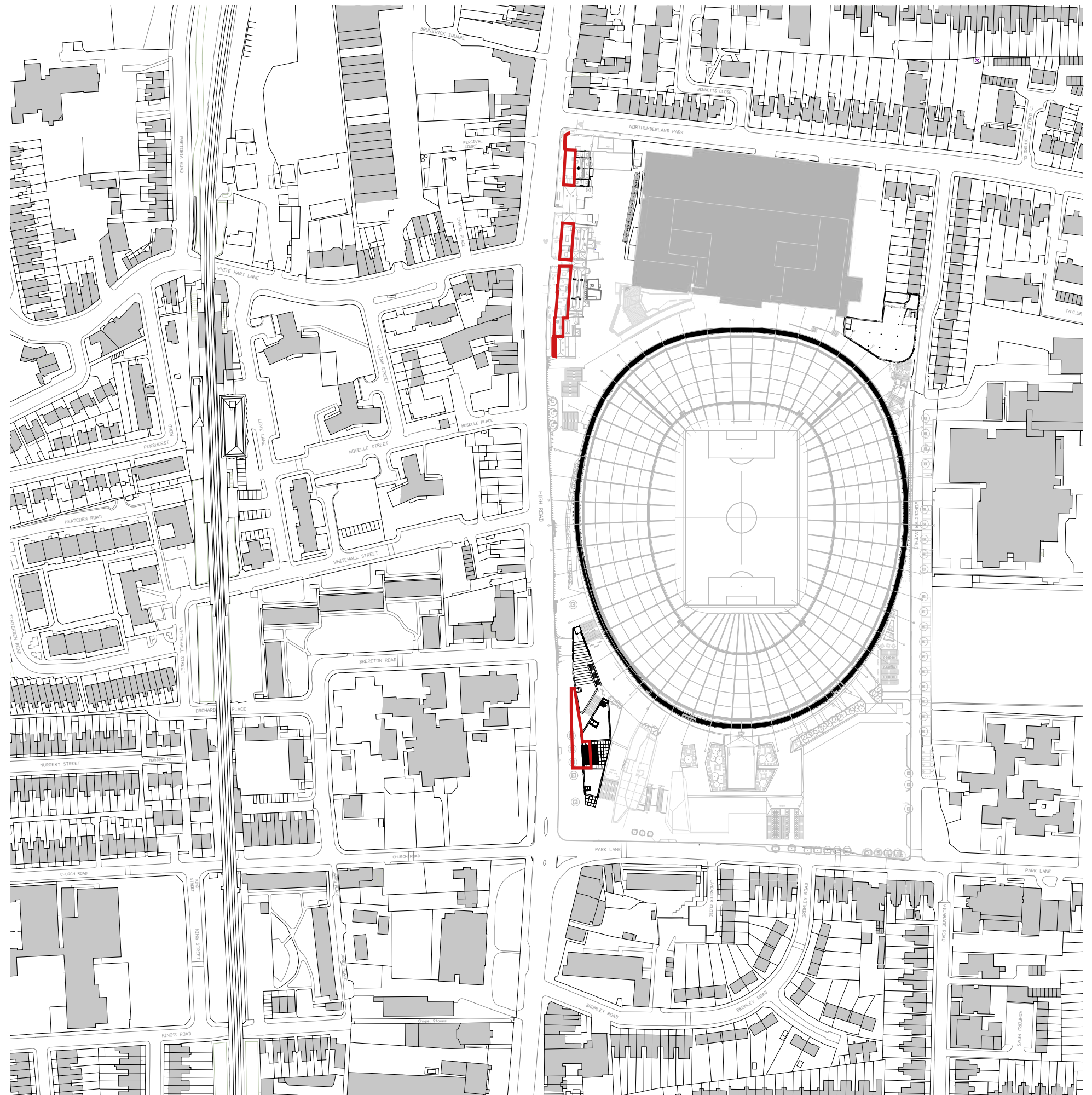


FIGURE 28. - Scope of Plaques Proposals

5.2 PLAQUES PROPOSAL

Location

The specific siting of the plaques on the building elevations and boundary treatments has been given close consideration to respond to the existing architectural arrangement and detail.

This results in a combination of layouts where the circular plaques are either shown at first floor or adjacent to the front door of the buildings at the slightly elevated ground floor level.

The exact locations are set out on the accompanying architectural drawings and the positioning on the façade relate the plaque

Within the specific architectural features of the host property – for example, vertically centred between the entrance door and adjacent window, and horizontally aligned with the adjacent upper sash middle glazing bar.

