
OASIS FORM

APPENDIX I

OASIS ID: lparchae1-127260

Project details

Project name	Northumberland Park, Tottenham
Short description of the project	Trench evaluation of site pre-development
Project dates	Start: 01-06-2010 End: 31-07-2010
Previous/future work	Yes / No
Any associated project reference codes	NLN10 - Sitecode
Any associated project reference codes	LP0627L - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A Modern
Significant Finds	N/A Late Iron Age
Methods & techniques	'Targeted Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Direction from Local Planning Authority - PPG15
Position in the planning process	Pre-application

Project location

Country	England
Site location	GREATER LONDON HARINGEY TOTTENHAM Northumberland Park
Postcode	N/A
Study area	1.50 Hectares

Site coordinates	TQ 516925 201770 50.9604515788 0.160276754560 50 57 37 N 000 09 37 E Point
Height OD / Depth	Min: 12.00m Max: 12.50m
Project creators	
Name of Organisation	L - P : Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	L - P : Archaeology
Project director/manager	Matthew Williams
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Tottenham Hotspur FC
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Museum of London
Digital Archive ID	NLN10
Digital Contents	'none'
Digital Media available	'GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Archive ID	NLN10
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Plan','Report','Section','Survey '
Entered by	Cornelius Barton (c.barton@lparchaeology.com)
Entered on	25 May 2012

OASIS:

Please e-mail [English Heritage](mailto:EnglishHeritage@EnglishHeritage.org.uk) for OASIS help and advice
 © ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), email EnglishHeritage@EnglishHeritage.org.uk Last modified
 Wednesday 9 May 2012
 Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

TRENCH SUMMARY

APPENDIX II

TRENCH 1

Context No	Description	Interpretation	Group
101	Crushed hardcore deposit	Hardcore	1001
102	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
103	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 2

Context No	Description	Interpretation	Group
201	Crushed hardcore deposit	Hardcore	1001
202	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
203	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 3

Context No	Description	Interpretation	Group
301	Crushed hardcore deposit	Hardcore	1001
302	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
303	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 4

Context No	Description	Interpretation	Group
401	Crushed hardcore deposit	Hardcore	1001
402	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
403	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 5

Context No	Description	Interpretation	Group
501	Crushed hardcore deposit	Hardcore	1001
502	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
503	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 6

Context No	Description	Interpretation	Group
601	Crushed hardcore deposit	Hardcore	1001
602	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
603	Very dark grey silty clay with mixed building rubble and hardcore	Modern make-up deposit	1003
604	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 7

Context No	Description	Interpretation	Group
701	Crushed hardcore deposit	Hardcore	1001
702	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
703	Very dark grey silty clay with mixed building rubble and hardcore	Modern make-up deposit	1003
704	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

Archaeological Evaluation Report

TOTTENHAM HOTSPUR FOOTBALL CLUB

For Tottenham Hotspur Property Company Ltd

Cornelius Barton BA AIfA

L-P:ARCHÆOLOGY

Archaeological Evaluation Report

TOTTENHAM HOTSPUR FOOTBALL CLUB

Client:	Tottenham Hotspur Property Company Ltd
Local Authority:	London Borough of Haringey
NGR:	516925, 201770
Planning App:	HGY-2010-1000
Author(s):	C. Barton
Doc Ref:	LP0627L-AER-v2.6
Site Code:	NLN10
Date:	May 14

L-P:ARCHÆOLOGY

A trading name of L – P: Heritage LLP

The Truman Brewery | 91 Brick Lane | London, E1 6QL | +44 [0]20 7 770 6045 | +44 [0]20 7 691 7245

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Abstract

1. Introduction

2. Site Background

3. Aims

4. Methodology

5. Results

6. Summary and Conclusions

7. Archive

Sources Consulted

Figures

Appendices

TABLE OF FIGURES

Figure 1 - Site Location - General

Figure 2 - Site Location - Detail

Figure 3 - Detail of Trenches 19 and 20

Figure 4 – Detail of Trenches 21 and 22

Figure 5 – Detail of Trenches 23 – 25

Figure 6 - Sections

TABLE OF PLATES

Plate 1: Trench 25 from south end, 2 x 1m scale

TABLE OF APPENDICES

Appendix I - Oasis Record

Appendix II – Trench Summary

Abstract

An archaeological evaluation was carried out at Tottenham Hotspur Football Club Stadium, Bill Nicholson Way, Haringey, London N17 0BP. The evaluation was implemented because of the potential for archaeological remains on the site. The work was carried out by L - P : Archaeology. This report has been prepared by Cornelius Barton of L - P : Archaeology on behalf of Tottenham Hotspur Football Club.

No archaeological remains are known to exist on the site or in its immediate surroundings. The area was not significantly developed until the Post Medieval period.

The objectives of the evaluation were to establish the presence or absence of archaeological remains, and to inform a mitigation strategy for any remains found.

No archaeological remains were found during the evaluation. The only remains predating the previous development were of clear 20th century origin.

No further archaeological works are likely to be required on the area covered by this report.

1. Introduction

- 1.1. This evaluation report has been prepared by Cornelius Barton of L - P : Archaeology on behalf of Tottenham Hotspur Property Company Ltd.
- 1.2. The fieldwork was carried out by Cornelius Barton of L – P : Archaeology in July of 2010 and April 2014.
- 1.3. The site is located at Bill Nicholson Way, 748 High Road Tottenham within the London Borough of Haringey (FIGURE 1). The National Grid Reference (NGR) is 516925, 201770.
- 1.4. The site code allocated by London Archaeological Archive and Research Centre (LAARC) is NLN10.
- 1.5. The work was carried out in accordance with the Specification for Archaeological Evaluation (SAE) prepared by Matt Williams of L – P : Archeology.

2. Site Background

2.1.PLANNING

- 2.1.1. Three applications have been made with regard to the site. These are HGY-2010-1000, HGY-2011-2350 and HGY/2011/2351. This report covers the area covered by HGY-2010-1000 and HGY/2011/2351. The other part of the development has been reported on separately and the condition discharged (BARTON 2012).
- 2.1.2. The Local Planning Authority is the London Borough of Haringey (LBH). On matters concerning archaeology, LBH take impartial advice from Adam Single of English Heritage Greater London Archaeological Advisory Service (GLAAS).
- 2.1.3. The site does not contain or lie adjacent to any scheduled monuments but is adjacent to several listed buildings and the Tottenham High Road Conservation Area. The site is not within an archaeological priority zone as defined within the Unitary Development Plan.
- 2.1.4. When considering an application, LBH is bound by local policy CSV:8 regarding archaeology and planning. As such, the following condition was attached to the development:

CONDITION 11

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation has been submitted by the applicant and approved by the Local Planning Authority.

- 2.1.5. Tottenham Hotspur Property Company Ltd and LBH have agreed the methodology for these works in a Specification for Archaeological Evaluation (SAE). The SAE was compiled by Matt Williams for L – P : Archaeology (WILLIAMS 2009).

2.2.GEOLOGY

- 2.2.1. The British Geological Survey GeoIndex shows the site to be located on River Terrace Gravels and Alluvial deposits associated with the Lea Valley.

(WWW.BGS.AC.UK/GEOINDEX).

- 2.2.2. The results of the evaluation confirm this in areas where natural deposits were encountered.

2.3.TOPOGRAPHY

- 2.3.1. The site is located approximately 1.4km west of the River Lea and associated Lea Valley. The site is broadly flat at 12.50m OD.
- 2.3.2. The site is bounded to the west by Tottenham High Road (A1010) to the north by the wall of the former players car park, to the east by Worcester Road and to the south by Park Lane (FIGURE 2).
- 2.3.3. The site is currently in use as a car park and football stadium.

2.4.SITE CONDITIONS

- 2.4.1. The site has seen extensive development during the 20th century, mainly associated with various remodellings of the stadium and associated buildings. It is currently under hard standing.

2.5.DEVELOPMENT PROPOSALS

- 2.5.1. The development will consist of the construction of a new stadium located centrally on the site fronting onto the High Road. To the south of the stadium a residential mixed use development is proposed to include a hotel, offices, club shop and museum.
- 2.5.2. For the construction of the new stadium all the current existing buildings will be demolished, the area will be stripped, then the majority of the area will be cut to 0.5m-3.5m in depth, although deeper cutting may take place in the north-eastern corner. 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.

2.6.ARCHAEOLOGY AND HISTORY

- 2.6.1. A full desk-based assessment of the site was previously undertaken by L – P : Archaeology (ZETTERSTROM-SHARP 2009). A summary of the results follows.

PREHISTORIC

- 2.6.2. The development site lies in the Lower Lea Valley, an area of recognised Prehistoric activity (BAMFORTH 2007). There are however no GLHER entries from the Palaeolithic, Mesolithic, Neolithic periods nor the Bronze and Iron Ages within the search area.
- 2.6.3. Evidence for occupation of the Lower Lea Valley in the Lower Palaeolithic has been found from a collection of sites in the Stoke Newington area, approximately 4.5km south of Tottenham (WYMER 1999: 63). A series of primary context palaeoliths were uncovered in colluvial deposits along side deposits of mammalian bones, shells and plant remains by Worthington G. Smith in 1874, during residential development in the area (WYMER 1999: 64).

ROMAN

- 2.6.4. The study site falls along the Tottenham High Road, the suspected route of the Roman Ermine Street connecting London with northern regional centres of Lincoln and York. The line of the road is said to have followed the present day A10, running through Dalston, Stoke Newington, Stamford Hill and Tottenham (MARGARY 1966: 195).
- 2.6.5. There is one GLHER entry from the Roman period referring to a six metre wide gravel bank bound by small ditches, uncovered during the construction of a sewer trench in 1956 (MLO6620). It has been argued that this may constitute part of the Roman Ermine Street which is supported by the fact that it lies along the High Road, 277m north of the study site (*ibid*).
- 2.6.6. The nearest known Roman Settlement following the probable line of Ermine Street is located in Enfield, approximately 4500m north of Tottenham (FINCH SMITH 1987: 177). A site at Lincoln Road towards the southern limits of present day Enfield dated the occupation of the settlement to between the late-first century, to the fourth century (*ibid*). It has been argued that this site was located at the southern periphery of Roman Enfield suggesting occupation would not have run south into Tottenham (GENTRY 1977: 111-115).

MEDIEVAL

- 2.6.7. The earliest recorded date of Tottenham is said to be from 894 AD when 'Danes invaded England, and Sailed up the River Lea...at this time from Tottenham to Hertford one continuous lake' (FISK 1913: 2).
- 2.6.8. It is likely that the majority of later Medieval activity took place along the Tottenham High Road which remained one of the main routes out of London to the north of England and provided a back bone to the developing village. The early phases of the village appear to have taken the form of small farmsteads. An archaeological investigation and watching brief, undertaken in 2000, revealed this progression with evidence for cultivation during the early Medieval period running through to the construction of a substantial farm house during the late Post Medieval period (MLO98174, MLO73349). This site is located 47m west of the proposed development site.

POST MEDIEVAL

- 2.6.9. The area of Tottenham has been steadily developed 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.
- 2.6.10. The 1619 Dorset Survey is our first indication of Post Medieval development within the confines of the study site. A building was present in the north-eastern corner of the site named Ridley House, property of William Gore (BARKER *ET AL* 1976: 327). This is the same structure formerly called the Black House which is said to have been an inn frequented by Henry VIII. Indeed one of the rooms bore the inscription 'In this chamber King Henry VIII hath often lyen' (ZETTERSTROM-SHARP 2009). Four listed buildings constructed in 1840 - constituting the Northumberland Row- presently occupy the Black House site (MLO81955, MLO84364, MLO84421, MLO81954). It is said that these structures have incorporated building materials from the Tudor mansion (ROBINSON 1840: 97).
- 2.6.11. The remaining listed buildings within proposed development site are Grade II* (MLO84422) and Grade II (MLO84009), (MLO84420) listed structures.

3. Aims

3.1.The general aims of the archaeological evaluation were to assess the character, date, type, state of preservation, and extent of any archaeological remains on site.

3.2.The specific aims of the archaeological evaluation, as defined in the SAE were:

- ♦ To determine the presence or absence of archaeological deposits or remains
- ♦ To assess the character, date, location and preservation of any archaeological remains on the site
- ♦ To assess the nature and extent of any previous damage to archaeological remains on the site
- ♦ To assess the potential impact of the development proposals on surviving archaeological remains

3.3.The objective of this report is to provide enough information for a suitable mitigation strategy to be devised.

4. Methodology

4.1. For a full description of the archaeological methodology please refer to section 4 of the SAE (WILLIAMS 2010).

4.2. A total of 25 trenches have been dug over the entire development area. Within the area covered by this report seven trenches numbered 19 to 25 were dug in total (FIGURE 2). The original specification placed some of the trenches described in this report in slightly different locations, but allowed for some movement of trenches to avoid buried services. Some trenches were therefore positioned slightly differently to the layout in the SAE (WILLIAMS 2009) but covered a similar percentage of the ground surface.

5. Results

5.1. For the purposes of this report deposits are referred to by Group Numbers in (Parentheses). Context numbers assigned to each trench can be found in Appendix 2. Heights given are against Ordinance Datum (m OD) unless otherwise noted.

5.2. No deposits or features of archaeological significance were found in the evaluation. The stratigraphic sequence in all trenches was broadly similar, (see FIGURE 3) consisting of a layer of mixed building rubble and hardcore (3002) below the tarmac hard standing. This deposit was between 0.25 and 0.40m thick.



Plate 1: Trench 25 from south end, 2 x 1m scale

- 5.3. Below this was a mixed of dark grey brown silty clay with builders sand, brick fragments and assorted building debris (3003). This appeared to be a make-up deposit of 20th century origin, presumably laid down as levelling deposits during the construction of the stadium and subsequent redevelopments of the surrounding area. This deposit was between 0.40m and 0.65m thick.
- 5.4. Below this were two further deposits of make up material (3004) and (3005). These were mixed deposits consisting of mid yellow-brown silty clay with sand, glass and crushed brick inclusions of 20th century origin. This material was noted but not retained. In Trenches 19 and 20 these deposits were badly contaminated with diesel oil and other hydrocarbons.
- 5.5. Below (3005) was (3006), a deposit of clean yellow-brown silty clay with patches of coarse red-brown gravel (see Plate 1). Trench 25 contained a metal setting containing the remains of a septic tank, clearly of 20th century origin. There were no archaeological features observed in any of the trenches.
- 5.6. The interface between the make-up deposits and natural drift geology was clear. The natural deposits were uniform across the site and it is highly unlikely that archaeological features were present and not detected. Other than the brick and glass fragments in (3004) and (3005) no artefactual material was recovered.

6. Summary and Conclusions

- 6.1. A site at Bill Nicholson Way, 748 High Road, Tottenham is proposed for redevelopment. The proposed redevelopment is for a new football stadium, mixed retail and residential uses and associated services.
- 6.2. The results of the evaluation were negative. No archaeological deposits or artefacts were found during the works.
- 6.3. The disruption of the site caused by construction of the stadium and related buildings was considerable, but there is no evidence for the presence of archaeologically significant remains. The trenches revealed thick deposits of 20th century make up material. The results were negative.
- 6.4. It is unlikely that further archaeological works will be required on the site in advance of redevelopment.

7. Archive

7.1.The paper archive consists of:

- ◆ 1 x Drawing Register
- ◆ 14 x Drawing Film
- ◆ 6 x Photographic Register
- ◆ 72 x Black and white photographs and negatives
- ◆ 1x Context Register
- ◆ 25 x Trench sheets
- ◆ 2 x CD of digital images

7.2. There is no finds archive.

7.3. The archive is to be deposited at the Museum of London.

SOURCES CONSULTED

BIBLIOGRAPHIC

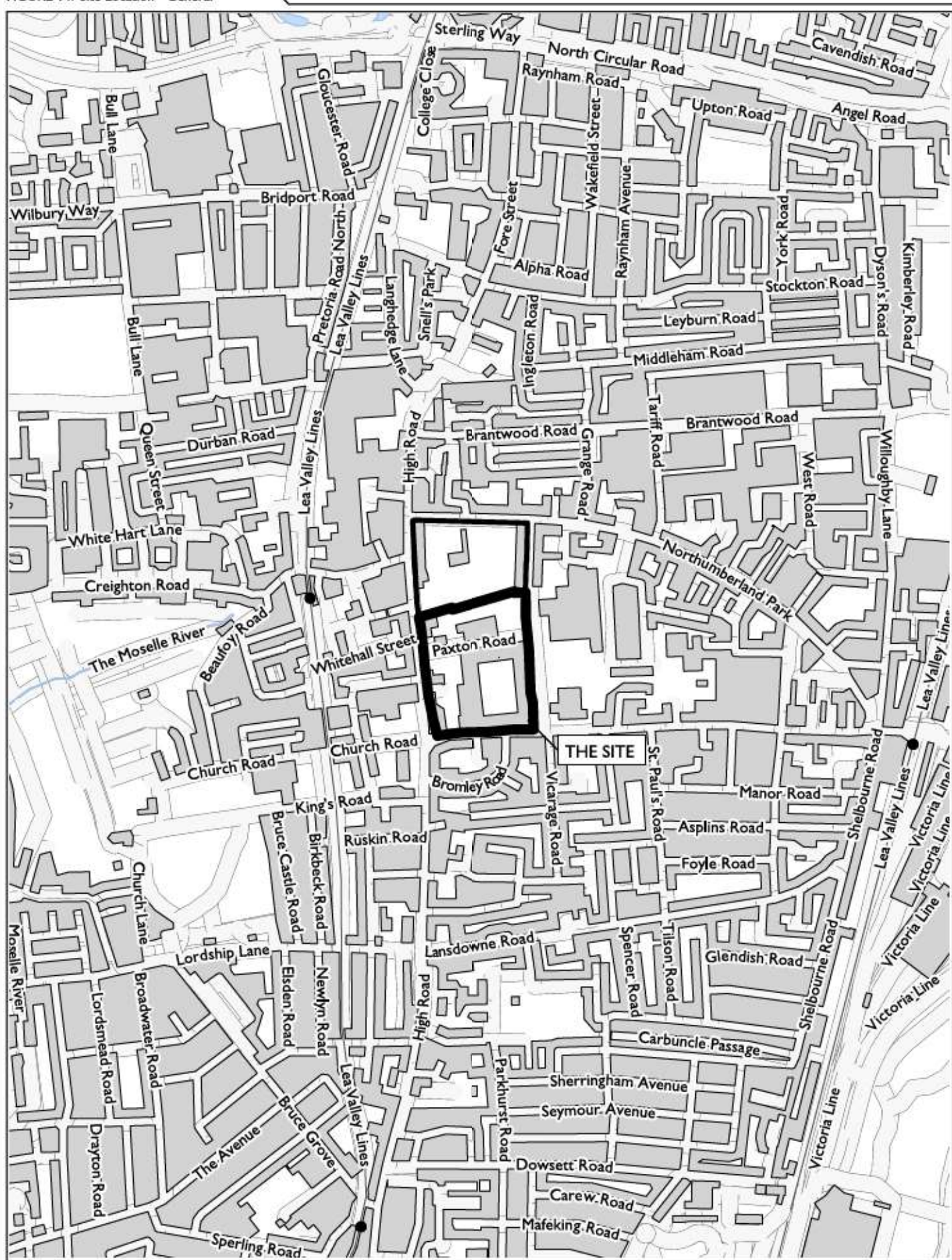
- BARKER T F T, PUGH R B, BAGGS A P, BOLTON, D K, SCARFF E P, TYACK G C, 1976. A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham. Victoria County History.
- BARTON C 2014. Archaeological Evaluation Report – Northumberland Park Development. L – P : Archaeology.
- COCKBURN J S, KINGH P F, McDONNELL, K G T (EDS), 1969. A History of the County of Middlesex, Volume I, Domesday Survey: Introduction IV. Victoria County History
- FINCH SMITH R, 1987. Roadside Settlements in Lowland Roman Britain: A Gazetteer and Study of their Origins, Growth and Decline, Property Boundaries and Cemeteries. BAR British Series 157.
- FISK F, 1913. The History of Tottenham, in the county of Middlesex.. Tottenham, London
- GENTRY G, IVENS J, McCLEAN H. 1977. Excavations at Lincoln Road, London Borough of Enfield, November 1974 – March 1976. Transactions of the London and Middlesex Archaeological Society 28: 101 – 189.
- MARGARY I D, 1967. Roman Roads in Britain of Britain – Volume 1. John Baker, London.
- WILLIAMS M, 2009. Northumberland Park Development Project: Specification of Works for Archaeological Evaluation. L – P : Archaeology
- WYMER J, 1999. The Lower Palaeolithic Occupation of Britain – Volume 1. Wessex Archaeology and English Heritage.
- ZETTERSTROM-SHARP J, 2009. Northumberland Park Development Project: Archaeological Desk-Based Assessment L – P : Archaeology

STATUTORY AND GUIDANCE

- STANDARD AND GUIDANCE FOR ARCHAEOLOGICAL FIELD EVALUATION Institute for Archaeologists 2008
- GREATER LONDON ARCHAEOLOGY ADVISORY SERVICE 1998C. Archaeological Guidance Paper: 5 Evaluations English Heritage.

