



Appendix 8.2

HERITAGE EXTRACTS FROM 2015 ASSESSMENT

APPENDIX 2:

Extracts from the 2015 ES assessment, relating to the Hotel and the Views Assessments with tracked changes in relation to the Amendments

NOTE: the headings and paragraph numbering below is from the 2015 ES.

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

Hotel

- 8.6.42 The proposed 180-bedroom hotel tower at the southern boundary of the site would be a significant new element in the townscape that will enhance the North Tottenham Conservation Area and wider area, providing a landmark both for the southern entrance to the stadium and to this part of the historic High Road heading north from London. In views north and south along the High Road (and its continuation, Fore Street further north) its narrow southern and northern ends would form an elegant marker, forming a pleasing contrast between its vertical line and the horizontal emphasis of the proposed [now completed] stadium (Plot 1).
- 8.6.43 In views from the northern end of the North Tottenham Conservation Area the hotel would be largely concealed by the proposed [now completed] stadium (Plot 1) and would therefore have a more limited impact on the character of the conservation area and on the setting of the heritage assets in this area, including the Northern Terrace. There would be some visibility of the top of the hotel and, as before, where it is visible behind the stadium it would be seen as an elegant marker, forming a pleasing contrast between its verticality and the horizontal emphasis of the proposed [now completed] stadium.
- 8.6.44 Although positioned closer to the High Road and the boundary of the North Tottenham Conservation Area, the hotel would only affect the immediate setting of Warmington House at 744 High Road. The other nearby listed buildings, such as the Grade-II listed early-19th-century Moselle House [707 High Road] are positioned within their own clearly defined and enclosed plots set back from the pavement line of the High Road. Therefore, although the hotel would clearly be visible within the wider setting of these listed buildings, it would not have a negative impact on their significance [it can be noted here that the very wide flank

of the Consented Scheme would be alleviated in the Development, as can be seen when comparing View 7 (as presented within Chapter 12: Townscape and Visual Impact Assessment) with the previously submitted equivalent View 31].

8.6.45 Despite the obvious difference in scale between the proposed hotel and Warmington House, the hotel would not harm the significance of the listed building because, as described above, its setting has been entirely altered and has no remaining intrinsic significance. The proposed [now completed] Tottenham Experience buildings would provide Warmington House with a new coherent setting, inspired by the historic terraced form of the listed building, that would both enhance the setting of the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel [it can be noted here that the Development has been amended to better integrate the Hotel with the new development flanking Warmington House].

8.6.46 The hotel has been designed by F3 Architects, who have been involved extensively in the local area on schemes for Tottenham Hotspur, with a track record of high quality buildings in the local context, to complement the design of the stadium with a contrasting, vertical counterfoil, and also to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. Its glass and metal cladding would be different from that of the stadium, comprising glazing and metal panels positioned to form a striking composition of 'blades' set at different angles following the footprint of the building. There is a synergy with the stadium's design, but the Hotel does not emulate the stadium's cladding or aesthetic, which properly distinguishes the two very different buildings. The ground floor of the hotel would adjoin the southern steps to the south podium making the hotel a striking marker at this main southern entrance to the stadium development.

8.6.47 Applying the methodology in Table 8.1, the proposed hotel building would improve the setting of the North Tottenham Conservation Area and its impact is considered to be:

- Construction Phase: Negligible
- Operational Phase: Minor Beneficial

North Tottenham Conservation Area: Views Assessment

8.6.64 The visual impact of the Project on the setting of the identified heritage assets in views across the North Tottenham Conservation Area has also been assessed using verified views produced by INK Associates that are included in the application at Appendix 12.5.

View 15 [now View 18]: West side of the High Road at the junction with Lordship Lane

8.6.65 This view is taken from the southern end of the North Tottenham Conservation Area. The view is framed by two prominent corner buildings: on the western corner of the High Road with Lordship Lane the Grade II listed No. 639 High Road, now the 639 Enterprise Centre, is a neo-Jacobean style red brick building with a corner octagonal turret with a copper dome and scrolled and shaped gables to the High Road. Built in 1901 as the offices of Tottenham and Edmonton Gas Company by John Sherwell Corder, No.639 was extended in 1914. On the east side of the High Road on the corner of Lansdowne Road is the prominent square corner tower of Nos. 636 & 638, a locally listed, three storey, Art Deco style department store that was originally built in 1930 for the London Cooperative Society. This building was gutted by fire during the riots in 2011 and has since been fully restored. Both buildings have architectural interest in their striking commercial architecture and they relate to the High Road, exploiting their corner positions. Beyond No. 639 High Road the western side of the High Road is concealed from view. The eastern side continues at the same scale with two late 20th century buildings of no architectural interest. Beyond this two large trees frame the High Road as it continues northwards.

8.6.66 The curved form of the stadium [now completed as seen in View 24] would terminate the view north along the High Road. The slender hotel tower would rise behind the trees at the centre of the view but the lower part would be largely obscured during the summer months, while the angled form of the upper storeys of the Extreme Sports Centre would be entirely obscured during the summer months. To the east the tapered top storey of the tallest residential tower would be seen. Although the mass and scale of the proposals would have a visual impact on the view, the Project would have a minor beneficial impact on the conservation

area as a whole¹, with the stadium and hotel acting as a positive landmark at the centre of the view. The significance of the listed and unlisted buildings in the view would remain unaffected by the distant presence of the buildings associated with the stadium, which would not affect their prominence at the corners or their relationship with the High Road.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.67 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would be minor beneficial as the proposed hotel and stadium would be of a better design than the [previously] consented scheme, with the hotel providing a positive landmark along the High Road.

