

9.9 Number 800 (Gibson 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.



Above (left). 1949 RCHM photograph showing the previous building instead of the Undercroft, and the loss of the front garden wall.



Above (right). 1950 RCHM showing restoration of the building including repointing and lowering of the remainder of the frontage wall.

(Right). Late 1960s/early 1970s. Front garden wall incomplete.

The Undercroft is completed providing access to Gibsons Industrial Estate behind.



Number 800 continued.

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.
- 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.

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

- Early C20 stone, render and concrete doorcase.
- The inline extension, having flatter details than the original block.
- 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, front door 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 bronze plaque –

1. Fixed within joints of late C20 brickwork so there is no effect on historic fabric.
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 bronze plaque is intended to celebrate the site of The Black House and recognise the use of parts of the mansion within the Terrace. See illustration in D&A Appendix 1.

It celebrates Charles Ansell who lived here, bought and protected many of the old Georgian buildings of Tottenham in the 1830s and was responsible for the construction of Northumberland Park Road.

It also celebrates the physicians, Andre Rostant and his son Leonard who lived here in the late C19 / early C20.

The Gibson Business Park behind this building was a significant part of the history of this locality.

9.10 Number 802:

The only element affected is:

1. Brick front boundary pier to fix a rectangular bronze plaque.

This is a pier dating from after 1950, so the proposal avoids original fabric.

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 prior to reconstruction of the garden walls in c 1950.

Below (centre) Late 1960s / early 1970s after removal of the front boundary wall.

Below (right) 2016 photograph showing piers, railings and signage. The piers and railings were reinstated in 2021-2 to the C19 design.



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, main door, windows, cornice and string courses.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.
- Plan layout of entrance hall, front rooms to one side of hall element, and rear stair.

Number 802 continued.

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

- Reinstated features based on evidence, including staircase and fanlight. (These have high architectural and aesthetic interest and low archaeological / fabric interest).
- The original rear elevation, albeit mostly obscured by C20 extension.

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

- Late C20 chimney is significant to show the location and proportions, but the design is poor.
- 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.

Impact and justification:

Fabric:

Brick pier bronze plaque –

1. Fixed within joints of late C20 brickwork so there is no effect on historic fabric.
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 Arthur Percival Barns (a physician) and Alfred Lovett (a Glassblower) who lived here.

It makes reference to Ridleys, The Black House, a previous building on the site, owned by the Henningham family who were related to Anne Boleyn.

See illustration on D&A Appendix 1.

9.11 Undercroft:

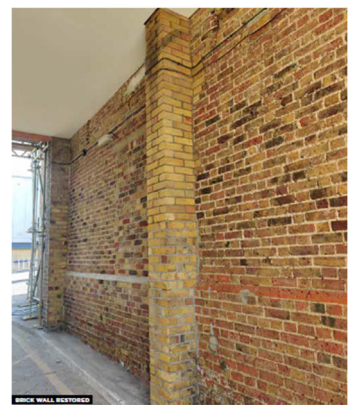
The only elements affected are:

1. Interior walls (brickwork) in order to install surface fixed mounting for boards.

The walls are from the C18 and C20, and the piers and entrances are from the C20.

Right: As proposed.

Below: A typical internal view as proposed.



Above (left) c1970 photograph of the Undercroft and context.

Above (centre) c2017 photograph prior to works. Above (right) interior following THFC refurbishment.

Undercroft continued.

This is a C20 infill extension to Number 800 which is listed Grade II. The preservation of Number 800 is given great weight, and it is of importance within the North Tottenham Conservation Area. The weight given to this part of the building is minimal due to its date and lack of evidence the building was previously of this form.

Key external elements of significance of the building are:

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

- The side walls are of archaeological interest due to evidence of brickwork phases and changes.

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

- The proportions of the space between Numbers 798 and 800 is of interest, as is the access into the rear of the terrace.

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

- The ceiling and floor is modern.
- The gates are modern.

Impact and justification:

Fabric:

Internal walls signboards –

1. Fixed into modern joints of the brickwork so does not affect historic fabric.
2. The panels will be aligned as indicated on the elevation.

Harm – None.

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

The panels will be updated and provide information about the heritage trail and the buildings, people, industries, leisure and historic uses of this part of the High Road.

It is also intended that they provide context, updates and information about the Terrace, THFC history and heritage projects.

These are to be supported by a map and online digital content to walk the heritage trail.

See illustration in D&A Appendix 1.

9.12 Number 808 (Prudhoe House):

The only elements affected are:

1. Front elevation in order to install 1 round blue plaque.
2. Brick front boundary pier to fix a rectangular bronze plaque.