FIGURES

FIGURE I // Site Location - General



PROJECT // 0627L - Tottenham Hotspur

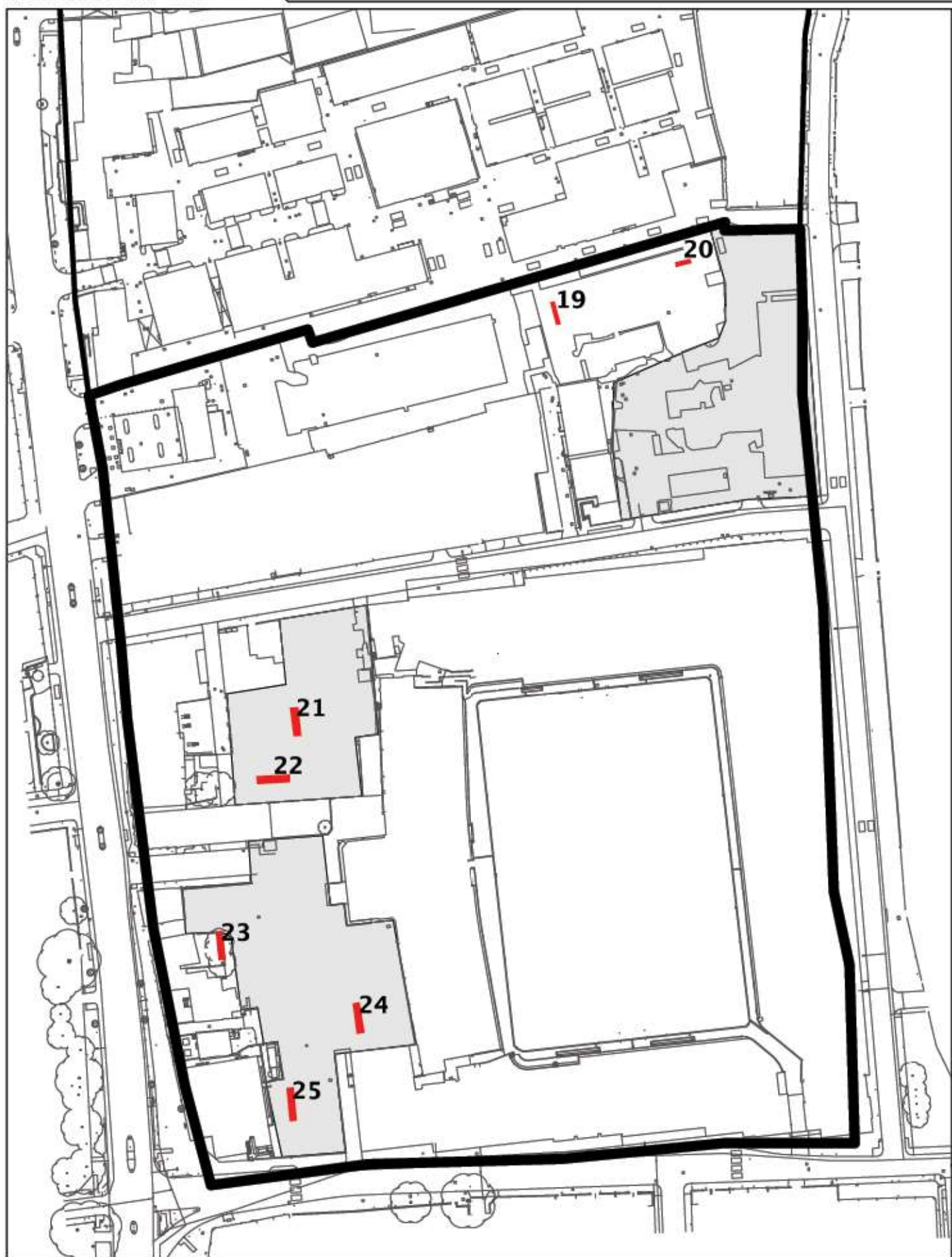
DESCRIPTION // Site Location

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP0627L-AER-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Location - Detail



Legend

 Trench Locations

0 50 m

PROJECT // 0627L - Tottenham Hotspur

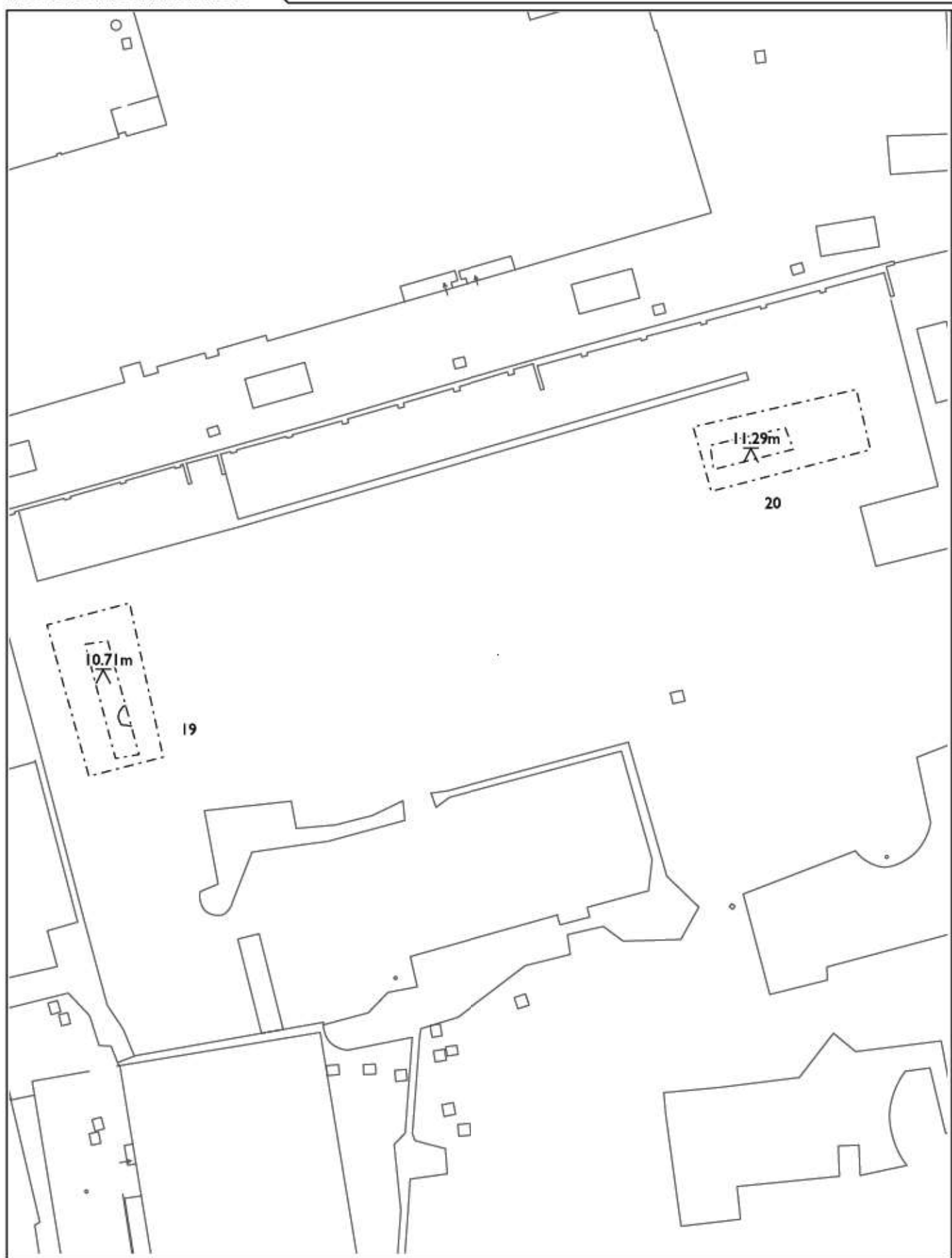
DESCRIPTION // Site Location

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP0008L-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 3 // Detail of trenches 19 and 20



0 10 m



PROJECT // 0627L - Tottenham Hotspur

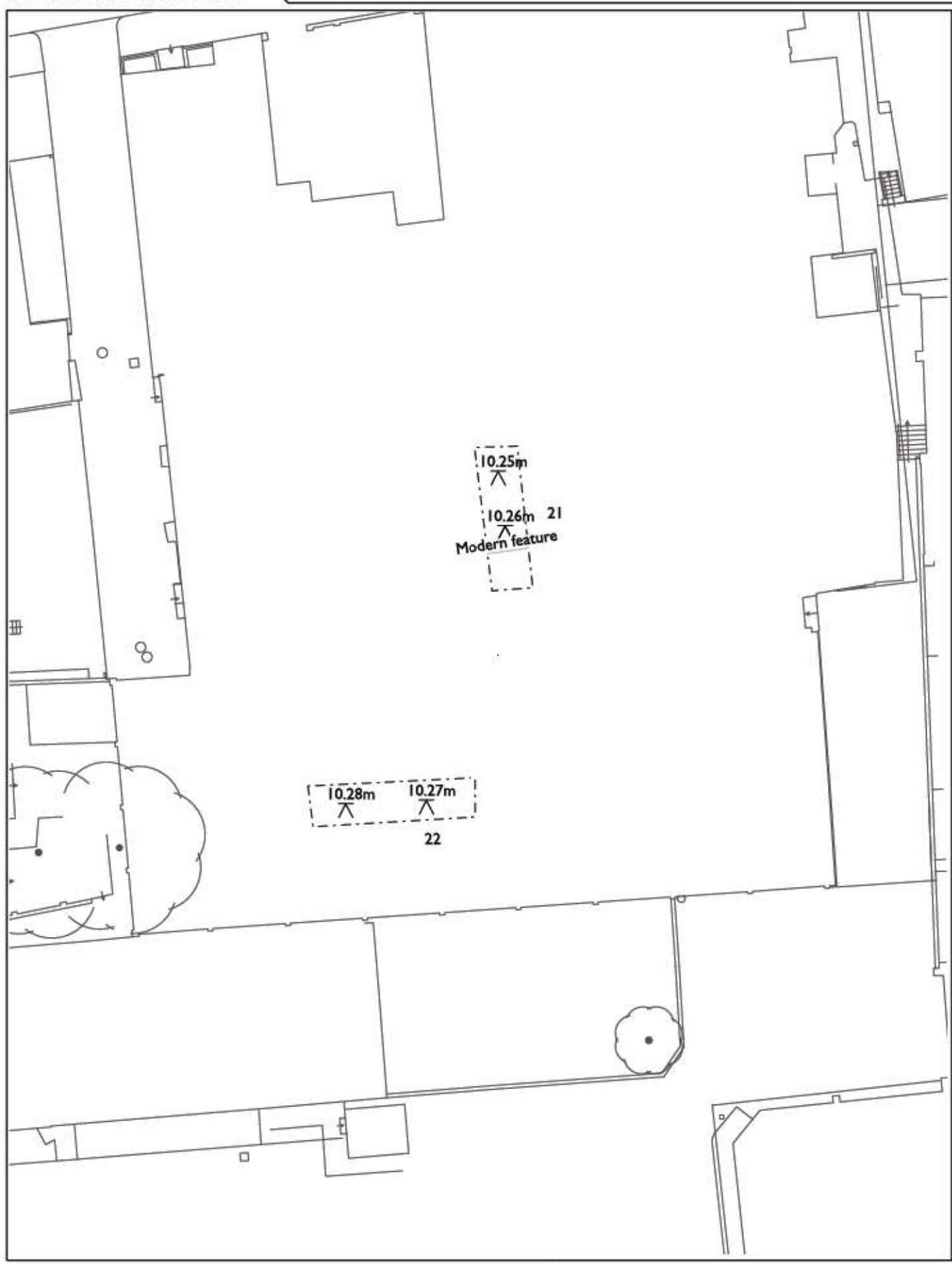
DESCRIPTION // Trench detail for trench 21 and trench 22

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP0627L-DBA-v1

L-P:ARCHÆOLOGY

FIGURE 4 // Detail of trenches 21 and 22



0 10 m



PROJECT // 0627L - Tottenham Hotspur

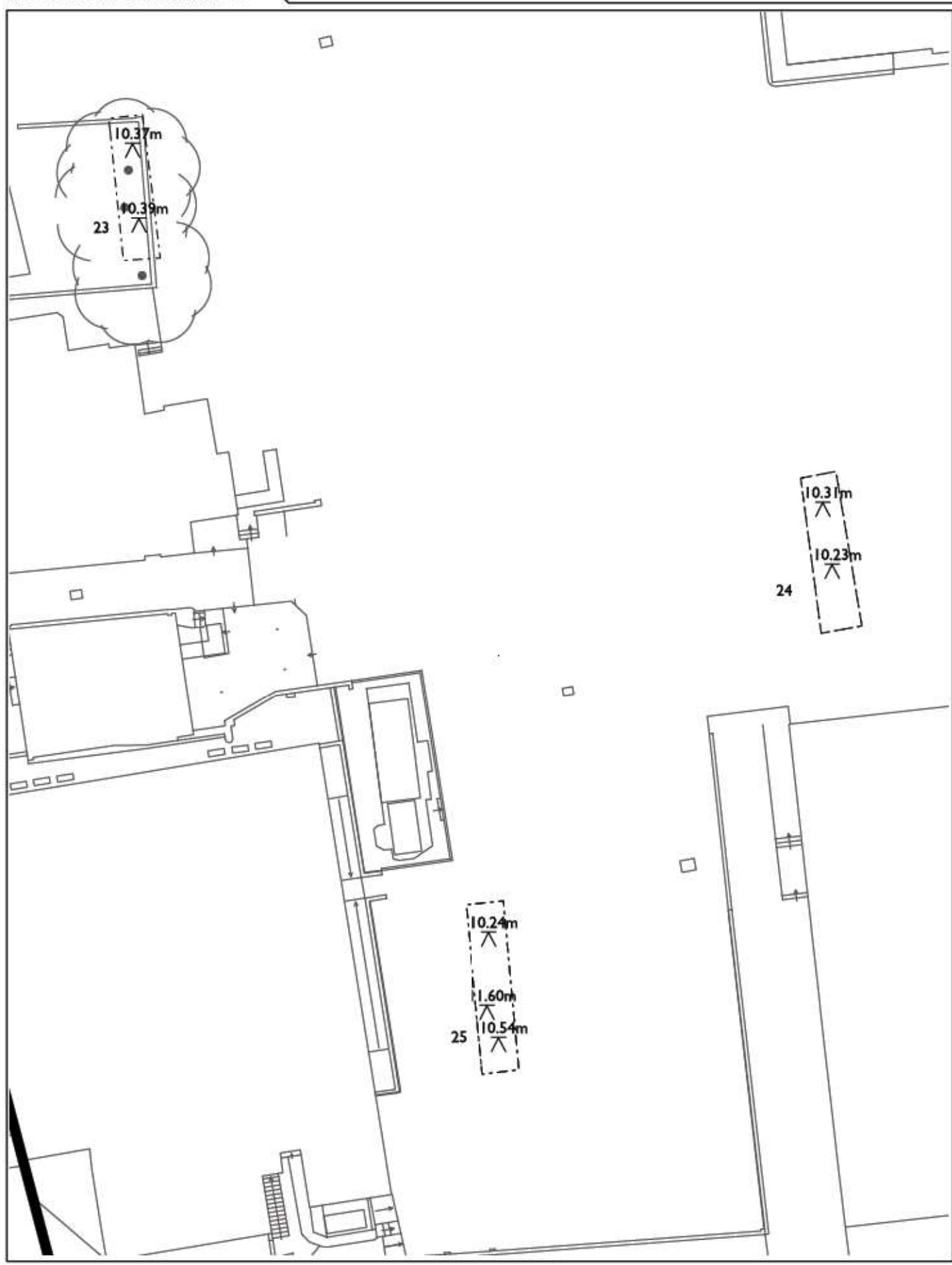
DESCRIPTION // Trench detail for trench 21 and trench 22

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP0627L-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 5 // Trench detail trenches 23-25



0 10 m



PROJECT // 0627L - Tottenham Hotspur

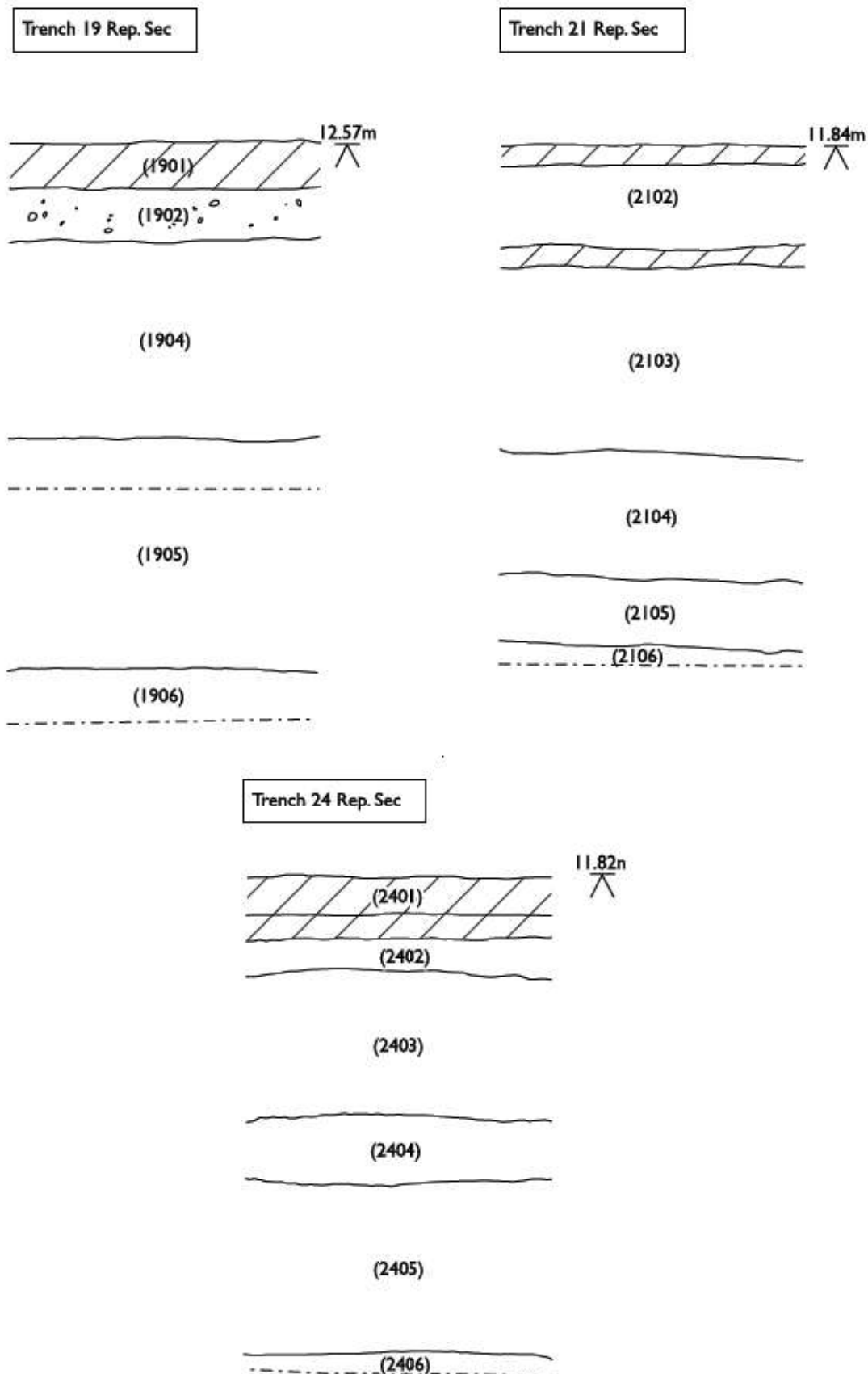
DESCRIPTION // Trench detail trenches 23-25