View 16 [now View 3]: West side of the High Road opposite the junction with Northumberland Park

8.6.68 This view is located at the northern end of the North Tottenham Conservation Area. On the east side of the High Road in this view are the group of buildings at the north-western corner of the Project site that are collectively known as the 'Northern Terrace'. In the forefront of the view to the east is 814 High Road, a locally listed former bank constructed in 1905. Beyond this building the early 18th century Grade II* listed buildings at 808-810 High Road are set back from the High Road behind railing enclosed front areas. The building line steps forward once more at 804-806 High Road, the blank flank wall of the unlisted late 19th century terrace, creating a rather jarring effect to the continuity of the street line from this viewpoint, before stepping back once more to the Northumberland Terrace, a continuous row of early 18th century listed buildings that terminates at the Grade II* Dial House. The development to the west side of the High Road in this view has a more continuous building line of two to three storey terraces with low quality shop fronts.

¹ This beneficial cultural heritage impact can be noted in the context of what was concluded at paragraph 4.5.2 of the Heritage Statement, which was appended (Appendix 8.2) to the 2015 ES:

"Tottenham Hotspur Football Club is acknowledged as the single most significant asset that Tottenham has. It is more than just a sports club, it is an institution whose roots are deeply embedded in the community in N17 and has been for well over 100 years. It has the ability, and perhaps uniquely, to help lead the regeneration of the area."

8.6.69 The new stadium [now completed] would rise behind the buildings to the east side of the High Road. There would clearly be a substantial contrast in scale between the stadium and the Northern Terrace but in the foreground of this view the height of the stadium would not exceed the height of the brick chimneys to the Grade II* listed 808-810 High Road leaving these in silhouette against the sky. The design and materials of the stadium, including its perforated metal clad skin would be in stark contrast to the brick terraced buildings lining the High Road. The stadium would be a landmark building in this view, its considerable mass, simple materials and striking curved form adding a new dimension to the character of the conservation area and ensuring that, although clearly visible and large scale, the stadium would not detract from the strong rhythm of bays and roofline of the Northern Terrace.

8.6.70 In this view the proposed residential towers and hotel building would be largely concealed with the top of the hotel's narrow end visible and the very upper floors of the tallest tower only just visible above the stadium roofline. The grid like form of the top of the residential tower would allow light through this structure giving it a lightweight appearance. The 'bladed' form of the hotel would be seen and it would form part of a striking and contrasting new development beyond the historic buildings and the conservation area townscape, juxtaposed with them in this view alongside the other large scale, contrasting, modern buildings. The visible part of the Hotel would have no effect on the appreciation of the historic buildings in the view, or their legibility as a coherent historic group.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.71 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the proposed scheme provides a much improved relationship with the Northern Terrace, particularly Dial House at 790 High Road.

View 23 [now View 20]: West side of the High Road, at junction with Cedar Road

8.6.72 This view is taken from towards the southern end of the North Tottenham Conservation Area. This part of the High Road is characterised largely by mid-late 19th century development. On the western side of the High Road are the locally

listed Nos. 665-683 (odd) High Road which form a terrace of mid-late 19th century red brick buildings of four storeys with projecting single storey shop units on the ground floor. These relate to the linear form of the High Street and their significance is as explained at paragraphs 1.3.38-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). On the east side of the High Road, partially visible in the immediate foreground, is the Grade II listed gate building for the former Whitbread Brewery at 676 High Road, a formally composed late-Georgian building of symmetrical design, addressing the High Road and now experienced in a setting that has changed beyond recognition from the early 19th century. The building is best appreciated in views in which the formal composition of the High Road façade is appreciated, with no meaningful distant visual or associational relationships. The development continuing northwards along the High Road beyond the Whitbread gates is characterised by 20th century buildings with slightly larger plots interspersed with earlier 19th century development, including Nos. 684, 684a & 684b and 686 to 690, all of which are locally listed. Their significance is as explained at paragraphs 1.3.36-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). They address the road and the primary contribution of their setting to their significance is their relationship with the linear High Road.

8.6.73 The proposals would see the curved form of the stadium terminating the view north along the High Road, the arched southern 'home' end extending above the terraced buildings in the far distance. The slender form of the hotel would rise in front of the stadium, its lower floors and base concealed behind the terraced buildings on the east side of the High Road, and together the stadium and hotel would form a positive landmark development. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel but would not be prominent in this view. Further to the east the four residential towers would also be visible, the stepped height of the grouped towers combined with the form of the upper floors, comprising a chamfered grid left open to the sky, would allow visual permeability through the upper sections and reduce the overall mass and bulk of the towers in this view. Although the mass and scale of the proposals would have a visual impact on the view, the Project would have a minor beneficial impact on the conservation area as a whole, with the stadium and hotel acting as a positive landmark at the centre of the view.

- Construction phase: Negligible

- Operational phase: Minor Beneficial

8.6.74 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the design of the proposed scheme is an improvement on that consented.

