

other minor developments. The cumulative effects are thus judged to be not significant.

Conclusion

- 6.7.9 The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emission. With these measures in place, it is expected that any residual effects will be not significant. However, the guidance recognises that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance. The scale of this would not normally be considered sufficient to change the conclusion that the effects will be *not significant*.
- 6.7.10 The construction and operational impacts of increased traffic emissions arising from the additional traffic on local roads, due to the Project, and the newly introduced emissions from the on-site boilers and generators have been assessed. Concentrations have been modelled for 100 receptor locations within the study area, including locations where impacts are expected to be greatest. In addition, the impacts of traffic from local roads on the air quality for future residents have been assessed at a number of locations within the Project Site itself. In the case of nitrogen dioxide, the modelling has been carried out assuming both that vehicle emissions decrease (using 'official' emission factors), and that they do not decrease in future years. This is to allow for uncertainty over emission factors for nitrogen oxides identified by Defra (Carslaw, Beevers, Westmoreland, & Williams, 2011).
- 6.7.11 The predicted annual mean concentrations of nitrogen dioxide exceed the objective in 2014 at a large number of the receptors. This number reduces in 2016, 2018 and 2021 due to reductions in vehicle emissions, although there are still predicted to be a small number of exceedences. These are predominately along High Road and tie in with the declaration of an AQMA by the Council. The results are consistent with the conclusions of Haringey Council in the outcome of its air quality review and assessment work.
- 6.7.12 The impacts of increased traffic during the construction phase have been assessed in detail assuming that there is no local construction compound. There may be some *moderate adverse* impacts at properties along High Road but these will be temporary and not applicable when the site is fully operational. During the construction period the effects may be potentially *significant*, although temporary. If the construction compound is utilised then the impacts for receptors along High Road north of White Hart Lane, where adverse impacts have been predicted, will be reduced marginally, but are likely to remain *moderate adverse* compared with the baseline. Additional *moderate adverse* impacts may be introduced along White Hart Lane. Taking into account that the use of the construction compound will dramatically reduce the distance construction traffic must travel to deliver concrete to the Project Site and therefore the benefit to the wider area of the construction compound, this construction compound is judged to be overall beneficial compared with the scheme without the construction compound. Nevertheless, the local impacts would remain *moderate adverse* and the effects are considered potentially *significant*, although temporary.
- 6.7.13 The operational air quality impacts without mitigation are judged to be potentially *significant*. This takes account of the assessment that:

- concentrations are predicted to remain above the nitrogen dioxide objective at some locations;
- the impacts on the nitrogen dioxide concentrations are likely to be slight adverse at some locations, mainly along High Road due to both road traffic and generator plant emissions and to a smaller degree boiler plant emissions;
- the PM concentrations are all below the objectives, however, the impacts are slight to moderate adverse at a number of receptors particularly to the northeast of the stadium, due to the PM emissions from the generators. In particular there are moderate adverse impacts at the residential tower to the northeast of the stadium, which will represent a large number of receptors; and
- the short-term nitrogen dioxide and PM₁₀ objectives will not be exceeded providing the operations of the generators does not exceed the modelled number of operating hours assessed.

- 6.7.14 The impacts of local traffic and the boiler and generator plant on the air quality for new residents living within the Project have been shown to be acceptable at the worst-case locations assessed, with concentrations being well below the air quality objectives.
- 6.7.15 The overall operational air quality impacts of the Project without additional mitigation are judged to be *significant*.
- 6.7.16 No additional mitigation has been proposed for the operational impacts, however, mitigation measures to reduce and minimise the impacts of the on-site diesel generators could be included by specifying a requirement for the generators to conform to emission limits defined for Stage IV or V non-road machinery and equipment. These are not strictly applicable to stationary generator sets; Stage V is not due to be implemented until 2019 although it is in line with the US EPA Tier 4 emission limits which are already in force in the USA. Enforcing the stricter emission limits should remove the adverse PM impacts due to the generator plant and minimise the adverse nitrogen dioxide impacts at the locations near to the significant road traffic impacts (High Road).
- 6.7.17 The building and transport related emissions associated with the Project are both below the relevant air quality neutral benchmarks. The Project therefore complies with the requirement that all new developments in London should be at least air quality neutral. The Project is better than air quality neutral and is thus compliant with Policy 7.14 of the London Plan.

Table 6.15 Air Quality Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual impact Magnitude	Residual Significance of Effect
Construction Effects							
Construction Dust Impacts	High	Negative	n/a	n/a	A package of mitigation measures	n/a	Neutral
Construction Traffic Impact – No Local Construction Compound	High	Negative	Very Low	Minor	None	Very Low	Minor
Construction Traffic Impact – Local Construction Compound	High	Negative	Very Low	Minor	None	Very Low	Minor
Operational Effects							
Operation Traffic Impact in 2018 – Nitrogen Dioxide	High	Negative	Very Low	Minor	None	Very Low	Minor
Operation Traffic Impact in 2018 – PM	High	Negative	Negligible	Neutral	None	Negligible	Neutral
Combined Energy Plant and Operational traffic Impact in 2021 – Nitrogen Dioxide	High	Negative	Low	Moderate	None	Low	Moderate
Combined Energy Plant and Operational traffic Impact in 2021 – PM	High	Negative	Low	Moderate	Onsite generators with lower emission limits	Very Low	Minor

7. Archaeology

7.1 Introduction

7.1.1 This chapter has been produced by L - P : Archaeology. This chapter assesses the potential impact on the buried archaeology.

7.1.2 For the purposes of clarity, the following terms are used in this report:

- Project Site – all land within the 'red line' boundary which constitutes the project development area; and
- The 'Study Area' – land within a 500m radius of the centre point (NGR 534003, 191256) of The Project Site that has been used to characterise and contextualise the archaeological record.

7.2 Assessment Criteria and Methodology

7.2.1 The chapter will focus solely on the issue of buried archaeology. It will assess the potential significance of the impact of the Project on the resource and define a programme of suitable mitigation to avoid, reduce or compensate for potential significant impacts. Above ground heritage is considered in Chapter 8 (Cultural Heritage).

Previous Assessment

7.2.2 The Project Site has been subject to three stages of previous archaeological study which includes:

- Desk Based Assessment⁸ (Appendix 7:1);
- Archaeological Evaluation Phase I⁹ (Appendix 7:2); and
- Archaeological Evaluation Phase II¹⁰ (Appendix 7:3).

7.2.3 The results of these previous levels of assessment help to form the baseline data collection for this chapter.

Scoping Opinion

7.2.4 Although a formal Scoping Opinion was not sought, the Scope of the EIA was based on the technical scope for the original 2010 ES and the Southern Addendum. A draft Scoping Report was sent to the Council on 19th June 2015 for their informal comments and discussion. No informal comments were received in relation to the Archaeology assessment.

⁸ Zetterstrom-Sharp, J. 2009 'Archaeological Desk Based Assessment: Northumberland Park Development Project,' L – P : Archaeology Unpublished Archive Report. Ref:LP0627L-DBA-v1.3.

⁹ Barton, C. 2010 'Archaeological Evaluation Report Northumberland Park Development,' L – P : Archaeology Unpublished Archive Report. Ref:LP0627-AER.v1.1.

¹⁰ Barton, C. 2014 'Archaeological Evaluation Report Tottenham Hotspur Football Club,' L – P : Archaeology Unpublished Archive Report Ref: LP0627-AER.v2.6.

Legislative Context

7.2.5 The following items of statutory legislation have been considered in relation to this chapter:

- Ancient Monuments and Archaeological Areas Act 1979;
- Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004; and
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended).

Planning Policy and Guidance

National Planning Policy

7.2.6 The following national policy is considered relevant to this assessment: National Planning Policy Framework 2012, Chapter 12: Conserving and Enhancing the Historic Environment¹¹.

Local Planning Policy

7.2.7 The following regional and local policy is considered relevant to this assessment:

- The London Plan 2011 (revised 2015); Chapter 7.8: Heritage Assets and Archaeology¹²;
- Key Planning Policy; and
- The adopted Strategic Policies for Haringey (2013) has superseded the Unitary Development Plan (UDP) to become the main statutory plan for the borough. The London Borough of Haringey saved UDP Policy CSV8 (adopted 2006, saved March 2013).

Guidance/Best Practice

7.2.8 This chapter and the reports that have formed its baseline data adhere to the following guidance and best practice papers:

- Historic Environment Good Practice Advice Notes 1, 2 and 3¹³;
- ClfA Standard and Guidance for Historic Environment Desk Based Assessment¹⁴;
- ClfA Standard and Guidance for Archaeological Field Evaluation¹⁵;
- Design Manual for Roads and Bridges Volume 11, Section 3, Part 2¹⁶;
- Environmental Impact Assessment: A handbook for scoping projects¹⁷ Environment Agency 2002; and
- Environmental Impact Assessment: A Guide to good practice and procedures¹⁸; DCLG 2011 (updated April

¹¹ Department for Communities and Local Government 2012 'National Planning Policy Framework; Chapter 12 Conserving and Enhancing the Historic Environment' p30-32.

¹² The Mayor of London Plan 2015. (Consolidated with alterations since 2011) Chapter 7 Policy 8 p286

¹³ Historic England 2015 'Good Practice Advice Notes 1,2 and 3'.

¹⁴ ClfA 2014 'Standards and Guidance for Desk Based Assessment'.

¹⁵ ClfA 2014 'Standards and Guidance for Archaeological Field Evaluation'.

¹⁶ Department for Transport 2007 'DMRB Volume 11, Section 3, Part 2, Cultural Heritage'.

¹⁷ Environment Agency (2002) 'Environmental Impact Assessment: A handbook for scoping projects'.

2015).

Baseline Data Collection

7.2.9 The evidence base comprises archaeological assets within the Study Area.

7.2.10 The following sources were consulted:

- The results of archaeological trial trenching carried out in the north of the site in 2010 and in the south of the site in 2014;
- The Greater London Historic Environment Record (GLHER);
- The National Monuments Record (NMR);
- Geological information;
- Historic maps;
- Data collected through site visits;
- Published and unpublished archive reports of previous archaeological works held at Greater London Archaeological Advisory Service; and
- Previous consultation with Historic England's Greater London Archaeological Advisory Service, who act as advisors to the local planning authority, dated 28th February 2012 and 24th June 2014 and May 2015.

Assessment Methodology

7.2.11 The following criteria from the Design Manual for Roads and Bridges (DMRB)¹⁹ are used in this assessment:

Table 7.1 Criteria for assessing the sensitivity of archaeological assets

Significance	Definition
Very High	World Heritage Sites (including nominated sites); assets of acknowledged international importance; assets that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments (including proposed sites); undesignated assets of schedulable quality and importance; assets that can contribute significantly to acknowledged national research objectives
Medium	Designated or undesignated assets that contribute to regional research objectives
Low	Designated and undesignated assets of local importance; assets compromised by poor preservation and/or poor survival of contextual associations; assets of limited value, but with potential to contribute to local research objectives
Negligible	Assets with very little or no surviving archaeological interest
Unknown	The importance of the resource has not been ascertained

7.2.12 The magnitude of the impact is measured using the following scale which has been taken from the DMRB. It should be noted that the magnitude of impact on buried archaeological deposits may be

¹⁸ Department for Communities and Local Government Rev.2015 'Environmental Impact Assessment: A guide to good procedures'.

¹⁹ Department for Transport (2007) 'Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2'. Highways Agency

uncertain, and where this is the case it has been noted within the assessment.

Table 7.2 Factors in the assessment of magnitude of impacts on archaeological remains

Magnitude	Definition
Major	Change to most or all key archaeological materials, such that the resource is totally altered; comprehensive changes to setting
Moderate	Changes to many key archaeological materials, such as that the resource is clearly modified; considerable changes to setting that affect the character of the asset
Slight	Changes to key archaeological materials, such that the asset is slightly altered; slight changes to setting
Negligible	Very minor changes to archaeological material or setting
No Impact	No change

- 7.2.13 The following matrix is taken from the DMRB and is used to determine the level of significance of potential impact on the value of heritage assets. The significance of effects is a combination of the value of the resource or asset and the magnitude of impact on that resource or asset. Effects can be adverse or beneficial. Beneficial effects are those that mitigate existing impacts and help to restore or enhance heritage assets, therefore allowing for greater understanding and appreciation. The following matrix is used for assessment of effects on archaeological remains.

Table 7.3 Measurement of effects matrix

Asset Significance	Magnitude of impact					
		No change	Negligible	Minor	Moderate	Major
	Very high	Neutral	Slight	Moderate/ large	Large or very large	Very large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large	Large/ very large
	Medium	Neutral	Neutral /slight	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral /slight	Neutral /slight	Slight	Slight/ moderate
	Negligible	Neutral	Neutral	Neutral /slight	Neutral /slight	Slight

Geographical Scope

- 7.2.14 The geographical scope of this report focused upon the Study Area which comprised the GLHER search of 500m.

Assumptions and Limitations

- 7.2.15 The baseline assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- The GLHER and NMR can be limited because they are not based on a systematic search of the county but rather the records are reliant upon chance finds, opportunities for research and public contribution;
- Grid coordinates for assets may be rounded to such an extent that the actual location of the asset can be difficult to locate;
- Existing 'grey literature' reports have been used as a source of data for this assessment;
- Documentary evidence is biased towards more recent time periods and many documents are inherently biased. Older primary sources often fail to accurately locate sites and place names change with time and are often duplicated in different locations;
- The presence of buried archaeology is not always obvious during walk over surveys. There is always the potential for unknown buried archaeology to be present on the site; and
- The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

7.3 Baseline Conditions

7.3.1 The Desk Based Assessment (Appendix 7.1) should be consulted directly for detailed information and references regarding the existing archaeological and historical background of the Study Area. However, summary is contained below.

7.3.2 The area to the northwest of The Site is contained within an Archaeological Priority Zone. This is associated with a number of listed buildings circling the White Hart Lane and High Road Junction. At the eastern boundary of the Project Site, between the stadium car park and the High Road are four historic buildings: Warmington House 744 High Road, which is statutorily listed at Grade II and three locally listed buildings; 746, 748 and 750 High Road all of which are included on Haringey Council's Register of Local Listed Buildings of Merit. At the northwest corner of The Site is the historic terrace known as the Northern Terrace. The latter comprises Nos.794-810 High Road, all of which are statutorily listed at Grade II except No. 796 Percy House and 808-810 High Road which are listed at Grade II* (790 (Dial House) Grade II* and 792 High Road also form part of the terrace but are not part of the Project Site).

7.3.3 No buried remains or potential remains have been identified that would require preservation *in situ*.

Prehistoric 250,00BC-AD50

7.3.4 The Study Area lies in the Lower Lea Valley, an area of recognised Prehistoric activity. There are however no GLHER entries from the Palaeolithic, Mesolithic, Neolithic periods nor the Bronze and Iron Age periods within the search area.

7.3.5 Prehistoric sites in the wider area include a site excavated along Glover Drive, 1.2km to the northeast of the proposed Project area and a Neolithic/early Bronze Age field system recorded approximately 230m north of the study site.

7.3.6 The lack of Prehistoric evidence in the immediate area may be a result of extensive Post Medieval development and a lack of archaeological recording in the area. It is unlikely to represent zero activity during the Prehistoric period, as prehistoric activity is common in the lower Lea Valley. The potential for

uncovering Prehistoric archaeological remains should, however, be considered low as the extent of existing development in the area is likely to have negatively impacted on any such archaeology.

Roman AD50 – AD450

- 7.3.7 The Study Area is located on the Tottenham High Road, which is the suspected route of the Roman Ermine Street, a major Roman route way leading out of the city.
- 7.3.8 There is one GLHER entry from the Roman period, 270m north of the study site, referring to a six metre wide gravel bank bound by small ditches that may constitute part of the Roman Ermine Street. It should however be noted that there was no obviously datable material within the feature, making its Roman provenance questionable.
- 7.3.9 The nearest known Roman Settlement is located along the suspected line of Ermine Street at Enfield, approximately 4.5km north of Tottenham.
- 7.3.10 Though there has been a lack of Roman archaeology excavated in the Study Area, it is likely that there was some activity along the High Road during the Roman Period. The potential for Roman buried remains should therefore be considered moderate/low.