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LP0627L-AER-v1

L-P:ARCHAEOLOGY

FIGURE 6 // Representative Sections



0 1 m



PROJECT // 0627L - Tottenham Hotspur

DESCRIPTION // Representative sections of trench 19, trench 21
and trench 24

DOC REF: LP0627L-AER-v1

L~P~ARCHÆOLOGY

OASIS FORM

APPENDIX I

OASIS ID: lparchae1-127260

Project details

Project name	Northumberland Park, Tottenham
Short description of the project	Trench evaluation of site pre-development
Project dates	Start: 01-06-2010 End: 31-07-2010
Previous/future work	No
Any associated project reference codes	NLN10 - Sitecode
Any associated project reference codes	LP0627L - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A Modern
Significant Finds	N/A Late Iron Age
Methods & techniques	'Targeted Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Direction from Local Planning Authority - PPG15
Position in the planning process	Pre-application

Project location

Country	England
Site location	GREATER LONDON HARINGEY TOTTENHAM Northumberland Park
Postcode	N/A
Study area	1.50 Hectares

Site coordinates	TQ 516925 201770 50.9604515788 0.160276754560 50 57 37 N 000 09 37 E Point
Height OD / Depth	Min: 12.00m Max: 12.50m
Project creators	
Name of Organisation	L - P : Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	L - P : Archaeology
Project director/manager	Matthew Williams
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Tottenham Hotspur FC
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Museum of London
Digital Archive ID	NLN10
Digital Contents	'none'
Digital Media available	'GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Archive ID	NLN10
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Plan','Report','Section','Survey '
Entered by	Cornelius Barton (c.barton@lparchaeology.com)
Entered on	25 May 2012. To be updated

OASIS:

Please e-mail [English Heritage](mailto:EnglishHeritage@EnglishHeritage.org) for OASIS help and advice
 © ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), email [Last modified](#)
 Wednesday 9 May 2012
 Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

TRENCH SUMMARY

APPENDIX II

TRENCH 19

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
1901	TARMAC CAP	HARDSTANDING	3001
1902	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
1903	MIXED VERY DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
1904	MIXED DARK GREY SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND.DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3004
1905	MIXED DARK GREY SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND. DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3005
1906	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 20

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2001	TARMAC CAP	HARDSTANDING	3001
2002	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2003	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2004	MIXED DARK GREY SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND.DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3004
2005	MIXED DARK GREY SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND. DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3005
2006	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 21

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2101	TARMAC CAP	HARDSTANDING	3001
2102	CRUSHED hardcore deposit	HARDCORE	3002
2103	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2104	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2105	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2106	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICK EARTH	3006

Trench 22

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2201	TARMAC CAP	HARDSTANDING	3001
2202	CRUSHED hardcore deposit	HARDCORE	3002
2203	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2204	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2205	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2206	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICK EARTH	3006

TRENCH 23

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2301	TARMAC CAP	HARDSTANDING	3001
2302	CRUSHED hardcore deposit	HARDCORE	3002
2303	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2304	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2305	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2306	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICK EARTH	3006

TRENCH 24

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2401	TARMAC CAP	HARDSTANDING	3001
2402	CRUSHED hardcore deposit	HARDCORE	3002
2403	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003

2404	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2405	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2406	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICEARTH	3006

TRENCH 25

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2501	TARMAC CAP	HARDSTANDING	3001
2502	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2503	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2504	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2506	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2507	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICEARTH	3006

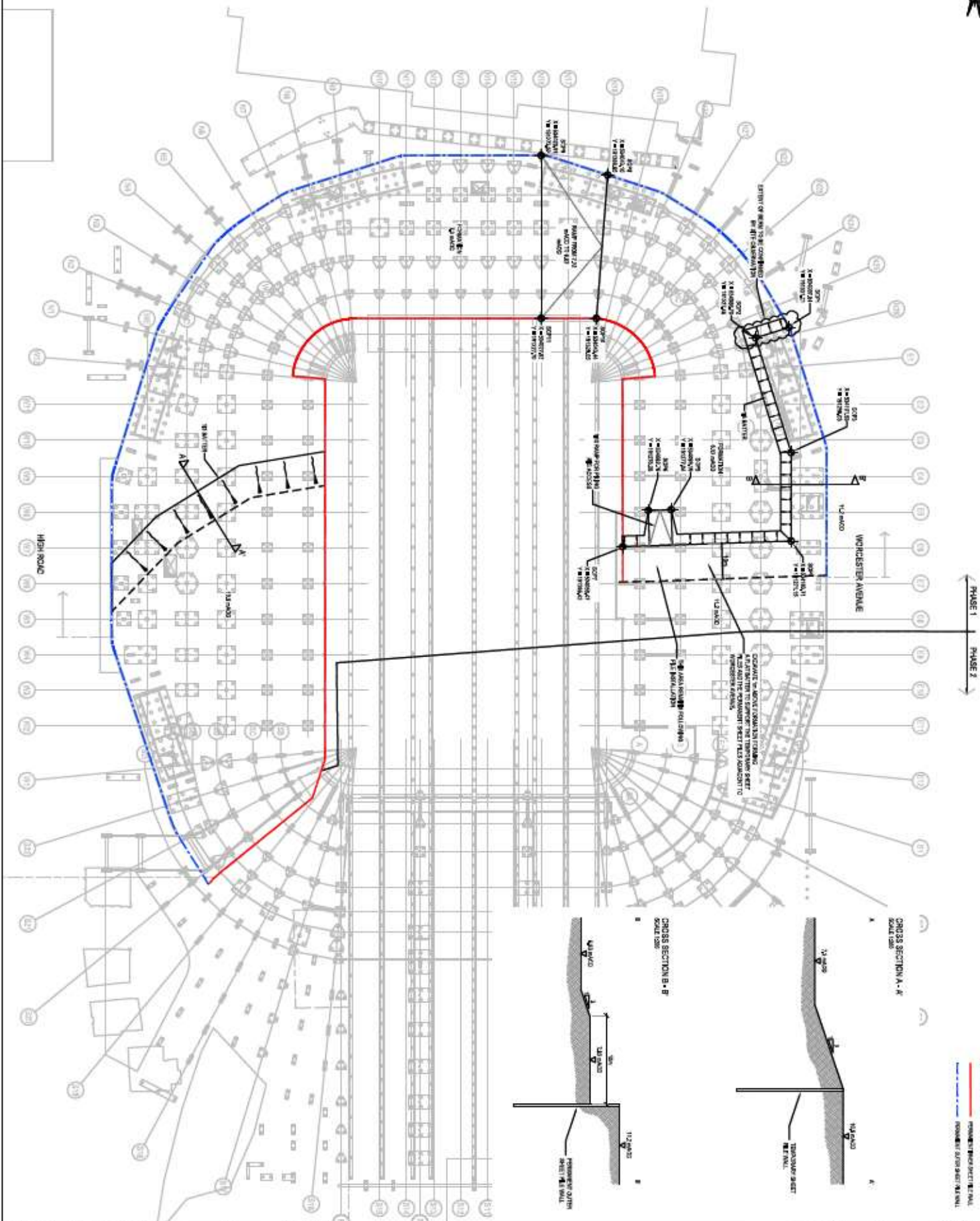
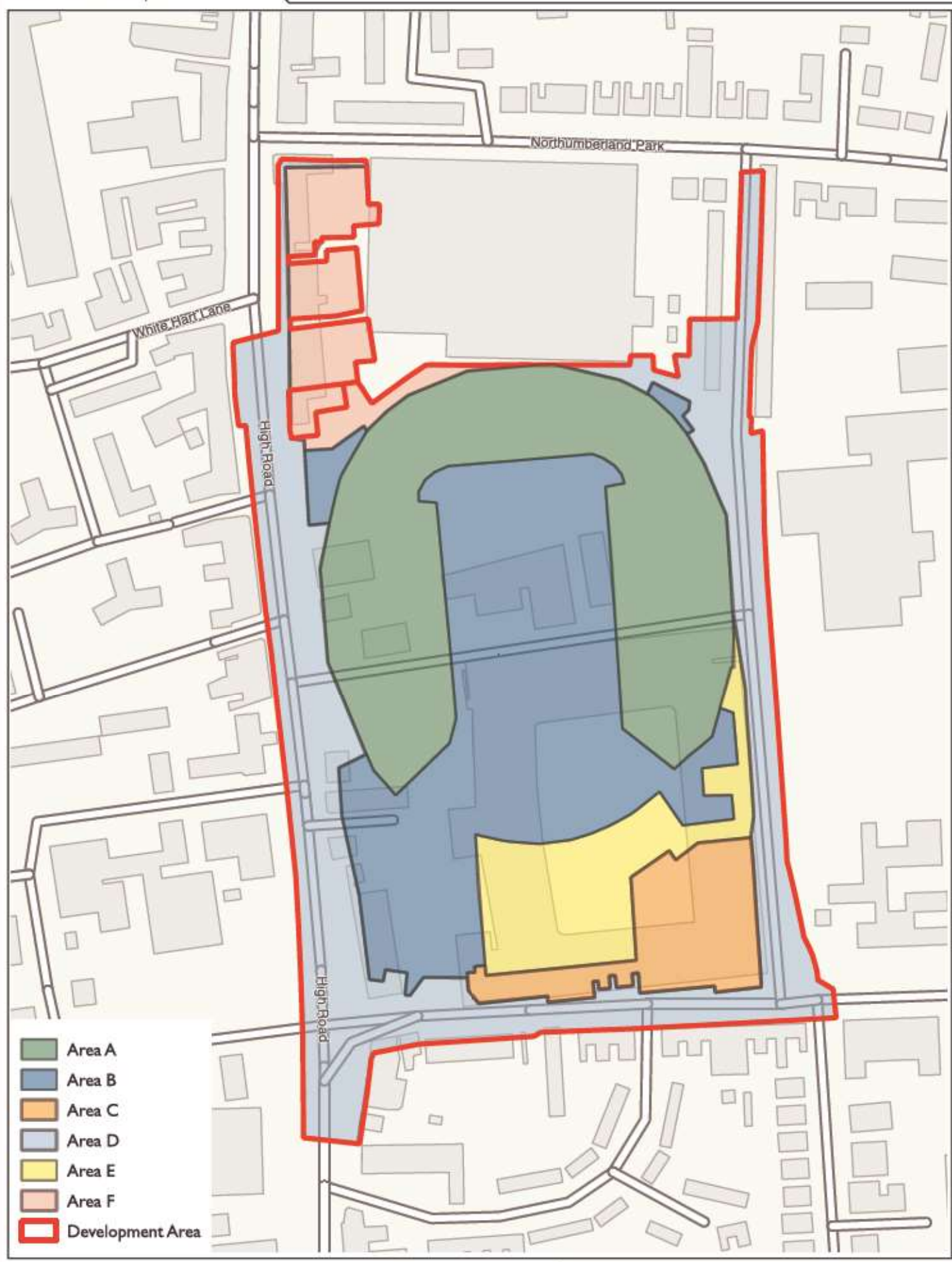


FIGURE I // Areas of Impact



PROJECT // 1825L - Northumberland Park Development

DESCRIPTION // Areas on Impact upon potential archaeological deposits

Figure based on drawings GESK-009 and POP-4494-PLN-GA-0120

DOC REF: LPI825L-EIA-v1

L-P:ARCHÆOLOGY

Appendix 8.1

Listed Buildings, by conservation area in the study area and wider study area

North Tottenham Conservation Area

Grade II* Listed Buildings

East Side

790 High Road (Dial House)

796 High Road (Percy House)

Forecourt walls and railings to No.796 (Percy House)

808 - 810 High Road

Grade II Listed Buildings

East Side

No. 662

Nos. 664 & 666

Nos. 668 & 668A

No. 670

No. 676 (southern gate building at former Whitbread brewery including gate piers, gates and railings)

No. 744 (Warmington House) 792 High Road

794 High Road

798 - 802 High Road

816 - 818 High Road

820 High Road

822 High Road

West Side

No. 639 (including Lordship Lane & High Road boundary walls)

Nos. 695 & 697

Tottenham Baptist Church (including boundary gates & railings)

No. 699 (fronting onto Chapel Stones)

Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)

No. 707 (fronting onto Church Road)

Nos. 797 & 799

Nos. 819 & 821

Nos. 867 & 869

Kings Road (north side)

No. 2 (including boundary walls)

Lansdowne Road (south side)

Church of St Mary

Lordship Lane (north side)

Nos. 8 to 18 (even)

White Hart Lane (south side)

No. 7

White Hart Lane (north side)

Nos. 32, 34 & 34A

Bruce Castle Conservation Area

Grade I Listed Buildings

Lordship Lane (north side)

Bruce Castle

Tower to south west of Bruce Castle

Grade II* Listed Buildings

Church Lane (west side)

Parish Church of All Hallows'

The Priory (now All Hallows')

Boundary wall and gates to The Priory

Grade II Listed Buildings

Beaufoy Road (west side)

Nos. 39 to 51 (odd)

Bruce Grove (east side)

Drapers' Almshouses (Nos. 1 to 59 consecutive)

Chapel at Drapers' Almshouses

Nos. 60 & 61, Lodge to south east of Drapers' Almshouses

Public toilets (including cast iron boundary railings, gates & overthrows)

Bruce Grove (west side)

Nos. 1 to 4 (consecutive)

Nos. 5 & 6

Nos. 7 & 8

Nos. 9 & 10

Nos. 11 & 12

Nos. 13 & 14

No. 15A

Nos. 15 & 16

Wall to north of garden of No.16 fronting The Avenue

Church Lane (east side)

Wall along western boundary of grounds of Bruce Castle

South boundary wall to Bruce Castle Park

Tottenham Cemetery Conservation Area**Grade II**

War Memorial in Tottenham Cemetery

Tomb of William Butterfield in Tottenham Cemetery

Chapels in Tottenham Cemetery

Tunnel connecting the east and west portions of Tottenham Cemetery

Tottenham Green Conservation Area**Grade II****High Road (east side)**

Tottenham High Cross Monument

High Road (west side)

Old Well and Well House at junction with Philip Lane

Nos. 399 & 401 (British Legion Club)

Former High Cross School

Gate Piers & Railings to forecourt of former High Cross School

Former Tottenham Palace Theatre & Mecca Bingo Hall

Philip Lane (south side)

Holy Trinity Church School

Church of Holy Trinity

Forecourt wall to Church of Holy Trinity with side walls to back of gardens fronting to Philip Lane

Talbot Road

No. 41 (Spring Cottage)

Tottenham Green (west side)

War Memorial

Tottenham Green (east side)

Mountford House north of Prince of Wales' Hospital

Tottenham Green (south side)

Nos. 1 & 2

Town Hall Approach Road (west side)

Former Tottenham Fire Station

Tottenham Town Hall

Former Tottenham Public Baths

Former County School, and boundary railings

Scotland Green Conservation Area

Grade II*

Nos. 583 and 585 High Road

Grade II

Charlton Cottage

The walls in front of Nos. 583 and 585 High Road

Walls along south boundary of No. 581 and around the back gardens of Nos. 581, 583 and 585

Bruce Grove Conservation Area

Grade II

The Beehive Public House

Locally Listed Buildings, by conservation area, in the study area and wider study area

North Tottenham High Road Conservation Area

St Francis De Sales church and Primary School

Former Catholic Chapel and Pastor's House, Chapel Place

Tottenham Baptist Hall, Chapel Stones

No. 628 High Road

No. 634 High Road

Nos. 636 & 638 High Road

No. 676A (former Whitbread's Brewery Offices) High Road

Nos. 684, 684A & B High Road

Nos. 686 to 690 (even) High Road

Nos. 698 & 700 High Road

Nos. 704 & 706 High Road

No. 742 High Road

No. 746 (former Tottenham and Edmonton Dispensary) High Road

No. 748 (former Red House) High Road

No. 750 (for White Hart Public House) High Road

Nos. 754 to 766 (even) High Road

No. 814 (former Barclay's Bank) High Road

Nos. 840 to 850 (even) High Road

Nos. 860 & 862 (Coach & Horses Public House) High Road

Nos. 641 to 663 (odd) Criterion Buildings, High Road

Nos. 665 to 683 (odd) Criterion Buildings, High Road

Nos. 685 to 689 (odd) High Road

Tottenham Baptist Hall (fronting Chapel Stones)

No. 705 High Road

Wall to north of No. 707 High Road

No. 729 (St Francis de Sales Church) High Road

St Francis de Sales Church, High Road

Electricity Substation (adjoining Library) High Road

Nos. 743 to 757 (odd) High Road

Nos. 759 (The Whitehall Tavern Public House) High Road

Nos. 769, 771 & 771A High Road

Nos. 773 to 779 (odd) High Road

Nos. 793 & 795 (former Natwest Bank) High Road

Nos. 801 to 805 (odd) (The Bricklayer's Arms PH) High Road

Nos. 809 & 811 High Road

Nos. 813 to 817 (odd) High Road

Nos. 823 to 829 (odd) High Road

Nos. 841 & 843 (The Chequers Public House) High Road

Nos. 847 to 853 (odd) High Road

No. 865 High Road

Cattle Trough near Borough boundary, High Road

No. 1A (former JAP Motor Cycle & Racing Car Engineering Works) Lansdowne Road

Nos. 2 to 6 (even) Northumberland Park

Nos. 2 & 4 Park Lane

Bruce Castle Conservation Area

Brethren Chapel, Brook Street

Nos. 38-41 (consecutive) Bruce Grove

Nos. 46-54 (consecutive) Bruce Grove

Nos. 57-67 (consecutive) Bruce Grove

Nos. 117 & 118 (former cinema) Bruce Grove

Nos. 1 to 15 (odd) Cemetery Road

Cemetery gates, piers, walls and railings

Park View Prep. School, Church Lane

Bruce Castle Park Gate and Piers opposite Church

Nos. 158 to 166 (even) Church Road

No. 168 & 170 (Antwerp Arms P.H)

Wall on east boundary of Magistrates Court, Lordship Lane

Nos. 1 to 18 (consecutive) Bruce Castle Court, Lordship Lane

Nos. 119 to 125 (odd) Lordship Lane

No. 129 (The Elmhurst Public House)

Scalloped boundary wall to east of the Elmhurst wrought iron entrance gates to Bruce Castle, Lordship Lane