View 26: White Hart Lane [now substituted with View 4: William Street]

8.6.75 This view is situated on White Hart Lane, which forms the most westerly boundary of the North Tottenham Conservation Area. The revised viewpoint has been chosen to better align with the Hotel, and also reflect the gap that would be left by the consented High Road West N17 scheme (HGY/2021/3175). The majority of the view takes in the modern buildings of the Love Lane Estate, which lie beyond the conservation area boundary. These do not reveal or enhance the significance of the conservation area, or the nearby listed buildings. Behind the viewer, set back from White Hart Lane behind a low brick wall with railings and concealed from view, is the Grade-II listed building known as The Grange at 32, 34 and 34a White Hart Lane. The Grange is a mid-18th century building with additions dating to the early 19th century.

8.6.76 The curved form of the stadium would be partially seen in this view, with the residential buildings and the Hotel behind it as part of an entirely modern townscape outside of the conservation area. Overall the proposed development would have a positive impact on the character and appearance of the conservation area by introducing high-quality architecture in this view that, although large scale, would be a positive landmark on the High Road. It would have no direct impact on the immediate setting of the listed buildings comprising The Grange (32-34a White Hart Lane) which, as described above, are set back from the road within an enclosed forecourt.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.77 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the design of the proposed scheme is an improvement on that [previously] consented.

View 27: West side of the High Road, at the junction with White Hart Lane [now substituted with View B, located a short distance further north]

- 8.6.78 This view is located near the junction between the High Road and White Hart Lane at the northern part of the now subdivided North Tottenham Conservation Area (with the former 'Sub-Area C' now removed). On the east side of the High Road in this view are Nos. 790-802 High Road, comprising the Grade-II* listed Percy House (796) and Dial House (790) and Grade-II listed 792 and 794 High Road, and the grade II listed 798-802 High Road. These buildings, forming part of the group of buildings at the north-western corner of the application site that are collectively known as the 'Northern Terrace', are set back from the High Road behind railing-enclosed front areas, the striking gate posts and boundary wall to Percy House being separately listed. At the centre of the view is Dial House which is the oldest building in the Northern Terrace, dates to the late 17th century and incorporating parts of an earlier 17th century building. The significance of these buildings are as described at paragraphs 1.3.33–1.3.37 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). South of Dial House the stadium development site comprises a large gap in the street scene and this, together with the exposed northern return elevation of 750 High Road further south, detracts from the character and appearance of the conservation area [this is now substituted by the completed development in this part of the Consented Scheme].
- 8.6.79 Apart from the Northern Terrace, this view is dominated by the High Road itself which is almost always busy with traffic. The west side of the High Road is largely concealed in this view, characterised by a terrace of three storey 19th century buildings with commercial uses at ground floor level. Traffic lights, safety bollards and a bus shelter clutter the view, while a street tree on the west side provides some welcome greenery.
- 8.6.80 The new stadium [now completed] would rise behind the Northern Terrace infilling the current gap in the building line on the east side of the High Road immediately south of Dial House. There would clearly be a substantial contrast in scale and materials between the stadium and the Northern Terrace, but the metal clad stadium would be a landmark building in this view, its simple materials and curved form adding a new dimension to the character of the conservation area and ensuring that, although clearly visible and large scale, it would not detract from the strong rhythm of bays and roofline of the Northern Terrace.

8.6.81 As explained above, the proposed [now completed] multiple entrances and areas of glazing at lower level on the western stadium elevation, including the glazed escalator enclosure, would create visual interaction between the stadium interior and the street and introduce an active street-level frontage. Dial House would adjoin the proposed [now completed] media cafe, which would project forward from the stadium at ground-floor level and complement the scale and building line of the ground floor level of the Northern terrace. The very top of the Hotel would be visible behind the stadium, though this would be a small element behind the much larger stadium and its effect would be inconsequential. This visible element would be understood as part of the Hotel in the kinetic experience moving southwards down the High Road and it would be understood in that context when standing on the ground or moving through the area.

8.6.82 The proposed [now completed] enhancements to the public realm along the High Road frontage, including the addition of street trees in front of the stadium, would also substantially enhance the streetscape in this view and, overall, it is considered that the proposals would have a minor beneficial impact on the character and appearance of the conservation area and setting of the listed Northern Terrace.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.83 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the proposed scheme provides a better quality stadium design and a much improved visual relationship between the stadium development and the High Road and the Northern Terrace, particularly Dial House.

View 31 [now View 7]: South side of Church Road, looking northeast

8.6.84 This view is taken from the western boundary of the North Tottenham Conservation Area adjoining the northern boundary wall to the grade II listed Moselle House, which addresses the High Road (behind a green setback area), is not seen in this view. Church Road is a secondary road adjoining the High Road at its southern end. The road is partially screened/filtered (depending on the season) by mature deciduous trees; to the north of the viewpoint is an open hard

landscaped car park and school playground and further east, to the south of Church Road, an area of open green with trees with two early 19th century buildings set back from the road. 707 High Road (Moselle House) is Grade-II listed and 705 High Road is a locally listed building their significance is as described at paragraph 1.3.37 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). They address the road and the primary contribution of their setting to their significance is their relationship with the linear High Road, although this is somewhat contained by the sheltering of the trees to the railed green area in front of them. Views of these buildings are largely obscured from Church Road and the High Road by the trees and their set back position. Looking east the existing stadium and the south stand [now substituted by the completed stadium and Warmington House components of the Consented Scheme] are visible with the THFC merchandise shop in the foreground. To the northeast, between the trees, the front facade and the return blind facade of the former Tottenham and Edmonton Dispensary (746 High Road) can be seen, with the upper levels of the stadium rising behind [now substituted by the completed stadium and Warmington House components of the Consented Scheme].