Early Medieval and Medieval AD450-AD1450

- 7.3.11 The earliest settlement at Tottenham is thought to date from AD 894, when invading Danes sailed up the River Lea.
- 7.3.12 The Domesday Book indicates that Tottenham was predominantly meadowland, ploughland and forest in 1086. This was confirmed during recent excavations at Moselle Place, approximately 130m to the south-west of the study site, where compacted Medieval plough soil was encountered.
- 7.3.13 The Site is located on land which was owned by the Bruce family in 1254. The land was then granted to Richard Spigurnel in 1335, and was renamed Mocking Manor in 1427. The manor house was located directly south of the site, along Park Lane, formerly Marsh Lane.
- 7.3.14 Early development of a village in Tottenham took the form of small developing farmsteads lining the High Road. Evidence for this comes from an archaeological excavation 50m west of the study site that uncovered early Medieval plough soils cut by a substantial Post Medieval farm house.
- 7.3.15 Late Medieval development in Tottenham reflected the importance of the High Road as one of the main routes out of London to the north. Six inns were recorded along the Tottenham High Road between 1455 and 1456. The remains of three of these inns are recorded in the GLHER and line the northeast of The Site.
- 7.3.16 The Project Site is located in the area of the Medieval village of Tottenham. It is likely that any construction during this period would have taken place along the High Road – any buried archaeology associated with this should therefore be limited to the western edge of the site. There is a possibility that buried Medieval ploughsoil could survive in the eastern part of the site. The overall potential for this period is moderate.

Post Medieval to Modern AD1450-Present

- 7.3.17 The area of Tottenham developed steadily throughout the Post Medieval period with initial emphasis on the eastern side of the High Road in the 16th, 17th and 18th centuries spreading to the west by the 19th and 20th centuries.
- 7.3.18 The 1619 Dorset Survey shows a building present in the northeast area of the site, named Ridley House. This was formerly called the Black House and said to have been an inn frequented by Henry VIII. Four new buildings constructed in 1840, constituting the Northumberland Row, presently occupy the Ridley House site. It is thought that these buildings incorporate building materials from the old mansion. These are all Grade II* listed buildings.
- 7.3.19 There is a marked transition in the 18th century along the eastern side of the High Road from larger farm-houses with estates to smaller houses with individual gardens. This process is apparent along the western edge of the Project Site, with smaller plots of likely woodland occupying the eastern limits.
- 7.3.20 The remaining listed buildings in the Study Area relate to this transition. A pair of grade II* 18th century terraced houses lie to the north along the High Road, adjacent to The Site and are visible on the 1798 Wyburd Survey map. There are two early 19th century Grade II listed buildings on High Road within The Site.
- 7.3.21 It is likely that there were further early Post Medieval terraced houses occupying The Site to the south and the foundations of these developments are likely to survive. Excavations at Moselle Place identified Post Medieval building foundations cutting through the Medieval plough soil mentioned above.
- 7.3.22 The 1798 Wyburd Survey shows what is presumed to be part of the Tottenham Nursery occupying some 60 acres and owned by the Coleman family. The Nursery expanded into the south-eastern corner of the study site in the 19th century, when a number of structures were built.
- 7.3.23 Development on the Project Site since the 19th century includes the construction of further housing along Northumberland Road to the north, Worcester Avenue to the east, and along Paxton Road in the centre and south of the site. Housing on Paxton Road was demolished by 1935 to make space for a new Football Stadium.
- 7.3.24 The northern end of the Project Site was developed by 1935 when it was the location of a brewery and an industrial area.
- 7.3.25 The cartographic evidence from the site suggests that there is a high potential of buried Post Medieval archaeology along the western edge of the study site. There is a moderate potential for archaeology relating to the nursery in the southeast corner. The rest of the Project Site has a low potential for archaeological remains from this period.
- 7.3.26 Two phases of archaeological evaluation undertaken by L – P : Archaeology found that no archaeological remains existed within any of the trenches and that the only remains pre-dating the present development were of 20th origin.

7.4 Inherent Design Mitigation

- 7.4.1 The Project does not incorporate any mitigation by design. Previous archaeological evaluation of the site has determined that little or no archaeological deposits remain on the site and if present they would be of local significance. The remaining untested area for archaeological potential remains on the west of the site beneath and to the rear of the buildings that front onto the High Road. A watching brief as a mitigation would be prudent in this area and would thus be preservation by record.

7.5 Potential Environmental Impacts and Effects

- 7.5.1 All archaeological impacts will take place in the construction phase. All Impacts will be major and permanent, as a consequence there will be no operational effects.
- 7.5.2 The impacts of construction on underlying archaeology have been assessed using drawings supplied by supplied by Buro Happold (GESK-009) (Appendix 7.4) and by Populous (POP-4494-PLN-GA-0120) (Appendix 1.1).
- 7.5.3 The initial part of the construction process is remediation, this will involve stripping The Site to between 11 and 12m AOD which will remove the majority of the made ground. In most cases "made ground" should be seen to possess archaeological value as it is indicative of human rather than geological interaction with the ground. The basement area is to be reduce between 6.8 and 7.5m AOD, in some cases this will be into the London Clay but the majority will be within the River Terrace Gravels. After the remedial works the site will be cut/filled to produce a level base for general construction. A simplified figure showing remediation cut and fills is shown in Appendix 7.5.
- 7.5.4 For the purpose of this assessment the Project Site has been divided into six areas (A-F), determined by this remediation process (Appendix 7.5).
- 7.5.5 In addition to the remediation process, further associated groundworks may impact any buried archaeology. These works include piling, service trenches and foundation trenches. Piles are anticipated to be two diameters; 600mm and 900mm CFA piles with a depth of c.25m below installation level.

Area A

- 7.5.6 Area A is located in the area which will form the northern half of the main stadium arena and measures c.1.80ha.
- 7.5.7 After stripping, the majority of the area will be cut to a depth, of between 6.8 and 7.3m AOD with a shallower cutting of 10.5m AOD in the southwest corner.
- 7.5.8 The stadium will be constructed in the most part from reinforced concrete and piles ranging in diameters from 0.6-0.9m and 15m-20m in length. Groundworks associated with the construction are assumed to occupy the majority of Area A.
- 7.5.9 Evaluation trenches in this area indicated that no surviving archaeological deposits remained. The GLHER suggests that a Post Medieval house (774 High Road) briefly existed in the west of Area A. The northwest corner of Area A lies within a designated Archaeological Priority Zone.
- 7.5.10 The baseline data suggests that any archaeology that remains within Area A would have a value of **low**

significance.

- 7.5.11 Construction phase groundworks across Area A will have a **major** impact on underlying archaeology that may remain – particularly on any surviving Post Medieval foundations along the western edge. The significance of the effect of construction in Area A will therefore be **slight/moderate**.

Area B

- 7.5.12 Area B considers land presently occupied by the northern half of White Hart Lane Stadium and land to the north of Paxton Way. The new pitch and southern half of the new football stadium is planned to be constructed here.
- 7.5.13 The remediation process and subsequent levelling in this area will not impact ground below the strip level. Plant tracking across the stripped land will impact any archaeology surviving immediately below the strip.
- 7.5.14 The stadium in this area will again be constructed in the most part from reinforced concrete and will require piles in diameters ranging from 0.6-0.9m in diameter and reaching a depth of 25m. Groundworks associated with the construction are also assumed to occupy the majority of Area B, given its location in the footprint of the stadium.
- 7.5.15 Baseline data suggests no potential for archaeology remaining under the existing stadium development. Archaeological evaluation trenches in the southwest of Area B yielded no archaeological deposits. The GLHER suggests that there is potential for archaeology relating to remains of early 19th century buildings fronting on to the High Road. The baseline data suggests that any archaeology that remains within Area B would have a value of **low** significance.
- 7.5.16 The planned remediation is likely have a moderate effect on the archaeology. However, the impact caused by the footprint of the foundation groundworks will have **major** impact upon the archaeology. The significance of the effect of construction in Area B will therefore be a **slight/moderate**.

Area C

- 7.5.17 Area C lies in the southern most section of the planned Project site and measures c.0.5ha. This is subject to an outline planning application. It is currently occupied by the southeast corner and southern stand of the existing Stadium. Planned building in this area includes the construction of residential towers, podium and part of the Extreme Sports Centre. This area will have abasement, though currently a pile design and excavation have not been issued. Given the height of the proposed buildings, pile foundations will be deep in nature.
- 7.5.18 The Desk Based Assessment (see Appendix 7.1) indicated possible surviving Medieval plough soil; it also seems likely that Tottenham Nurseries expanded across into this area with what appear to be ornamental gardens in the 1864 Ordnance Survey. Archaeology of this nature would have a **low** significance.
- 7.5.19 This area of the site has already been significantly impacted through the construction of the existing Stadium. The planned remediation is likely have a **moderate** effect on the archaeology. However, the impact caused by the footprint of the foundation groundworks will have a **major** impact. The significance of the effect of construction in Area C will therefore be a **slight/moderate**.

Area D

- 7.5.20 Area D covers land falling on the edge of The Site that includes High Road in the west, Park Lane in the

south and Worcester Avenue in the east and pedestrian areas around the Project. It measures c 2.6ha. No deep foundational groundworks are required in this area although land within the footprint of any landscaping is likely to be stripped and filled.

- 7.5.21 An early 19th century listed building (Warmington House) presently stands in Area D between the new stadium and the High Road. It is likely that foundations of similar and/or earlier constructions may underlay present structures fronting the High Road. It should also be noted that remains of Roman Ermine Street may be present in this area. Warmington House is planned for refurbishment and extension although no designs have yet been issued. Archaeology relating to the above would be of **low** significance.
- 7.5.22 The planned remediation is unlikely to disturb archaeology in Area D. However, the impact of the extension to Warmington House is likely to be **moderate/major** impact. The significance of the effect of construction in Area D will therefore be a **slight/moderate**.

Area E

- 7.5.23 Area E designates land that falls between the new stadium Project and Area C. This area is not expected to be piled and will form a car park with an entry from Worcester Avenue. It measures c.0.62ha.
- 7.5.24 Remediation will take place to a depth of 500mm, subsequent levelling is unlikely to disturb the ground further as the land will be filled rather than cut. Plant tracking across the stripped land will impact any archaeology surviving immediately below the strip.
- 7.5.25 This area will also be landscaped as part of the public realm area and will be subject to hard landscaping, no intrusive groundworks will be required in this area.
- 7.5.26 Baseline data indicates a potential for Medieval ploughsoil, and the possibility that Tottenham Nurseries expanded south into this area with what appear to be ornamental gardens in the 1864 Ordnance Survey. The baseline data suggests that archaeological deposits in area E would be of **low** significance.
- 7.5.27 The planned remediation and groundworks suggests the impact of development will cause a major impact to underlying archaeology. It should further be noted that the preservation of archaeology is presently assumed to be Area E due to the destruction caused by the present stadium. The significance of the effect of construction in Area E will therefore be **slight/moderate**.

Area F

- 7.5.28 Area F consists of land in the northwest of the Project site. The land surrounding and beneath the listed and surviving buildings within this area have the potential to yield earlier constructions that may have fronted out onto the High Road. The Roman Road of Ermine Street makes up the western boundary of Area F. Area F is also situated within an Archaeological Priority Area. Baseline data suggests that archaeology within this Area will be of **medium** significance.
- 7.5.29 The buildings in this area are set to be retained and the impact upon archaeological deposits will be negligible, as such there is likely to be **neutral** impact on archaeological deposits in this area.

Construction

- 7.5.30 It has been demonstrated that archaeological deposits on the site have already been truncated by prior

development. Any remaining archaeological deposits such as buried soil horizons would be physically impacted by any groundworks or landscaping and impacts would be irreversible.

7.6 Additional Mitigation, Compensation and Enhancement Measures

- 7.6.1 A watching brief (WB) on groundworks in the west of the site, to the rear of the buildings on High Road and in the western part of the site is recommended as a means of preservation by record. This would thereby further reduce the impact upon the significance of the archaeology.

7.7 Assessment Summary and Residual Environmental Impacts and Effects

Construction

- 7.7.1 The construction phase would involve ground disturbance including the excavation of foundations, piling and service trenches, landscaping and temporary works. This would have a major and irreversible effect on buried archaeological remains within the Site. The buried remains are likely to comprise Post Medieval finds and/or features of **low** significance. The magnitude of the impact is considered major, and therefore the significance of effect is assessed to be slight/moderate.
- 7.7.2 However, by undertaking a watching brief in Areas A, B and D the overall final impact would be reduced from **major to minor** and the final magnitude of the effect of construction in these area is **neutral/slight**.

Operation

- 7.7.3 The nature of this development suggests that after completion, there will be no operational effects to the buried archaeology, assuming the appropriate mitigation strategies are employed.
- 7.7.4 A summary of residual environmental impacts and effects are summarised in Table 7.4 below.

Table 7.4: Archaeology Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance of Effect	Additional Mitigation	Residual impact Magnitude	Residual Significance of Effect
Construction Effects							
Potential buried archaeological deposits	Low	Remediation – stripping ground for whole site to 500mm	Major	Slight/Moderate	None	Slight/moderate	Slight/moderate
Potential buried archaeological deposits	Low	Cutting of Area A to c.6.8m AOD	Major	Slight/Moderate	WB in west of Area A	Minor	Neutral/slight
Potential buried archaeological deposits	Low	Foundational groundworks, Area B	Major	Slight/Moderate	WB in west of area B	Minor	Neutral/slight
Potential buried archaeological deposits	Low	Foundational groundworks, Area C	Moderate/Major	Slight/Moderate	None	Slight/moderate	Slight/moderate
Potential buried archaeological deposits	Low	Stripping and landscaping works in Area D	Major	Slight/Moderate	WB in west of area D	Minor	Neutral/slight
Potential buried archaeological deposits	Low	Hard landscaping groundworks in Area E	Major	Slight/Moderate	None	Slight/moderate	Slight/moderate
Potential buried archaeological deposits	Medium	No planned impact upon buried deposits in Area F	Negligible	Neutral	None if no instructive works take place	Neutral	Neutral
Operational Effects							
<i>No Operational Effect Predicated</i>							

8. Cultural Heritage

8.1 Introduction

- 8.1.1 This chapter of the ES has been produced by Donald Insall Associates and identifies the features of cultural heritage importance that would be affected by the Project and assesses the potential effects of the Project on these cultural assets. This assessment covered above ground cultural heritage only, with archaeology assessed within a separate chapter of the EIA.
- 8.1.2 The Project Site is shown by a red line site boundary on the map at Appendix 1 of Appendix 8.2. The football stadium stands at the southern end of the site immediately abutting Park Lane, Worcester Avenue and Paxton Road, the latter running east to west across the Project Site. The stadium is adjoined to the west by a large car park and smaller low-quality temporary buildings associated with the football ground. At the eastern boundary of the application site, between the stadium car park and the High Road are four historic buildings: Warrington House 744 High Road, which is statutorily listed at Grade II and three locally listed buildings; 746, 748 and 750 High Road all of which are included on Haringey Council's Register of Local Listed Buildings of Merit. At the north-western corner of the Project Site is the historic terrace known as the Northern Terrace. The latter comprises Nos.794-810 High Road, all of which are statutorily listed at Grade II except No. 796 Percy House and 808-810 High Road which are listed at Grade II* (790 (Dial House) Grade II* and 792 High Road also form part of the terrace but are not part of the Project Site). A separate planning and listed building consent application (Ref HGY/2015/1488 and HGY/2015/1490) has been approved by Haringey Council in August 2015 for the conversion and reuse of Percy House, listed at Grade II*, by the Tottenham Hotspur Foundation, and a separate application will soon be submitted for the conversion and reuse of 810 High Road, also Grade II*, as a café and art gallery. The western edge of the Project Site is located within the North Tottenham Conservation Area, one of six designated conservation areas which make up the Tottenham High Road Historic Corridor.
- 8.1.3 Outside the boundary of the Project Site there are a number of nearby statutorily listed buildings that are included in the North Tottenham Conservation Area. These are identified on a map produced as part of a Conservation Management Plan for North Tottenham by Donald Insall Associates in 2014. The map is included at Appendix 1 of Appendix 8.2. The map does not cover the whole of the conservation area, instead showing the listed buildings within the environs of the Project Site along White Hart Lane and along the High Road up to the junction with Ruskin Road. The listed buildings in the North Tottenham Conservation Area and within the wider environs of the Project Site comprise Numbers 797, 799, 816-818, 819-821, 820, 822, 867-869 High Road (Grade II) to the north of the Project Site and Numbers 662, 664-666, 670 & 676 (Gate Building Whitbread Brewery) 668-668a, 707 High Road (Grade II) to the south of the site. Along White Hart Lane to the north-west of the Project Site are Numbers 7, The Grange, and 32, 34 & 34a White Hart Lane that are also listed at Grade II.
- 8.1.4 There are other buildings outside the red line boundary of the Project Site and within the environs of the site in the North Tottenham Conservation Area that are non-designated heritage assets, some being locally listed. These are also shown on the map at Appendix 1 of Appendix 8.2 and are listed in Appendix 8.1.
- 8.1.5 The focus of this assessment lies on the North Tottenham Conservation Area and its associated heritage assets as this forms part of the immediate environs of the site. However, as the Project includes a

number of tall buildings, the impact of the Project on longer views from the Scotland Green, Bruce Grove, Bruce Castle, Tottenham Cemetery and Tottenham Green Conservation Areas is also assessed in this Chapter in addition to the impact on the very long-distance view from Alexandra Palace to the west.