Holly Cottage (former Station Master's House) Moorfield Road

Risley Avenue School, The Roundway

No. 309 (former Risley Avenue School caretaker's house), The Roundway

Tottenham Cemetery Conservation Area

Iron railings to The Lodge (now Haringey Mortuary)

Tottenham Green Conservation Area

No. 310 High Road (High Cross United Reform Church & Hall)

No. 320 High Road

No. 324 High Road

No. 352 to 366 (even) Rawlinson Terrace & Synagogue

No. 372 to 376 (even) High Road

Nos. 406 & 408 High Road

No. 295 High Road (former Jewish Hospital including front boundary wall, gates & railings)

Tottenham College of Technology (original building including front boundary wall, gates and railings)

No. 363 (former Swan Public House) High Road

No. 365 High Road

No. 373 High Road

High Cross Court, High Road

Nos. 381 to 385 (odd) High Road

Nos. 389 & 391 (former Tottenham Library) High Road

Nos. 413 (former Felters Hall) High Road

Nos. 433 to 441 (odd) High Road

Holy Trinity Church Vicarage, Philip Lane

Tottenham Bus Garage (former Tram Shed section), Philip Road

No. 2 Co-operative Workshops (former Tottenham Grammar School), Somerset Road

Nos. 2 to 40 (even) Talbot Road

Nos. 31 & 33 Talbot Road

No.39 Talbot Road

Scotland Green Conservation Area

No. 596 High Road

No. 612 High Road

Nos. 614A to F High Road (inclusive) former Blue School

No. 579A (former barn, now Assunnah Islamic Centre)

Bruce Grove Conservation Area

No. 119 (part of former cinema) Bruce Grove

Nos. 412 & 414 High Road

Nos. 416 & 420 High Road

Nos. 448 to 454 (even) High Road

No. 462 High Road

No. 480 High Road

No. 482 to 488 (even) High Road

Nos. 492 to 500 (even) High Road

Nos. 502 to 508 (even) High Road

No. 510 High Road

No. 510a High Road

Nos. 512 to 520 (even) High Road

Nos. 522 to 528 (even) High Road

Nos. 530 to 536 (even) High Road

Nos. 538 to 554 (even) High Road

Nos. 455 to 465 (odd) including St Mark's Church High Road

Nos. 479 to 491 (odd) Warner Terrace

Nos. 497 & 499 (The Ship Public House) High Road

Nos. 501 to 507 (odd) High Road

Bruce Grove Rail Station

VR Royal Mail Box set in wall of Bruce Grove Station

Nos. 514 to 525 (odd) High Road

Nos. 527 to 543 (odd) High Road

Nos. 551 to 553 High Road

No. 551A (former Brewery Morrison Yard) High Road

No. 551B (former electricity substation) High Road

No. 22 (former Royal Mail Sorting Office) Moorefield Road

No. 1 St Loys Road

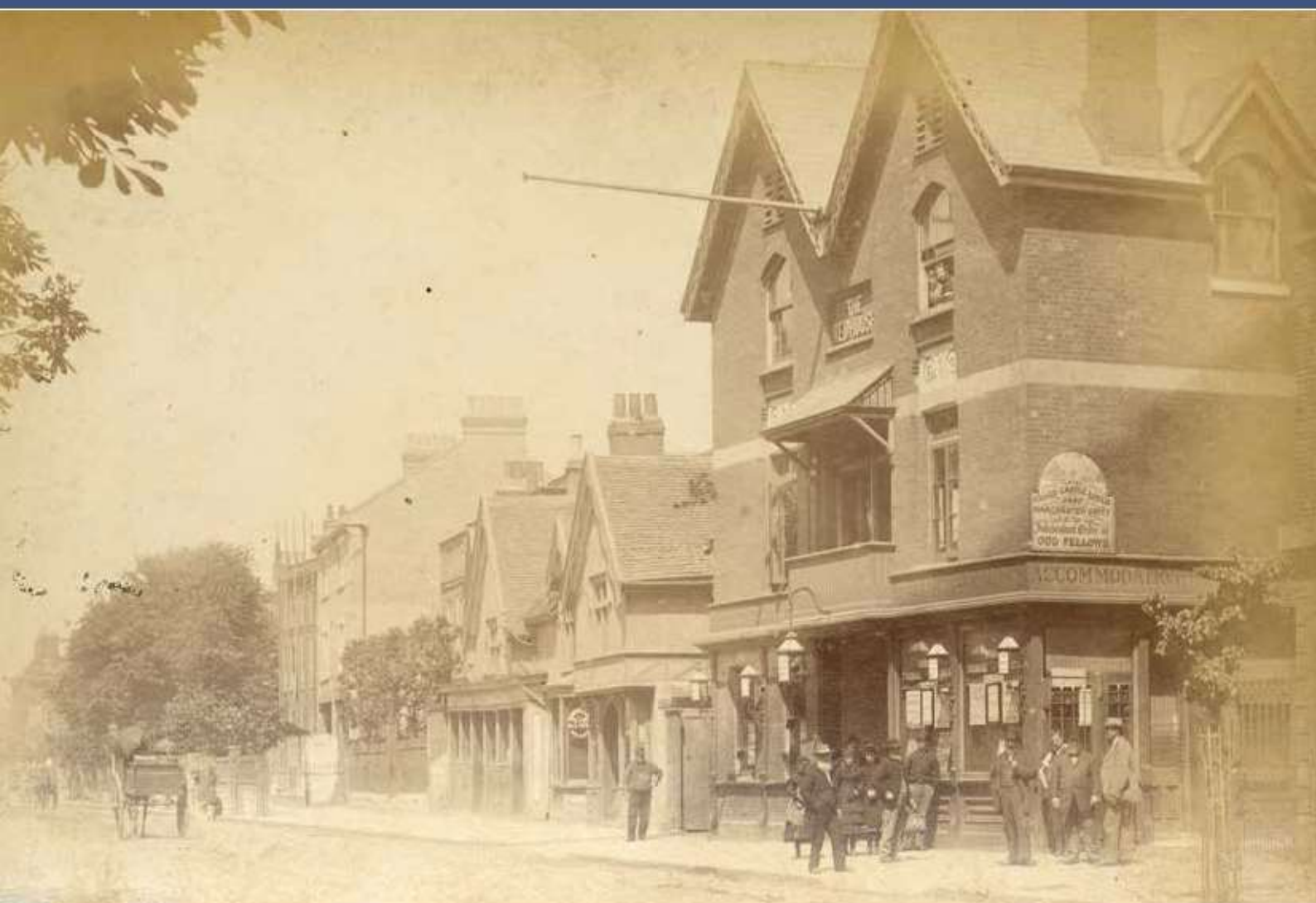
Donald Insall Associates

Northumberland Development Project

Heritage Statement

For Tottenham Athletic Football Club Limited

September 2015



Chartered Architects and Historic Building Consultants

Contact Information

Peter Riddington (Director)

E: peter.riddington@insall-architects.co.uk

Joanne Fisher (Associate)

E: joanne.fisher@insall-architects.co.uk

Joanna Kelly (Historic Buildings Advisor)

E: joanna.kelly@insall-architects.co.uk

London Office

12 Devonshire Street

London, W1G 7AB

T: 020 7245 9888

www.insall-architects.co.uk

Northumberland Development Project

Heritage Statement

For Tottenham Athletic Football Club Limited

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates. All material in which the intellectual property rights have been licensed to DIA and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein. Checked by PR





Contents

1.0 Legislative Provisions and Historic Building Analysis & Advice

1.1	Introduction	6
1.2	Legal Status of the Site and of the Wider Area Affected by the Proposed Development	7
1.3	Significance of the Site and of the Heritage Assets in the Wider Area Affected by the Proposed Development	10
1.4	Summary Justification of the Proposals	20

2.0 Historical Background

2.1	History and Development of Tottenham High Road	22
2.2	History of Tottenham Hotspur Football Club and the Stadium Site	36
2.3	History of 744, 746, 748 and 750 High Road	42
2.4	Sources	51

3.0 Site Survey Descriptions

3.1	Introduction	52
3.2	Warmington House, 744 High Road	53
3.3	The former Tottenham and Edmonton Dispensary, 746 High Road	56
3.4	The Red House, 748 High Road	60
3.5	The former White Hart Public House	63
3.6	Description of the Wider Area Affected by the Proposals	67

4.0 Commentary on the Proposals and their Impact on Heritage Assets

4.1	Introduction	84
4.2	Description of the Proposals and their Impact on the North Tottenham Conservation Area and Statutorily Listed Buildings and Locally Listed Buildings in the North Tottenham Conservation Area	86
4.3	Impact on Views Across the North Tottenham Conservation Area and on Heritage Assets in the Wider Area Affected by the Proposed Development	96
4.4	Justification of the Proposals	97
4.5	Conclusion	105

Appendices

Appendix I – The Red Line Site Boundary

Appendix II – Statutory List Descriptions for Warmington House and the Northern Terrace

Appendix III – Verified Views Assessment

Appendix IV – Relevant Planning Policy Documents

Appendix V – Key to the 1844 Tithe Map

Appendix VI – Listed Buildings and Locally Listed Buildings in the North Tottenham Conservation Area

Appendix VII - List of Figures, Plates and Endnotes

1.0 Legislative Provisions and Historic Building Analysis & Advice

1.1 Introduction

The Application Site and the Consented Scheme

1.1.1 Donald Insall Associates was commissioned in June 2014 by Tottenham Athletic Football Club Limited (THFC) to assist them in the preparation of proposals for the redevelopment of the Club's stadium and environs. The application site is defined by Park Lane to the south, Worcester Avenue to the east, Tottenham High Road to the west, and Northumberland Park to the north. The red line site boundary is shown on the plan at Appendix I.

1.1.2 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 application site. The stadium is adjoined to the west by a large car park and low-quality temporary structures 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: Warmington House 744 High Road, which is statutorily listed at Grade II and three locally listed buildings; 746, 748 and 750 High Road.

1.1.3 At the north-western corner of the application site is the historic terrace known collectively as the Northern Terrace. This comprises Nos.790-814 High Road, including the Northumberland Terrace, Nos.794-802 (even) High Road, 804-806 High Road, 808-810 (even) High Road and 814 High Road. Separate listed building consent and planning applications (Refs: HGY/2015/1488 and HGY/2015/1490) have been approved by Haringey Council for the conversion and reuse of Percy House at 796 High Road, listed at Grade II*, as the Tottenham Hotspur Foundation. Separate applications will soon be submitted by the Club for the conversion and reuse of 810 High Road, also Grade II*, as a café and art gallery.

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

1.1.5 A statutory challenge to the CPO and protracted legal proceedings by the last remaining land owner have however meant that the Club has been unable to implement its consented stadium scheme for several years. The consented scheme also dates back to a concept from 2007, which responded to a quite different social, economic and planning context. THFC have therefore developed a new scheme that responds to its current context, which is also better understood.

1.1.6 The delay and changing circumstances have made it necessary for THFC to evolve the stadium design in response to a number of determining factors, including the fall out following very well publicised riots in 2011. It has done so with the benefit of a new leading design team that has been able to approach some of the more difficult design challenges - including how a new stadium relates to its heritage context – a fresh. The Club appointed Populous in respect of the stadium design; Allies & Morrison in respect of the mixed-use Southern Development; and Donald Insall as heritage architect – all market leaders in their respective fields.

Summary of the Proposals

1.1.7 The proposals, designed by architects Populous, are described in the accompanying Design and Access Statement. They include the demolition of the current stadium 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 on the eastern side of the proposed hotel on Park Lane, and a museum and visitor centre, the Tottenham Experience, fronting the High Road at the south-western corner of the site. The Tottenham Experience will incorporate Warmington House at 744 High Road, and architects Donald Insall

Associates have collaborated with Populous to provide the proposal drawings for the restoration and re-use of this Grade-II listed building.

1.1.8 The proposals also include an outline application for four new residential buildings designed by architects Allies and Morrison. Situated at the south-eastern corner of the site, these will range in height from 16 to 32 storeys and accommodate 585 new homes, including affordable housing. Within the residential quarter there would also be commercial space fronting Park Lane and Worcester Avenue and a proposed health centre. The design rationale for the proposed residential buildings is also explained in the accompanying Design and Access Statement.

1.1.9 In addition to the current stadium, the proposals include the demolition of three historic buildings on the site, the former Tottenham and Edmonton Dispensary (746 High Road) the Red House (748 High Road) and the White Hart Public House (750 High Road). These buildings, which are not statutorily listed but are included on the London Borough of Haringey Council's local list, are located north of Warmington House. They would be replaced by the proposed Tottenham Experience building, with elements of the Red House and Dispensary building that are of historic and architectural interest salvaged and re-located within the proposed museum.

The Content of the Heritage Statement

1.1.10 The investigation completed for this Heritage Statement has comprised historical research, using both archival and secondary material, and site inspections. The Statement is informed by a Conservation Management Plan (CMP) for North Tottenham produced by Donald Insall Associates on behalf of the Club in 2014. This assessed the built heritage in and within the environs of the proposed stadium redevelopment area, including the majority of the North Tottenham Conservation Area and its environs from the northern end of the conservation area to the junction between the High Road and Ruskin Road. The CMP informed a review of opportunities for change to the buildings; streetscape and public realm. This included where there might be scope for improvements or redevelopment which will contribute towards the long-term strategy for the regeneration of North Tottenham High Road and its environs.

1.1.11 An illustrated history of the site and its buildings, and of the wider area affected by the proposed development on the site, with sources of reference and bibliography, is included in Section 2 of this report; the site survey findings are in Section 3. The historical and architectural significance of the buildings on the site and of the heritage assets affected by the proposed development is set out below. Section 4 provides a justification for the proposals according to the relevant legislation and planning guidance.

1.1.12 The investigation and this report were undertaken by Peter Riddington, Joanne Fisher and Joanna Kelly of Donald Insall Associates.

1.2 Legal Status of the Site and of the Wider Area Affected by the Proposed Development

1.2.1 Planning permission, conservation area consent and listed building consents for the redevelopment of the new THFC stadium in Tottenham were granted in 2011. These consents, along with the compulsory purchase order (CPO) confirmed by the Secretary of State in 2014, mean that THFC are able to lawfully implement the consented scheme. The majority of the buildings consented for demolition, including those fronting the High Road north of 750 High Road, have now been demolished and the basement-level works are under way.

1.2.2 The western edge of the application site, including the buildings forming part of the Northern Terrace (794-814 High Road) and the four historic buildings at 744-750 (even) High Road, is in the North Tottenham Conservation Area. The North Tottenham Conservation Area is one of seven conservation areas, designated by the London Borough of Haringey (LBH), forming part of the 'Tottenham High Road Historic Corridor' which

stretches approximately 3.7km between Enfield to the north and Stamford Hill to the south. The recent consented demolitions, including the removal of the Grade-II listed Fletcher House, mean that in its current form the stretch of the conservation area included within the site is generally of poor quality and detracts from the character of the conservation area and the setting of nearby listed buildings in the conservation area.

1.2.3 The Northern Terrace incorporates seven listed buildings (excluding Dial House and 792 High Road which are not part of the application site but are also listed). Three of these – 796 (Percy House), 808 and 810 High Road are listed at Grade II* and four at Grade II. Warmington House at 744 High Road is also a Grade-II listed building. The statutory listing descriptions for Warmington House and for the Northern Terrace buildings are included at Appendix II.

1.2.4 The former White Hart Public House, Red House and Tottenham and Edmonton Dispensary at 746-750 (even) High Road are all included on the London Borough of Haringey Council's local list and are therefore considered to be non-designated heritage assets.

1.2.5 In addition to the North Tottenham Conservation Area, there are a number of other designated conservation areas from which the proposed development on the application site will be partially visible. These comprise Scotland Green, Bruce Grove, and Tottenham Green Conservation Areas to the south of the site, all three of which form part of the 'Tottenham High Road Historic Corridor', and the Bruce Castle, Tottenham Cemetery and Alexandra Park and Palace Conservation Areas to the west. The impact of the proposed development on the wider setting of these conservation areas, and consequently on the wider setting of any listed buildings and non-designated heritage assets in each conservation area, has been assessed as part of this Heritage Statement by using the verified views by INK included in the application documents. The full assessment is included at Appendix III but within the main body of this document its conclusions are summarised.

1.2.6 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 and state that new development should preserve the special architectural or historic interest of listed buildings or their setting and preserve or enhance the character and appearance of conservation areas.

1.2.7 The Barnwell 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 listed buildings and their setting and to preserve or enhance the character or appearance of conservation areas. The judgements concluded that any harm to the significance of a listed building or conservation area would engage a strong presumption against the grant of planning permission, and that considerable importance and weight must be accorded to this harm. Paragraph 28 of the judgement of Sullivan LJ on the Barnwell Manor Decision stated the following with regard to the presumption against the grant of planning permission:

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.

1.2.8 In the Forge Field case the judgement of Lindblom, J. stated of the presumption against the grant of planning permission imposed by the Act that:

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.

1.2.9 The demolition of a building in a conservation area, and the construction of new development in a conservation area or within the setting of a conservation area or listed building requires planning permission, while proposals that would affect the character of a listed building require listed building consent. In order for a local authority to consider granting such consents, the proposals must be justified according to the government policies on the historic environment set out in the National Planning Policy Framework (NPPF).

1.2.10 The key message of the NPPF is the concept of 'sustainable development'. The NPPF requires that heritage assets (a term that, with regard to UK planning legislation, includes listed buildings, conservation areas, and unlisted buildings of local importance) should be conserved in a manner 'appropriate to their significance.' It also notes the desirability of 'sustaining and enhancing the significance' of heritage assets and of putting assets to viable uses 'consistent with their conservation.'

1.2.11 With regard to designated heritage assets, such as listed buildings and conservation areas, the NPPF recognises the 'positive contribution that the conservation of heritage assets can make towards economic vitality'. However, it also recognises that, in some cases, proposals can lead to a heritage asset losing significance.

1.2.12 The NPPF thus requires that the 'public benefits' of a proposal – which include securing the optimum viable use of a heritage asset – should outweigh any 'less than substantial' harm caused to the significance of a designated heritage asset. Should it be considered that a development proposal will result in 'substantial harm' to a designated heritage asset, the NPPF requires that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

1.2.13 With regard to non-designated heritage assets, such as locally listed buildings or buildings that make a positive contribution to the character of a conservation area, the NPPF states that in assessing the impact of a proposal 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

1.2.14 The NPPF advises local planning authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It also states that 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.

1.2.15 Policy SP12 of the London Borough of Haringey's Local Plan Strategic Policies 2013 – 2026 (March 2013), relates to conservation and states that 'the historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change'. It also states that where possible, development should help increase accessibility to the historic environment and that it should protect key local views. In relation to development adjacent to the Tottenham High Road Historic Corridor, policy SP12 states that 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.'

1.2.16 The London Borough of Haringey's Unitary Development Plan (July 2006) contains additional policies, saved in March 2013, relevant to the historic environment. These include policies CSV4 and CSV5 in relation 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*.

1.2.17 Copies of the relevant legislative provisions and planning policy are included in Appendix IV.

1.3 Significance of the Site and of the Heritage Assets in the Wider Area Affected by the Proposed Development

Summary Significance of the Site

1.3.1 The majority of the area of the application site north of Paxton Road has been cleared in accordance with permitted applications HGY/2010/1000, HGY/2011/2350, and HGY/2011/2351 and in its current, temporary, form detracts from the setting of the North Tottenham Conservation Area, and from nearby listed buildings and non-designated heritage assets in the conservation area.

1.3.2 The football stadium stands at the southern end of the site adjoined to the west by a large car park and smaller temporary structures associated with the football ground. None of these structures are of any historic or architectural interest. The Tottenham Hotspur football stadium, originally built replacing temporary stands in the early-20th-century was altered several times over the following decades and substantially rebuilt in the 1980s and 1990s. It is therefore a product of evolutionary change rather than of a single architectural design as it was altered and enlarged over time to accommodate changes in regulations and the football club's growing fan base. This is evident in the contrasting materials and its rather awkward composition. Originally concealed in most views from the High Road, the stadium has been exposed by the recent demolitions and currently detracts from the setting of the conservation area. It has no intrinsic architectural value but as the home of the football club is of exceptionally strong cultural and communal value.