The bronze plaques are similarly arranged in direct response to the nature of the boundary treatment – at times fixed to masonry elements but also sited on the railings to suit the existing layout. The intention is to fix them at a height of 1300mm above street level so as to be visible for as many users as possible.

Scale

To mark the significance of the asset, the Grade II* properties included with the scope of the proposals are shown with a circular plaque of sufficient diameter to be readily visible from the street. It is worth noting that some of the facades are well set back from the pavement and so the scale of the plaque is critical to its legibility while not competing with the scale of the host building and its notable architectural features.

The size of the circular plaques generally follows the well-established English Heritage guidelines (a 490mm diameter) but, at Nos. 808 and 810/12 High Road, is slightly reduced to suit the decorative brickwork reveals to the windows.

A second scale of plaque is also proposed. At the boundaries to the properties a smaller, rectangular, plaque allows for a more detailed history to be presented by virtue of its immediacy at the pavement edge, also offering a QR code which can be readily scanned.



FIGURE 29. - Suggested Plaques Locations

5.2 PLAQUES PROPOSAL

Schedule of Proposed Plaques

The proposal seeks consent for 5 Nos. Blue circular plaques, 2 Nos. Bronze circular floor plaques and 11 Nos. Bronze rectangular plaques as described in the table alongside.

The blue circular plaques mark historically significant or Grade II*listed buildings where as the bronze plaque highlight the overall history of the properties on the Northumberland Terrace.

2 Nos. Bronze circular floor plaques are proposed to commemorate the buildings demolished to the South-West of the Stadium. Since these plaques mark the buildings demolished, they are proposed as bronze roundels on floor as opposed to blue roundels within the wider trail.

No.	PROPERTY	PROPOSAL	SIZE	AREA (sq.m)	PROJECTION	HEIGHT ABOVE GROUND
1	744 High Road	Blue Circular	ø 490x10 mm	0.18	32 mm	approx. 3500 mm
		Bronze rectangular	297x210x5 mm	0.06	10 mm	approx. 1500 mm
2	746 High Road	Bronze Circular (Floor Plaque)	ø 490x10 mm	0.18	10 mm	approx. 10.0 mm
3	748 High Road	Bronze Circular (Floor Plaque)	ø 490x10 mm	0.18	10 mm	approx. 10.0 mm
4	790 High Road	Blue Circular	ø 490x10 mm	0.18	32 mm	approx. 2800 mm
		Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
5	792 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1430 mm
6	794 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1600 mm
7	796 High Road	Blue Circular	ø 490x10 mm	0.18	32 mm	approx. 2700 mm
		Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 2070 mm
8	798 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
9	800 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
10	802 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
11	808 High Road	Blue Circular	ø 490x10 mm	0.18	32 mm	approx. 5440 mm
		Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
12	810/812 High Road	Blue Circular	ø 490x10 mm	0.18	32 mm	approx. 5440 mm
		Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm
13	814 High Road	Bronze rectangular	297x210x5 mm	0.06	10mm	approx. 1300 mm

FIGURE 30. - Schedule of Proposed Plaques

5.2 PLAQUES PROPOSAL

Appearance

Following English Heritage guidelines, the circular plaques are of a simple and legible design with white banding and lettering on a blue background. In this case the blue background is Tottenham Hotspur blue (RAL 5011). Drawings of the circular design are included on the following pages where the fixings are shown and describe the plaques in detail.

The smaller rectangular plaques are presented as a traditional, high quality design, using a bronze cast. The warm tones of the bronze compliment the existing brickwork and railing colours.

The final plaque design is similar to the round blue design, but in bronze, to differentiate between 'existing' and 'former' buildings.

Materials

Following consultation with English Heritage, the circular plaques are proposed as being made from cast aluminium having given consideration to the need for a high-quality material which would be durable and allow for a simple fixing methodology.

Similarly the bronze of the smaller rectangular plaques, and round plaques, is as a result of the need for a material which will age and weather consistently and be able to withstand regular use by the public and regular cleaning.



FIGURE 31. - Proposed Generic Plaque Design

5.2 PLAQUES PROPOSAL

Fixing

The fixing methodology has been developed with a specialist signage manufacturer following feedback from Historic England.

The following pages show how the different solutions have been considered in terms of their fixings which would have very minimal impact on the existing fabric.