8.6.85 The curved western facade of the stadium and its southern prow over the south podium, the main 'home-end' South Stand, would be prominent between the trees in this view, with glimpsed / filtered views of the Tottenham Experience building possible between the trees. Adjoining the stadium in the middle of the view rises the western facade of the hotel which has been designed to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. The high-quality design of the proposed development in addition to the way in which it would reinforce the line of the High Road would ensure that it has a positive impact on the character of the conservation area in this view. The proposals would have a negligible impact on the immediate setting of the listed Moselle House and adjacent locally listed 705 High Road, which is very clearly defined by the boundary wall to Church Road and the concealed green behind it.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.86 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the design

of the proposed scheme is an improvement on that consented and provides a better relationship between the stadium development and the High Road.

View 32 [now View 21]: West side of the High Road, at the junction with Ruskin Road

8.6.87 This view is taken towards the southern end of the North Tottenham Conservation Area. On the western side of the High Road, in the immediate forefront of the view is the locally listed Nos. 685 - 689, three mid-late-19th century red brick buildings of four storeys with projecting single storey ground floor shop units, which form part of the same development as Nos. 665-683 (odd) seen in View 23 [now View 20] and continue the same building line. Their significance is as described at paragraphs 1.3.38-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). These relate to the linear form of the High Street and the primary contribution of their setting to their significance is their relationship with the linear High Road. Beyond this terrace, the Grade-II listed buildings at Nos.695-697 are set back from the High Road behind a courtyard enclosed by a boundary wall and railings and are therefore concealed from view. Nos. 695-697, comprise a large pair of three storey early 19th century villas that are now in office use. Their significance is as described at paragraphs 1.3.36-1.3.37 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). These relate to the linear form of the High Street and the primary contribution of their setting to their significance is their relationship with the linear High Road. Beyond these buildings is the locally listed Baptist Hall and The Tottenham Baptist Chapel, a classical Grade II listed building constructed in 1825. The Baptist Chapel, a good quality, formally composed late-Georgian building of symmetrical design, addresses the High Road is also set back from the High Road with railings to the street and some green planting in its forecourt, and as such is concealed from view, while the Baptist Hall is positioned away from the High Road to the rear of the Chapel. The large trees within the open green space fronting the sports centre form the terminus to the built form along the west side of the High Road in this view.

8.6.88 The buildings on the east side of the High Road in the forefront of the view are Nos. 686 to 690 (even), a terrace of three late-19th century buildings with bay windows at first-floor level and later projecting shopfronts with modern signage. Nos. 694-692 adjacent to the north are also of three storeys and originally part of the same terrace, however the cornice and parapet to the buildings has been lost and the facades rendered. The terrace continues in the middle distance with

the locally listed 700, 704 & 706 High Road, also 19th century buildings with later projecting shopfronts, and beyond these are a cluster of street trees. These relate to the linear form of the High Street and their significance is as explained at paragraphs 1.3.38-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). The primary contribution of their setting to their significance is their relationship with the linear High Road.

8.6.89 The proposals would see the curved form of the stadium terminating the view north along the High Road. The slender hotel tower would rise in front of the stadium, its lower floors and base concealed behind the terraced buildings on the east side of the High Road, and together the stadium and hotel would form a positive landmark development. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel but would not be prominent in this view. Further east, two of the four residential towers would rise above the roofline of the late-19th century terrace on the east side of the High Road. The stepped height of the towers combined with the form of the upper floors, comprising a chamfered grid left open to the sky, would allow visual permeability through the upper sections and reduce the overall mass and bulk of the towers in this view. Although the mass and scale of the proposals would have a visual impact on the view, the Project would have a minor beneficial impact on the conservation area as a whole, with the stadium and hotel acting as a positive landmark at the centre of the view.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.90 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial as the design of the proposed scheme is an improvement on that consented.

View 33 [now View 22]: West side of the High Road opposite, and just north of junction with Bromley Road

8.6.91 This view is taken from the southern part of the North Tottenham Conservation Area looking north. Some of the buildings on the west side of the High Road in this view are screened / filtered by trees. The trees and the open green area behind them add a welcome punctuation along an otherwise urban road. Outside

the view beyond the trees on the left are 707 High Road, otherwise known as Moselle House, a Grade II listed building dating from the early 19th century, and 705 High Road, a locally listed building also dating from the early 19th century. Their significance is as described at paragraph 1.3.37 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). They address the road and the primary contribution of their setting to their significance is their relationship with the linear High Road, although this is somewhat contained by the sheltering of the trees to the railed green area in front of them. To the south of these buildings is 701-703 High Road, a mid-20th century Community Sports Centre, also set back behind the open green.

8.6.92 The centre of the view is dominated by the High Road itself, with pavements either side. On the east side of the High Road to the far right of the view is Coombes House, a low quality post-war apartment block. North of this building the pavement widens and the terraced row of buildings immediately south of the Project site are set back from the High Road on a diagonal line. These comprise a three storey red brick public house (formerly the Bell and Hare, now No.8) dating to the interwar period; a three storey 20th century building and, on the corner of Park Lane, a two storey mid-19th century building. On the opposite corner of Park Lane is a temporary Tottenham Hotspur ticket office and merchandise shop which detracts from the streetscape [now substituted by the completed stadium and Warmington House components of the Consented Scheme]. Beyond this the Grade-II listed Warmington House is partially visible, its chimney stacks rising above a large tree located in the foreground and to the pavement [now set between the flanking parts of the Consented Scheme]. The adjoining Tottenham and Edmonton Dispensary is positioned much closer to the High Road so that in the middle distance of the view its blank return wall is prominent, with the eaves and front elevation of The Red House visible just beyond [now substituted by the completed stadium and Warmington House components of the Consented Scheme].