1.3.3 The listed buildings comprising the Northern Terrace and Warmington House at 744 High Road are of high architectural and historic significance both individually and for their contribution to the character and appearance of the North Tottenham Conservation Area. Overall, the locally listed buildings at 746, 748 and 750 High Road also make a positive contribution to the conservation area and are therefore significant as non-designated heritage assets. An individual summary of the significance of these buildings is provided below.

The Northern Terrace, 794-814 High Road

1.3.4 No. 796 High Road (Percy House), together with Dial House at 790 High Road (which is excluded from the application 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, 794, 798, 800 and 802 High Road are all Grade II listed buildings that also make a positive contribution to the conservation area. 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 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, while its separately Grade II* listed entrance gates and piers are an important survival from the initial rise in the social status of Tottenham in the 17th-century.

1.3.5 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.

1.3.6 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.

1.3.7 The rear setting of the Northern Terrace has been substantially altered and, with the exception of the remaining legible historic rear plots, does not contribute significantly to the significance of the buildings. The rear elevations of the entire terrace are marred by 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, with the rear gardens to the south of the terrace paved over and left untended.

Warmington House, 744 High Road

1.3.8 Warmington House is a Grade-II listed building that, as described above, makes a positive contribution to the significance of the North Tottenham Conservation Area. The building is significant both for its architectural quality and for its historic value. Constructed in 1828, 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 for a number of years.

1.3.9 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, its appearance arguably detracts from the character of the conservation area. The return elevations comprise plain brickwork with a single high-level window, the lack of openings to these secondary elevations being indicative of the former abutting buildings which are also evident in the scarred brickwork. The rear elevation is also relatively plain but incorporates an attractive arched central staircase window and some original sashes.

1.3.10 Much of the original plan form and original fixtures and fittings survive internally including the original staircase, joinery and decorative plaster ceilings. The interior has, however, been subject to some change, particularly on the ground floor which has been substantially altered as a result of commercial use. There are also modern additions on the upper floors and many of the original panelled doors have been removed.

1.3.11 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 building was demolished in 2014 as part of the THFC stadium development proposals consented in 2011.

1.3.12 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 as part of the consented THFC stadium development leaving Warmington House detached in the streetscape.

1.3.13 The historic rear setting of the listed 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 to Warmington House, 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 and also detracts in views along the street.

The Locally Listed Buildings

1.3.14 Overall, the three locally listed buildings on the site make a positive contribution to the conservation area but there are elements of each building that detract from its character and appearance. A detailed breakdown of the individual significance of these buildings as non-designated heritage assets and of their contribution to the North Tottenham Conservation Area is provided below.

The former Tottenham and Edmonton Dispensary, 746 High Road

1.3.15 The former Tottenham and Edmonton Dispensary, constructed in c.1906, is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The historic significance of the building 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.

1.3.16 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. This shopfront 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 that detracts in views from the High Road through the gap between the Dispensary and Warmington House. The southern return elevation of the building, recently exposed by the demolition of 744A High Road as part of the 2011 consented stadium development proposals, also detracts in views north along the High Road.

1.3.17 The interior of the building makes no contribution to the conservation area. Some original fixtures and fittings remain including the primary and secondary staircases, architectural mouldings at first-floor level and mosaic floor and glazed wall tiling on the ground floor; these are typical of the building's period and of no particular quality. A number of the chimneypieces have been removed and some modern ceilings and partitions inserted.

1.3.18 The former rear plot has been subsumed into the THFC car park, although has been recently divided from it by a modern security fence. The demolition of 744A has also compromised the streetscape setting of the building leaving the scarred southern elevation exposed and revealing the utilitarian rear extension in views from the High Road. It would not be an exaggeration to say that the building currently has no meaningful setting.

The Red House, 748 High Road

1.3.19 The Red House is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The architect of 748 High Road and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1878-80.

1.3.20 The Red House 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, most famously, manager of Tottenham Hotspur from 1958 until 1974.

1.3.21 The three-storey Red House is constructed in the Queen-Anne style of red brick with steep-pitched slate roofs and two street facing elevations addressing its corner plot at the junction between the High Road and Bill Nicholson Way. 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 mid-20th-century replacement oriel window on the first

floor is of poor quality and also detracts. To the rear, southern elevation, of the building there is a single-to-two-storey extension which is particularly unsightly and blocks in the windows of the original rear elevation, which itself is very plain and was never of any particular architectural merit, while to the southern elevation there is an ugly concrete-clad structure, which presumably encases pipe work or a duct and runs the full height of the building, protruding above the roofline. These later alterations detract from the building's contribution to the North Tottenham Conservation Area.

1.3.22 The interior of the building, which makes no contribution to the character of the conservation area, has been substantially altered and subdivided, apart from the first-floor front room which remains intact and has some historic significance in retaining fixtures and fittings that could date from the original use of the building. These include polished dark-wood panelling, a dentil cornice and chimneypieces at either end of the room which was presumably the room in which coffee and meals were served in the building's original incarnation as a coffee house. This room also 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.

1.3.23 The setting of the building has been considerably compromised by the development of the THFC car park to the rear. A modern fence has been erected dividing the area at the rear from the main car park and in its current situation the building has no meaningful setting.

The former White Hart Public House, 750 High Road

1.3.24 The former White Hart Public House is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The significance of the former White Hart Public House lies 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.

1.3.25 Although overall it makes a positive contribution to the street scene, 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, bulky security grille boxes and the exposed northern return elevation, detract from the character and appearance of the conservation area. The rear of the building is very plain and has been altered in recent times by the demolition of the former rear single-storey wing which had a gabled front to Bill Nicholson Way. The rear elevation was never of any particular architectural merit and later alterations to it have resulted in an elevation that detracts from the character of the conservation area.

1.3.26 Internally the building is of little architectural or historic interest, and the interior makes no contribution to the character of the conservation area. There is a modern ground-to-first-floor staircase inserted at the front of the building, and the original rear staircase has been altered on the second floor where it has been boxed in by later alterations to the plan form. The ground floor bar area does not retain any historic fixtures or fittings and is in poor condition. On the upper floors a number of Edwardian chimneypieces remain as well as some original joinery in places such as cornicing etc. but otherwise these upper floors are in a poor condition and blighted by modern fixtures and fittings.

1.3.27 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. At present there is a temporary structure in the immediate foreground of the rear setting of the building, erected by the football club. In its current situation the building has no meaningful setting.

Significance of the North Tottenham Conservation Area

Introduction and Summary of Key Significance

1.3.28 The following assessment of the significance of the North Tottenham Conservation Area provides a summary of the key significance of the area, both in the context of the wider 'Tottenham High Road Historic Corridor' and in terms of the particular significance of the buildings within the conservation area boundary. In addition to the significance of the general character of the area, including important areas of public realm, the architectural and historic significance of the buildings is assessed by building period. The less tangible cultural significance and communal value of the buildings in the conservation area and their social history is also assessed.

1.3.29 The heritage significance of the North Tottenham Conservation Area, into which the western edge of the application site extends, can be summarised as follows:

High significance:

- Tottenham Hotspur Football Stadium, 'White Hart Lane', and Tottenham Hotspur Football Club have been established in Tottenham for over 130 years. 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.

Significant:

- The unlisted Victorian and Edwardian architecture in the area, including 746, 748 and 750 High Road, 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 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 interwar building, together with Nos. 684 and 636 – 638 High Road also has intrinsic architectural significance, their front façades of all three buildings 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 the only significant historic open space in the North Tottenham Conservation Area.

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 conservation 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.

Architectural and Historic Significance of the Buildings in the Conservation Area

1.3.30 The buildings in the conservation area can be divided into six principal periods comprising the following:

- 18th-century town houses.
- Early-19th-century town houses, some with later shop fronts added.
- Mid-late-19th-century terraced houses and public/commercial buildings.
- Edwardian (1900-1910) commercial and residential buildings.
- Interwar terraced houses and public/commercial buildings.
- Mid-late 20th-century residential, commercial and public buildings.

1.3.31 The buildings are described below in terms of their architectural and historic significance and in terms of their contribution to the character and appearance of the North Tottenham Conservation Area and its setting.

18th-Century Buildings

1.3.32 The early-mid-18th-century buildings along the High Road are of high architectural and historic significance. They are representative of the early development of Tottenham High Road as a wealthy residential address for City merchants, commemorating the high social status of these early occupants and the historic connection between Tottenham and the expanding City of London.

1.3.33 The architectural and historic significance of the 18th-century buildings in the North Tottenham Conservation Area is reflected in the fact that all but two are statutorily listed and are therefore considered to be of national importance. Their architectural significance lies in both their contribution to the streetscape, with the front elevations remaining largely unaltered and, in most cases in their historic interiors, which survive to varying degrees and include original plan form and fixtures and fittings. The exception to the latter is Dial House (790 High Road) which, due to a fire in the 1980s has lost the majority of its historic interior. The building nevertheless still merits statutory listing and given its particularly early origins, it is thought to date from 1691 and incorporate fabric from an earlier 17th-century building, on balance the Grade II* designation of Dial House remains justified.

1.3.34 Numbers 796 (Percy House) and 808-810 (a pair of symmetrical houses) are also listed at Grade II*. Percy House and 808-810 High Road date from 1750-2 and c.1715-20 respectively and all three buildings, unlike Dial House, retain original internal fixtures and fittings of high significance.

1.3.35 Dial House together with Numbers 792 and 794-802 (even), the latter being collectively known as 'Northumberland Terrace', form a striking group in the streetscape and form an attractive termination to the view east along White Hart Lane.

Early-19th-Century Buildings

1.3.36 The majority of these buildings are also statutorily listed at Grade II, only three are not and these have

been identified by LBH as locally listed buildings. The early-19th-century buildings comprise 695-697, 705, 707, and 797-799 on the western side of the High Road, and 744 (Warmington House) and 822 on the eastern side. There are also some early-19th-century buildings along White Hart Lane including the 'wings' flanking The Grange and Numbers 7, 2-4 and 6a at the eastern end of the road.

1.3.37 These buildings are also representative of wealthy residential settlement prior to the establishment of the railway which initiated a shift in the social status of North Tottenham from an enclave of the upper classes to a middle and working class suburb. They contribute positively to the streetscape, although the modern shopfront and replacement windows at Number 2 White Hart Lane detract from the overall appearance of the building. Those buildings that are listed are likely to retain significant historic interiors.

Mid-Late-19th-Century Buildings

1.3.38 These buildings are the most prevalent along the High Road. They mostly comprise terraced buildings with retail/commercial units on the ground floor and residential flats above but also include a public house, a former bank, St Francis de Sales Church, Tottenham Baptist Church and the station building at White Hart Lane.

1.3.39 The mid-late-19th century buildings in the conservation area represent the marked growth in the population of North Tottenham resulting from the establishment of the railways, and in particular the opening of the Great Eastern Railway in 1872. The rail network encouraged the growth of manufacturing companies in the area, bringing significant social and economic change. The population of lower-middle and skilled working classes increased stimulating demand for new residential, public and commercial buildings.

1.3.40 As is typical of the period, the buildings vary in architectural quality. Only one building – Tottenham Baptist Church - is included on the statutory list (at Grade II). None of the other buildings merit statutory listing but the majority make a positive contribution to the conservation area and many are included on the Council's local list. The positive contribution of the Victorian terraces to the character of the conservation area, and in particular to the public realm along the High Road and White Hart Lane, is marred in many cases by the addition of unattractive modern shop fronts and signage and by replacement fenestration that is not in keeping with the character and date of the building.

Buildings Constructed 1900-1910

1.3.41 There are six buildings from this period in the conservation area, all adjoining the High Road. Those on the east side of the High Road comprise the terrace at 840-850 High Road, Numbers 750 (the former White Hart Public House) and 746 (the former Tottenham and Edmonton Dispensary). On the west side of the High Road are 801-805 (incorporating the Bricklayer's Public House), 814 High Road (originally a bank) and a former public house with a mock-Tudor façade at 841-843 High Road.

1.3.42 The buildings are representative of commercial development along the High Road in the early-20th century. They were built to serve the growing population in Tottenham during a period when numerous manufacturing companies were established in the area, while those already in business flourished. All of the buildings are locally listed and, overall, make a positive contribution to the streetscape although some of the modern shop fronts detract from their overall appearance.

Interwar Buildings

1.3.43 These are few and only three, 684 High Road; 636 - 638 High Road and the small substation building adjacent to Coombe Croft Library, are included on the Council's local list. The other buildings include the former Bell and Hare Public House, now No.8 (724-726), and adjoining public lavatory (722), and the sports community centre (701-703).

1.3.44 The sports community centre, originally built as a centre for the Territorial Army, has a handsome façade and should be worthy of local listing. The Bell and Hare Public House has no particular architectural merit but, like the adjoining purpose-built lavatory block, is well loved by Tottenham Hotspur supporters and therefore has communal value.

Mid-Late-20th-Century Buildings

1.3.45 The majority of the mid-late-20th-century architecture in the conservation area is of mediocre design and poor quality and detracts from the character and setting of the conservation area and from the setting of nearby listed buildings in the conservation area. In many cases, the quality of the buildings of this period reflects the post-war economic climate as well as the long-term impact of industrial and economic decline in Tottenham from the 1970s.

1.3.46 Numbers 864, 831-833 and 824-828 (Post Office) High Road provide examples of low-quality post-war architecture. Bergen Apartments and the Barclays Bank building at 852-858 High Road are more recent additions to the street that detract from the character of the conservation area due to poor-quality design and materials. 832-838 High Road, probably built in the 1950s, has some design quality with canted Crittal windows and a pleasing symmetrical frontage (although with poor-quality shop fronts).

3.50

Cultural Significance and Communal Value

Introduction

1.3.47 In addition to architectural and historic value, there are a number of key buildings in the conservation area that have strong cultural significance and consequent intrinsic communal value. Arguably the most significant of these is the White Hart Lane football stadium, home of Tottenham Hotspur Football Club, which although situated just outside the conservation area boundary has a major impact on the cultural significance of the area. The club was established in Tottenham in 1882 and has therefore been an important part of the community for over 130 years.

1.3.48 Other buildings in the study area that are regularly used and appreciated by the local community and therefore of cultural and communal value include a number of churches and public houses and the sports community centre south of Church Road. The Red House at 748 High Road, although inaccessible to the public, was the long-term address of the THFC management office and therefore also has a cultural connection with the stadium and football club.

Tottenham Hotspur Football Club

1.3.49 Tottenham Hotspur Football Club was formed in 1882 and has therefore been an important part of the community of Tottenham for over 130 years. The origins of the name of the club extend far back into Tottenham's history to the late medieval nobleman Sir Henry Percy, otherwise known as 'Sir Harry Hotspur'. Son of the Duke of Northumberland, Harry Hotspur was well known as a valiant knight who died fighting the King's army at the Battle of Shrewsbury in 1403. He was immortalised in Shakespeare's Henry IV and his name is reflected in the football club's cockerel symbol.

1.3.50 Since it was established on its current site in 1899 the football stadium has evolved and grown to accommodate an increasing crowd. Originally sited on a temporary pitch on the Tottenham Marshes to the east of the current ground, the football club was permitted to move to its present location by Charrington and Co. brewers, the owner of the adjoining White Hart Public House. In more recent decades the club and stadium have brought thousands of visitors to home matches raising the profile of an otherwise generally overlooked area of London.

1.3.51 Tottenham Hotspur are a world-renowned Football Club with a strong connection with the local community both through football and the initiatives of the Tottenham Hotspur Foundation. Established as a Registered Charity in 2006, the foundation provides sports, health, training and education programmes to local communities and therefore has an active role in shaping the cultural development of sport in the area. The Club's long history, its current outreach work and the football ground are synonymous with Tottenham and its cultural significance.

1.3.52 Although never officially named, the stadium has been known as White Hart Lane since at least the Edwardian period providing a further historic cultural connection with the immediate area. This name evokes pride in the club's supporters, prompting memories of past football matches. It also provides a connection to the history of the former White Hart Public House, used as the club's offices from 1899 until 1921, and to White Hart Lane itself, the thoroughfare to the station and Wood Green beyond. The more recently named Bill Nicholson Way encapsulates the universal admiration that the former player, coach and manager of Tottenham Hotspur inspired. Bill Nicholson OBE (1919-2004) guided Tottenham Hotspur to victory on numerous occasions during the 1960s and 70s and continued to play an active role in support of the club after his retirement. Bill Nicholson Way forms the main entrance to the stadium where the entrance gates, although of no particular historic value, are also cherished by fans as a familiar feature.

Key Buildings of Cultural Significance and Communal Value on High Road and White Hart Lane

1.3.53 Three public houses in the study area, comprising the Bell and Hare at 724-726, the Bricklayer's at 803-805 and the Coach and Horses at 860-862 High Road have significant cultural value as social meeting places along the High Road. They are particularly valued by football fans attending matches at the stadium and, due to their close proximity to the football ground, they have a strong connection with Tottenham Hotspur.

1.3.54 The Red House adjoining Bill Nicholson Way, although inaccessible to the public has an interesting social history. Originally built as a coffee house by a Baptist supporter of the temperance movement, the building also has communal value for its later association with Tottenham Hotspur Football Club, being used as the club offices from 1922. Bill Nicholson, the revered manager of Tottenham Hotspur from 1958 until 1974, would have been familiar with the building and club meetings were held in the main first-floor room during his time at Spurs.

1.3.55 The adjoining White Hart Public House at 750 High Road also served as offices to the Club from 1899 until the move to the Red House in 1922. The former public house has had an insalubrious recent history as Valentino's night club but was originally built as a 'modern' replacement to a former public house on the site. It was constructed by Charrington's Brewery with the intention that it would generate revenue from visitors to the adjoining relocated Spurs football ground established on land also owned by Charrington's. The construction of the public house and the founding of the football ground are therefore linked and the former White Hart forms part of the cultural history of the football club.

1.3.56 Religious buildings of cultural value within the study area include the Church of St Francis de Sales, Tottenham Baptist Church and its adjoining Baptist Hall, the small chapel accessible via White Hart Lane (the predecessor to St Francis de Sales) and a second chapel located close to the junction between Northumberland Road and Westbourne Avenue. These buildings are important community meeting places of particular significance to the religious community in Tottenham. In addition to religious services, they provide venues for social events, carry out youth work and run clubs that are vital to the local community.

1.3.57 St Francis de Sales Catholic Infant and Junior School and Northumberland Park Community School are clearly important community buildings, the former having additional architectural and historic value as a locally listed late-19th-century building. Coombes Croft Library, renovated and extended in 2011, and the Tottenham Community Sports Centre also have significant cultural value. The sports centre has a long history of communal value being built during the interwar years as a centre for the Territorial Army. Run by the Tottenham Community

Sports Centre Charitable Trust, the Centre was established over forty-five years ago in the former TA buildings and is thought to be one of the oldest sports centres in London.

1.3.58 White Hart Lane Station has cultural value as part of the Great Eastern Railway line, a significance it shares with the other nearby stations along the same line at Bruce Grove and Seven Sisters. It is also of importance as a gateway to White Hart Lane and the North Tottenham Conservation Area, the immediate view east on leaving the station terminating at the handsome Georgian terrace on the east side of the High Road. The station has sentimental value to fans attending matches at the stadium which for over 100 years has shared the name White Hart Lane.

Significance of the Public Realm

1.3.59 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 study area, and indeed in the whole of the North Tottenham Conservation Area. Dating from at least the early-19th-century, this attractive green is an important green space and also has high communal value, being regularly used as the site of a local market.