KEY

- A** 490 mm diameter x 25 mm thick surface mounted cast aluminium plaque - RAL 5011
- B** White handcrafted raised lettering produced by traditional technique
- C** 10 mm wide white handcrafted raised border
- D** 2No. M8 countersunk fixings with cappings to bolts
- E** 5mm thick stainless steel carrier plate
- F** Note back of plaque recessed to accept 5mm thick carrier plate
- G** Multiple vertical threaded holes to allow for fine adjustment of plaque position
- H** 2no. M8 stainless steel lugs resin anchored into existing mortar joint (modern)
- I** Existing brickwork is not affected by the fixings

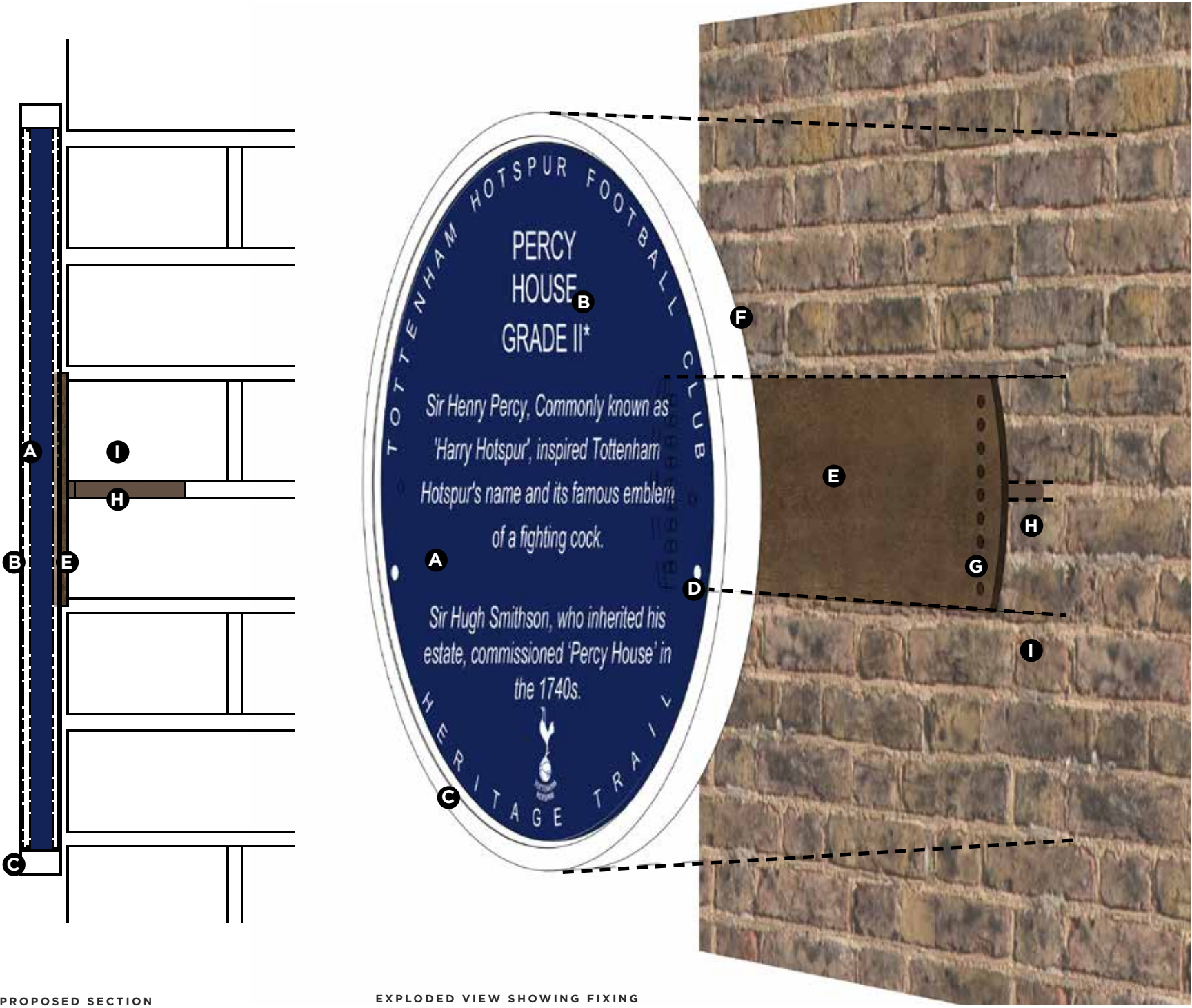


FIGURE 32. - Proposed Fixing Methodology

5.2 PLAQUES PROPOSAL

KEY

- A** 297x210x5 mm thick surface mounted dark bronze plaque
- B** Embossed gold handcrafted lettering with 2mm thick relief
- C** 10 mm wide single line gold surround
- D** 2No. M10 spigot to front of fixing plate
- E** 3mm thick bronze fixing plate
- F** M8 spigot to back of plaque
- G** Grub screw with anti-tamper fixing
- H** Existing railings



FIGURE 33. - Proposed Fixing Methodology

6.1 INCLUSIVE DESIGN PRINCIPLES

Inclusive Design

This access statement has been prepared to explain how the development will be achieved in accordance with the principles of inclusive design.