8.2 Assessment Criteria and Methodology

Previous Assessment

- 8.2.1 In May 2010 Tottenham Hotspur Property Company Ltd on behalf of Tottenham Hotspur Football Club (collectively known as the Club), submitted a planning application for a new football stadium (designed by KSS Architects) at White Hart Lane together with enabling development comprising retail, housing and a hotel (application reference HGY/2010/1000). The project is known as the Northumberland Development Project (NDP). In 2011, the Club secured planning permission for the application.
- 8.2.2 In December 2011, the Club submitted two separate further applications for planning permission which required addendums to the May 2010 ES. The addendums dealt with Phase 1 the Northern Development (planning application reference HGY/2011/2350, and Addendum No.1) and Phase 3 the Southern Development (planning application reference HGY/2011/2351 and Addendum No. 2). Planning Permission for the revised Southern and Northern applications was granted in March 2012. The Northern Development has since been completed.
- 8.2.3 Regarding the Southern Development, the outline consent reserved detailed matters relating to design and scale for approval at a later stage. A reserved matters application was submitted (20th March 2015). Further to this, a minor material amendment application was made under Section 73 in July 2015 for alterations to the proposed basement of the Stadium.

Scoping Opinion

- 8.2.4 The Scoping Report for this Cultural Heritage chapter was completed in May 2015. It sets out the primary objectives of the Cultural Heritage chapter which were summarised as follows:
- Identify designated heritage assets and undesignated heritage assets within the Project Site and in the wider study area;
 - Assess the value (significance) of the recorded and potential heritage assets within the project site and in the wider study area;
 - Identify appropriate mitigation measures; and
 - Identify the potential impacts upon the identified heritage assets within the assessment area and the significance of the effects of the proposals on the heritage assets and their setting.
- 8.2.5 The Scoping Report also set out the legislation and policy, assessment methodology, geographical scope, an overview of the baseline conditions, construction methodology, operational methodology and the assessment criteria all of which are set out and explained further in this chapter.
- 8.2.6 Since the completion of the Scoping Report the extent of the study area and scope of the assessment has expanded beyond the North Tottenham Conservation Area to include an assessment of the impact on longer views from the following designated heritage assets:
- Scotland Green Conservation Area;

- Bruce Grove Conservation Area;
- Bruce Castle Conservation Area;
- Tottenham Cemetery Conservation Area;
- Tottenham Green Conservation Area and;
- Alexandra Palace and its setting which is separately listed as a Registered Park and Garden.

8.2.7 Although a formal Scoping Opinion was not sought the Scope of the EIA was based on the technical scope for the original 2010 ES and the Southern Addendum. A draft Scoping Report was sent to the Council on the 19th June 2015, for their informal comments and discussion. No informal comments were received in relation to the Heritage draft Scope.

Legislative Context

- 8.2.8 The background to the assessment of the 'heritage value' of buildings and sites has its roots in the work of UNESCO which led to the establishment of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978) and latterly the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 1999. The Burra Charter 2013 and seven new Practice Notes were adopted by Australia ICOMOS in 2013 following a detailed program of review, drafting and consultation that started in 2009. Article 1 of the Charter defines "cultural significance" as "aesthetic, historic, scientific or social value for past, present or future generations". Cultural significance is "embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects." Place itself means "means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions."
- 8.2.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.
- 8.2.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'in considering whether to grant 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.'
- 8.2.11 Similarly, Section 72(1) states that '... 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 a conservation area.'
- 8.2.12 The failure to preserve, i.e. any harm caused to the heritage assets, can however be outweighed by public benefits, depending on the level of harm caused. Harm can in some cases also be outweighed by other substantial material considerations if they are powerful enough to justify the harm caused.
- 8.2.13 The Bamwell Manor and Forge Field judgements provided detailed consideration of the overarching statutory duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the setting of listed buildings and to preserve or enhance the character or appearance of conservation areas. Should it be considered that the proposals would result in harm, and therefore engage the strong presumption referred to in the Bamwell Manor and Forge Field cases against the grant of planning

permission, considerable importance and weight must be accorded to this harm. In relation to the strength of the presumption, as stated at paragraph 28 of the judgement of Sullivan LJ on the Barnwell Manor Decision:

- 8.2.14 'If the harm to the setting of a Grade I listed building would be less than substantial that will plainly lessen the strength of the presumption against the grant of planning permission (so that the grant of planning permission would no longer have to be 'wholly exceptional'), but it does not follow that the 'strong presumption' against the grant of planning permission has been entirely removed.'
- 8.2.15 In the Forge Field case the judgement of Lindblom, J. stated of the presumption against the grant of planning permission that:
- 8.2.16 'It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike a balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.'

Planning Policy and Guidance

National Planning Policy Framework

- 8.2.17 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Central to the NPPF *'is a presumption in favour of sustainable development'* (paragraph 14). With regard to *'Conserving and enhancing the historic environment'*, the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided. Heritage assets are defined in the NPPF glossary as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'* while significance is defined in the glossary as *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*. With regard to the significance of a heritage asset and the implementation of proposals, the framework contains the following policy: *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'* (paragraph 29).
- 8.2.18 In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 131 of the NPPF identifies the following criteria in relation to this:
- 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.'

- 8.2.19 With regard to potential 'harm' to the significance of a designated heritage asset, paragraph 132 the framework states the following: *'...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'*
- 8.2.20 With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following: 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use' (paragraph 134).
- 8.2.21 In relation to the consideration of applications for development affecting the setting of a designated heritage asset, paragraph 137 of the document states the following: *'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'*.
- 8.2.22 In terms of non-designated heritage assets, the NPPF states: 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (paragraph 135).
- 8.2.23 With regard to the loss of a building (or other element) which makes a positive contribution to a Conservation Area, paragraph 138 states this should be treated: *'...As substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area...as a whole.'*

Local Planning Policy

- 8.2.24 Haringey's development plan for the borough is made up of the London Plan (2015), the Local Plan: Strategic Policies (2013) and the Saved UDP Policies.
- 8.2.25 On 10 March 2015, the Mayor published (i.e. adopted) the Further Alterations to the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London. The London Plan contains policies that would both affect directly and indirectly the historic environment and development of locations such as this.
- 8.2.26 Policy 7.8 of the Plan 'Heritage Assets and Archaeology' notes that London's heritage assets and historic environment should be identified, so that *'the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account'*.
- 8.2.27 In terms of development the Policy states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate' and 'development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'.

- 8.2.28 Policy 7.9 relates to 'Heritage-Led Regeneration' and notes that 'regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration'.
- 8.2.29 The Policy goes on to explain that heritage assets, including buildings at risk, wherever possible 'should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality'.
- 8.2.30 Haringey's Local Plan Strategic Policies were adopted in March 2013 and run until 2026. Policy SP12 relates to the conservation of the borough and states Haringey's commitment to the ensuring *'the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The Policy also notes that 'the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change'.*
- 8.2.31 Policy SP12 notes the following about the Tottenham High Road Historic Corridor which runs north to south through the borough, and part of which forms the study site: *'The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development. Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix. The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.'*
- 8.2.32 Haringey's Unitary Development Plan was adopted July 2006. The plan has since been superseded but a number of policies have been saved as 'Saved Policies: March 2013'. The following three saved policies are of relevance to the proposals which seek to demolish three locally listed buildings in a conservation area, construct new buildings and restore and make alterations to a listed building.
- 8.2.33 Policies CSV4 and CSV5 relate to alterations and extensions to listed buildings and conservation areas respectively. Policy CSV4 requires that alterations or extensions to listed buildings are necessary, relate sensitively to the building and do not adversely affect its setting. Alterations and extensions to conservation areas are required to 'preserve or enhance' the character of the conservation area and retain or reinstate characteristic features. With regard to demolition in conservation areas, Policy CSV7 states that the council will seek to protect buildings in conservation areas by refusing applications for their demolition if it would have an adverse impact on the character and appearance of the conservation area. This policy also states that the council may consider demolition acceptable if it would result in substantial community benefit.

Planning Practice Guidance / Best Practice

- 8.2.34 There are two main forms of guidance which are used in the assessment of the historic environment: the National Planning Practice Guidance (2014) and the Historic England: Historic Environment Good Practice Advice in Planning (March 2015). Historic England's document 'Seeing History in the View' (May 2011) also provides additional guidance and a method for assessing heritage significance within views.

National Planning Practice Guidance

- 8.2.35 The National Planning Practice Guidance was published on the 6th March 2014 to support the National Planning Policy Framework and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. The relevant guidance is as follows:
- 8.2.36 Paragraph 3 of the guidance provides the following information on heritage assets and conservation: "Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits' whilst 'conservation is an active process of maintenance and managing change. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time."
- 8.2.37 Paragraph 7 states: 'There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- *An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
 - *A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
 - *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

- 8.2.38 Paragraph 8 of the guidance sets out what "significance" is:

'Significance' in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework. In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.'

- 8.2.39 Paragraph 9 sets out why is 'significance' important in decision-taking:

'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the

contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.

8.2.40 Paragraph 13 sets out the setting of a heritage asset and how should it be taken into account:

'The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.'

8.2.41 Paragraph 15 explains what is a viable use for a heritage asset and how is it taken into account in planning decisions.

'Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure. In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance. It is important that any use is viable, not just for the owner, but also the future conservation of the asset [...] If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset [...] Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 132 – 134 of the National Planning Policy Framework.'

8.2.42 Paragraph 17 sets out how to assess if there is substantial harm:

'What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm. Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework.'

8.2.43 Paragraph 18 discusses harm in relation to conservation areas:

'An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building (paragraph 132 of the National Planning Policy Framework). If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 133 of the National Planning Policy Framework. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the conservation area as a whole.'

8.2.44 Paragraph 19 describes how proposals can avoid or minimise harm to the significance of a heritage asset:

'A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.'

8.2.45 Paragraph 20 defines what is meant by the term public benefits:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as: sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; and, securing the optimum viable use of a heritage asset.'

8.2.46 Paragraph 39 explains what non-designated heritage assets are and how they are important: 'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.'

8.2.47 Historic England: Historic Environment Good Practice Advice in Planning (2015)

8.2.48 The purpose of Historic England's "*Historic Environment Good Practice Advice in Planning*" is to provide information on good practice to assist in implementing the historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (NPPG). It is not policy in the way the NPPF is and is a 'Good Practice Guide' unlike the NPPG which offers guidance on the policies of the NPPF.

8.2.49 Note 2 'Managing Significance in Decision-Taking' provides information on "assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."

8.2.50 It states that: "The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance."

8.2.51 In their general advice on decision-taking, this note advises that: "Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest."

8.2.52 Paragraph 6 highlights the NPPF and NPPG's promotion of early engagement and pre-application discussion, and the early consideration of significance of the heritage asset in order to ensure that any issues can be properly identified and addressed. Furthermore, the note advises that:

"As part of this process, these discussions and subsequent applications usually benefit from a structured approach to the assembly and analysis of relevant information. The stages below indicate the order in which this process can be approached – it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate."

1. *Understand the significance of the affected assets;*
2. *Understand the impact of the proposal on that significance;*
3. *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
4. *Look for opportunities to better reveal or enhance significance;*

5. *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*

6. *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected."*

8.2.53 Paragraph 7 Emphasises the need to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process, in order to form a successful development, and in order for the local planning authority to make decisions in line with legal objectives and the objectives of the development plan and the policy requirements of the NPPF.

8. *Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.*

9. *Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.*

10. *Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.*

11. *To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.*

8.2.54 Note 3 'The Setting of Heritage Assets' provides guidance on the setting of heritage assets, which is separate to issues of curtilage, character or context.

The Extent of Setting

"4. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.

The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. Extensive heritage assets can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. I.e. A conservation area will include the settings of listed buildings and have its own setting."

Views and Setting

"5. The contribution to the setting of a heritage asset can be expressed through a wide variety of views.

6. *Views which contribute more to understanding the significance of the heritage asset include:*

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and*
- *those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.*

Even if recent unsympathetic development has affected the setting or views of a heritage asset, consideration will still be given to whether developments would further detract or enhance the significance of the asset."

Setting and the Significance of Heritage Assets

9. Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset, which may vary from asset to asset....Therefore, implications of development affecting the setting of heritage assets should be considered on a case-by-case basis.

Setting and urban design

The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, and often relate to townscape attributes such as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

Setting and economic and social viability

- 8.2.55 Sustainable development under the NPPF can have important positive impacts on heritage and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development.

A staged approach to proportionate decision-taking

10. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.

Historic England, Seeing History in the View (May 2011)

- 8.2.56 Historic England's Seeing History in the View provides guidance and a method for assessing heritage significance within views. The method is split into two phases:
- Phase A baseline analysis: defines and analyses heritage significance within a view; and
 - Phase B assessment: assesses the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A.
- 8.2.57 In order to analyse the heritage significance within a view as part of Phase A there are a number of steps:

- Step 1: Establish reasons for identifying a particular view as important;
- Step 2: Identify which heritage assets in the view merit consideration;
- Step 3: Assess the significance of individual heritage assets;
- Step 4: Assess the overall heritage significance in a view; and
- Step 5: Explain how the heritage significance within the view can be sustained.

8.2.58 The process of the Phase B assessment is to assess the impact of a proposed development on heritage significance within a view. The method continues the step approach to completing this assessment:

- Step 6: Identify the importance of the individual heritage assets and the view as a whole;
- Step 7: Assess the magnitude of the impacts on individual heritage assets;
- Step 8: Assess the magnitude of the cumulative impact of proposals on heritage;
- Step 9: Determine the overall impact; and
- Step 10: Identify ways of mitigating the impact of the development.

Assessment Methodology

8.2.59 The assessment of the significance of the cultural heritage assets within the study area accords with the relevant policies and guidance of the NPPF, NPPG and Historic England Guidance as set out in Section 8.3.12-8.3.49 of this chapter, and has been undertaken in two main stages:

1. Research into the historical and architectural significance of the buildings within the Project Site, and the wider study area, including the North Tottenham Conservation Area.
2. A site based visual survey of the fabric surviving on site and in the study area to verify the findings of the research and to assess the quality of the surviving fabric in situ and its architectural significance.

8.2.60 The research has included the assessment of documentary and cartographic records collated from the following sources:

- Bruce Castle Museum (Haringey Culture, Libraries and Learning) for written records, historic photographs and maps;
- The National Monuments Record, Swindon for historic aerial photographs of the site and the vicinity;
- The National Heritage List for England, the official database of all nationally designated heritage assets; and,
- Historic England Archives.

8.2.61 The Heritage Statement by Donald Insall Associates included at Appendix 8.2 provides a detailed assessment of the significance of the heritage assets on the Project Site and their setting and of the North Tottenham Conservation Area, wider conservation areas and nearby listed buildings. It includes a commentary on the proposals and their impact, including justification in terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework, and should therefore be read in conjunction with this ES Chapter.

8.2.62 The Planning Act is the legislative basis for decision making that relates to the historic environment, with Sections 66 and 72(1) imposing a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas. Government policy in respect of heritage assets

is set out in the NPPF (Section 12 Conserving and Enhancing the Historic Environment).

8.2.63 There is no specific national guidance on the methodology for the preparation of impact assessments for heritage assets. The Historic England guidance 'Seeing History in the View' (2011) deals specifically with assessing impact upon heritage views and multiple assets and contains an approach to baseline analysis and the assessment of impact; with a series of tables to assist the process. Historic England's Historic Environment Good Practice Advice, Note 3 'The Setting of Heritage Assets' also provides guidance on the setting of heritage assets.

8.2.64 The methodology set out in the above legislation and guidance is summarised as follows:

- Identify the baseline heritage assets (defined as all data collected from a range of desk based sources and as appropriate, surveys) and their setting;
- Assess the significance/value of the baseline assets and their settings;
- Identify and define the magnitude of impact and the severity of the effects;
- Identify mitigation required and the methodology in terms of spatial extent and techniques to be deployed; and
- Assess the development impact and its effect on the significance of the asset taking into consideration any mitigation proposed.

Significance Criteria

8.2.65 The significance of a heritage asset is defined as 'The value of a heritage asset to this and future generations because of its heritage interest; that interest may be archaeological, architectural, artistic or historic' (the NPPF Annex 2, Glossary). Assets can be designated or un-designated. Designated assets are so designated in accordance with national or international criteria (conservation areas are a local authority designation, though determined through legislation) and have statutory protection. In assessing the significance of an asset, Historic England has outlined a number of values which contribute to overall significance. These include evidential, historical, aesthetic and communal value [Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment (2008)]. Non-designated heritage assets may exhibit equivalent values to those which have been granted statutory protection.