8.6.93 The hotel and stadium would be the most prominent elements in this view, with the dynamic prow of the stadium over the southern podium, the main 'home-end' South Stand and heart of the proposed [now completed] stadium development, and the elegant hotel tower forming a striking vertical focal point and counterfoil to the stadium. The arched glass façade within the stadium south stand would allow a sense of the scale of the single-tier home stand as it is approached from the south and give views directly through the stadium bowl to the sky beyond.

The hotel would tower above the three-storey buildings on the eastern side of the High Road but would have no impact on the immediate setting of those buildings set back behind trees on the western side of the road. Although the scale and design of the stadium and hotel would clearly differ from the retained surrounding buildings in this view, both would form a positive new landmark development adding a new dimension to the character and appearance of the conservation area.

- 8.6.94 At street level below, The Tottenham Experience building would reinforce the High Road building line in the form of a new two-storey terrace flanking the retained and fully restored Grade-II listed Warmington House. This new terrace, with glazed ground-floor shop fronts and cast-iron cladding to the upper levels, would match the scale and mass of the historic buildings flanking the High Road to the north and south and would also be in keeping with the scale of the locally listed Church of St Francis de Sale immediately opposite the site (but not visible in the view). The Tottenham Experience building would be a significant improvement on the arrangement of the buildings at 746-750 High Road which have lost their historic setting and have no coherent visual relationship with the High Road or each other. The proposed [now completed] southern range of the Tottenham Experience building would be abutted by a fully-glazed entrance pavilion at the southern end that would also be prominent in this view. This would adjoin the southern steps to the podium, flanked on the opposite side by the landmark hotel building, providing a welcoming and obvious entrance to the Tottenham Experience building.
- 8.6.95 The proposed [now completed] enhancements to the public realm along the High Road frontage, including the addition of street trees in front of the Tottenham Experience building, would substantially enhance the streetscape in this view.
- 8.6.96 Immediately east of the hotel the upper storeys of the western return elevation of the Extreme Sports Centre, articulated as a climbing wall, would be visible. This building would rise above the roofline of the public house on the east side of the High Road, and would be partially obscured by a large tree adjoining the pub. Its position, set back from the conservation area along Park Lane, and its subtle design would mean that it would have a neutral impact on the character of the conservation area overall, and in this view its height forms an appropriate step between the roofline of the stadium and that of the closest residential tower further east. The upper storeys of two of the four residential towers located further

east along Park Lane would be visible in this view, the form of the upper floors, comprising a chamfered grid left open to the sky, allowing for visual permeability and reducing the mass and bulk of the towers.

8.6.97 Overall the proposals would enhance the character and appearance of the conservation area in this view and would enhance the immediate setting of the Grade-II listed Warmington House. The proposed development would have a negligible impact on the setting of the Grade-II listed Moselle House which is set back from the High Road within its own tree-lined area.

- Construction phase: Negligible
- Operational phase: Moderate Beneficial

8.6.98 The operational phase of the Project if assessed against the baseline of the consented [previously] scheme would also be moderate beneficial as the proposed scheme provides a much improved solution to this part of the High Road, seeing Warmington House reincorporated into a terrace.

View 34 [now View]: West side of the High Road, just north of junction with Hampden lane

8.6.99 This view is taken from the southern end of the North Tottenham Conservation Area. On the western side of the High Road are the locally listed Nos. 641-663 (odd) High Road, a terrace of mid-late 19th century red brick buildings of four storeys with projecting single storey shop units on the ground floor. These relate to the linear form of the High Street and their significance is as explained at paragraphs 1.3.38-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). The primary contribution of their setting to their significance is their relationship with the linear High Road. On the east side of the High Road, in the foreground is a Georgian terrace set back from the High Road behind large and small street trees. This terrace includes the Grade-II listed No. 662 (at the far right of the view), which was gutted by fire during the 2011 riots and has been renovated. Adjacent to the north are Nos. 664 & 666 (Moore House) also Grade-II listed and of three storeys with a semi-basement, round-headed doorcases, fanlights and panelled entrance doors approached by entrance steps. Adjoining Moore House to the north, but concealed from view by the large trees on the High Road, are Nos. 668 & 668A, which are also Grade-II

listed and retain their original Regency blind boxes on the first floor windows. Their significance is as described at paragraph 1.3.37 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). They address the road and the primary contribution of their setting to their significance is their relationship with the linear High Road, although this is somewhat contained by the sheltering of the trees to the railed green area in front of them. Partially visible in the middle distance is the stock brick front elevation and clock tower of the Grade-II listed gate building for the former Whitbread Brewery at 676 High Road, a formally composed late-Georgian building of symmetrical design, addressing the High Road and now experienced in a setting that has changed beyond recognition from the early 19th century. The building is best appreciated in views in which the formal composition of the High Road façade is appreciated, with no meaningful distant visual or associational relationships. Beyond this the development along the east side of the High Road is characterised by wider 20th century buildings interspersed with earlier 19th century development, all of a similar approximately three-storey height. Of these buildings Nos. 684, 684a & 684b and 686 to 690 are locally listed. Their significance is as described at paragraphs 1.3.38-1.3.40 in the Heritage Statement (Appendix 8.2 [to the 2015 ES]). These relate to the linear form of the High Street and the primary contribution of their setting to their significance is their relationship with the linear High Road.