This is a pier rebuilt in the late C20, so the proposal avoids original fabric.

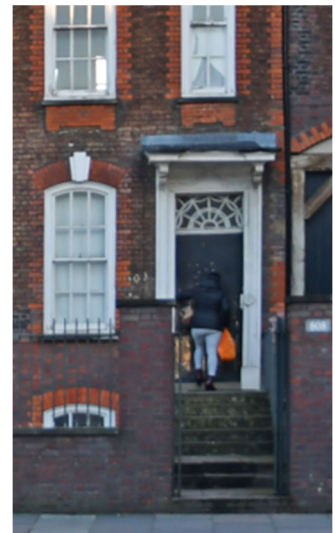
Both are designed to avoid original fabric and to be removable.

Right: As proposed.

Below (left) 1991 RCHM photograph

Below (centre) 2005 after restoration.

Below (Right) 2020 photograph showing detail of numerous phases of brick repair and replacement, and replacement boundary piers.



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 c1715 front elevation and its original elements:
- Proportions, openings, symmetry and pattern, reflecting the symmetrical pair.
- Doorcase, fanlight, window surrounds, string courses, chimneys and handmade chimneypots.
- Local materials, including colour selected bricks characteristic of Tottenham.
- Plan layout of entrance hall to one side of front and rear rooms, and c1715 rear stair.
- Double pile roofs.

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

- The areas of repointing and amendment the front elevation.

Number 808 continued – Medium significance.

- The original rear elevation, albeit obscured by C20 and C21 extensions.
- The lower flank element (probably former coach house).

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

- Front boundary and railings replaced in c2000.
- Basement level, with partial hearth and copper for former kitchen.
- Many changes including loss of all most historic doors and skirtings.

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

- The front courtyard of c2000.
- The roof of the main block, rebuilt late C20.
- Rear extensions.

Impact and justification:

Fabric:

Front elevation blue plaque –

1. Assume it is located above ground floor as shown above, in line with attached pair, as positioning lower may appear cramped between windows.
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.
3. Format is recognisable as part of a 'blue plaque' scheme.
4. Positioned symmetrically with Number 810/812 High Road.

Brick pier bronze plaque –

1. Located on c2000 brick pier on boundary, positioned to match that of 810/812 High Road.
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 the early date of the building pair and their ancillary coachhouses, having been constructed by Sir Hugh Smithson, the 1st Duke of Northumberland, a cloth merchant and MP for Tottenham in c1715-1725. The house was named after Lord Prudhoe, the 4th Duke, and was one of the last houses to be sold from their Tottenham estate.

The recent history of restoration and the Georgian Group Award in 2003 is also of historic interest.

Right. Symmetry of the two units, number 808 and 810/2



9.13 Number 810-812 (Holly House):

The only elements affected are:

1. Front elevation in order to install 1 round blue plaque.
2. Brick front boundary pier to fix a rectangular bronze plaque.

This is a pier from a period of pavement works in the late C20, so the proposal avoids original fabric.

Right: As proposed.

Below (left). 1949 photograph with stationery shop.

Below (centre). 1991 RCHM photograph.

Below (right). 2000 photograph.



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 c1715 front elevation and its original elements:
- Proportions, openings, symmetry and pattern, reflecting the symmetrical pair.
- Doorcase, fanlight, window surrounds, string courses, chimneys and handmade chimneypots.
- Local materials, including colour selected bricks characteristic of Tottenham.
- Plan layout of entrance hall to one side of front and rear rooms, and c1715 rear stair.
- Double pile roofs.

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

- The areas of repointing and rebuild on the front elevation.
- The original rear elevation, albeit altered by former C20 extensions.
- The lower flank element (probably former coach house).

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

- Front boundary and railings replaced in c2008.
- Basement level, with partial hearth and copper for former kitchen.
- Many changes including loss of all most historic doors and skirtings.

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

- The front courtyard of c2008.
- The roof of the main block, rebuilt late C20.
- Rear extensions.

Impact and justification:

Fabric:

Front elevation blue plaque –

1. Format is recognisable as part of a 'blue plaque' scheme.
2. The front has been fully repointed c2008.
3. Fixed into joints of the brickwork so does not affect historic fabric.
4. Positioned symmetrically with Number 810/812 High Road.

Brick pier bronze plaque –

3. Located on c2008 brick pier on boundary, positioned to match that of 810/812 High Road.
4. 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 the early date of the building pair, and the substantial survival of Number 810.

In the late C19 and early C20 the building was in use as a photographic studio 'Holly House Photographic Studios' and part of the building (Number 812) was incorporated into the Bank at Number 814.