1.3.60 There are many communal areas, including a park and various greens spaces, in the modern residential estates. Although these have no heritage value they also provide important public spaces.

1.3.61 There are some significant boundary walls in the study area, including walls and boundary railings to Northumberland Terrace, which form a significant element of the public realm. Generally though, modern boundary walls and railing are of low quality and the setting of the historic buildings lining the High Road and White Hart Lane is compromised by poor-quality paving.

Significance of the Wider Area Affected by the Proposals

1.3.62 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. Initial widespread development began 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.

1.3.63 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 of Edmansons Close in the Bruce Castle Conservation Area and Alexandra Palace Park.

1.3.64 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.

1.3.65 Tottenham Cemetery, as mentioned above is designated as an area of Metropolitan Open Land. Opened in 1858, the large cemetery contains a pair of Grade-II listed chapels, that were built in 1856-7 and are located to the east of the area, and also includes the Grade-II listed Tomb of William Butterfield, and a Grade-II listed War Memorial.

1.3.66 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).

1.4 Summary Justification of the Proposals

1.4.1 As detailed in the Planning Statement by DP9, the proposed development would see the transformation of the North Tottenham area with investments leading to substantial and essential regeneration. The new twelve-months-a-year international-quality sports stadium designed by Populous Architects would substantially raise the profile of Tottenham, more so than the consented stadium due to its additional uses, including NFL games. This would bring more visitors to the area and increase its economic vitality, particularly in the immediate environs of Tottenham High Road. The proposed residential development would provide much-needed additional housing in Tottenham, incorporating a much larger number of homes than the consented scheme, while the hotel and other commercial uses within the stadium development would provide additional jobs contributing towards the wider regeneration of the area. The proposed Extreme Sports Centre and health centre would benefit the health of the local community, a key priority for the London Borough of Haringey.

1.4.2 The way the new stadium development would address the North Tottenham Conservation Area and in particular the High Road would be a major improvement over the consented scheme. 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 Warrington House, which would provide continuity for the historic areas to the north and south in a way the consented proposals never did. 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 the south, providing a gateway landmark which channels the views north along the High Road.

1.4.3 The proposed terrace fronting the High Road would enhance the setting of Warrington House by reflecting the historic terraced setting of the listed building, being shaped and angled at its northern end to reflect the varied building line and roofscape of the three locally listed buildings that it would replace. In addition to providing an appropriate new setting for the listed building, the proposed terrace would allow the listed building to be sensitively linked with the stadium development as part of a public museum facility - the Tottenham Experience - providing it with a long-term viable use as a key part of the stadium complex.

1.4.4 In longer views from the Alexandra Palace Conservation Area the proposed development would be a positive landmark for North Tottenham. Its prominence in this view would contribute towards the ambition of the proposals to create a beacon statement for the locality in the form of a complex which will help to kick-start regeneration, but also be a development reflecting the THFC status as the most significant cultural and heritage asset that Tottenham has. This means that not only does the heritage status and quality of the area have to be considered but also the wider factors, the societal issues and other design matters which are responded to in the proposals.

1.4.5 The impact of the proposals on the High Road and the North Tottenham Conservation Area would be a significant improvement over the consented scheme, but the proposals would result in some harm to heritage

assets. The proposals would require the loss of the three locally listed buildings that, overall, make a positive contribution to the North Tottenham Conservation Area and would therefore result in some harm to significance of this conservation area. In some views from the Scotland Green and Bruce Grove Conservation Areas the proposed group of tall residential buildings would be seen in isolation from the proposed stadium and hotel development. While the stadium and hotel would form a landmark development aligned with and reinforcing the building line of the High Road, the group of residential towers would be set back from the High Road and would not therefore have this direct positive impact on the North Tottenham Conservation Area and on the setting of the conservation areas to the south. When viewed in isolation in the views from Scotland Green and Bruce Grove, the towers would therefore result in some harm to the wider setting of these conservation areas. By virtue of its prominence and contrast to the character of the conservation area, the proposals would also result in harm to the wider setting of the Bruce Castle Conservation Area, being prominent in views east from the northern end of Bruce Castle Park. It should be noted, however, that the consented scheme would also be prominent in these views and would also have a degree of negative impact.

1.4.6 The Planning (Listed Buildings and Conservation Areas Act) 1990 imposes an overarching statutory duty to preserve or enhance the character of conservation areas. The proposed harm to the North Tottenham Conservation Area and to the wider setting of the Scotland Green, Bruce Grove and Bruce Castle Conservation Areas would engage the strong presumption against the grant of planning permission referred to in the *Barnwell Manor* and *Forge Field* judgments in relation to the Act. While the statutory presumption in favour of preservation is fully recognised, in this case it is considered that the many benefits of the proposals, which are detailed in full in the accompanying Planning Statement, would outweigh this harm and would ensure that, overall, the proposals would enhance the character and appearance of the North Tottenham Conservation Area and the setting of the Grade-II listed Warmington House.

1.4.7 The three locally listed buildings proposed to be demolished make a positive contribution to the character of the North Tottenham Conservation Area, but this contribution is partly compromised by changes to their setting and by detracting alterations and additions. By removing the locally listed buildings and replacing them with a new coherent terrace in the form of the proposed Tottenham Experience, the proposals would provide numerous heritage and other public benefits. These include, most notably, the provision of safe and efficient crowd flow around the site, the provision of a terrace that would enhance the townscape by holding the line of the High Road providing an obvious and welcoming south-western entrance to the world-class stadium development and an appropriate new setting for the Grade-II listed Warmington House. The new building would allow the successful visual and physical integration of this listed building into the wider stadium development and provide improved permeability and access between the High Road and the south podium of the stadium. It would ensure an active High Road frontage within this area of the site at all times of the year, not just on match days, with the proposed museum for the Club and locality providing a valuable and enduring community resource.

1.4.8 The impact of the proposed residential towers on the wider setting of the Scotland Green and Bruce Castle Conservation Areas would be mitigated by their overall high-quality design and form, including the proposed chamfered upper storeys. Although the materials of the towers are subject to review, their chamfered form is set and contributes positively to their overall design. While in views from the northern end of Bruce Castle Park in the Bruce Castle Conservation Area the proposals would be more prominent than the consented scheme and would result in some less than substantial harm, the impact of the proposals in this view would be mitigated in the summer months when the trees in the park are in leaf.

1.4.9 The identified harm to the North Tottenham, Scotland Green, Bruce Grove and Bruce Castle Conservation Areas is considered to be 'less than substantial', to use the terminology of the NPPF. This harm would be outweighed by the many public benefits of the proposals, as set out in the Planning Statement by DP9, and the proposals would accord with the relevant policies of the NPPF including paragraphs 131, 132, 134 and 137, and with Haringey Council's relevant local policies. It is therefore considered that planning permission and listed building consent should be granted for the proposals.

2.0 Historical Background

2.1 History and Development of Tottenham High Road

Before 1800

2.1.1 Tottenham High Road has its origins in the Roman period following a similar route to the erstwhile Ermine Street, a Roman Road which connected London, via Bishopsgate, to Lincoln and York. Ermine Street, however, was situated to the west of contemporary Tottenham High Road; the road's present-day alignment was adopted in the 16th century because of its predecessor's predisposition to flood, located close to the banks of the Moselle River. When the Romans invaded England they recorded the difficulty they had cutting their way through the dense forest to Tottenham.

2.1.2 Tottenham's existence is first recorded in the Domesday Book of 1086. At this time it is likely to have consisted of an isolated and sparsely populated farming community. During the 12th century the Scottish Royal family, the House of Bruce and famous for the rebel, Robert the Bruce, held a manor of Tottenham. However, following Robert I of Scotland's accession to the Scottish throne in 1306 he forfeited the lands. It was the area's Scottish patronage which gave the present Bruce Castle its name (as well as Bruce Grove); although it is thought that no castle existed in the area until the 16th Century.

2.1.3 During the medieval period the main concentration of settlement in the medieval parish of Tottenham was in the vicinity of Tottenham High Cross. Tottenham High Cross was erected in 1209 to mark the last resting place of Queen Eleanor. Smaller settlements also existed at Tottenham Hale to the east and at Seven Sisters, which took its name from a circle of seven Elm trees at the southern end of the High Road. Several medieval inns and hostelries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road. These included the Swan Inn, which is situated at the junction with Philip Lane where a hostelry has existed on the same site since at least the 1450s. By the 18th century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

2.1.4 From the 15th century the significant link to London that Tottenham High Road provided meant that inns, almshouses and residential properties began to develop at strategic points along the highway. The area became well-known due to the number of people who travelled through it. The early-16th century saw considerable extensions to the parish church, followed from 1514 by the complete rebuilding of Bruce manor-house (the core of the modern Bruce Castle), on a scale fit to receive royalty. A notable feature from the 16th century was the number of large houses, most of them leased and developed by affluent Londoners as country retreats. The medieval mansion Black House (later Ridley House), on the High Road opposite White Hart Lane, was said by Bedwell to boast an inscription recording that Henry VIII stayed there as George Henningham's guest. Several spacious houses bordered High Cross or Tottenham Green, such as Reynardson's House on Philip Lane, while others stood at Tottenham Hale or farther north, along High Road; Ducketts farm-house was termed a mansion and Asplins farm-house was large, as were Willoughbies along a lane to its north, and Crokes farm-house, belonging to Sir Edward Barkham, at the south corner of White Hart Lane and the High Road.

2.1.5 Abraham Reynardson was Master of the Merchant Taylors' Company, Governor of the East India Company and Lord Mayor of London in 1648. During his term as Lord Mayor he was imprisoned in the Tower of London for refusing to co-operate with Parliament. Reynardson's House was demolished in 1810, while the Reynardson's Almshouses built by Abraham's son Nicholas further north on Tottenham High Road survived until the mid-20th century. Other almshouses were also erected on Tottenham High Road during the 16th century, including the Sanchez Charity Almshouses on the eastern side of the High Road. The Almshouses were built for local elderly people by Balthasar Sanchez, a Spaniard who was formerly Court Confectioner to Philip II of Spain. When Philip married Mary Tudor, Sanchez accompanied his master to England and inhabited a mansion on Tottenham High Road, close to the current junction with Bruce Grove. The property later became the 'George

and Vulture' Inn, which is now demolished. Sanchez Charity Almshouses survived until the 19th century. The 16th century also saw the establishment of several long standing coaching inns, farms and houses in the area. However, much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19th century.



2.1.7 The area of Tottenham was much favoured by City merchants during the early-Georgian period. The aristocratic Percy family were, with the exception of the Crown, the most powerful family in England during the Middle Ages, had their estate in Tottenham. Members of the family have held the titles of Earl of Northumberland or Duke of Northumberland to this day, in addition to Baron Percy and other titles. The Percy surname twice died out in the male line but was re-adopted by the husband of a Percy heiress and by their descendants. In the 18th century, the heiress Elizabeth Seymour married Sir Hugh Smithson, who adopted the surname Percy and was created Duke of Northumberland. Their vast lands are now completely gone, though the family name lives on, immortalised in the naming of Northumberland Park, Northumberland Terrace and Percy House. Northumberland Terrace (presently attributed to the terrace at Nos. 802-790 High Road) was built on the site of the former Black House. Nos. 794-796 High Road were built in 1750-2 by Robert Plimpton after Sir Hugh Smithson became the Duke of Northumberland in 1749. Percy House has magnificent gate piers and railings, the former thought to have belonged to the original Black House. A number of other fine houses were built in this period for wealthy Georgian men.

1 'Tottenham: Growth before 1850', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 313-317.
URL: <http://www.british-history.ac.uk/report.aspx?compid=26985> Date accessed: 06 June 2014

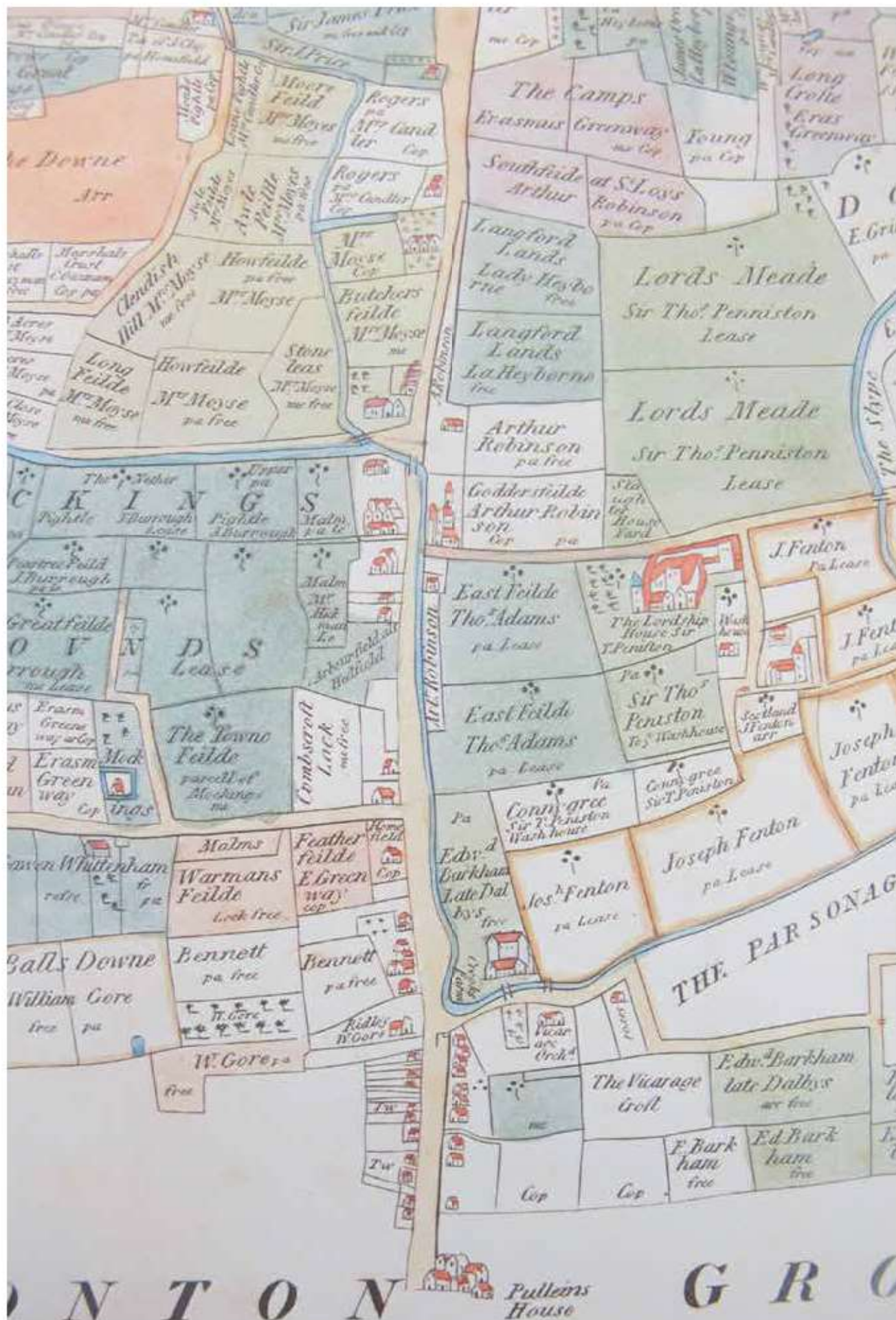


Figure 1. A Map of the Parishes of Tottenham and Edmonton of 1619

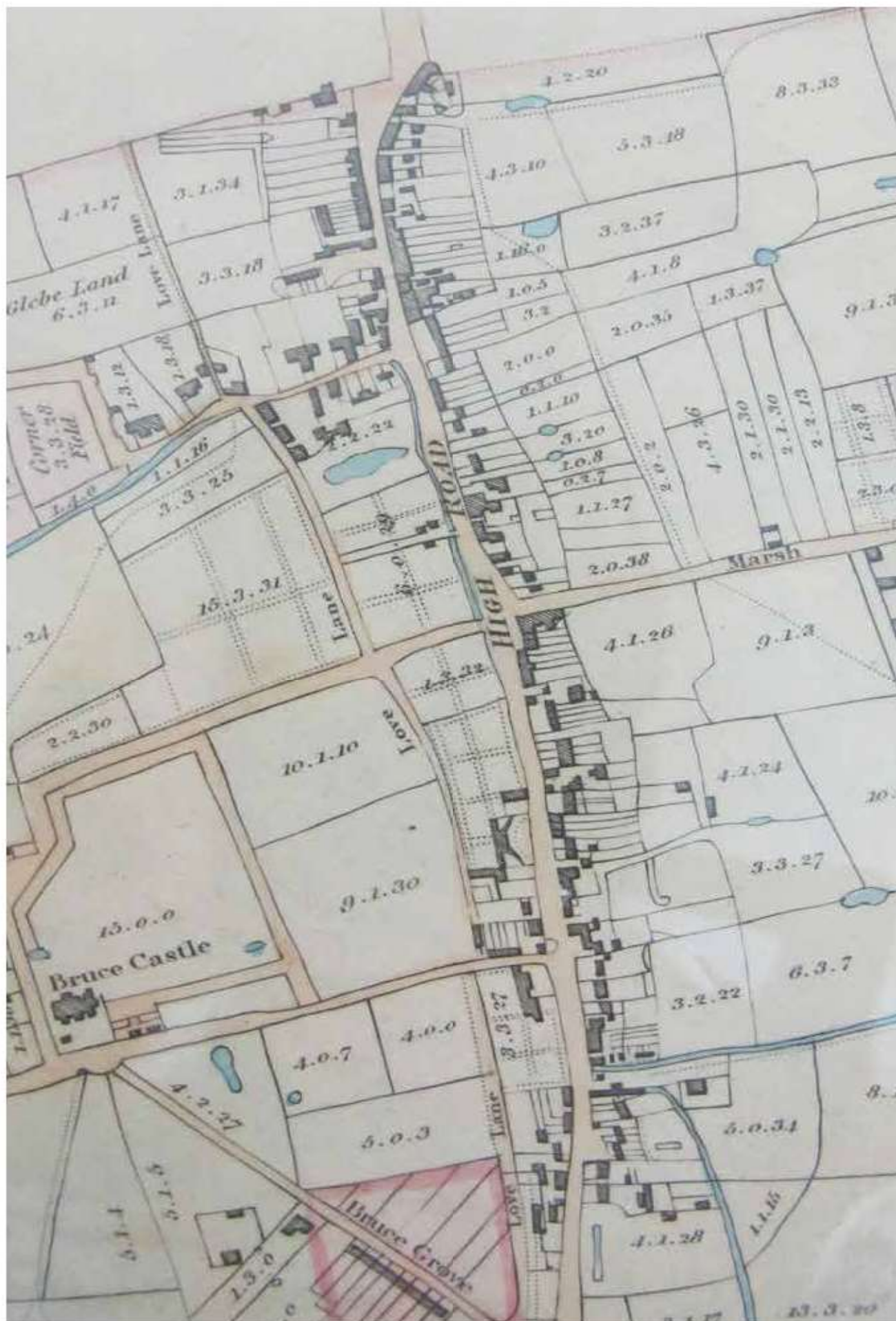


Figure 2. Map of the Parish of Tottenham engraved by Bowler and Triquet and published in Robinson's History of Tottenham in 1818

1800 – 1850

2.1.9 The first half of the 19th century saw the increasing urbanisation of the High Road from its south to north end and along its east and west sides. The development of the historic route and that change in rhythm from semi-rural suburban road to a commercial road was largely the result of improved roads and link to the Capital; this enhanced transportation to London and saw the population of the area double in size between 1811 and 1851. As a result much costly new development took place reflected in the many new schools and chapels and the first modern Anglican Church, built at Tottenham Green in 1830. Church Road, Love Lane and Northumberland Park were established during the first half of the 19th century, while on the High Road the High Cross was repaired and covered with stucco in 1809.