- 8.6.100 The Project would see the curved form of the stadium terminating the view north along the High Road behind the slender hotel tower, which would rise above the roofline of the stadium in the centre of the view, its lower levels concealed by the terraced High Road buildings. Although clearly of a much larger scale, the stadium and hotel would form a positive landmark development in this view. The angled upper storeys of the Extreme Sports Centre would also be visible immediately to the east of the hotel; this would rise up above the top of the clock tower to the Grade-II listed Whitbread gate building and would arguably have a minor adverse impact on the setting of the building in this view. Further to the east the four residential towers would be concealed from view, behind the trees on the east side of the High Road in the summer months. They would be partially visible behind and to the west of the Georgian terrace in this view in the winter months but the trees would still form an effective visual buffer and this limited impact in one view of the listed terrace would not be harmful to the overall significance of the listed buildings.

8.6.101 The Extreme Sports Centre would have a minor adverse impact on the wider setting of the Whitbread gate building. The overall impact on the conservation area in this view, however, would be minor beneficial as the stadium and hotel would act as a positive landmark at the centre of the view.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.102 The operational phase of the Project if assessed against the baseline of the consented [previously] scheme would also be minor beneficial as the design of the proposed scheme is an improvement on that consented and provides an iconic landmark for Tottenham.

Potential Environmental Impacts and Effects on the Heritage Assets in the Wider Area: Views Assessment

8.6.103 The visual impact of the Project on the setting of the identified heritage assets in the wider area has also been assessed using verified views produced by INK Associates that are included in the application at Appendix 12.5 [the Development's revised verified views are contained in Chapter 12: Townscape and Visual Impact Assessment (TVIA)].

View 1 [now View 29]: Alexandra Palace and Park Conservation Area

8.6.104 This view is located within the Alexandra Palace and Park Conservation Area. The viewpoint looks east and is taken from an area of high ground in the park. The ground, which is turfed in the forefront of the view slopes down until it reaches a bank of trees in the middle distance. Beyond the bank of trees the urban development of North London spreads out to the horizon. A number of tall buildings are visible breaking the general building line and these add interest to the view.

8.6.105 The proposals would be visible close to the centre of the view. The Project would be a new landmark for Tottenham defining its position in North London. The tallest residential tower would be seen behind the proposed hotel building at the centre of the cluster of proposed buildings south of the stadium. The stepped form of the proposed towers, including the hotel, would break up the overall mass of development. The lower lying stadium would sit adjacent to the

proposed hotel, with the diagonal line of its home stand end rising up towards the southern development.

- Construction phase: Negligible
- Operational phase: Major Beneficial

8.6.106 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would be major beneficial as the proposed scheme offers an overall improved design and landmark building in this view.

View 10: Tottenham Cemetery Conservation Area [now substituted with the new View 10]

8.6.107 This view is located within the Tottenham Cemetery Conservation Area and looks east. The cemetery is also designated as Metropolitan Open Land and is a cemetery on the Council's Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest. The Tottenham Cemetery Conservation Area is a good example of a Victorian cemetery, built after the Metropolitan Interments Act, with original paired chapels (listed grade II) and features of interest from later phases, including the distinctive tunnel (listed grade II) and several sets of entrance gates. The cemetery is generally a well-defined, contained and enclosed area. Its function as a burial ground makes it an essentially introspective area, which is (and historically was) purposefully segregated from the surrounding development. The cemetery is experienced within a broader, densely built up townscape that includes housing and larger, modern developments. The view [along with additional Views 9 and 11] is taken specifically from one of the few places in the cemetery where there is a gap in the mature tree cover that would allow views in the direction of the Development; in this respect it presents a worst case scenario. Behind the trees and very much recessive, but seen in filtered views in leafless conditions, is the Grade II listed 1-10 Prospect Place, 5 pairs of early 19th century cottages. Their list description highlights how the cottages have suffered severely from alterations in recent years, although they have retained some architectural interest and form a characterful group of modest cottages.

8.6.108 This view shows that the proposed [now completed] stadium would not be visible in the summer months, being entirely concealed behind the trees, although it would be more visible, albeit filtered, when the trees are leafless. The cemetery tends to provide a sheltered, verdant and introspective setting and experience to the listed buildings it contains, and prospect to the aptly named Prospect Place. The proposed tall buildings would be visible in the distance, marking the stadium and associated development, but it would be clearly separated from the cemetery and the cottages behind the trees, and it would be experienced as distant and unrelated to the cemetery. The distant presence of the proposed tall buildings in some outward views would not change the way in which the cemetery is experienced as an introspective, enclosed and purposefully segregated 19th century burial ground that was later expanded. The local historic associations with the area's past population would remain unaffected. The relationship of the cemetery with Bruce Castle would not change. The appreciation of the significance of the verdant and introspective cemetery would remain unaffected. Therefore the proposed scheme [including the Development] would have a neutral impact on the setting of the cemetery in this location.

- Construction phase: Negligible
- Operational phase: Negligible

8.6.109 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be negligible as neither would be visible.