8.2.66 Setting can also contribute to significance. Setting is not simply a visual consideration and specific guidance on the analysis setting and its contribution to significance is set out in the NPPG (2014) and in Historic England's 'Historic Environment Good Practice Advice in Planning' (2015).

8.2.67 The significance of the heritage assets within the study area is assessed in the Heritage Statement by Donald Insall Associates (Appendix 8.2) and set out in the Baseline Conditions below.

8.2.68 **Magnitude of Impact**

8.2.69 Impacts can be direct or indirect, and can be characterised in terms of timing, scale, duration, reversibility and the likelihood of the impact occurring. Impacts can be short, medium or long-term, permanent or temporary and can be positive or negative.

8.2.70 An impact can occur to the setting of a heritage asset such that significance is affected. Guidance on how to establish impact on an asset's setting is set out by the NPPG (2014).

- 8.2.71 The magnitude of an impact can vary from 'major' to 'no change' as set out in Table 8.1, and can be **beneficial, adverse or negligible**.

Table 8.1: Factors influencing the assessment of magnitude of impacts

Impact Rating	Description of Impact
Major Beneficial	Impacts which ensure the long-term future of designated heritage assets, for example by providing a viable and appropriate use and/or, putting into good repair and conserving the most significant fabric of a listed building.
Moderate Beneficial	Impacts which would improve the character and/or setting of conservation areas and improve the setting of listed buildings.
Minor Beneficial	Impacts which provide some positive benefits to the historic fabric and/or setting of heritage assets, but may also have dis-benefits.
Negligible	the Project would make no material alteration to the status quo.
Minor Adverse	Impacts which create dis-benefits to heritage assets or their setting, but also provide benefits.
Moderate Adverse	Impacts which result in the loss of less significant fabric in a listed building, the total loss of non-designated heritage assets in a conservation area or have an adverse impact on the setting of a conservation area.
Major Adverse	Impacts which result in the total loss of the significance of a designated heritage asset.

Construction effects

- 8.2.74 Construction effects will be assessed following the general EIA assessment process including the establishment of the baseline, consultations, assessment of impacts and effects against key aspects of the Project, the scope of the assessment and using the significance criteria outlined in this section.

Operational effects

- 8.2.75 The same process will be used for the assessment of operational effects as outlined for construction effects above.

Cumulative effects

- 8.2.76 The construction of the Project will generate economic stimulus for development within its environs.
- 8.2.77 The following consented developments have the potential to give rise to a cumulative impact in views along the High Road due to their height, mass and scale, combined with their proximity to the Project site

and/or the topography of the environment.

- 700-702 High Road (and land to rear with frontage onto Argyle Passage and Bromley Road) London N17 0AE (Ref: HGY/2009/1122)
- 624 High Road London N17 9TL (Ref: HGY/2009/1532)
- 596-606 High Road London N17 9TA (Ref: HGY/2010/0201)
- Aldi Superstore Ltd 570-592 High Road Tottenham N17 9TA (Ref: HGY/2011/2302)
- 638 High Road London N17 0AA (Ref: HGY/2012/0427)
- Former Cannon Rubber Factory 881 High Road London N17 8EY (Ref: HGY/2012/2128)

Geographical Scope

- 8.2.78 The geographical scope of the chapter includes the Project Site, and its setting insofar as this relates to the North Tottenham Conservation Area. It also includes the wider study site, comprising the North Tottenham Conservation Area and other conservation areas to the south and west. Since the Scoping Report was written and in consultation with Historic England and the London Borough of Haringey, the geographical scope has been extended to include the long views towards the site from Alexandra Palace, in addition to views from Scotland Green, Bruce Grove, Tottenham Green, Bruce Castle and Tottenham Cemetery Conservation Areas. These Conservation Areas are all located some distance south and west of the site, but are included within the scope in order to assess the impact of the proposed towers on the character and significance of each conservation area in terms of their wider setting and, where applicable, in terms of the wider setting of the listed buildings within each conservation area. Viewpoints from each conservation area have been agreed with the London Borough of Haringey and are shown on the map at Appendix 8.4.

Assumptions and Limitations

- 8.2.79 A number of indicative views, agreed with the London Borough of Haringey, are assessed in this chapter to establish the impact of the proposals on the heritage assets within the boundary of the Project Site and within its immediate and wider setting.
- 8.2.80 A limitation of the indicative views is that not every view of the site affecting the North Tottenham Conservation Area, the conservation areas further south and west, and the setting of nearby listed buildings can be assessed, however care has been taken to identify the most sensitive areas within the conservation areas and views are taken from positions close to listed buildings in order to accurately assess the impact of the Project on their settings. Furthermore the indicative views do not reflect all seasonal changes throughout the year; the views were taken during the summer months.

Consultation

- 8.2.81 Planning and Conservation Officers at Haringey Council, the Greater London Authority (GLA) and Historic England have been consulted regularly during the development of the Project. Local amenity societies, such as the Tottenham Civic Society, have also been consulted.

8.3 Baseline Conditions

- 8.3.1 This section describes the existing environment within the Project Site and the wider study area that will be directly affected by the Project. A detailed analysis of the historical development of Tottenham High Road and its environs, including the history and development of the Tottenham Hotspur Football Club and

stadium site, is included in the Heritage Statement by Donald Insall Associates at Appendix 8.2 and is not therefore repeated here to save duplication.

- 8.3.2 In terms of EIA, the 'baseline' of the assessment is the condition of the site at the time the application is made, and this is described below. However, the current conditions on the site are transient and therefore in some respect an artificial representation, as many recent changes to the site have come about as a result of the initial implication of the consented scheme. As a result, the impact of the proposals will be assessed against both the baseline conditions and the consented scheme, as if the consented scheme had been built and therefore formed the baseline conditions. Assessing against the consented scheme provides a useful cross reference to what the London Borough of Haringey concluded would be acceptable previously in terms of the impact on cultural heritage. This assessment is provided in Section 8.9 of this report.

Character, Spatial Analysis and Special Interest of the Project Site

- 8.3.3 The majority of the area of the Project Site north of Paxton Road has been cleared in accordance with approved applications HGY/2010/1000, HGY/2011/2350, and HGY/2011/2351 and in its current form detracts from the setting the conservation area, nearby listed buildings and non-designated heritage assets. The football stadium stands at the southern end of the site adjoined to the west by a large car park and smaller temporary buildings associated with the football ground. None of these structures are of any historic or architectural interest, but the stadium has significant cultural and communal value.
- 8.3.4 At the western boundary of the Project Site, between the stadium car park and the High Road are four historic buildings: Warmington House 744 High Road, listed Grade II and three locally listed buildings; 746, 748 and 750 High Road. The significance of these buildings is summarised in the paragraphs below and assessed in more detail in the Heritage Statement at Appendix 8.2.
- 8.3.5 Warmington House at 744 High Road is a Grade II listed building that, despite its current poor state of repair and the total loss of its historic garden and terrace setting, on balance makes a positive contribution to the North Tottenham Conservation Area and the streetscape. The building is significant both for its architectural quality and for its historic value. It is representative of the early development of Tottenham in the early-19th century when the area remained a wealthy residential address, and also has historic value for its association with the engineer J. A. Prestwich, whose family lived in the building between circa 1888-1910.
- 8.3.6 The front elevation of Warmington House is relatively plain and in its current condition, with boarded windows, failing stucco peeling from the walls and poor-quality exposed brickwork resulting from its lack of a viable use and the recent demolition of 744A and 742 High Road, carried out in accordance with planning and listed building consent of 2011 (ref: HGY/2010/1002 and HGY/2011/2224), it arguably detracts from the character of the conservation area. The building is, however, worthy of its Grade II listed status and much of the original internal plan form and fixtures and fittings survive including the original staircase, joinery and decorative plaster ceilings. The interior has been subject to some change, particularly on the ground floor which has been substantially altered as a result of long-term commercial use. There are also modern additions on the upper floors and the majority of the original panelled doors have been removed.
- 8.3.7 The building has no meaningful setting and this compromises its overall significance. Warmington House

was constructed as a detached villa with a long rear garden plot and an enclosed forecourt. Between 1844 and 1864 a villa of similar-sized plan form was constructed immediately adjoining the southern elevation of Warmington House, infilling the gap between the building and a third villa to the south that is also depicted on the 1844 map. The villa adjoining Warmington House was demolished and replaced by a new infill building, also immediately abutting Warmington House, between 1935 and 1955 and this later infill building was demolished in 2014.

- 8.3.8 Warmington House was abutted by smaller buildings on the northern side in the mid-late-19th century and its northern return elevation has been concealed in views from the High Road since at least 1864 when the original neighbouring dispensary building, demolished and replaced by the current dispensary on the same site c.1906, was built. Warmington House effectively formed part of a terrace in views from the High Road on its northern side from the early-20th-century (pre-1935) when No.744A was built. This addition was also demolished recently leaving Warmington House detached in the streetscape.
- 8.3.9 The historic rear setting of the building was altered by the construction and expansion of the adjoining stadium and its associated grounds. There is now no evidence of the former rear garden, as the rear plot has been subsumed into the THFC car park. The THFC stadium is visible in views of the building looking east, north east and south east across the High Road and has a negative impact on the wider setting of the listed building. The forecourt area has a concrete surface and a low modern boundary wall that detracts in views along the street.
- 8.3.10 The three locally listed buildings at 746, 748 and 750 High Road overall make a positive contribution to the North Tottenham Conservation Area, although elements of the buildings detract from the street scene and the character of the conservation area and the buildings currently have no meaningful setting.
- 8.3.11 The historic significance of the former Tottenham and Edmonton Dispensary at 746 High Road lies in its original use as a dispensary and its connection to an aspect of the early development of healthcare in England before the establishment of the National Health Service in 1948. As an early provider of health care, this building would have been important to the local community, but has not been used as a dispensary for decades and is currently vacant with the windows boarded.
- 8.3.12 The principal red brick and Portland stone façade to the High Road is of architectural significance and the ground-floor shopfront is of particular merit. The shop front is of an attractive design, constructed in high-quality stone and forming an important link with the building's original use. To the rear there is a utilitarian two-storey extension which was not part of the original design and detracts in views from the High Road through the gap between the Dispensary and Warmington House. The recently exposed southern return elevation also detracts in views north along the High Road.
- 8.3.13 Internally the primary and secondary staircases survive as well as some architectural mouldings at first-floor level but these of no particular architectural quality and make no positive contribution to the character of the conservation area which, as a non-designated heritage asset, is the buildings primary significance.
- 8.3.14 The Red House, 748 High Road has historical significance for its origins as a coffee house and association with the late-19th-century temperance movement which sought to provide an alternative to the public house as a meeting point for the working classes. The building also has historic and communal value for its association with Tottenham Hotspur Football Club from 1922. In particular it is significant for

its use as the office of Bill Nicholson OBE (1919-2004), the celebrated football player, coach and manager, who worked as manager of Tottenham Hotspur from 1958 until 1974.

- 8.3.15 The building has some architectural significance but this has been reduced by the replacement of the original ground-floor coffee house frontage with a less attractive brick elevation that relates awkwardly to the rhythm of bays on the upper floors. The modern replacement oriel window on the first floor is of poor quality and also detracts, but once formed the platform for the well-known Tottenham Hotspur clock and cockerel (now housed in Lilywhite House) and therefore has some historic significance and communal value. There are a number of later additions to the building that further detract from the conservation area and the streetscape. To the rear, eastern elevation, of the building there is a single-to-two-storey extension which is unattractive.
- 8.3.16 The interior of the building makes no contribution to the character of the conservation area and, with the exception of the first floor front room, has been substantially altered and subdivided. The first floor front room has some historic and communal significance in its later use as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club.
- 8.3.17 The former White Hart Public House, 750 High Road has significance in its construction as an 'improved' public house in direct response to the growth of the Tottenham Hotspur Football Stadium. However, as the stadium has continued to grow the building has become redundant and has long since lost its association with the club. The building is typical of the late-Victorian/early-Edwardian period and has some architectural quality. Overall it makes a positive contribution to the street scene but changes to the setting of the building have compromised its contribution to the character of the conservation area and elements of its exterior, including the modern shop front signage and exposed northern return elevation, detract from the character and appearance of the conservation area.
- 8.3.18 The setting of the building and its relationship to the streetscape has been substantially altered as a result of the recent developments associated with the construction of the new stadium. The building was designed as part of a terrace stretching to the north and was not intended to address the street as a detached building. This is particularly clear in views south along the High Road in which the exposed northern return elevation of the building detracts from the character of the conservation area. The front elevation is angled to address the corner with Bill Nicholson Way, but the composition of the corner building is clearly compromised by the lack of an adjoining building to the north. The interior of the building has been substantially altered at lower levels and is of little architectural or historic interest.
- 8.3.19 The former entrance to the football club ground was via Bill Nicholson Way, between 748 and 750 High Road. This formerly consisted of a traffic barrier flanked by wrought iron gates with decorative work, behind which the steel frame and glass front of the West Stand, constructed in 1980-2, was visible. The decorative gates have been removed and a metal fence has been erected enclosing the car park from the High Road. This fence runs behind 748 and 746 High Road and finishes adjacent to 744 High Road. The ground is now accessed by a traffic barrier to the south of 744 High Road. Temporary hoarding has also been erected to the east of 750 High Road and to the front of 744 High Road.
- 8.3.20 At the northwest boundary of the Project Site, is a terrace of historic buildings, 790 to 802 High Road, known as the Northern Terrace.
- 8.3.21 No. 796 High Road (Percy House), together with Dial House at 790 High Road (which is excluded from

the Project Site but forms part of its immediate setting), is a Grade II* listed building that makes a positive contribution to the conservation area. Grade II* buildings comprise only 5.5% of all listed buildings and No. 796 and Dial House are therefore considered to be of 'more than special interest'. Nos. 792 (excluded from the Project Site), 794, 798, 800 and 802 High Road are all Grade II listed buildings that also make a positive contribution to the conservation area. Nos. 794-802 are collectively named the Northumberland Terrace after the Duke of Northumberland who replaced the former Black House with the terrace in the mid-18th century. Dial House is a comparatively rare survival which is outwardly reasonably intact and although the interior was substantially altered following a fire in 1982, its early (17th-century) origins and handsome exterior merit its listed status. It occupies a prominent location within the street scene, standing proud of the rest of the Northern Terrace and immediately adjoining the pavement. Percy House is highly significant as a relatively unaltered example of an early Georgian house. It is representative of the wealth and social status of the Tottenham High Road in the Georgian period and, in the case of the entrance gates and piers, of the initial rise in the social status of Tottenham in the 17th-century.

- 8.3.22 Nos. 792, 794, 798, 800 and 802 are significant both for their architectural quality and for their historic value. They are early surviving examples of Georgian architecture that are representative of the wealth and social status of the Tottenham High Road in the Georgian period. The surviving grand classical doorcases in particular allude to this affluent past. The potential for archaeology on and around the site of the terrace is considerable.
- 8.3.23 No.804-806 High Road and 814 High Road, constructed in the late 19th century and 1905 respectively, are not statutorily listed but overall make a positive contribution to the character and appearance of the conservation area. No.814 is included on Haringey Council's local list. Constructed during the Edwardian period as a bank, the design of No.814 reflects this original role and it has a prominent corner location at the junction between the High Road and Northumberland Park.
- 8.3.24 The rear setting of the Northern Terrace has been substantially altered and, with the exception of the legible remaining historic rear plots, does not contribute significantly to the significance of the buildings. The rear elevations of the entire terrace have also been marred by additions that detract from the significance of the buildings including later extensions, satellite dishes, bars to windows, unruly foliage and unsightly fire escapes. Some of the original rear garden plots have been replaced by a car park, while the rear gardens to the south of the terrace have been paved over and left untended.

Condition of the Buildings on Site

- 8.3.25 Warmington House is in a very poor condition and is included on Historic England's Heritage at Risk (HAR) Register. The building has a Grade C priority on the register which recognises that the building is in 'slow decay, no solution agreed'. The listed building is vacant and has been without a viable use for some time.
- 8.3.26 All three of the locally listed buildings are of a fair condition externally, although all require maintenance and redecoration. The former Dispensary and the former White Hart Public House are vacant and, although weather-proof they are in a poor condition internally due to lack of viable use, while 748 High Road is in use as offices by the Tottenham Hotspur Football Club and is in good condition internally.
- 8.3.27 Nos. 794, 798, 800 and 802 High Road are all in a good condition externally. Only the interior of No. 794 has been assessed – this is also in generally in good condition but the multiple-occupancy use is

imposing increasing wear and tear on the remaining internal historic fabric.