Philosophy

The principles of inclusive design include provision of places and homes that are:

- Inclusive, so everyone can use them safely, easily and with dignity.
- Responsive, taking account of what people say they need and want.
- Flexible, so different people can use them in different ways.
- Convenient, so everyone can use them without too much effort or separation.
- Accommodating for all people, regardless of their age, gender, mobility, ethnicity or circumstances.
- Welcoming, with no disabling barriers that might exclude some people.
- Realistic, offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

Signage and Interpretation Board Heights

It is recognized that good signage offers information to all users and greatly benefits people with disabilities who have difficulty with wayfinding. Information which helps orientation will be provided at junctions of circulation routes and at key destinations. Signage will comply with the guidance and design available in the Sign Design Guide: A Guide to Inclusive Signage.

The following provisions will apply:

- Key information will be available in visual, audible and tactile form, with signage and boards positioned at a height of 1300 mm being low enough to be touched where possible.
- Signs will be positioned to avoid reflections from daylight and artificial lighting.
- Signs will consist of simple words, clearly separated from one another, in short sentences.
- Plain English and pictograms will be used to assist people with learning difficulties.

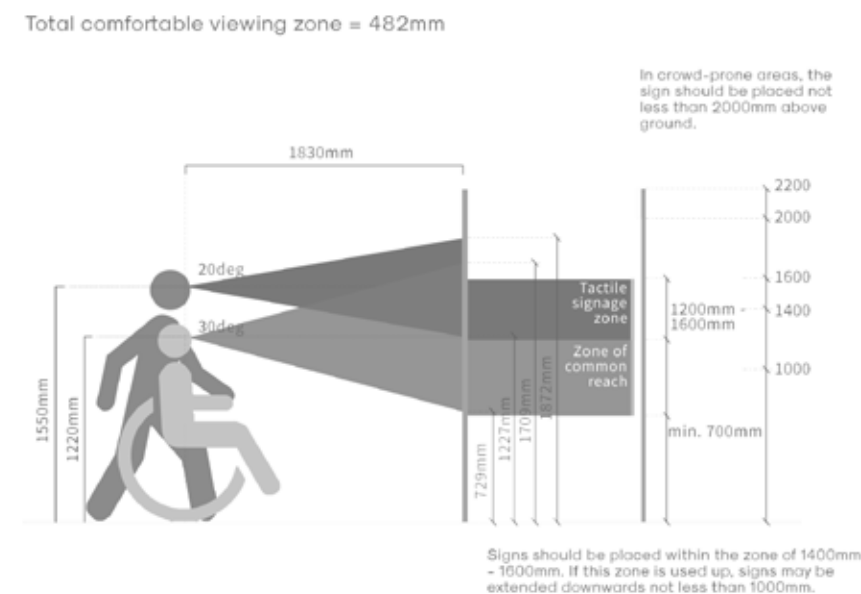


FIGURE 34. - Proposed Signage Setting Out

Lighting

Care will be taken to ensure that lighting levels are as even as possible throughout the space as shadows and pools of light can create optical illusions and mask potential hazards.

We have taken advice from the manufacturer about the necessary amount of lighting and proposed fittings. The proposed fittings are IP65 rated.

The scheme will not effect the traffic on the main road as the light is not directional towards the road. We do not propose any security or other directional light that could impact neighbours.

In order to further reduce potential light pollution, the external lights will be switched from a time clock with daylight sensor override such that the lights can be turned off outside of opening hours.