View 11: Bruce Castle Conservation Area, north-western edge of Bruce Castle Park [now substituted with the new View 12]

8.6.110 This view is located within the Bruce Castle Conservation Area towards the northern part of the park. Bruce Castle Park, in addition to Tottenham Cemetery, is also designated as Metropolitan Open Land and is a park on the Council's Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest. The conservation area has considerable historic and architectural significance; in particular, it is important for the survival of three important historic buildings that forms an important group: Bruce Castle (listed grade I); All Hallows Church (medieval origins, listed grade

II*); and The Priory (listed grade II*). The conservation area is also important for the survival of historically significant open spaces that have been surrounded by later dense suburban / urban development. The three principal open spaces in the conservation area are Bruce Castle Park, All Hallows Churchyard and the forecourt to Edmanson's Court (the former Draper's Almshouses) on Bruce Grove. Bruce Castle Park is a large, mainly grassed open space that was formerly the garden associated with Bruce Castle. It is notable for the contribution made by the mature trees, set either in avenues or as individual historic specimens.

8.6.111 The view is just one representative impression of this part of the park, and it is not taken from a notable vantage point, but instead from a point where the Development would be the most visible in a gap between the boundary tree canopies. The proposed [now completed] stadium would be visible behind the trees when leafless, and it is experienced when moving through the area. Even when the trees are in leaf, its striking shape and shimmering cladding can be seen when moving through the park.. There is a sense of the suburban / urban hinterland with some larger scaled blocks beyond the conservation area and it would not be the only distant large blocks visible in the hinterland of the park in outward views, but it would be closer than others and there would be a marked increase in the scale of development visible from the park in this view. The impact on the wider setting of the Bruce Castle Conservation Area would be moderate adverse.

- Construction phase: Moderate Adverse
- Operational phase: Moderate Adverse

8.6.112 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would be minor adverse as the [previously] consented scheme would also be visible, its scale also a marked increase on the existing conditions.

**View 12: Bruce Castle Conservation Area, southern end of Bruce Castle Park
[now substituted with the new View 13]**

8.6.113 This view is also located within the Bruce Castle Conservation Area. The viewpoint is located adjacent to and in front of the Grade-I listed Bruce Castle

and looks north east. The topography of the park is very flat and views across it in this area are largely screened by large mature trees. The park comprises large grassed areas traversed by footpaths, with areas of planting and a railing-enclosed children's play area.

8.6.114 The proposals would not be visible in this view, being concealed behind successive banks of trees, although it is possible that there would be more filtered views during leafless months. That would be a peripheral and recessive presence that would not affect the ability to appreciate the significance of the conservation area.

- Construction phase: Negligible
- Operational phase: Negligible

8.6.115 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would be negligible as neither scheme would be visible.

View 13: Tottenham Green Conservation Area, at the junction with Monument Way [now substituted with View 15]

8.6.116 This view is taken from the Tottenham Green Conservation Area. According to paragraph 1.2.1 of the Tottenham Green Conservation Area Appraisal and Management Plan, the special interest of the Tottenham Green Conservation Area derives from two significant features, firstly the historic scale and character of the large public open space of Tottenham Green; secondly the unique concentration of public buildings, including civic buildings, health, education and religious buildings and places of entertainment. The view looks towards the junction where the grade II listed High Cross stands; the Appraisal at paragraph 1.5.20 notes that, at this point, the High Road meets the junction with Monument Way, formerly High Cross Lane, where the historic street pattern has been erased. The High Cross monument, albeit ill served by its current setting, is the High Road's 'definitive historic landmark'. It is finely detailed in the early 19th century 'Gothick' manner with traceried panels, surmounted by a crocketed pinnacle. Behind the viewer is the grade II listed Church of Holy Trinity, which forms a group with the other nearby grade II listed buildings; the Holy Trinity Church School, forecourt wall to the church,

and the old well and well house. On the west side of the High Road, partially visible in the immediate corner is the locally listed Nos. 389 & 391, the former Tottenham Library, built in 1896 and more recently converted to flats. Beyond this building, set back from the road and out of view, is the Grade-II listed No. 401 High Road, a three storey late 18th century pair of semi-detached houses that now form a single building. Behind the High Cross, on the east side of the High Road, is a disused single-storey public toilet, constructed in brick in a mock-Tudor style with pitched roofs that have deep eaves and mock strapwork, its windows are currently boarded. Adjacent to this further north along the High Road the buildings are set back from the road behind a large area of public realm planted with bushes, beyond which the low scale development of the High Road continues.

- 8.6.117 This view shows that the proposed [now completed] stadium and towers would be visible in the distance; behind and to the side of the High Cross (the view is notably not centred on the High Cross, but on the Development). The slender southern elevation of the hotel tower would be visible in this view, above the stadium and with the top seen below the 'eaves' of the High Cross pinnacle. The residential development, albeit partially filtered by the trees, would intervene between the two. Due to the perception of distance and the depth of field, combined with the effects of motion parallax, there would be no sense of competition between the proposed development and the High Cross. The proposed development would act as a major landmark for Tottenham, with the hotel tower providing an important marker for North Tottenham and the stadium development in this longer view.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

- 8.6.118 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor beneficial, as the proposed [now completed] stadium and hotel would provide a positive landmark development in this view.