- 8.3.28 Percy House, 796 High Road is in a fair condition externally, but the windows are in poor condition and the railings, gate piers and doorcase require maintenance. The interior of the building is in poor condition and in need of extensive repair and redecoration. As the building is vacant and has no use it has been included on Historic England's HAR Register. The building has a Grade C priority on the register which recognises that the building is in 'slow decay; no solution agreed', however this has now changed with planning and listed building consent recently granted for the restoration and conversion of the building for use as the Tottenham Hotspur Foundation headquarters.
- 8.3.29 The Grade II* listed building at 810 High Road is considered to be in a 'fair' condition but is vacant and has a Grade D priority on the HAR Register which recognises that the building is in 'slow decay; solution agreed but not yet implicated'. No. 808 High Road was restored in 1989 and was converted for use as a dental surgery and is in a good condition externally, whilst the interior has not been inspected.

Character, Spatial Analysis and Significance of the North Tottenham Conservation Area and Wider Study Area

- 8.3.30 As described above, the study area includes the North Tottenham Conservation Area and its setting (the areas which form the setting of the North Tottenham Conservation Area described below, separately as 'fringe areas') and also takes into account long views towards the Project Site from the conservation areas further south and to the west. The conservation areas in the wider area include Scotland Green, Bruce Grove, and Tottenham Green Conservation Areas to the south, which form part of the 'Tottenham High Road Historic Corridor' which stretches approximately 3.7km between Enfield to the north and Stamford Hill, and Bruce Castle, Tottenham Cemetery and Alexandra Park and Palace Conservation Areas to the west.
- 8.3.31 The study area is predominantly urban in character, formed of mainly 19th-century buildings interspersed with 18th century buildings and some of the 20th century. The High Road is a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. There are also interspersed within the frontage are a number of larger civic, educational and religious buildings. White Hart Lane, which adjoins the High Road on its western side is characterised by terraces of two and, occasionally three storeys once again with largely commercial uses at ground floor level. Bruce Grove which also adjoins the High Road to the west, and continues diagonally northwest, is characterised by terraces of two to three storeys, some in residential use although many with commercial uses at ground floor.
- 8.3.32 The length of Tottenham High Road stretching from Stamford Hill at the southern end up to the junction with Fore Street at its northern end has a long history of development and change. This has resulted in a varied streetscape comprising buildings of contrasting periods and quality, some immediately abutting the general pavement line and others set back behind enclosed landscaped plots, tree-lined greens or wider public paved areas.
- 8.3.33 The origins of the High Road date to the Roman period, its route following the path of the major Roman road of Ermine Street that linked London with Lincoln and York. It therefore has wider significance as part of England's Roman road network and incorporates areas of potential archaeological importance. The earliest surviving buildings along the High Road generally date from the early Georgian period, although these were preceded by earlier houses and farmsteads. Fuelled by the High Road's importance as a vital

transport link between London and the north, high-quality residential dwellings were built during the early Georgian period among the established farmland. Only a small number of these early Georgian houses remain, the most substantial and significant group being those at the northern end of the High Road close to the junction with White Hart Lane.

- 8.3.34 The character of the High Road changed substantially in the 19th century when additional roads were built and the area saw a sharp rise in the population. With the construction of the railways, in particular the opening of the Great Eastern Railway in the 1870s, came further significant change as large areas of the former agricultural landscape were developed to accommodate terraced housing and a number of factories were established in the Tottenham area. The consequent changes, including the gradual commercialisation of the High Road, shaped the long-term character of the area resulting in a notable shift in the demographic of the population of Tottenham from wealthy city merchants to lower-middle and skilled working classes.
- 8.3.35 As in so many of London's boroughs, the legacy of mid-late-19th century buildings along the High Road, including terraced residential and commercial properties, churches and public houses, remains the predominant period of architecture. These are interspersed with the remaining Georgian buildings at the northern end of the High Road as well as later Edwardian and interwar buildings. The mid-late-20th-century architecture along the High Road is generally of mediocre quality. This reflects the general lack of available finance immediately after the war but also a gradual economic decline in the area from the 1970s as factories in Tottenham closed and its industrial base faded.
- 8.3.36 In keeping with the urban character of the High Road, public open spaces immediately adjoining the road are limited in number. Tottenham Green and Page Green Common are the principal areas of open space, while smaller open areas include the narrow greens in front of the Tottenham Community Sports Centre at 701- 703 High Road and at Page Green Terrace further south. All four spaces provide welcome greenery in the streetscape and a foil to the busy traffic along the High Road.

North Tottenham Conservation Area (Including White Hart Lane)

- 8.3.37 The North Tottenham Conservation Area, extending from the northern boundary of the London Borough of Haringey with Enfield to northern side of Scotland Green, has the greatest variety of building styles and periods of all of the six High Road conservation areas. This is particularly relevant to the northern stretch of the conservation area from the junction with White Hart Lane up to Brantwood Road where the terraced buildings comprise an interesting mix of architecture dating from the 18th to late-20th century. This part of the High Road has a notably urban and enclosed character with two and three-storey terraced buildings immediately fronting the street and mostly incorporating ground-floor shop fronts.
- 8.3.38 White Hart Lane, although narrower than the High Road, is also a busy traffic thoroughfare that has connected Wood Green to the west since the medieval period. It is flanked at its eastern end by Victorian terraces and, although altered, these collectively make a significant contribution to the character of the street and provide a historic link with the late-19th-century development of the railway and nearby station. In addition to these, a small number of early-19th century buildings and one Grade II listed 18th-century villa add further historic interest to the streetscape. The majority of the southern side of White Hart Lane is flanked by two residential blocks forming part of the Whitehall Street/Love Lane estate and their associated gardens/hard landscaping. Like the rest of the buildings on the estate, these are excluded from the conservation area. Despite the large area covered by the residential estate and the scale of the buildings, particularly the tall tripartite tower blocks, the estate buildings are substantially set back from

the High Road and therefore have a limited street presence in views along the road. Those on the southern side of White Hart Lane have the greatest impact on the setting of the conservation area in terms of street views but again their visual impact is mitigated by their position set back from the road and by adjoining mature trees.

- 8.3.39 Returning to the High Road, the Georgian terraced buildings at Number 792 to 802 opposite the entrance to White Hart Lane are set back behind private enclosed front plots. This gives a more open feel to the street although the front boundary walls maintain some sense of enclosure. Beyond this, the western side of the High Road is predominantly flanked by Victorian terraces with ground-floor shop fronts. The rhythm of these is interrupted by Bergen apartments and Kathleen Ferrier Court, mid-late-20th-century apartment blocks that are set back from the prevailing building line. On the eastern side of the road former buildings have been demolished in preparation for the proposed stadium development opening up previously obscured longer views of the current stadium and the adjoining remaining industrial buildings.
- 8.3.40 The completed demolition works on the eastern side of the High Road have exposed the plain return elevation of 750 High Road (Valentino's) which was never intended to be visible and detracts in views south along the street. The southern return elevation of Dial House, similarly exposed, has been rebuilt in non-matching brick.
- 8.3.41 The buildings at 744-750 High Road including Valentino's, the Red House, the Tottenham Dispensary and Warrington House also appear isolated in the streetscape following the demolition of the terraced buildings adjoining 750 High Road and of the terrace formerly adjoining the southern side of Warrington House. They still provide some continuity in the streetscape in views north along the High Road, in which the stadium redevelopment site is mostly concealed, but in this view the recently exposed return elevation to 746 High Road detracts. The recent demolition of the early-20th-century extension to Warrington House (No.744a) has left an awkward gap between this listed building and 746 High Road through which the later plain brick rear extension to 746 is visible.
- 8.3.42 Opposite the cluster of buildings on the Project Site, the Church of St Francis De Sales is set back from the road. This combined with the open areas further south of the church, including the tree-enclosed tennis courts, the green south of Church Road and the substantial widening of the pavement south of Warrington House, adds to the more open character of this part of the High Road.
- 8.3.43 The character of the southern part of the North Tottenham Conservation Area has remained largely unchanged from its original development and has some historic value in relation to its use; although Nos. 695-697 High Road, originally built as residential properties are now in commercial use as offices. The area has communal value as it provides shops and residential accommodation to local people.
- 8.3.44 Beginning on the western side of the High Road, on the corner of Ruskin Road, Tottenham Baptist Church is a classical Grade II listed building constructed in 1825 to designs by J. Clark. In grey brick with painted stone detailing it has a stucco parapet and cornice. The eastern, front elevation has a central bay which projects slightly forward with a Venetian window at first-floor level; this sits above a prominent Doric portico with four columns accessed by a short flight of steps. It is set back from the High Road with a landscaped forecourt and attractively designed railings and gates with unusual box-section piers. The Chapel is adjoined to the west by the locally listed Baptist Hall and the Grade II listed No. 699, both two-storey Victorian buildings located on Chapel Stones, an enclosed alleyway. The brick boundary wall enclosing No. 699 extends west along the alley and south toward Pembury Road and is also listed at

Grade II. Just within the western boundary of the conservation area is No. 2 Kings Road, a Grade II listed building dating from the early-mid 19th century of two storeys and yellow-stock brick. Its principal façade to Kings Road has a broad gable containing an arched attic window; its eastern elevation displays a plaque inscribed 'JAMES PLACE 1812'.

- 8.3.45 Returning to the High Road, south of the Baptist Chapel is Nos. 695-697, a pair of large three-storey early-19th century buildings constructed from London-stock brick with a stucco ground floor. These Grade II listed buildings are set within a courtyard enclosed by modern replica boundary walls of brick and with gates and railings to the High Road. Immediately adjacent there is a modern housing development of a similar scale built in 2007-2008. Nos. 685-689 High Road form a locally listed terrace of mid-late-19th century red-brick buildings of four storeys with projecting single-storey shop units and residential flats on the upper floors. Two terraces of the same design continue to the south.
- 8.3.46 On the eastern side of the High Road the buildings from Bromley Road to Argyle Passage form a terrace of largely Victorian buildings with retail units at ground-floor level. No. 710, a 19th-century three-storey brick building with a splayed corner and No. 708, a more simply designed two-storey building, both make a positive contribution to the conservation area. The shop front to No. 710 retains its original pilasters, corbels, stall risers and cornice, as does the locally listed Nos. 704-6, the decorative façade of which remains largely intact. Adjacent is No. 702-700, presently obscured behind scaffolding. No. 698 is a locally listed building of three storeys and constructed in brick with a stucco parapet and cornice, although the windows have been replaced with modern uPVC windows. Nos. 694-692 are also of three storeys and originally part of the same terrace. The cornice and parapet to the buildings has been lost, the facades rendered and modern projecting shopfront inserted; as a result they detract from the conservation area. Nos. 690-686 are a terrace of three late-19th century buildings with bay windows at first-floor level and later projecting shopfronts with modern signage; although altered these buildings are still considered to make a positive contribution to the area and are locally listed. Just south of Argyle Passage is the locally listed Nos. 684a-b, a symmetrical three-storey early-20th century stuccoed building with a prominent parapet cornice. At second and third-floor level are four stars with six points to four air vents which appear like the Star of David; this is presumably a reference to its original use.
- 8.3.47 As is the case along much of the High Road, there are a number of improvements that could be made to the buildings which would better reveal their significance and the contribution they make to the conservation area. These improvements largely relate to the terraced buildings on the eastern side of the High Road and include the improvement of modern shopfronts and the reinstatement of lost detailing where original shopfronts survive. The replacement of uPVC windows with sashes where appropriate would also be a big improvement.
- 8.3.48 South of Bromley Road, the High Road narrows again. As at its northern end, this part of the High Road is flanked by a more continuous rhythm of tightly-packed terraced buildings with ground-floor shop fronts (Plate 6). The majority of these buildings date from the Victorian period but there also a number of mid-late-20th-century infill additions and some earlier buildings. The latter include the 18th-century terraced buildings comprising 662-670 (even) High Road, all of which are individually listed at Grade II. These have been more substantially altered and not as striking as the Georgian Terrace opposite White Hart Lane but are nevertheless of high significance. Number 662 was seriously damaged by fire during the riots in the summer of 2011 and is currently under repair.
- 8.3.49 Beyond Hampden Lane the general character changes again as the street is flanked by larger office and

residential buildings with a less prominent street 'presence'. The lively Dutch-gabled façade of the recently renovated building at 639 High Road (now the 639 Enterprise Centre) provides an exception to this incorporating a handsome row of arched shop fronts. The residential blocks at the southern end of the conservation area are set back from the road and partially concealed from view by rows of mature trees.

- 8.3.50 The grassed area adjoining the sports centre and the two early-19th-century houses at 705 and 707 High Road is the only significant public space immediately adjoining the High Road in the North Tottenham Conservation Area. This attractive green, incorporating mature trees and providing welcome greenery in the streetscape, must date from when the latter buildings were erected and is therefore of both historic and streetscape value. There are many communal areas, including a park and various greens spaces, in the modern residential estates. Although these have no heritage value they currently provide important public spaces.
- 8.3.51 The boundary railings to Northumberland Terrace form a significant element of the public realm, particularly the railings and gate piers to Percy House which are individually listed at Grade II*. These are prominent in views east along White Hart Lane.
- 8.3.52 The North Tottenham Conservation Area includes over twenty statutorily listed buildings, the largest number of listed buildings of all six conservation areas forming the Tottenham High Road Historic Corridor. These are listed in Appendix 8.1. Over thirty buildings in the North Tottenham Conservation Area are included on the London Borough of Haringey's local list and are therefore considered to be non-designated heritage assets. There are also a number of unlisted buildings that are not statutorily or locally listed but overall are considered to make a positive contribution to the conservation area. These are listed in Appendix 8.1. Notwithstanding this currently in the vicinity of the proposals site the conservation area is so degraded as to have little quality or value.
- 8.3.53 The significance of the North Tottenham Conservation Area, outlined in full in the Heritage Statement at Appendix 8.1 can be summarised as follows:
- 8.3.54 The heritage significance of the North Tottenham Conservation Area, into which the western edge of the application site extends, can be summarised as follows:
- 8.3.55 High significance:
- Tottenham Hotspur Football Stadium, 'White Hart Lane', and Tottenham Hotspur Football Club have been established in Tottenham for over 130 years. The stadium and the world-renowned Spurs club are synonymous with the cultural history of the area.
 - The High Road and White Hart Lane in the context of the historic road network. The High Road follows the route of the Roman Ermine Street, the ancient route from London to the north, while White Hart Lane was established in the medieval period as the route from the High Road to Wood Green and the west.
 - The remaining 18th-century buildings, including those within the Northern Terrace, are mostly statutorily listed and are of national importance with three designated at Grade II* being of 'more than special interest'. Their relatively unaltered principal elevations contribute positively to the character of the conservation area and the buildings provide an important historic link with Tottenham's Georgian past as a wealthy residential address for city merchants.
 - The statutorily listed early-19th-century buildings, including Warmington House at 744 High Road, and the

Grade II listed, late-19th-century St Francis de Sales Church are also of high architectural and historic significance.

8.3.56 Significant:

- The unlisted Victorian and Edwardian architecture in the area is collectively significant being representative of the growth of Tottenham following the establishment of the railways. The railway and associated industrialisation saw a shift in the social status of the area from an enclave of the upper classes to a middle and working class suburb.
- Those buildings, in addition to the football stadium, that are of significant cultural heritage value. These include the schools, churches, chapels, public houses, the Coombes Croft Library and the Tottenham Community Sports Centre. The latter building and 684 High Road, which is locally listed, are the only interwar buildings in the conservation area that also have intrinsic architectural significance, their front façades being of a handsome design.
- The historic green fronting the Sports Centre and Numbers 705 and 707 High Road was established in the early-19th century and is a significant historic open space in the North Tottenham Conservation Area.

8.4 Low significance:

- The post-war buildings in the conservation area are generally of low significance and either make a neutral contribution to or detract from the character of the conservation area and/or streetscape. The majority of the buildings from this period also have low communal value.
- A number of historic buildings in the study area have modern rear extensions and/or modern shop fronts and fenestration that detract from the overall appearance of the buildings and collectively result in substantial harm to the character of the conservation area.