2.1.10 In 1831 Seven Sisters Road was laid out providing a link to the West End. During the same year coaches began running from The Swan Public House at the junction between Tottenham High Road and Philip Lane and by 1839 horse buses provided transport to the City. Large villas and houses for professional people were subsequently built with development focused in south Tottenham in the vicinity of the junction with Seven Sisters Road. In 1840, therefore, it was still possible for William Robinson to claim that the pattern of settlement did not differ greatly from that of 1619. All but a few of the inhabitants lived in or near High Road.³

2.1.11 Tottenham Local Board of Health was established in 1831 to deal with a cholera outbreak but was disbanded in 1832. From 1850 a new board of health was set up under the Public Health Act of 1848. It took over the work of lighting inspectors, highway surveyors and fire-fighting by 1860. A catalyst for more significant change came with the opening of two railway stations in 1840; one at the Hale in Ferry Lane called Tottenham (later renamed Tottenham Hale) and the other in 'Marsh Lane' (later renamed Northumberland Park). The consequent influx of people saw the social standing of much of the housing along High Road change; no longer were these buildings home to solely the gentry and upper classes; the area began to adopt the characteristics of a middle class suburb. Furthermore the contrast between the concentrated development along the High Road and the open fields to the west, which had existed for centuries, would soon disappear.

2.1.12 The Tithe Map of Tottenham published in 1844 provides the names of the owners and the occupiers of the land within the Parish (Fig. 3 – the key to the map is included at Appendix V). The map shows a considerable amount of development on the west side of the High Road westwards, particularly along the south side of Church Road.

1850 – 1900

2.1.13 The development and change in rhythm seen along the length of the High Road in the early-19th century continued in the second half of the century. However, much of this development and the commercialisation of the area remained focused along the High Road itself, with much of the area to the west of the High Road remaining open land.

2.1.14 The population of Tottenham grew progressively throughout the 1850s and 1860s by approximately 4,000 and 10,000 respectively. As a result, by the mid-1860s, there was no open country along either side of the High Road north of Tottenham Green, although many residences still stood in their own grounds. The Ordnance Survey Map of 1864 demonstrates the significant level of local development (Fig. 4). To the north Northumberland Park had been laid out, lined on its northern side by a small terrace, with piecemeal development of villas along its northern and southern sides further east. Further south, on the western side of the High Road, another area of development had been established with terraced houses along the newly developed Moselle Street, Charles Street, William Street and Whitehall Street. The eastern side of the High Road had seen less development, presumably as a result of the rear formal gardens which form the setting of the grander Georgian buildings to Northumberland Terrace and Fletcher House further to the south.

3 'Tottenham: Growth before 1850', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 313-317.
URL: <http://www.british-history.ac.uk/report.aspx?compid=26985> Date accessed: 06 June 2014

2.1.15 The introduction of the Great Eastern Railway in 1872 saw the area's population skyrocket reaching almost 100,000 by 1891. The Great Eastern Railway line, connecting Tottenham to Enfield to the north and Liverpool Street in the City, provided stations at Seven Sisters, Bruce Grove and White Hart Lane. The railway company encouraged workers to commute by introducing affordable early-morning tickets, and as a result a growing population of the lower-middle and skilled-working class began to move to Tottenham. New terraced houses were built to accommodate the growing number of residents. The opening of a station at South Tottenham on the Tottenham and Hampstead junction line in 1878 and the introduction of a tram line to Tottenham High Road in 1881 further stimulated the spread of development in the area. The majority of streets flanking the High Road were laid out and developed with utilitarian terraced housing during this period, particularly to the east of the High Road and to the west, south of Philip Lane.

2.1.16 The growth of the population of Tottenham precipitated a demand for public buildings and new shops, many of which were developed along Tottenham High Road during this period. In 1859 St Paul's Church was consecrated. A few years later, in 1861, a local newspaper was established, the Tottenham and Edmonton Weekly Herald, located at Crusha and Son's printing shop on Tottenham High Road. In the 1880s two educational facilities were opened; a Catholic School on Brereton Road in 1882 and a Marist Convent with a school and orphanage in 1888. At the corner of Brereton Road and the High Road the new Church of St Francis de Sales was consecrated in 1895. A local hospital was also established during this period in 1899; located on Tottenham Green it became known as the Tottenham Hospital, its name later changing to the Prince of Wales Hospital. By 1890 Tottenham also had nineteen public houses, most of which were located on the High Road. Recreational activities also thrived at this time, carried out on the remaining undeveloped playing fields to the Tottenham Marches. Many local clubs were set up, including the Hotspur Cricket Club, established in 1880.

2.1.17 Any industry along Tottenham High Road remained small-scale during the later-Victorian period, limited to traditional activities such as brick and tile manufacturing and brewing. By the end of the 19th century two breweries were located on the High Road, the Bell Brewery situated to the north of Lansdowne Road, and the Tottenham Lager Beer Brewery and Ice Factory, located close to the junction with Pelham Road. A larger factory was situated on the eastern side of Tottenham High Road between Reform Row and Factory Lane, Warne's India Rubber Mills, one of the major employers in the Tottenham area by the late 19th century.

2.1.18 The extent of development that occurred during the late-19th century is evident in comparing the 1864 Ordnance Survey map with the OS map of 1894-6 (Fig. 5). The most evident change to the area is the introduction of the railway line to the west of the High Road. The adjoining terraced housing, already partly developed by 1864, had been extended beyond the railway line and further to the south. Development had also expanded along Northumberland Park with villas lining both sides of the street. However, despite the area's population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19th century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20th century.



Figure 3. Tottenham 1844 Tithe Map

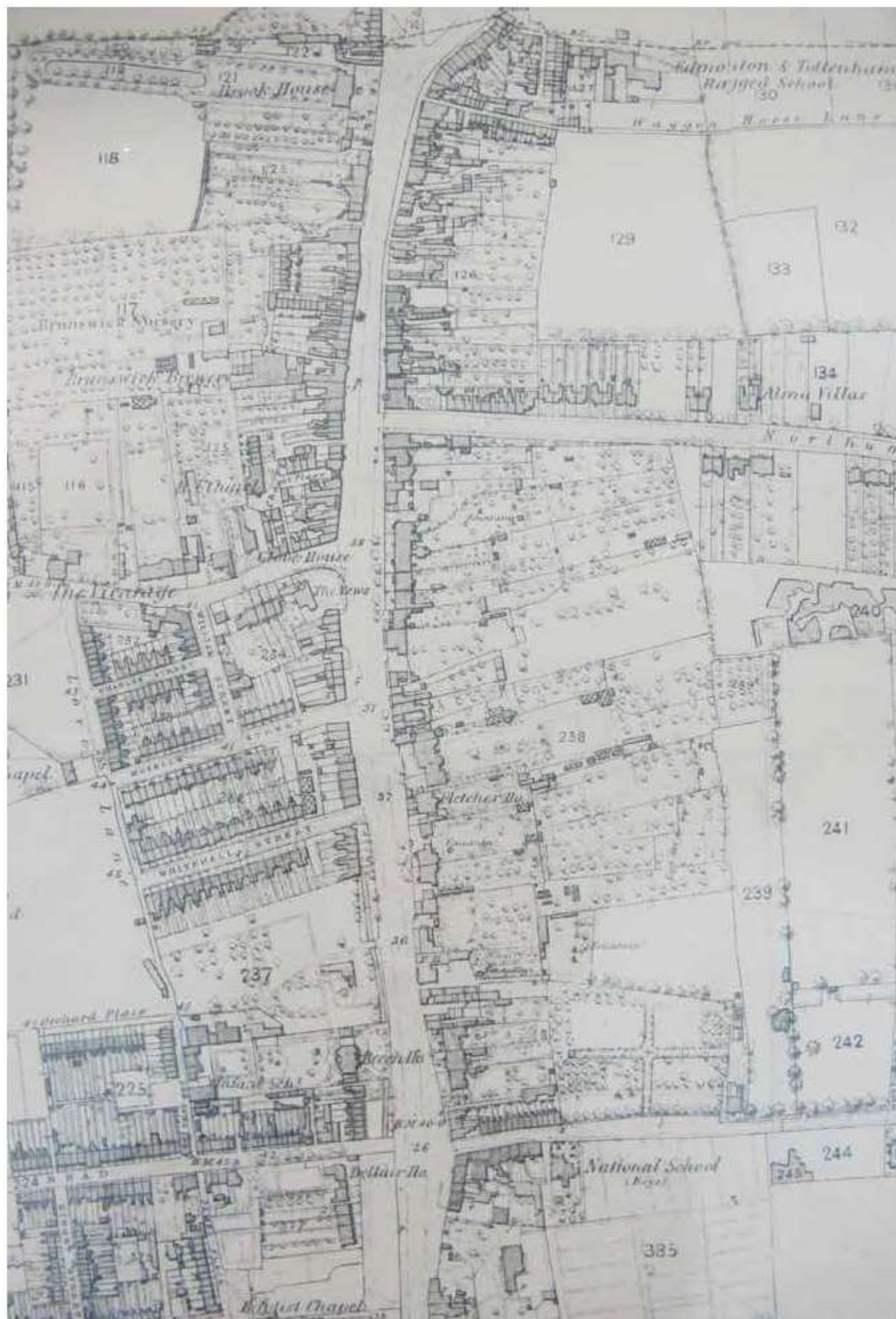


Figure 4. The Ordnance Survey Map of 1864

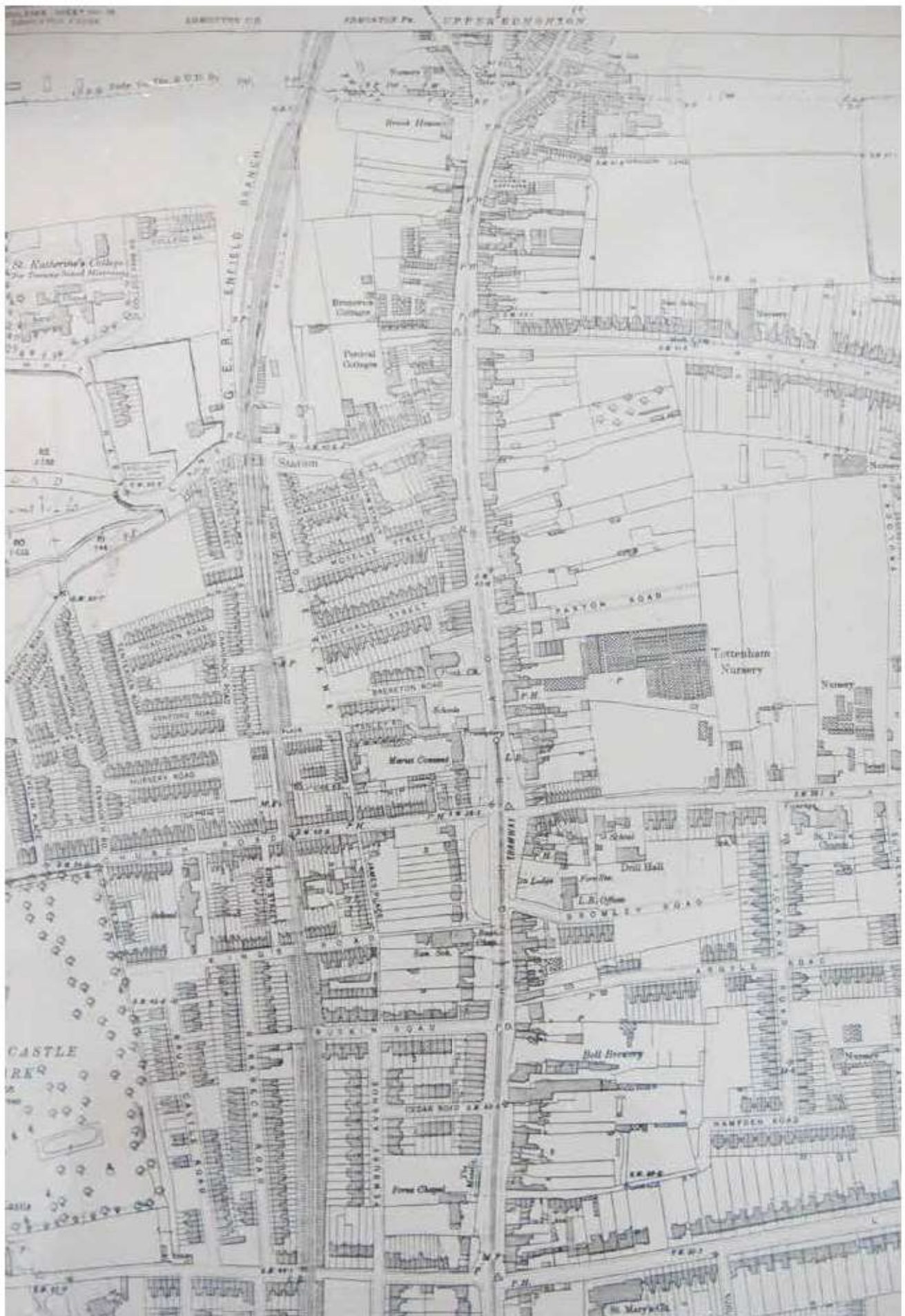


Figure 5. The Ordnance Survey Map of 1894-6

Early 20th Century

2.1.19 By the turn of the 20th century Tottenham High Road had an established ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings. Most of the streets adjacent to the High Road were lined with terraces of utilitarian dwellings. Further to the south of the High Road were buildings related to industry, such as the Bell Brewery. This arrangement is shown on the Ordnance Survey Map of 1913, which also depicts the first official Tottenham Hotspur Football ground, to the east of the High Road between Park Lane and Paxton Road (Fig. 6). The Football Club had moved to the area in 1899. A history of the Football Club is provided at 2.6 below.

2.1.20 The early-20th century saw further improvements to the local public transport which once again had a significant influence on the development of Tottenham High Road and the surrounding area. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904 leading to further development of the area to the west of the High Road. Buses also started running on the High Road between 1911 and 1914.

2.1.21 During this period several new shops and entertainment venues were established along the High Road. The former site of Reynardson's House was redeveloped with five shops in 1905. In 1908 the Tottenham Palace Theatre was built with a capacity of 1,500; a year later the Canadian Royal Skating Rink was added on the site next to it. During the 1920s the skating rink was converted into a cinema, known as the Canadian Cinema, which has since been demolished. In the 1920s and 1930s larger department stores were opened along the High Road including the Burgess's Department Store, erected on the site of the Sanchez Almshouses in 1923. The department store was demolished in 1980 and replaced by Tottenham Enterprise Store. In 1930 the London Co-operative Store was built on the corner of the High Road and Lansdowne Road. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

2.1.22 The Ordnance Survey Map of 1935 shows the complete urbanisation of the area surrounding Tottenham High Road (Fig. 7). The Football Ground had grown in size since 1913, the terraces to the north and east replaced by stands. The area at the rear of Northumberland Terrace between Paxton Road and Northumberland Park had taken on a more industrial character being occupied by a brewery, allotments and a manufactory.

2.1.23 This period also saw the growth of industry in the area. Despite the development that took place during the 19th century, Tottenham had little industry prior to the 1890s. Before the outbreak of the First World War industry in Tottenham was concentrated in three areas; in the east at Tottenham Hale, in the north-east from Northumberland Park towards Edmonton, and to the extreme south along the old boundary with Stoke Newington. Factories at the Hale, served by Tottenham station, were mostly between Broad Lane and the railway and along Fountayne and Fawley roads. They included Millington & Sons, manufacturing stationers, from 1903 and Gestetner Duplicators from 1906. By 1920 a number of other firms, including the Eagle Pencil Co., had opened in wartime buildings along Ashley Road north of Ferry Lane. Factories in the north-east, served by Northumberland Park station, sprang up first along Tariff Road where Kolok, founded in 1904, were making carbons and ribbons at their Rochester works from 1913. Also in the north-east, alone on the marsh-land save for the Longwater pumping station, English Abrasives bought the site of their London Emery works in 1902 and moved there from Clerkenwell in 1904. J. A. Prestwich, an engineer, founded the company JAP Motors in 1895, when he was in his early twenties. Initially based behind his father's house at 1 Lansdowne Road, Tottenham, by 1911 he had moved to a new plant at Tariff Road. JAP Motors produced engines for the early Aircraft industry, Motorcycles and Motor Cars.

2.1.24 Close to the High Road a wide variety of family businesses, including Kolok, set up in and around Paxton Road; Edward Barber & Co., water-fittings manufacturers, who opened their non-ferrous sand foundry and finishing shop in 1908, were the last to be established but were the oldest survivors by 1973. In the south industry occupied a more constricted area of former waste ground between Vale and Eade roads, where Maynard's, the confectioners, moved from Stamford Hill in 1906.⁴ In their day many of these industries were

⁴ 'Tottenham: Economic history', A History of the County of Middlesex: Volume 5: Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham (1976), pp. 333-339. URL: <http://www.british-history.ac.uk/report.aspx?compid=26989> Date accessed: 04 September 2014.

household names and Tottenham could proudly boast of its rich industrial base. The companies employed vast numbers of people from the Tottenham area and local unemployment was rarely heard of.⁵ The decline of Tottenham's manufacturing industry during the 1970s took away the area's main source of income and had a serious impact on the people and buildings of Tottenham.

1945 - Present Day

2.1.25 The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War in comparison to Central London. However, the 'Bomb Sight' Map produced by The National Archives records a number of high explosive bombs close to the High Road at Seven Sisters and Tottenham Green and a considerable number along Philip Lane to the west, presumably dropped to damage the railway line running north-south which intersects it. From Somerset Road northwards along the High Road the 'Bomb Sight' Map does not record any direct hits to the High Street itself but shows that two high explosive bombs landed close to Whitehall Street and Paxton Road, while to the south of the football ground two bombs are recorded on Bromley Road.⁶ A number of bombs are also recorded to the immediate west of the St Francis de Sales Church. These damaged the late-Victorian terraces to Church Road, Beaufoy Road and Nursery Street, and were presumably intended once again to target the nearby railway line.

2.1.26 Significant changes have occurred to the areas flanking Tottenham High Road in the last twenty-five years. The Ordnance Survey Map of 1955 shows that the terraces to the west of the High Road remained at this time. On the east side of the High Road the industrial area had grown in size, altering the rear setting of the Georgian buildings fronting the High Road through the development of trading estate and a number of engineering works (Fig. 8). The Football Ground had also grown in size once again, with stands to each of its four sides. In contrast the Ordnance Survey Map of 1970 shows large swathes of the late-Victorian terraced housing to the west of the High Road demolished and replaced with three new towers with a T-shaped plan; Charles House, Moselle House and Ermine House between High Road and Love Lane and low-rise apartment blocks, to the south of Whitehall Street (Fig. 9).

5 Tottenham's Industrial Heritage, URL: http://tottenham-summerhillroad.com/tottenhams_industrial_heritage.htm Date accessed: 04 September 2014.