The bronze plaque records the damage during WWII from an incendiary bomb.

9.14 Number 814 (Former Barclays Bank):

The only elements affected are:

3. Render panel in order to fix a rectangular bronze plaque.

It is designed to avoid original fabric and to be removable.

Right: As proposed.

Below (left). High Road elevation as existing.

Below (right) detail of render panel altered when the shop in front of Number 812 was removed in c2000.



Below (left) The building as London and Provincial Bank in 1906. Note this had a pediment, decorative coping detail and only two bays along Northumberland Park Road.

Below (right) The building as Barclays Bank in 1977. (Photo with permission from Barclays Bank Ltd.)



Number 814 continued.

This building is locally listed and therefore its preservation is desirable within Local Plan policies.

Key elements of significance of the building are:

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

- The original phase dated 1905 which comprises the High Road frontage and the first two bays along Northumberland Park Road.
- The corner shopfront.

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

- The 2-bay brick extension along Northumberland Park Road.
- The decorative coping and frieze along Northumberland Park Road.

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

- The Early C20 set-back brick extensions along Northumberland Park Road.
- Alterations to the southern flank and ground floor render panel to re-support and make good the removal of the Number 812 Holly House shop.

Impact and justification:

Fabric:

Render wall for bronze plaque –

1. Applied to late C20 render panel of no significance.
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 bronze plaque celebrates the history and evolution of the building in its former use as a Bank, and its location at the corner of Northumberland Park Road developed in the late C19.

The building was built in 1905 as the London and Provincial Bank, amalgamating into the London Provincial & South Western Bank Ltd in 1917 and then merging with Barclays Bank in 1918, although the branch was still known as the London Provincial & South Western Bank in the 1920s.

9.15 Number 744 (Warmington House):

The only elements affected are:

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

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

Right: As proposed.

Below (left). 2010 Google Streetview showing the former attached extension buildings and later shop attached partly to the front elevation. The stucco is later than the extension.

Below (right) 2016 photo following the removal of later extensions, prior to refurbishment by THFC.



This building is listed Grade II so its preservation is given great weight.

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 of 1828:
- Proportions (elevation as a square), openings, symmetry and pattern of openings.
- C19 windows, chimneys and handmade chimneypots.
- Plan layout of entrance hall, front rooms each side of hall element, and rear stair.

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

- Roof dating from C19 and C20.
- Semi-circular window added to the South gable c1900.

Number 744 (Warmington House) continued.

Elements of the restoration of 2017 have no fabric interest, but high architectural and aesthetic interest:

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

- Stucco at ground floor restored by THFC in 2017 (replaced early C20 stucco which the photographs above confirm postdated the front extension).
- Re-facing of substantially damaged brickwork in 2017.
- Reinstated architectural features including front door and window surrounds (replaced C20).

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

- Entrance stairs and railings (installed by THFC 2017).

Impact and justification:

Fabric:

Front elevation blue plaque –

1. Format and position is recognisable as part of a 'blue plaque' scheme.
2. Fixed to the stucco of 2017 so does not affect historic fabric.

Railings bronze plaque –

3. Centrally fixed to reflect the symmetry of the building.
4. Fixed over balusters of 2017 so does not affect historic fabric.
5. 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 the date of the house and its most famous occupant, John Alfred Prestwich of JAP Industries whose inventions included cine cameras and motorcycle engines, and provided the cameras used for the Antarctic expeditions of Scott and Shackleton.

Other occupants of note included on the bronze plaque include his father William Henry Prestwich (an early Tottenham photographer) and James Warmington (a farmer, coal merchant and animal skin salesman who lived there from c1851 to c1876).

In c1950, Warmington House had passed into the ownership of the Couchman family, who were architects and surveyors. In 1970s it became the home of the Tottenham Hotspur Football Club Fan Club.

See illustration on D&A Appendix 1.

10 CONCLUSIONS:

10.1.1 The proposals support the proposed local heritage trail and recognise the significance of people and events when considering the importance of the historic environment in Tottenham.

10.1.2 The research and interpretation boards will enhance the understanding of the 'intangible' elements of heritage and the locality. It recognises that heritage regeneration is about providing an improved environment that people can relate to, and in turn want to improve.

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

- Celebrating the regeneration of the listed buildings at the core of the Conservation Area, and ensuring that good practice in conservation involves as many people as possible;
- Providing a catalyst for heritage interest and appreciation of the richness of the historic environment of Tottenham; and
- Encouraging fitness and cultural interests that are beneficial to the vitality and life of the community and the area.

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

11 August 2022