The Condition of the North Tottenham Conservation Area

- 8.4.1 The North Tottenham Conservation Area is included on the Historic England Heritage At Risk Register as a 'Conservation Area At Risk' with its overall condition described as 'very bad'. Although a substantial proportion of the historic buildings in the conservation area remain in their original uses, primarily retail with residential use on the upper floors, most are suffering from lack of general maintenance. This indicates that in the current economic climate their uses are not viable long term and that they require investment in order to secure their long-term future. The overall condition of the buildings has a negative impact on the character and appearance of the conservation area.
- 8.4.2 In addition to 744 (Warmington House), 796 (Percy House) and 810 High Road, all of which are included in the Project Site, the Grade II listed 662 High Road is also included on Historic England's Heritage at Risk Register with its condition noted as 'very bad' and with a Grade B priority denoting 'immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented'.
- 8.4.3 The concluding report of the Mayor of London's Independent Panel on Tottenham, 'It Took Another Riot' published after the Tottenham riots in 2012 comments on the built environment of Tottenham as a whole:
- 8.4.4 'Tottenham's physical landscape is fraught with the consequences of its faded industrial legacy, coupled with poor planning strategies which created large-scale social housing projects in the latter half of the last century. A clear lack of planning enforcement has resulted in many badly managed streets and spaces, ranging from dwellings being used as shops, through to crumbling walls and more run-of-the-mill

symptoms such as unauthorised erection of satellite dishes [...] New planning approvals, if delivered by skilled architects, will promote regeneration in Tottenham, helping change the perception of the area and introduce facilities and more welcoming public spaces for residents and visitors.

- 8.4.5 The report notes the following on the Tottenham Hotspur Football Stadium: 'We applaud Tottenham Hotspur FC's decision to stay in the area. The football club gives Tottenham global recognition, and the decision to redevelop White Hart Lane is a strong sign of confidence in the area. It carries significant regeneration potential with the promise of new housing and retail units that bring jobs, as well as the opportunity to serve as a catalyst for wider change in the area. Public realm improvements, estate renewal and a new railway station are all critical to capture the benefit of this investment.'

Fringe Area –West of Tottenham High Road and North of White Hart Lane

- 8.4.6 This area forms part of the setting of the North Tottenham Conservation Area, adjoining its western boundary along the northern end of the High Road and the boundary along the northern side of White Hart Lane.
- 8.4.7 The area is characterised by the Peacock Industrial Estate and its associated buildings. This industrial estate is an evolution of the area's original light-industrial character which developed from the mid-19th century. The area of market gardens and the former Brunswick Brewery remain in light-industrial use today. The northern part of the area is characterised by the Peacock Industrial Estate with warehouses relating to car mechanics and building services. There was a Sainsbury's, which has since closed and has been superseded by a new, larger Sainsbury's on Northumberland Park. The large supermarket car park remains here with some smaller shops along its edge. To the north of the former Sainsbury's there is a new development currently under construction named Brook House. This comprises a comprehensive redevelopment of the former Cannon Rubber Factory, including the erection of a 22-storey building to provide 100 residential units, as well as commercial floor space, a primary school and car and cycle parking.
- 8.4.8 The only buildings of historic and architectural significance in the area are the former Roman Chapel and Pastor's House on Chapel Place. Both are of two storeys and constructed in yellow stock brick. The chapel altar was restored in 1997 and the building was subsequently locally listed. The area has some communal value as it provides a place of work and income to local people and businesses.

Fringe Area –West of Tottenham High Road and South of White Hart Lane

- 8.4.9 This area forms the setting of the western boundary of the North Tottenham Conservation Area and is characterised by residential housing. To the north of the area the majority of the housing is social and ex-social housing, comprising the Whitehall Street/Love Lane Estate. The buildings were constructed during the 1960s and comprise three towers with a T-shaped plan and of ten storeys: Moselle, Ermine and Charles House and smaller low-rise apartment blocks of three to five storeys. The new housing estate reflects its historic past through its names: Moselle, the river that used to run through Tottenham; Ermine, the Roman Road which ran to the west of Tottenham High Road; and Charles House, the mid-19th century street it replaced.
- 8.4.10 There is little of historic significance to the north of the area which was completely redeveloped in the mid-late 20th century. There is, however, to the west of the railway line, a small pocket of mid-late-19th century development formed of a small terrace of three storeys with modern retail units at ground floor to

White Hart Lane and a four-storey red brick and stock brick Public House, the Railway Tavern, to the corner of White Hart Lane and Stamford Street. The public house is currently vacant and boarded up. It has a prominent corner location with a red brick gable and its original shopfront formed of pilasters, cornice, fascia and stallrisers.

- 8.4.11 The southern section of the area, between Ruskin Road and the southern east-west stretch of Pembury Road, is largely characterised by terraces of 19th-century and early-20th century residential housing of two to three storeys. To the south east end of Pembury Road a large post-war development of apartment blocks, Millicent Fawcett Court, occupies the area between the High Road and Pembury Road. A late 20th century block of flats of four storeys forming retirement/sheltered housing, Lowry House, also adjoins Pembury Road north of Lansdowne Road.
- 8.4.12 The area has communal value as it provides residential accommodation for local people. It also has some historic value in relation to its use, being developed as a residential area from the mid-19th century and remaining as such today.

Fringe Area– East of Tottenham High Road

- 8.4.13 This area abuts the eastern boundary of the High Road and therefore forms part of the setting of the North Tottenham Conservation Area. This area has a mixed character. The area north of Park Lane is largely characterised by residential housing comprising a mixture of mid-late 19th century, interwar and mid-late-20th-century houses. On the south side of Northumberland Park is the new Sainsbury's superstore.
- 8.4.14 There are few buildings of historic architectural significance in this area, as much of the area was developed or redeveloped in the mid-late 20th century. Those buildings of significance include the attractive terrace of mid-late-19th-century housing, and a former school, now a church, on Park Lane which makes a positive contribution to the street scene. Nos. 28-44 Park Lane are late-Victorian houses of two storeys and two bays with bay windows with rendered jambs and mullions with pilasters and, at roof level, decorative eaves. Nos. 48-56 are three-storey buildings of stock brick with stone lintels and banding with shopfronts to the ground floor. Elsewhere, Concord House, a four-storey late-20th century apartment block detracts from the appearance of the area.
- 8.4.15 To the south of Park Lane the area is once again largely characterised by residential housing comprising a mixture of mid-late-19th-century, interwar and mid-late-20th-century houses. Vicarage Road is lined by pairs of mid-late-19th-century houses of two storeys set back behind small front gardens, although the north east end has been redeveloped with late-20th-century blocks of flats of four storeys. The area to the west between Vicarage Road and the High Road has been substantially redeveloped with late-20th-century housing, including Campbell Court, a T-shaped block of flats of nine storeys. To the south of the area is Hartington Park, a public park made up of mainly green open space, with a playground and multi-use games area to the south of the site. Improvement works to Hartington Park were carried out in October 2014.

Scotland Green and Bruce Grove Conservation Areas

- 8.4.16 Moving into the Scotland Green and Bruce Grove Conservation Areas, the High Road narrows again and is flanked by more tightly-packed terraced buildings. The historic buildings comprise a mixture of Victorian and Edwardian terraced buildings of varying height and width in addition to a small number of inter-war buildings. These are interspersed with numerous, mostly low-quality, mid-late-20th-century blocks. Numbers 581-585 (odd) High Road, one late-18th-century and two early-mid-18th-century houses in the Scotland Green Conservation Area, are statutorily listed but there are no listed buildings in the Bruce Grove Conservation Area.
- 8.4.17 The Scotland Green Conservation Area adjoins the southern end of the North Tottenham Conservation Area and incorporates the former site of Scotland Green. Here the road narrows but a sense of openness is maintained as the Victorian former Blue Coat School (now Pride of Tottenham Public House) is set back from the road and adjoined to the side and rear by a pedestrianised area linking through to Scotland Green. On the opposite side of the High Road the wide pavement and front landscaped plot to the handsome Georgian properties at 581, 583 and 585 High Road also add to the sense of space.
- 8.4.18 Unlike at the northern end of the High Road, the majority of the mid-late-20th-century buildings in the Scotland Green and Bruce Grove Conservation Areas align with the flanking earlier terraces. In the Bruce Grove Conservation area, where the pavement narrows, this results in a much more enclosed streetscape. The tight-knit building pattern is broken on the eastern side of the High Road by the low Aldi supermarket, a recent addition to the street. This was built on the site of Sanchez House, a shopping centre that itself replaced a row of almshouses in 1923. Further south along the High Road a new building is under construction on the former site of the Employment Exchange. The late-19th-century Bruce Grove Station building is set back from the street but located much closer to the High Road than White Hart Lane Station. Its design, including Gothic style pointed-arch windows, matches that of the historic White Hart Lane station building showing a clear connection between the two Great Eastern Railway stops.

Tottenham Green Conservation Area

- 8.4.19 Further south leading towards Tottenham Green, the road widens again and has a more open character with modern apartment buildings, the British Legion Club and two Victorian churches set back behind landscaped plots of either green space or hard-standing parking areas. There are short terraced rows of Victorian and mid late-20th-century buildings fronting the High Road close to the busy junction with Monument Way, marked by the Grade II listed Tottenham High Cross Monument, but this part of the road is predominantly open in character and rather dominated by heavy traffic. Large and imposing municipal buildings mark the northern and southern ends of the conservation area, with The Palace Cathedral (the former Tottenham Palace Theatre) and Police Station to the north and Tottenham Technical College and former Jewish Hospital building to the south. The Palace Cathedral is included on Historic England's Heritage At Risk Register. The building has a Grade D priority on the register which recognises that the building is in 'slow decay; solution agreed but not yet implemented'.
- 8.4.20 Tottenham Green and the smaller Tottenham Green East comprise former common land. They were enclosed with posts and rails for recreational use in the Edwardian and Victorian period respectively. Tottenham Green, formerly Trinity Church Common, is recorded on historic maps dating from 1619 and is flanked by large institutional Edwardian buildings on its western side. Tottenham Green East was previously known as Hospital Common and remains overlooked by former hospital buildings. Both areas incorporate mature London plane trees and are significant historic open spaces that are included on

Haringey Council's 1997 Register of Historic Parks and Gardens.

Bruce Castle Conservation Area

- 8.4.21 The Bruce Castle Conservation Area adjoins Bruce Grove Conservation Area to the northwest following the line of Bruce Grove northwest to Bruce Castle Park where the conservation area widens to take in the open space. The character and appearance of the conservation area can be divided generally into two with the relatively quiet open area at the northern end, focused around Bruce Castle Park and the adjoining Tottenham Cemetery Conservation Area, and the southern end exhibiting a more diverse urban character, with Bruce Grove becoming increasingly commercial in nature in the vicinity of Tottenham High Road.
- 8.4.22 Bruce Grove is the highway between Bruce Castle and the High Road; it is a historic route which cuts through the area on a diagonal. As a result the urban plan is at right angles to the street, which is lined with terraced and semi-detached buildings. On the west side of Bruce Grove there are a number of Grade II listed buildings which date to the late 18th century and the early 19th century and include Nos. 1-4 Bruce Grove, an early 19th century terrace, Nos. 5 & 6 a late 18th or early 19th century pair, and Nos. 7-8, 9-10, 13-14 and 15-16 all early 19th century pairs. Further northwest on the east side of Bruce Grove is Edmansons Close, a group of Grade II listed almshouses and a lodge enclosing three sides of a large green with detached wings fronting Bruce Grove. The Sailmaker's Almshouses date from circa 1870 and are of two storeys and constructed from yellow stock brick with stone dressings and red brick eaves cornices with bands at first floor level. The Lodge is a detached cottage similar in character to the almshouses. The central green is screened in public views from Bruce Grove by large bushes and railings.
- 8.4.23 There are a number of buildings in the Bruce Castle Conservation Area that are included on Historic England's Heritage At Risk Register. 7 Bruce Grove is one of a pair (with 8 Bruce Grove) of early 19th century houses listed Grade II. It is vacant and considered to be in a 'very bad' condition. The building has a Grade A priority on the register which recognises that the building is in 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. The west wall and the south boundary wall to Bruce Castle Park, listed Grade II and though to date to the 17th century are also both in a 'poor' condition. The west wall has a Grade B priority, 'immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented' and the south boundary wall, a Grade A priority, 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. A public toilet on Bruce Grove, dating to circa 1920 with fine iron work is Grade II listed and considered in a 'poor' condition. It has been given a Grade C priority, 'slow decay; no solution agreed'.
- 8.4.24 At the north end of Bruce Grove the area opens out to Bruce Castle Park. In the south west corner is Bruce Castle, a grand three storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. Architecturally it is a composite building, the earliest remaining parts dating from the early 16th century much remodelled during the late 17th and 18th centuries. The building's principal three storey southern elevation was constructed about 1600 as a symmetrical composition in red brick with roofs concealed behind a parapet and prominent stone quoins and window dressings. The façade is dominated by an ornate central projecting square tower frontispiece built in 1684 containing a ground floor round arched Doric entrance porch with pink-painted stone quoins, and a first floor sash window with pink-painted Ionic pilasters supporting a white-painted bracketed timber balustrade at second floor level. The tower is stuccoed above first floor level and extends above the roof parapet to include a large clock

at third floor level. To the east side there is a late 18th century three storey brick wing. Immediately south west of Bruce Castle is a circular red brick tower (also listed Grade I), which is approximately 8m in height and is believed to date from the early 16th century.

- 8.4.25 The former landscaped park of Bruce Castle in its present form dates mainly from the 19th and 20th centuries, but preserves some features of the 18th Century. Bruce Castle Park is an attractive and well used local space, which provides this part of the conservation area with a sense of openness. It is designated in the Council's UDP (together with the adjoining Tottenham Cemetery) as Metropolitan Open Land, as a Grade II Ecologically Valuable Site and as a Local Listed Historic Park.

Tottenham Cemetery Conservation Area

- 8.4.26 Tottenham Cemetery occupies a large area adjoining the northern boundary of Bruce Castle Conservation Area. It is bounded by Church Lane and All Hallows Lane to the south and partly by White Hart Lane and Fryatt Road to the north and northwest. To the northeast lies an area of allotments. Tottenham Cemetery was opened by the Tottenham Burial Board in 1858 following the closure of the parish churchyard of All Hallows in 1857 (listed Grade II*). Part of the 5-acre plot was consecrated, with the remainder designated for Non-Church of England burials, with a chapel for each. The pair of chapels, located to the east of the area date from 1856-7, constructed in Kentish ragstone with ashlar dressings, and are listed Grade II. The land was drained, landscaped, with paths laid out and evergreens and shrubs planted. The cemetery was extended to the east and south-west between 1881 and 1887 and to the north of Moselle Brook after 1913 on land that included a large lake with two islands. The cemetery also includes the Tomb of William Butterfield, listed at Grade II, and a Grade II listed War Memorial. The topography of the cemetery is very flat, tightly packed with gravestones traversed by paths. There are a number of mature trees in the cemetery and views in and out of the area are largely screened by these.

Alexandra Palace and Park Conservation Area

- 8.4.27 The Alexandra Palace and Park Conservation Area includes the Grade II listed Alexandra Palace (nicknamed 'Ally Pally') and its parkland. Alexandra Palace is a former International Exhibition Hall. The building was designed by John Johnson and Alfred Meeson, completed between 1868 and 1873. The building was serviced by a new railway line from Highgate Station which terminated at a station alongside the north terrace, only the station building of which survives today. Shortly after opening the palace was virtually destroyed by fire; a replacement building opened two years later, also designed by Meeson and Johnson. Covering seven acres it was centred on the Great Hall with four corner towers.
- 8.4.28 Alexandra Palace is also significant for its ties with the BBC. The BBC's involvement dates from June 1935 when it leased the eastern part of the building; it was from the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936. In 1980 a second major fire seriously damaged the Palace (only Palm Court and the area occupied by the BBC escaped damage). The central hall and west end of the Palace reopened in 1988 following restoration.
- 8.4.29 As well as being included within a conservation area the landscape, Alexandra Palace Park, is registered as Grade II on Historic England's Register of Historic Parks and Gardens.
- 8.4.30 The park which forms the setting of Alexandra Palace lies to the north of Hornsey, north-east of Muswell Hill and to the west of Wood Green. The park is surrounded by dense development except to the east where the boundary is formed by the railway line. The Palace, which forms the focus of the park, stands

on a natural platform with extensive views over London to the south; land falls steeply from the platform to the south-east and north-east. The slope to the south-east, was originally laid out with a pattern of informal walks leading down through lawns with trees, shrubs, and informal bedding, although has since been simplified. Due east of the Palace, a miniature golf course was added in the 1920s. On the upper slopes of the park north of this is an oval, hedge-enclosed rose garden at the centre of which is a fountain, moved here following the fire in 1980 from its original site in the Italian Garden which occupied the courtyard of the Palace between the Great Hall and the western conservatory. On the level ground at the foot of the hill is a race course (opened in 1868), the centre of which is now used as a cricket ground. To the north of the Palace is a substantial terrace, supported by Italianate arcades. This covered the new railway station (closed in 1954). Beyond the northern end of this feature a substantial area of hard landscaping has been put in, used for events and car parking. Also to the north of the park is a boating lake. To the south-west of the Palace, an area known as The Grove links the site to Muswell Hill station.

