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SITE HERITAGE



GROUND OF
TOTTENHAM HOTSPUR
FOOTBALL CLUB LTD

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3.1 Heritage Overview

The High Road and the western most part of the NDP development site sits within the Tottenham High Road Historic Corridor, which is made up of seven separate conservation areas. This requires the design team to take careful account of the impact of the design on the surrounding heritage and conservations areas.

Donald Insall and Associates were commissioned by THFC to undertake a full heritage assessment and to also work closely with Populous in the design development of the Stadium and the Tottenham Experience. Their full heritage assessment report - entitled “Tottenham Hotspur Football Stadium Development, Heritage Statement” and dated August 2015 - sets out a full description of the built, and other, heritage affected by the proposals; how the proposals would affect these heritage assets and why these changes are considered acceptable in terms of the legislation and policy. In addition, the Heritage Statement also addresses the impact of proposals to develop residential units at the south eastern corner of the application site, which have been developed by Allies and Morrison.

This section of the DAS includes a short introduction to the heritage environment of the proposals, but those wishing to understand the heritage context and the arguments which support the proposals are recommended to study the Donald Insall Associates report.

Planning permission, conservation area consent and listed building consents for the redevelopment of a new THFC stadium in Tottenham were granted in 2011. These consents, along with the compulsory purchase order (CPO) confirmed by the Secretary of State in 2014, provide the opportunity for THFC to remain in its historic location.

In addition, these consents - along with the CPO confirmed by the Secretary of State in 2014 - mean that THFC are able to lawfully implement the consented scheme. The majority of the buildings consented for demolition, including those fronting the High Road north of 750 High Road, have now been demolished and the basement-level works are underway.

The western edge of the application site, including the buildings

forming part of the Northern Terrace (794-814 High Road) and the four historic buildings at 744-750 (even) High Road, are in the North Tottenham Conservation Area. The North Tottenham Conservation Area is one of seven conservation areas, designated by the London Borough of Haringey (LBH), forming part of the ‘Tottenham High Road Historic Corridor’ which stretches approximately 3.7km between Enfield to the north and Stamford Hill to the south. The recent consented demolitions, including the removal of the Grade-II listed Fletcher House, mean that in its current form the stretch of the conservation area included within the site is generally of poor quality and detracts from the character of the conservation area and the setting of nearby listed buildings.

The Northern Terrace incorporates seven listed buildings (excluding Dial House and 792 High Road which are part of the application site but are also listed). Three of these – 796 (Percy House), 808 and 810 High Road are listed at Grade II* and four at Grade II. Warmington House at 744 High Road is also a Grade-II listed building. The former White Hart Public House, Red House and Tottenham and Edmonton Dispensary at 746-750 (even) High Road are all included on the London Borough of Haringey’s local list and are therefore considered to be non-designated heritage assets.

The impact of the proposals on these listed buildings is addressed in the Heritage Statement.

In addition to the North Tottenham Conservation Area, there are a number of other designated conservation areas from which the proposed development on the application site will be partially visible. These comprise Scotland Green, Bruce Grove, and Tottenham Green Conservation Areas to the south of the site, all three of which form part of the ‘Tottenham High Road Historic Corridor’, and the Bruce Castle, Tottenham Cemetery and Alexandra Park and Palace Conservation Areas to the west. The impact of the proposed development on the wider setting of these conservation areas, and consequently on the wider setting of any listed buildings and non-designated heritage assets in each conservation area, is also assessed as part of the Heritage Statement.