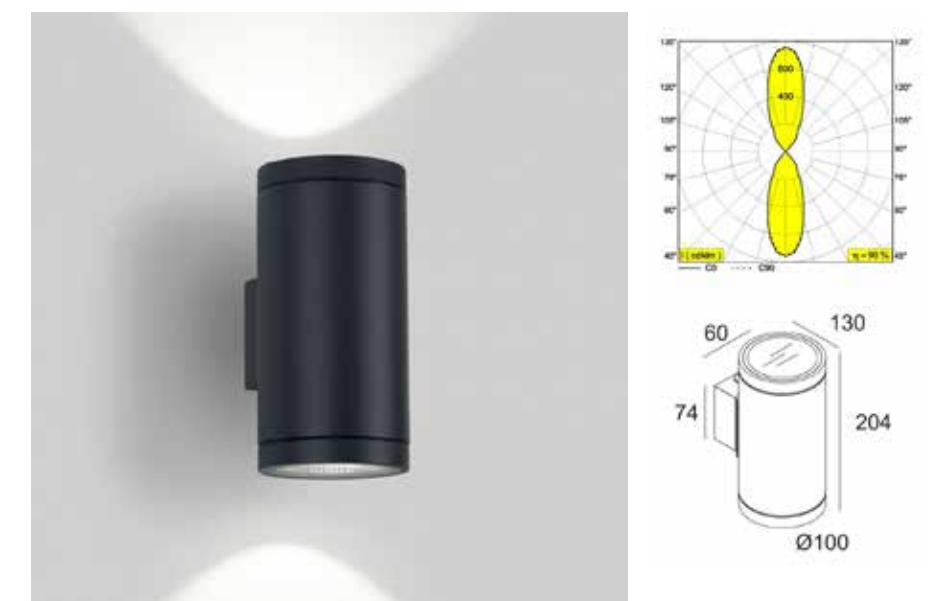


FIGURE 35. - Proposed Lighting to Undercroft

6.0 ACCESS AND MANAGEMENT

6.1 INCLUSIVE DESIGN PRINCIPLES

Heritage Trail Application and Audio Tour

Taking into account recommendations from local groups and English Heritage, an interactive application and website alongside and audio tour is proposed to allow for wider accessibility to the heritage assets.

The App could either use live location to automatically deliver audio tours and reveal stories relevant to the location or help download audio transcript accompanied by interactive imagery or 3D visual tours to share real time information.

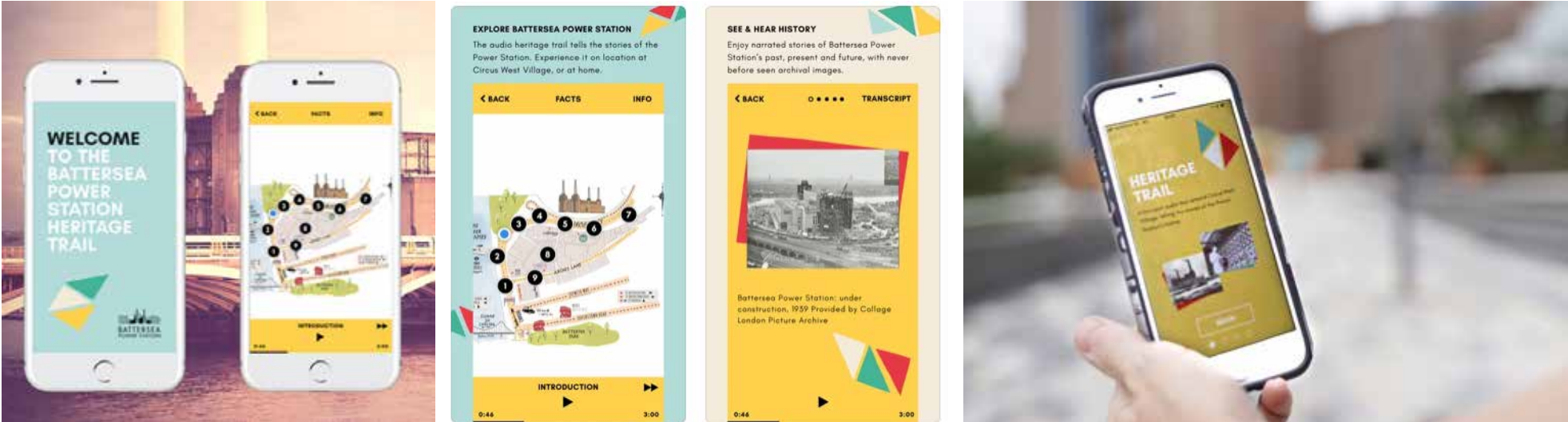


FIGURE 36. - Scheme Precedents

APPENDICES

APPENDIX I - ILLUSTRATED PLAQUE LOCATION	P.32
APPENDIX II - ARCHITECTURAL DRAWINGS - PLAQUES	P.52

A.1 ILLUSTRATED PLAQUE PROPOSAL**NO. 744 WARMINGTON HOUSE**

Proposed front elevation visual shows the bronze plaque to the railings and blue plaque to the High Road frontage.



A.1 ILLUSTRATED PLAQUE PROPOSAL

NO. 744 WARMINGTON HOUSE