- 8.4.31 Although the site has been subject to a number of alterations, the arrangement of the original path system can still be traced in most areas of the park.

Summary of the Key Significance of the Conservation Areas in the Wider Study Area

- 8.4.32 The pattern of development in the Conservation Areas centred on the High Road in the wider study area, including Scotland Green, Bruce Grove and Tottenham Green, was similar to that of the North Tottenham Conservation Area, with initial widespread development beginning along the High Road in the 18th century when this area of North London was a desirable place to live. This was later largely replaced by Victorian and Edwardian development resulting from the catalyst of the arrival of the railway stations and the consequent rapid urbanisation of the area. The heritage significance of these 'Tottenham High Road Historic Corridor' conservation areas can be summarised as follows:

- The remaining 18th century buildings are of high significance and are largely statutorily listed in recognition of this.
- The statutorily listed early-19th-century buildings in the wider study area are also of high architectural and historic significance.
- The historic open space of Tottenham Green is of high significance being the only large historic public open space along the High Road 'historic corridor'.
- The unlisted Victorian and Edwardian architecture in the wider study area is collectively significant, representing the growth of Tottenham following the establishment of the railways.

- 8.4.33 The Bruce Castle, Tottenham Cemetery and Alexandra Palace Conservation Areas all contain areas of public realm of high significance comprising Bruce Castle Park, Tottenham Cemetery, the open green fronting the Almshouses to Edmansons Close in the Bruce Castle Conservation Area and Alexandra Palace Park.

- 8.4.34 Bruce Castle Park is designated in the Council's UDP (together with the adjoining Tottenham Cemetery) as Metropolitan Open Land, as a Grade II Ecologically Valuable Site and as a Locally Listed Historic Park. In the south west corner of the park is Bruce Castle, a grand three storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. The earliest remaining parts of the building date from the early-16th century although it was much remodelled in the late-17th and 18th centuries. Immediately south west of Bruce Castle there is a circular red brick tower, also listed Grade I, and thought to date from the early-16th century. Alexandra Palace Park is registered Grade II on Historic

England's Register of Historic Parks and Gardens and includes the Grade-II listed Alexandra Palace which due to its size and location is a prominent landmark in Haringey (and indeed, much of north London).

8.5 Inherent Design Mitigation

Demolition and Construction

Buildings proposed for demolition

8.5.1 Three buildings included on Haringey Council's local list that make a positive contribution to the North Tottenham Conservation Area are proposed for demolition 746, 748 and 750 High Road. In order to salvage some of their significance it is recommended that fully measured surveys of each building are commissioned and copies of the record material deposited with Historic England, Haringey Council, and the Victorian Society. The records should be written on durable materials in order that they can be considered permanent.

8.5.2 For each building, the records should comprise: historical research, using both archival and secondary material, and a detailed site inspection including room by room analysis. The record should include measured as existing floor plans and a photographic survey.

8.5.3 Before demolition and construction works commence, any fabric that is to be salvaged will be clearly labelled and photographically recorded. Elements that are to be salvaged from the buildings and re-used in the Tottenham Experience Museum include:

- The Portland stone shopfront to the former Tottenham and Edmonton Dispensary;
- The front bay window to the Red House;
- The panelled office on the first floor of the Red House.

8.5.4 Elements that are to be salvaged from the buildings and offered to an appropriate institution, such as the Brooking Collection, include the following:

- 746 High Road: three chimneypieces and mantelpieces, timber staircase balustrade, newel posts and panelling to original staircase.
- 748 High Road: hinged decorative panels found on all floors, main staircase with iron balustrade, green faience tiles, grate in first floor rear room, parquet flooring, mosaic flooring.
- 750 High Road: fireplaces, glazed tiles and chimneypieces from upper floor rooms.

8.5.5 No materials for salvage will be allowed to leave the buildings or site without a proper record kept of their destination.

The Proposals for Warmington House

8.5.6 Warmington House would be fully restored and converted to form part of the proposed Tottenham Experience Museum. This would be a multi-media museum which would illustrate the history of the football club and reflect the history and cultural heritage of Tottenham as a place. It would also provide a repository for the recording and archiving of lost and intangible heritage, providing a valuable and enduring community resource.

- 8.5.7 The works to Warrington House will be organised in ways which would, as far as practically possible, avoid using the significant retained interiors as circulation routes. Where retained fabric (out of necessity) has to be in the areas of any works, such as internal or external openings employed as doorways for circulation, these will be appropriately protected, as will such materials and artefacts in areas where works are being undertaken.
- 8.5.8 Before works commence in or around retained fabric or artefacts, these elements will be properly protected. Where otherwise retained fabric has to be dismantled, the work will be carried out by appropriate tradesmen who will also be responsible for its reinstatement. All fragile materials and artefacts retained on site will be protected during the works with appropriate hoardings or casings. Where elements have to be boxed in for protection, appropriate means of access for security checks will be incorporated.
- 8.5.9 Where necessary, vibration and movement monitoring would be undertaken in addition to the implementation of structural support mechanisms (Chapter 13: Noise & Vibration).

Protection of Neighbouring Buildings

- 8.5.10 Buildings proposed for retention, whether or not owned by the applicants, should be subject to detailed proposals for protection during the construction of the proposed works. Protection should include: physical protection against inadvertent or unauthorized access; manned security of unoccupied buildings including electronic surveillance and 'Redcare' links to a monitoring station; and occasional maintenance checks to ensure that roofs and rainwater goods are secure and effective.

8.6 Potential Environmental Impacts and Effects and Additional Mitigation, Compensation and Enhancement Measures

Introduction

- 8.6.1 The heritage assets impacted by the new development are described in section 8.3 and 8.4 above. The Project is described in Chapter 4 and in greater detail in the Design and Access Statement accompanying the application and are shown in the drawings by Populous, Allies and Morrison and Donald Insall Associates.
- 8.6.2 The Project includes the demolition of the current stadium and the three locally listed buildings at 746, 748 and 750 High Road and the construction of a new 61,000 seating capacity stadium; an adjoining 180 bedroom hotel at the junction between the High Road and Park Lane; an Extreme Sports centre and health centre east of the proposed hotel, and a museum and visitor centre, the Tottenham Experience, fronting the High Road at the south-western corner of the site. The proposed Tottenham Experience will replace the three locally listed buildings and incorporate Warrington House at 744 High Road within a new terrace, providing this redundant Building At Risk with a long-term viable use. Architects Donald Insall Associates have collaborated with Populous to provide the proposed drawings for the restoration and re-use of this Grade-II listed building.
- 8.6.3 The Project also includes an outline application for four new residential buildings situated at the south-eastern corner of the site these will range in from 16 to 32 storeys and accommodate 585 new homes.
- 8.6.4 The way the new stadium development would address the Conservation Area and in particular the High Road is considered to be a major improvement over the consented proposal which was considered to be

acceptable by LBH in terms of its impact on heritage assets. The design principle to ensure the stadium would hold and define the linear nature of the historic street is reflected in the proposals with lower buildings to the west of the stadium forming an almost continuous terrace, including Warmington House, which would provide continuity for the historic areas to the north and south in a way the consented proposals never did. To the south the hotel tower would be employed to define the start of this rebuilt part of the historic route as a marker for those arriving from that direction, providing a gateway which channels views from the south. Overall the proposals for the High Road and the Conservation Area, as well as the setting of Warmington House would be a significant improvement over the consented scheme.

Potential Environmental Impacts and Effects on the North Tottenham Conservation Area and Associated Heritage Assets

The Stadium

- 8.6.5 The proposed stadium is described in full in the Design and Access Statement by Populous, the following provides a summary description with a focus on its visual relationship to the North Tottenham Conservation Area.
- 8.6.6 The proposed stadium is of a dramatic and striking design. It celebrates its positioning along the High Road, with a contemporary design that reflects the strong identity of THFC as one of the leading football clubs in Europe, while rooting the club in its local community. It also seeks to add colour and life to this part of the Borough and to reinvigorate the High Road and indeed the wider N17 area. In the same way that the stadium consented in 2011 would have, its construction will transform the character and appearance of this area of the Tottenham High Road, introducing a major new structure to the streetscape in the North Tottenham Conservation Area, significantly affecting both the scale and nature of development along the High Road in this location, but also with wider impacts in the areas which fringe the conservation area. Although of a similar scale, the design of the proposed stadium differs substantially from the consented stadium and incorporates the following beneficial changes:
- At lower level, it relates more appropriately to the rhythm of development along the High Road, introducing a more active street-level frontage.
 - An asymmetrical design that is focused towards the Southern 'home end' as the heartbeat of the new stadium.
 - A tighter atmospheric stadium bowl with a capacity of 61,000, as opposed to the consented capacity of 56,250, and the largest single tier in the UK, the home southern stand, increased to accommodate a crowd of 17,000.
 - A fully retractable pitch – to cater for NFL, concerts and a range of other events whilst protecting the integrity of the playing surface.
 - A sculpted appearance – wrapping and folding its way around the stadium before reaching the home end, where a glass façade arches upwards to reveal the magnificent single tier home stand.
 - A new five-storey atrium space within the Home End of the stadium – that will gather and focus the home support before and after the match.
 - A curved roof, which melds together with the stadium structure – completed by a lightweight cable-net roof to create a graceful and elegant clean cover over the seating bowl.
 - A spectacular front door opening up onto the High Road – providing a glimpse of life within the stadium, designed to create a link and sense of arrival from the station and new Public Square being bought forward as part of regeneration to the West of the High Road.
 - A prominent entrance for the East Stand onto Worcester Avenue – framing a double height banqueting hall

and revealing the Sky Lounge at high level.

- First class conference and banqueting facilities – to enable the Stadium to be active 365 days a year.
- An exceptional public square, of a considerably larger size than that of the consented stadium on the south podium next to the Home end of the Stadium. This would offer a range of community activity zones and space for fan-themed activities and would be accessed by a series of staircases from the High Road with external lift access also provided.
- A unique 'Sky Walk' – a visitor attraction for fans and the public alike, allowing people to climb the exterior of the building up to 40 metres high.

- 8.6.7 The sculpted appearance of the stadium envelope is formed by a layered façade, which wraps around the building to retain crowd noise and reduce the impact of events on the surrounding neighbourhood. It incorporates a sky walk into the leading edge of the roof, which will add drama and life to the façade. The proposed cladding of perforated-metal panels would have the beneficial impact of forming an attractive external elevation to the stadium, both in the day and at night when it would be partially back-lit, while also concealing external plant without the need for unattractive louvres.
- 8.6.8 The dynamic asymmetrical design is shaped to form a prow over the southern podium, providing shelter and shade to the spectators entering the main 'home-end' South Stand, the heart of the proposed stadium development. An arched glass façade would allow spectators to get a sense of the scale of the single-tier home stand as they approach it from the south podium. Areas of glazing, including glazed escalator and lift shaft enclosures are proposed in the western façade of the stadium to ensure visual interaction between the stadium interior and the street, contributing to the animation of the façade in street views.
- 8.6.9 The southern podium would be accessible via a series of external stairs. It would provide a significant public space for activities, as well as the amenity space for a series of residential blocks to be created south of the stadium set away from the eastern boundary of the North Tottenham Conservation Area which are described later in this chapter. It will incorporate a range of public facilities, including a multi-purpose play area; outdoor gym; outdoor café; water features; and soft landscaping that will create an attractive and welcoming public space. The multi-purpose play area will be heavily used by the THFC Foundation to host a range of community events and activities that will enable it to expand and develop its existing programme.
- 8.6.10 To the north of the stadium there would be another podium entrance on the High Road. The northern podium would be principally for match day circulation, but would give access to the Lilywhite House complex (the Northern Development) to the north. Both the northern and southern podiums would integrate into the surrounding streets with Worcester Avenue to the east and Park Lane to the south, as well as High Road. They are also intended to form a key part of the public circulation routes for the wider masterplan being developed by LBH and its partners, which runs all the way from White Hart Lane station through to Tottenham Hale.
- 8.6.11 As dictated by its function, the proposed stadium is of a substantial scale that would contrast dramatically with the predominantly three and four storey nearby historic buildings. It is, however, comparable in bulk and mass to the consented stadium, rising to 58.784 meters AOD in comparison to the consented of 53.054 meters AOD and with a total area of 119,945 sqm in comparison to the consented stadium which is of 85,110 sqm.

8.6.12 The design of the stadium has been carefully considered to ensure that it would address the High Road more successfully than the consented stadium. In line with this, the stadium footprint has evolved from the oval shape of the consented scheme, which left fragments of negative space along the length of the High Road, to a form which expands to meet and positively reinforce the pattern of the surrounding urban fabric. The revised design would also provide a more active street frontage, ensuring that the building has ground level activity and engages with the public realm 365 days a year. These active areas would comprise the following:

- The Tottenham Experience with Warmington House at its heart – this would provide a range of commercial, leisure and learning uses that will encourage significant footfall on a daily basis and is described in more detail below;
- The West Stand entrance – this would sit proud from the rest of the building, providing a front door to the stadium that respects the scale and alignment of the neighbouring High Road properties. It would also be aligned with the area of the proposed public square and White Hart Lane station entrance that will form part of the 'High Road West' regeneration;
- The players' entrance;
- Hospitality/conference entrances – these would be used on both match days and on non-match days for corporate events;
- VIP entrance;
- Wheelchair users' entrance; and
- Media Café – a public café located just to the south of Dial House, providing a smaller-scale entrance from the High Road more in keeping with the scale of the adjoining listed terrace. This would provide a new amenity for nearby residents.

8.6.13 The proposals also include the introduction of coherent areas of public realm along the High Road. At the south west corner, the intersection at the 'main' entrance adjoining the southern end of the proposed Tottenham Experience, would comprise a landscaped public space with high-quality paving and street furniture. This high-quality landscaping would also continue to the north along the High Road, defining and emphasising the linearity of the street, and to the east along Park Lane, enhancing the setting of the conservation area and of the late-19th-century terraced buildings on the southern side of this road.

8.6.14 Applying the methodology in Table 8.1, the proposals would improve the character of the conservation area and the setting of listed buildings. The impact of the proposed stadium on the North Tottenham Conservation Area is therefore considered to be:

- Construction Phase: **Moderate Beneficial**
- Operational Phase: **Moderate Beneficial**

8.6.15 The operational phase of the proposed scheme if assessed against the 'baseline' of the consented scheme would also be **moderate beneficial**. This is because the relationship of the proposed Stadium with the High Road, both in terms of design and in terms of providing an active street frontage, is much improved in comparison to the consented scheme.

The Demolition and Replacement of the Locally Listed Buildings at 746, 748 and 750 High Road

8.6.16 In addition to the current stadium on the application site, it is proposed to demolish the former Tottenham and Edmonton Dispensary (746 High Road) the Red House (748 High Road) and the White Hart Public

House (750 High Road). The demolition of these three locally listed buildings is proposed in order to address two key issues: crowd safety and townscape. These are explained in turn below.

- 8.6.17 On match days the current stadium (capacity of approximately 36,000) suffers from crowd safety issues caused by the 1.9m pinch point on the High Road pavement in front of No. 750 High Road. Combined with the adjoining two properties at Nos. 746 and 748 High Road, this group of buildings results in a narrow pavement, forcing pedestrians to walk within the adjoining bus lane whilst it is in operation.
- 8.6.18 The consented scheme, which retained Nos. 746-750 High Road, sought to address this crowd flow issue through the creation of a new pedestrian walkway that would funnel pedestrians from the High Road around the rear of the retained buildings and back on to the High Road. Advice to THFC from pedestrian movement experts, Movement Strategies, has confirmed that in reality, the vast majority of pedestrians on match/event days would not follow the new pedestrian route around the back of the buildings, but would instead continue along the main High Road pavement, resulting in significant crowd safety issues at this pinch point. This problem will be significantly exacerbated with the new stadium increasing the capacity and number of spectators / pedestrians from the current 36,000 seats to the consented 56,000 seats.
- 8.6.19 By demolishing and replacing the locally listed buildings, the proposed scheme would allow the creation of a minimum pavement width of 9m along the High Road; this would enable the safe and smooth movement of spectators in two directions, without being forced into the roadway or encountering obstruction along the way. The crowd safety issues are explained in full in the accompanying report by Movement Strategies.
- 8.6.20 The proposed demolition and replacement of 746-750 High Road would also have a positive impact in townscape terms. Replacing the buildings with the proposed Tottenham Experience, described in detail in below, would allow a more holistic approach to the design of the stadium development, transforming the way in which it will address and connect with the High Road and resulting in an overall enhancement of the character of the conservation area and the setting of Warrington House.
- 8.6.21 Although, on balance, the locally listed buildings make a positive contribution to the conservation area, their setting is already compromised and, unlike Warrington House, they cannot be reconciled with the much larger scale stadium behind through the recreation of a terrace, by virtue of their differing form and location on the High Road.
- 8.6.22 In summary, with the conservation area being fundamentally altered to accommodate the new stadium, their setting would become incongruous and indeed their retention would compromise the setting of the new stadium. The consented scheme did not provide a satisfactory solution to this fundamental townscape issue, as clearly demonstrated in the visualisations which show that, due to the agreed provisions for crowd flow around the buildings, they would appear as a remnant of historic townscape with no meaningful visual or physical relationship to the new development around them or to the wider conservation area.
- 8.6.23 The significance of the locally listed building would be partially retained by salvaging artefacts and elements of the building for relocation and/or reuse within the proposed The Tottenham Experience Museum. This would include the shop front of the 'Tottenham and Edmonton Dispensary' and Bill Nicholson's panelled office in the Red House. It would possibly also include elements of the façade of the

Red House, such as the bay window, which although a later addition of no architectural value, has played in the history of the Club and the community by providing the platform to the now removed Tottenham Hotspur clock. Some of these elements would be located in the proposed atrium to the rear of Warmington House. The local historic significance of the buildings would also be recorded in the form of virtual interactive exhibits in the proposed museum.