View 35: Bruce Castle Conservation Area, Bruce Grove adjoining Edmansons Close [now substituted with View 14]

8.6.119 This view is located in the Bruce Castle Conservation Area looking northeast over Edmansons Close. In the foreground of the view is Bruce Grove road. In the middle distance are railings, bushes and trees which screen an open area of lawn forming the setting to a group of terraced Grade-II listed almshouses, which are seen in the foreground on the right and in the middle ground in the centre. The Sailmaker's Almshouses date from circa 1870 and flank three sides of the enclosed lawn with detached wings at either end. The buildings, which in this view are largely concealed by the vegetation lining Bruce Grove (but which are more visible in filtered views in leafless conditions), are two storeys and constructed from yellow stock brick with stone dressings and red brick eaves cornices with bands at first floor level. To right left of the view, but obscured by the vegetation, is the spire of the central gabled Gothic chapel. There are tall deciduous trees behind the terrace that extend up above its roofline, though these are not visible in this view. The significance of the almshouses is derived from the clear architectural interest in their coherent and picturesque composition, and their historic associations as Sailmaker's Almshouses, illustrating the social history of the area from a bygone era.

8.6.120 The majority of the proposed development would sit below the roofline of the Grade-II listed almshouses in this view. The upper sections of the tallest residential tower would also extend above the general roofline, at a similar height as the Hotel tower and slightly taller than the chimneystacks of the almshouses. At this distance and angle the Hotel and the residential tower would be of similar height relative to the almshouses. Their visibility would depend on the season and the location and angle of the view. When moving closer to the almshouses, within the forecourt, where the significance of the coherent ensemble is best appreciated, the proposed development would rapidly disappear from view, and to the extent that the two buildings would be visible (again dependent on the season and the location / angle of view), they would be peripheral, distant townscape components that would not affect or interfere with the appreciation of the almshouses, or their historic associations.

- Construction phase: Negligible
- Operational phase: Negligible

- 8.6.121 The operational phase of the Project if assessed against the baseline of the [previously] consented scheme would also be negligible as neither scheme would be visible in this view.

View 36: Scotland Green Conservation Area, west side of High Road opposite Aldi [now substituted with View 17]

- 8.6.122 This view is taken from the southern end of the North Tottenham Conservation Area. Although on the left a deciduous tree obscures one of the corner buildings, the view is framed by two prominent corner buildings: on the western corner of the High Road with Lordship Lane (partially obscured by the tree) is the Grade II listed No. 639 High Road, now the Enterprise Centre; a neo-Jacobean style red brick building with a corner octagonal turret with a copper dome and scrolled and shaped gables to the High Road. Built in 1901 as the offices of Tottenham and Edmonton Gas Company by John Sherwell Corder, No. 639 was extended in 1914. On the east side of the High Road on the corner of Lansdowne Road is the prominent square corner tower of Nos. 636 & 638, a locally listed, three storey, Art Deco style department store that was originally built in 1930 for the London Cooperative Society. This building was gutted by fire during the riots in 2011 and has since been fully restored, and it has a roof extension that is visible in the view. Both buildings have architectural interest in their striking commercial architecture and they relate to the High Road, exploiting their corner positions. At this angle, trees in the distance obscure the buildings lining both sides of the road, and due to the density of the overlapping canopies, this effect endures even when the trees are leafless.
- 8.6.123 The curved form of the stadium [now completed as seen in View 24] would terminate the view north along the High Road. The slender hotel tower would rise behind the trees at the centre of the view but the lower part would be largely obscured during the summer months, while the angled form of the upper storeys of the Extreme Sports Centre would be entirely obscured during the summer months. To the east the tapered top storey of the tallest residential tower would be seen. Although the mass and scale of the proposals would have a visual impact on this view, the Project would have a minor beneficial impact on the conservation area as a whole, with the stadium and hotel acting as a positive landmark at the centre of the view. The significance of the listed and unlisted buildings in the view would remain unaffected by the distant presence of the buildings associated with the stadium,

which would not affect their prominence at the opposing corners, or their relationship with the High Road.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

8.6.124 The operational phase of the Project if assessed against the baseline of the [previously] consented scheme would also be minor adverse as the [previously] consented scheme would not be visible from this location.

View 37: Bruce Grove Conservation Area, High Road, just north of junction with Bruce Grove [now substituted with View 16]

8.6.125 This view is located within the Bruce Grove Conservation Area. On both sides of the High Road are locally listed buildings including the corner bay of Windsor Parade, Nos. 538 to 554 (even) High Road with its octagonal stucco turret supported on fan- shaped corbel vaults above a canted round headed recessed entrance porch. The elaborately detailed three storey terrace is locally listed and was constructed in 1907. The group of lower modern buildings further north are just visible, beyond which the view is terminated by a number of mature trees. Set back from the road on the east side, and not visible in the view, are the late 18th century Charlton Cottage (listed grade II) and the grade II* listed Georgian pair at 583 and 585 High Road.

8.6.126 Only a small part of the stadium would be visible in the view, with the Hotel and the residential towers terminating to the view along the High Road. The towers would have a moderate adverse impact on the wider setting of the Bruce Grove Conservation Area. This impact would be mitigated by the design of the towers, the upper storeys of which are chamfered and incorporate a grid left open to the sky, allowing for visual permeability and reducing their overall mass and bulk.

- Construction phase: Negligible
- Operational phase: Minor Adverse

8.6.127 The operational phase of the proposed scheme if assessed against the baseline of the [previously] consented scheme would also be minor adverse as the [previously] consented scheme would not be visible from this location.