6 Bomb Sight, URL: <http://www.bombsight.org/#15/51.5050/-0.0900> (version 1.0, 06 June 2014)

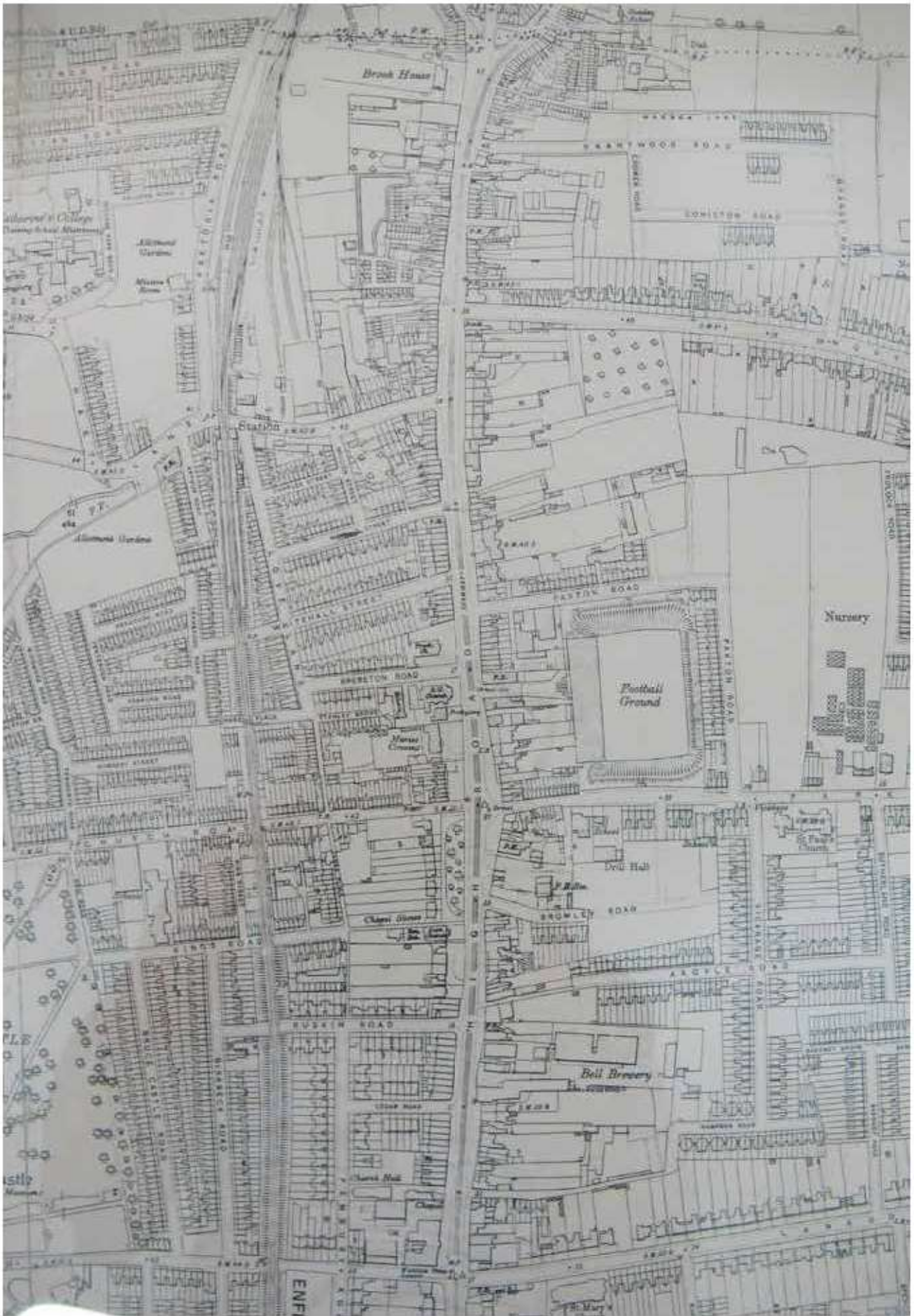


Figure 6. The Ordnance Survey Map of 1913

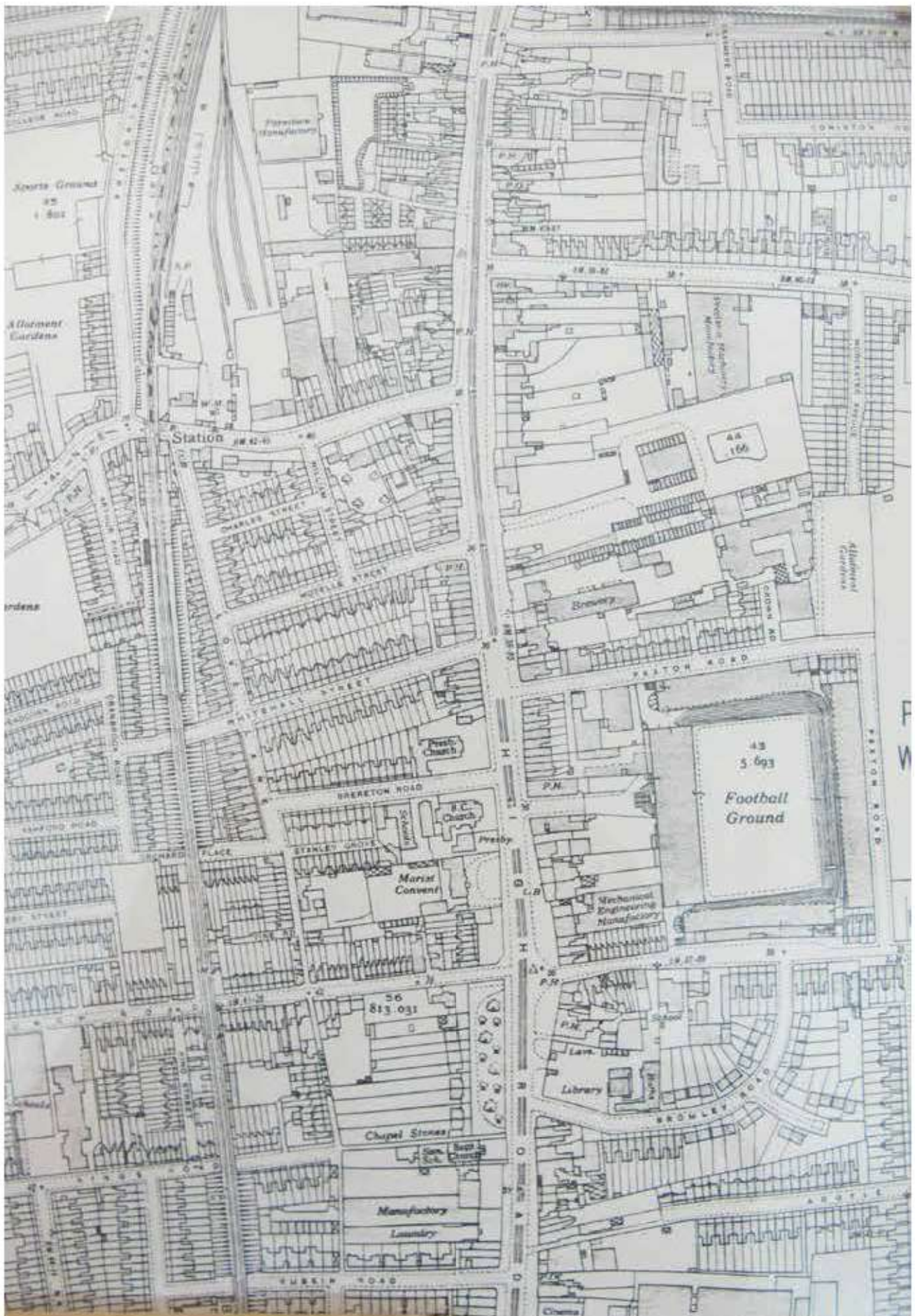


Figure 7. The Ordnance Survey Map of 1935



Figure 8. Ordnance Survey Map 1955

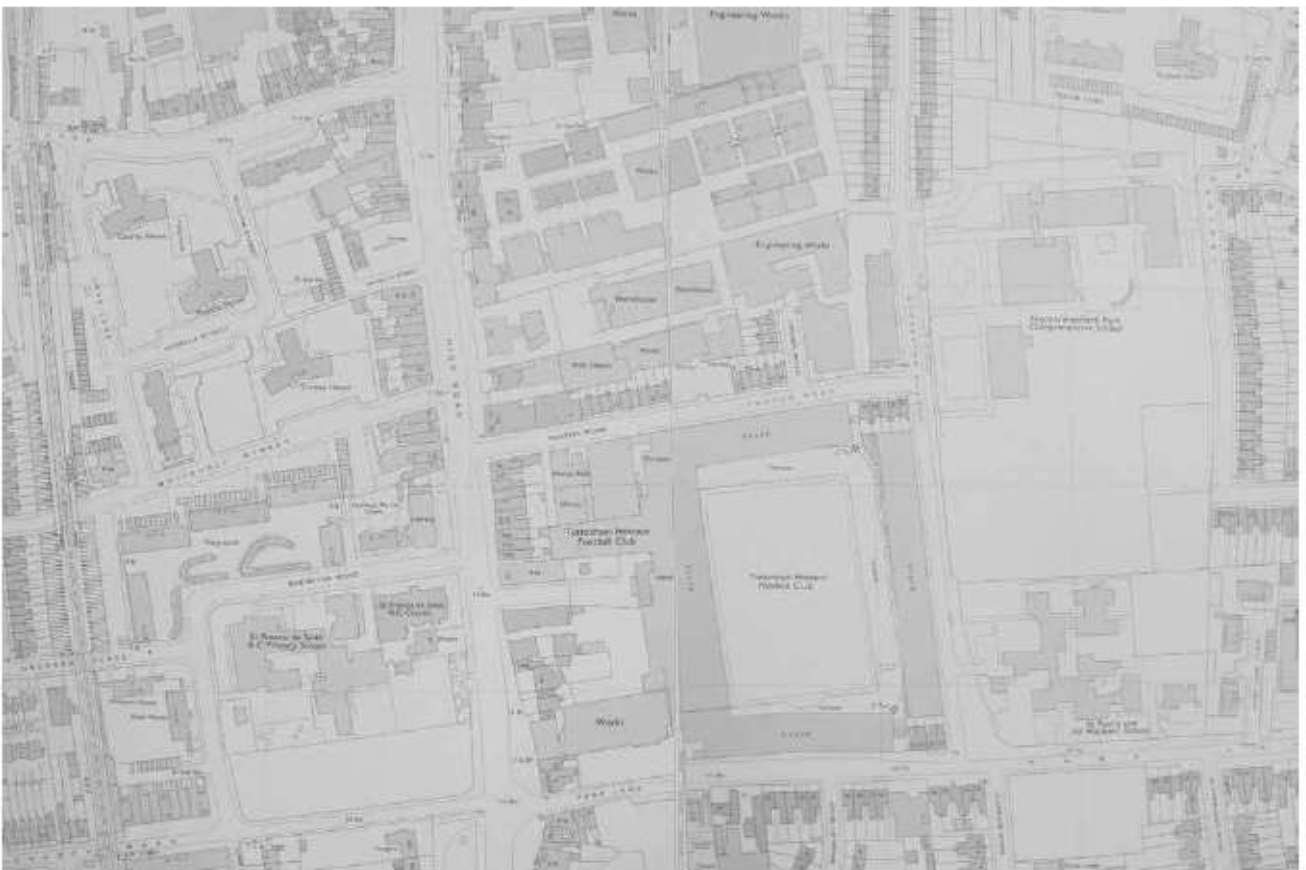


Figure 9. Ordnance Survey Map 1970s

2.2 History of Tottenham Hotspur Football Club and the Stadium Site

2.2.1 Tottenham Hotspur Football Club was formed in 1882 when the local Hotspur Cricket Club began playing football in the winter. The prefix Tottenham was adopted two years later, in April 1884, to avoid confusion with a team called London Hotspur. Hotspur was the nickname of Harry Percy, the son of the Earl – later Duke of Northumberland – who had their estate in Tottenham. Harry had a fierce reputation and was killed in battle in 1403, he was later immortalised by Shakespeare in "Henry IV Part 1". Legend has it that the name was chosen by two of the founder members of the cricket team who were studying late-Medieval English history at the time.⁷ Matches were played on the public playing fields at Tottenham Marshes, where facilities were rudimentary; players changed in local pubs and used temporary goal posts with rope boundaries to the edges of the pitch. From 1888 the club began paying £17 a year for the private use of the playing fields at Asplins Farm, next to the railway line at Northumberland Park, where they remained for 11 years. The Tottenham Hotspur Football Club became professional in 1895, a move which was largely engineered by John Oliver, the president of the Club. The Football Club moved once again, to its present site, the area between Paxton Road and Park Lane and to the east of the High Road in 1899. The move had been facilitated by Charles D Roberts, an entrepreneur, fund raiser and former pitcher for the Brooklyn Dodgers baseball team, when he became chairman in 1898. Roberts turned the Club into a limited company and began the search for a new ground.

2.2.2 The site chosen was close to the Red House, a former coffee house, which had been the admin headquarters of the club until 1891. The new football ground replaced the neglected Tottenham Nursery that had been established by George Beckwith, landlord of the White Hart public house at 750 High Road. The owners of the nursery site were the brewers Charrington and Co. who had planned to develop the land with terraced housing. Beckwith had previously worked in Millwall and had seen first-hand that it was profitable to run a pub near a football ground. He therefore convinced the brewery that the proposed football ground would be beneficial. Roberts signed a 21 year deal with the brewers in 1898 guaranteeing crowds of 1000 for 1st team members, 500 for reserve and to only sell Charrington's beer. Works began in 1899, the new pitch was prepared by the groundsman John Over.

2.2.3 The first stands were mobile, transported from the previous ground and set up on the new site providing cover to 2,500 spectators. The Club offices, which at this time were at 808 High Road, were also housed at the new ground. The first game, a friendly played between Tottenham Hotspur and Notts County on Monday 4th September was attended by a crowd of 5,000 people; Spurs were victorious winning 4-1. The following Saturday, 11,000 people attended the first competitive fixture, a 1-0 win over Queens Park Rangers in the Southern League.

2.2.4 Within five years the football ground included a main stand seating 500, covered accommodation for 12,000 and an overall capacity of 32,000. However, by this time the terms of the lease for the land restricted the Club's ambitions to grow. In 1905, in order to raise funds, shares were offered through the club handbook and the freehold of the site was acquired. Further land was also purchased at the Edmonton end and enough shares were taken up to allow the construction of a huge bank at the Paxton Road end of the ground, mirroring the Park Lane end development of the previous year. This change raised the crowd capacity to 40,000.

2.2.5 Plans were made up by football ground architect Archibald Leitch for a new main stand after the club secured Football League status in 1908. Archibald Leitch was born in 1865 and was a Scottish architect and engineer. His reputation was seriously tarnished in 1902 when part of a stand he designed at the Ibrox ground (home of the Scottish team Rangers) collapsed, killing 26 people. As a result Leitch went on to create a pioneering new design, determined to ensure that this disaster would not occur again. He began remodelling the entire football ground in 1908, commencing with the west stand.

7 Tottenham Hotspur Football Club Opus (12th June 2014)

2.2.6 The new stand opened on September 11, 1909, for the Club's first home game in Division One against Manchester United. It was in the same year that a former, amateur player, William James Scott of the Coppersmiths F. Brady, cast a copper centrepiece of a cockerel and ball to perch on the new west stand at the apex of its mock-Tudor gable. The emblematic figure cost £35 and stood at 9 foot 6 inches; it stood on the west stand for 48 years until it was moved to the East Stand. Today it is located in the West Stand reception area. The cockerel as a symbol for the club is thought to relate to Harry Percy once again. Harry was given the nickname 'Hotspur' as an affirmation to his behaviour in battle. He was renowned for charging into battle on horseback at great speed, digging his spurs in to go faster. In 1900 the Club were using the symbol of spurs and this later evolved to include a fighting cock.

2.2.7 In 1911 the East Stand was enlarged with the wooden terracing replaced by a concrete structure, increasing the ground holding to 50,000. By this time the ground, never officially named, was regularly being referred to as White Hart Lane. The Club won the FA Cup in 1921 and the profits were used to build a split-level covered terrace, designed by Leitch, at the Paxton Road end. Two years later the Park Lane end was also developed by Leitch. The East Stand development was completed in 1934, costing £60,000 and once again designed by Leitch. It was officially opened for the visit of Aston Villa on 22 September and increased the ground's capacity to nearly 80,000.

2.2.8 In 1921 the Club purchased the Red House at 748 High Road. The building, which had been used as a restaurant and coffee house for many years, was converted into the Club's new offices. However, it was not until 1937 that the Club's registered offices changed from the original 750 High Road to No. 748. Ariel photographs of the stadium from 1923 show the layout of the stands before the east side was fully developed (Fig. 10a-b). The terrace of houses along Paxton Road immediately adjacent to the east side of the ground were later demolished to make way for Leitch's new stand, completed in 1934. The photographs show how the stadium, originally of a smaller scale but still a prominent structure, was largely hidden away behind the terraced buildings fronting the High Road.

2.2.9 An early 20th century photograph of the entrance to the Spurs ground, taken from the west side of the High Road, shows the exterior of the west stand (Fig. 11). To the north of the entrance is the White Hart Inn and to the south the Red House. It is not clear if the building was in the ownership of the football club when this image was taken. This image also shows adjoining buildings to the rear (east) of both buildings which have since been demolished. A historic photograph of the west stand taken some years later in 1956 shows that the appearance of the entrance had remained relatively unchanged (Fig. 12). The Red House was clearly in use by the football club at this time.

2.2.10 The Club renovated the football pitch in 1952 and discovered remnants of the old nursery, including a concrete water container, iron piping and the foundations of a greenhouse. In 1953 floodlights were introduced, later upgraded in 1957. This required the removal of the cockerel from the West Stand, which was reinstated on the East Stand in December 1958. Floodlight pylons appeared in 1961 when a new system was installed and, a year later, the rear of the Park Lane Stand was fitted with 2,600 seats. In 1963, the Paxton Road Stand underwent a similar transformation and 3,500 seats were installed. In 1968 the stand was extended to link up with the West Stand, providing a further 1,400 seats. Another new floodlighting system was introduced in 1972. A year later the West and South Stands were linked with an additional 700 seats.

2.2.11 A series of historic photographs from the 1960s demonstrate the support for Tottenham Hotspur Football Club by their fans. They also show the importance of the relationship of the High Road to the Club and its supporters (Fig. 13-15). In addition to its obvious significance as the route to the stadium, the High Road has provided a processional route for the team during times of celebration and has presented a backdrop from which the fans can interact with the team. The images show supporters swarming around a double decker bus as it travels south along the High Road with the team on the top deck.

2.2.12 By the 1980's Leitch's Stadium was beginning to show its age; furthermore the game of football was changing. Attendance had dropped in recent years and hooliganism was on the rise. The Club needed to attract new players, but continue to engage those that were established. In order to develop improvements the old West Stand was demolished in November 1980 and replaced 15 months later by the present structure, officially opened on February 6, 1982 for the match against Wolverhampton Wanderers. During the summer of 1989 the East Stand was refurbished and new spotlights to the East and West stands replaced the former floodlight pylons. The stand was re-opened on 19 October, for a game with Arsenal. At the end of the decade further modernisation of the ground was required in accordance with the 1989 Taylor Report following the tragic Hillsborough Disaster. The report made all seater stadiums compulsory and the remaining areas of White Hart Lane needed to comply.

2.2.13 In 1992, seats replaced the lower terrace in both the East and South stands and, a year later, the lower North Terrace was also converted to an all-seater area. In the same year the roof of the North Stand was built to link up with the East and West stands. The redevelopment of the South Stand was completed in March 1995. The capacity of the stadium had now increased to just over 33,000.

2.2.14 Following a rights issue in 1996, funds was raised to build a new upper tier on the Paxton Road Members Stand that was completed at the end of the 1997/8 season. This increased ground capacity to approximately 36,240.⁸ By the end of the 1990s the game of football was once again thriving and attendance to matches at Tottenham Hotspur Football Club continued to increase.

8 Tottenham Hotspur, URL: <http://www.tottenhamhotspur.com/the-stadium/history/> (06 June 2014)



Figure 10a. Tottenham High Road, 1907



Figure 10b. Tottenham High Road, 1907



Figure 11. Spurs entrance early 20th century



Figure 12. Spurs entrance 1956



Figure 13. Spurs open top bus 1961



Figure 14. Spurs crowds High Road 1961



Figure 15. Spurs fans at the Royal 1962