8.6.24 While the demolition of the locally listed buildings would result in some harm to the significance of the North Tottenham Conservation Area, it is considered that this harm would be 'less than substantial' and would be substantially outweighed by the overall benefits of the proposals as set out in the Planning Statement by DP9 that forms part of the Project application. The proposed design of the Tottenham Experience will enhance the character and appearance of the conservation area and provide a much better solution than the consented scheme; the potential positive impact of this proposed building is described in detail below.

8.6.25 Applying the methodology in Table 8.1 the impact of the proposed demolition of 746, 748 and 750 High Road would result in the total loss of non-designated heritage assets in a conservation area, while the proposed Tottenham Experience building would improve the character of the conservation area and setting of the Grade-II listed Warmington House. The impact on the significance of the North Tottenham Conservation Area is considered to:

- Construction Phase: **Moderate Adverse**
- Operational Phase: **Moderate Beneficial**

8.6.26 The operational phase of the proposed scheme if assessed against the baseline of the consented scheme would also be **moderate beneficial**. Although the consented scheme included the retention and refurbishment of the locally listed buildings, it did not provide a resolution to the crowd flow issues and left the locally listed buildings without a coherent setting that would not contribute positively to the character and appearance of the conservation area or the setting of the Grade-II listed Warmington House.

The Tottenham Experience and Restoration of Warmington House

8.6.27 The proposed design of the south-western corner 'gateway' to the stadium is of high importance due to the majority of spectators arriving from the south (from Seven Sisters and Tottenham Hale Stations). The proposed Tottenham Experience building would form a vital part of this southern 'gateway', contributing towards remedying the sub-optimal design solution for this corner that arose following the imposition of a planning condition on the consented stadium.

8.6.28 The Tottenham Experience building, together with the proposed stadium, would reinforce the High Road building line in the form of a new two-storey terrace flanking the retained and fully restored Grade-II listed Warmington House. The principle of its design concept is to integrate Warmington House within a new terrace that reflects the scale and massing of the listed building but, rather than seeking to replicate the early-19th-century architecture of Warmington House, would be of a high quality and contemporary design that responds to the character of the new stadium.

8.6.29 In addition to the positive holistic impact of its proposed design on the character of the High Road and setting Warmington House, the Tottenham Experience building would improve permeability and access between the High Road and the south podium and improve accessibility to the podium, providing a significant public benefit.

- 8.6.30 The building would be shaped and angled to retain some of the variety in the building line and roofscape that is currently provided by the three locally listed buildings, while creating a stronger building line overall. Although reading as a complete terrace in longer street views, it would be divided into two principal sections by a staircase providing access to the south podium. This access would be one of three, with wider entrance steps positioned at either end of the Tottenham Experience building, adding to the permeability between the podium and the High Road. The first-floor level of the proposed building would open directly onto the south podium adding to the beneficial improved circulation in this area of the stadium development.
- 8.6.31 The northern range would rise from two to three-storeys and would accommodate retail space on the ground floor. The northern tip of this range would flank and enclose steps up to the south podium and would also incorporate the vehicular access to the proposed underground car park. The vehicular access doors would be clad in the same material as the rest of the building to minimise their visual impact. The first floor of the northern range would be linked to the south podium level and would accommodate the facilities for the proposed skywalk. There would be access to its roof from the south podium via rear external steps from which the proposed sky walk will begin.
- 8.6.32 Warmington House and the southern range of the Tottenham Experience would accommodate the proposed Tottenham Experience Museum. To be designed by Mather and Co. in consultation with the Bruce Castle Museum, this would provide a repository for the recording and archiving of lost and intangible heritage, providing a valuable and enduring community resource. It would be a multi-media museum that, in common with other such establishments at places like Old Trafford (Manchester United) and the Emirates (Arsenal), would not just encapsulate and illustrate the history of the football club, but also reflect the history and cultural heritage of Tottenham as a place. As such, it will be a Tottenham museum, not simply a THFC museum.
- 8.6.33 The proposed southern range of the Tottenham Experience building would also house a café on the first floor with access to the south podium and a retail space on the ground floor, south of Warmington House. A fully-glazed entrance pavilion would be located at the southern end of the building. This element of the building is inspired by the sleek entrance to the New York Apple store, and would provide a welcoming, obvious entrance to the building for visitors approaching from the south.
- 8.6.34 The materials of the new building would comprise a mixture of cast-iron panelling and glazing, with the proposed glazed shop fronts and ground-floor frontage to the museum aligning with the ground floor level of Warmington House. The cast-iron panelling to the upper storeys would be patterned to lighten its appearance and its soft brown colouring would complement the brickwork of the upper storeys to Warmington House. Cast-iron-clad pilasters on the ground floor and narrow glazed openings on the first floor would provide breaks at each level. These would be positioned to reflect the bay widths of Warmington House to present a sense of continuity in the rhythm of the frontage.
- 8.6.35 In order to ensure that the proposed new terrace would not visually dominate Warmington House, the height of the proposed flanking ranges would not rise above the parapet height of the listed building. Glazed links would be included between the proposed cast-iron-clad ranges and Warmington House, retaining a visual separation between the historic and new fabric.
- 8.6.36 The external elevations of Warmington House would be fully restored with the original character of the front and rear elevations reinstated by the removal of detracting later additions and reinstatement of lost

features. On the front elevation this would include: the restoration of historic patterned sash windows, the reinstatement of missing stucco moulded window and door cases and restoration of the main cornice, and at the rear a modern fire escape and associated second-floor fire door would be removed and a multi-pane sash reinstated. An open glazed atrium at the rear of the listed building would allow it to link to other elements of the proposals, placing it at the heart of the proposals and contributing towards its long-term viable use. This would be accessible via an existing large opening in the ground-floor rear elevation.

- 8.6.37 The proposals would include the full sympathetic conversion of the interior of Warmington House providing it with a long-term viable use as a high quality interactive heritage museum celebrating the history of the Club and the area of Tottenham. The original internal plan form of the building would be retained, with the rooms on the lower floors lending themselves to individual exhibit spaces. The more compromised and less accessible spaces at second floor level would be used for ancillary space and administration offices, which would not be accessible to the public. Two new jib door openings would be created in the first-floor party walls of Warmington House to link the building with the proposed new building either side, and in turn with the associated rear access doors to the south podium. The necessary openings would be located discreetly on the eastern side of the chimney breasts in the two front first-floor rooms.
- 8.6.38 The proposal to incorporate Warmington House into a new terrace has been informed by historic research, outlined in full in Section 2 of the Heritage Statement by Donald Insall Associates, included in Appendix 8.1.
- 8.6.39 The recent demolitions combined with the total loss of the historic front and rear garden have left the building with a setting that makes no contribution to the special architectural and historic value of Warmington House as a Grade-II listed building. Warmington House has formed part of a terrace for the majority of its life, and the northern elevation of the listed building has, since at least the late-19th-century, been concealed in views from the High Road by neighbouring structures. It is therefore considered that sympathetically incorporating Warmington House into a new terraced form would be an acceptable way in which to enhance its setting and breathe new life into the listed building.
- 8.6.40 Applying the methodology in Table 8.1, the proposed restoration of Warmington House would ensure the long-term future of this designated heritage asset, providing the building with a viable use and repairing the significant fabric of the building. The proposed Tottenham Experience building would improve the character of the conservation area and setting of the listed building. This impact is therefore considered to be:
- Construction Phase: **Major Beneficial**
 - Operational Phase: **Major Beneficial**
- 8.6.41 The operational phase of the proposed scheme if assessed against the baseline of the consented scheme would also be **major beneficial** as the consented scheme would not provide Warmington House with an optimum viable use that would successfully integrate the building into the overall stadium development. The proposed design and uses of the Tottenham Experience building would also be a major benefit over the consented scheme, enhancing the character of the conservation area and providing Warmington House with a better setting than the consented scheme.

Hotel

- 8.6.42 The proposed 180-bedroom hotel tower at the southern boundary of the site would be a significant new element in the townscape that will enhance the North Tottenham Conservation Area and wider area, providing a landmark both for the southern entrance to the stadium and to this part of the historic High Road heading north from London. In views north along the High Road its narrow southern end would form an elegant marker, forming a pleasing contrast between its vertical line and the horizontal emphasis of the proposed stadium.
- 8.6.43 In views from the northern end of the North Tottenham Conservation Area the hotel would be largely concealed by the proposed stadium and would therefore have a neutral impact on the character of the conservation area and on the setting of the heritage assets in this area, including the Northern Terrace.
- 8.6.44 Although positioned closer to the High Road and the boundary of the North Tottenham Conservation Area, the hotel would only affect the immediate setting of Warmington House at 744 High Road. The other nearby listed buildings, such as the Grade-II listed early-19th-century Moselle House are positioned within their own clearly defined and enclosed plots set back from the pavement line of the High Road. Therefore, although the hotel would clearly be visible within the wider setting of these listed buildings, it would not have a negative impact on their significance.
- 8.6.45 Despite the obvious difference in scale between the proposed hotel and Warmington House, the hotel would not harm the significance of the listed building because, as described above, its setting has been entirely altered and has no remaining intrinsic significance. The proposed Tottenham Experience buildings would provide Warmington House with a new coherent setting, inspired by the historic terraced form of the listed building, that would both enhance the setting of the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel.
- 8.6.46 The hotel has been designed by Populous (the stadium architects) to complement the design of the stadium, and also to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. Its cladding would be similar to that of the stadium comprising glazed and perforated metal panels positioned to form a striking diagonal line across its western elevation. The ground floor of the hotel would adjoin the southern steps to the south podium making the hotel a striking marker at this main southern entrance to the stadium development.
- 8.6.47 Applying the methodology in Table 8.1, the proposed hotel building would improve the setting of the North Tottenham Conservation Area and its impact is considered to be:
- Construction Phase: **Negligible**
 - Operational Phase: **Minor Beneficial**
- 8.6.48 The operational phase of the proposed hotel, if assessed against the baseline of the consented scheme would also be **minor beneficial** as the consented scheme did not include the introduction of a landmark tall building adjoining the High Road that would complement the design of the stadium and reinforce the building line consequently enhancing the character of the conservation area.

Residential Development

- 8.6.49 The proposed residential blocks designed by Allies and Morrison, for which an outline permission is

sought, would form a cluster of taller buildings to the southeast of the site. They would create a new residential quarter in North Tottenham providing 585 much needed high-quality new homes in comparison to the 285 homes provided by the consented application. These new homes would help to deliver the ambitious housing growth targets for the area set by the London Borough of Haringey and the GLA. Importantly, it would provide a positive step change in the housing offer in Tottenham, helping to strengthen the socio-economic demographic profile and create a more mixed and balanced community.

- 8.6.50 Sitting within this Southern Residential 'quarter' within the podium will be a range of uses, including commercial space, which will provide employment opportunities and more animated street frontages. A three-storey building in the north-east corner of the site is also intended to provide a potential new health centre. A key priority for LBH is to tackle the poor quality of health amongst many of the residents in Tottenham, by increasing access to high quality health care provision. The proposed health centre will provide a significant tangible public benefit, and would help to serve the existing residents as well as the residents of the additional new homes delivered through the delivery of LBH's masterplans.
- 8.6.51 The materials of the proposed towers are subject to reserved matters, however a design code is in place which will be complied with to ensure a high quality design. The cladding will comprise masonry materials such as brick, terracotta or concrete. The towers would share a common materiality so that they are perceived as a group with a coherent inter-relationship. They would be visible in the wider townscape from all sides so each elevation is treated as a primary elevation of equal design quality. The base of each tower has a chamfered form, allowing a two-meter cantilever beyond the plinth. This chamfered form is repeated at the top storeys of each tower to create elegantly sculpted penthouse floors and a communal rooftop terrace set within an open structural framework. The latter is intended to give the top of the towers a lightweight form and mitigates their visual impact in views across the North Tottenham Conservation Area and wider area. The white frame to each tower forms a 'giant order' organized in a three to five storey high grid and arranged in bay widths based upon the structural and special layouts of the flats. In order to add continuity and consistency to the character of the buildings, the mid part of the buildings would be calm and repetitive, defined by the vertically proportioned elements within each four-storey height masonry grid.
- 8.6.52 The impact of the proposed residential towers on the character and appearance of the North Tottenham Conservation Area would be limited by their set-back location at the eastern end of Park Lane. In views south along the High Road in the North Tottenham Conservation Area all but the very top of the tallest tower would be concealed from view by the proposed stadium. Their impact on the character of the conservation area and setting of listed buildings in these views would generally be neutral. The towers would be partially visible in views north along the High Road above the buildings flanking the eastern side of the High Road. Their visual impact in these views would, however, be mitigated by their design including the light-coloured cladding materials and the chamfered 'lightweight' appearance of the upper storeys.
- 8.6.53 Applying the methodology in Table 8.1, taking into account the visibility of the towers in views across the North Tottenham Conservation Area and the way in which the design of the towers would mitigate their overall impact, the impact of the proposed residential development on the setting of the North Tottenham Conservation Area is considered to be:
- Construction Phase: **Negligible**
 - Operational Phase: **Negligible**

- 8.6.54 The operational phase of the proposals, if assessed against the baseline of the consented scheme would arguably be **negligible** as although the consented scheme did not include the introduction of a cluster of tall towers in this location, the impact of the towers would be mitigated as described above.

The Extreme Sports Centre

- 8.6.55 Associated with the focus on improving the health and well-being of the local community, an innovative Extreme Sports Centre is also proposed that will house the largest indoor climbing wall in Europe. It will be sited between the new hotel and the residential cluster. The centre will build on the sporting legacy of the Club's longstanding presence in this location, and would ensure that the scheme provides access to sport every day of the week.
- 8.6.56 The proposed building, designed by Populous, has a dynamic form in keeping with its proposed use. Its upper storey would be angled away from Park Lane so that it rises in height towards the stadium. The proposed materials would be simple with light and dark cladding between diagonally orientated glazing that would add to the interesting form of the elevations.
- 8.6.57 The angled top section of the Extreme Sports Centre would be partially visible in views north-east from the High Road over the locally listed terraced buildings between Bromley Road and Argyle Passage. It would also be visible in views further south along the High Road across the Grade-II listed Whitbread gate building and would arguably have a minor adverse impact on the wider setting of this listed building in this view (see assessment of View 34 below). However, like the residential towers, the Sports Centre would be set back some distance from the boundary of the North Tottenham Conservation Area along Park Lane. This, combined with its relatively low height would mean that its overall impact on the setting of the conservation area and setting of other heritage assets would be neutral.
- 8.6.58 Applying the methodology in 8.1, taking into account the limited visibility of the extreme sports centre in views across the conservation area, its impact is considered to be:
- Construction Phase: **Negligible**
 - Operational Phase: **Negligible**

- 8.6.59 The operational phase of the proposals, if assessed against the baseline of the consented scheme would also be **negligible**.

Northern Terrace

- 8.6.60 The proposals do not include any changes to the fabric or the immediate setting of the Northern Terrace.
- 8.6.61 Clearly the proposed stadium development will have a major impact on the wider setting of the listed terrace, being prominent in views towards the terrace from the northern end of the High Road. These views would, however, also be substantially altered by the consented stadium proposals. It is considered that the overall design of the proposed stadium in these views would represent an improvement over the consented scheme. This applies in particular to the setting of Dial House which, rather than standing adjacent to an area of negative space as proposed in the consented scheme, would adjoin the proposed media cafe which would better complement the scale and building line of the terrace. Furthermore the proposed Stadium and the associated development would see a marked improvement of the setting and