



Appendix 8.3

HERITAGE ASSESSMENT OF ADDITIONAL AVRS

APPENDIX 3:

Assessment of additional verified views and concluding observations about the Development as part of the experience of the heritage assets

View 1: Fore Street at Sterling Way

- 1.1 The view is located in the Fore Street (Angel) Conservation Area in the London Borough of Enfield and takes in two locally listed 19th century buildings, as part of a very mixed townscape. The locally listed buildings are of significance due to their traditional architecture and as residual fragments of an earlier, now largely lost, historic linear townscape. The London Borough of Enfield has an adopted (September 2016) conservation area character appraisal that covers the Church Street and Fore Street, Edmonton Conservation Areas (the Character Appraisal). As the document notes at paragraph 1.3.3, Fore Street is a historic main road; a continuation of the High Road in Tottenham, leading north from London. Three separate sections of Fore Street were designated a conservation area in 2002 and are referred to as:
- i. Fore Street (North) – being Lower Edmonton;
 - ii. Fore Street (South) – being Upper Edmonton; and
 - iii. Fore Street (Angel) – being The Angel, Edmonton.
- 1.2 Fore Street, as a continuation of Tottenham High Road, has long attracted ribbon development, from the 17th century onwards. This ribbon development was extensively redeveloped as Edmonton's commercial and administrative core of a suburban hinterland that developed from the late 19th century.
- 1.3 As paragraph 2.2.7 of the Character Appraisal notes, frontage buildings predating the 20th century redevelopment are now confined to 'isolated pockets' rarely on both sides of the road. At paragraph 2.6.1, the Character Appraisal notes that the designated area to the north of the North Circular is limited to groups of historic frontage buildings on one or both sides of the street, essentially, the best surviving parts of the ribbon of development that lined the street before 1867, although most has been redeveloped at least once.

- 1.4 Paragraph 2.6.2 of the Character Appraisal continues: *"individually, the designated areas along Fore Street do not always possess distinctive spatial characters but should be seen as part of the street as a whole, albeit that there are missing pieces between the historic survivors."* Fore Street is perhaps best characterised as a series of diverse and fragmentary pockets of linear ribbon development, though with the conservation area boundary often only taking in one side of the road.
- 1.5 The same paragraph also notes that the *"well-defined space of the historic street now leaks out between medium-rise modern residential blocks. To the south, towards the North Circular Road, redeveloped frontages address service roads, again fragmenting the sense of a coherent historic street."*
- 1.6 Paragraph 2.6.6 of the Character Appraisal is equally somewhat disparaging:
- "Spatially, the area, even ignoring the boundaries of the individual areas along this part of Fore Street, is unsatisfactory. There is rarely any sense of containment of the space of Fore Street, although the trees opposite Park Road help. Whilst there are long distance views of many buildings, it is the modern blocks of poor quality that tend to stand out by their sheer bulk."*
- 1.7 According to paragraph 2.6.8, the *"only significant view out of the [conservation] area is west towards Pymmes Park along Park Road."* Paragraph 2.6.10 describes a pattern of development where each built unit along Fore Street tends to be different from its neighbours in function, scale, materials and in the way it addresses the street. Most post-war buildings seem to have been designed on the basis that the older buildings would soon be demolished. While the result is architecturally disjointed, a significant number of buildings stand out because of their age, inherent quality, or both. It is these buildings that make the conservation area architecturally special, supported by others that are of an appropriate background quality.
- 1.8 Paragraph 2.6.11 notes that the conservation areas generally exclude post-war development, which *"contrasts sharply with the architectural character of the designated areas. Post war development has deprived many of the surviving historic buildings of their context and a coherent urban setting."*
- 1.9 Paragraph 2.7.1 describes how, south of the North Circular, views tend to be contained by buildings. Paragraph 2.7.3 highlights that the views into the

residential streets (late 19th century to the east and 20th century to the west) contribute little to the character of the conservation area. Views upwards “*tend to include glimpses or strong oblique views of high-rise housing blocks*”. The large-scale Silver Point block is described as visually dominant in the streetscape.

- 1.10 Under the heading “*Location and setting*” (a subsection of the appraisal of special interest, at Section 2) paragraph 2.1.2 of the Character Appraisal states that:

“The land is virtually flat north-south and rises only very gently to the west, so there are no notable views out, other than of high rise residential blocks. The setting is wholly urban, and the hinterland has been increasingly densely developed and redeveloped since the late 19th century.”

- 1.11 According to paragraph 2.6.8, in the area north of the North Circular the “*only significant view out of the [conservation] area is west towards Pymmes Park along Park Road.*”

- 1.12 Generally, in longer linear views south along Fore Street, the linear views tend to be bookended by the tall blocks of Bridport House (at No. 129 Fore Street) or Stellar House (in Tottenham, at No. 900 High Road). The stadium can also be seen in the distance.

- 1.13 The top of the slender hotel tower would rise behind Silver Point in the middle ground, with the top of the tallest residential tower seen to the left, at a similar height. The Hotel would be seen above the section of the stadium viable in the view and positively mark this new landmark, as intended. In the context of the setting of the conservation area and the locally listed buildings within it, this distant presence amongst a wider setting that contains many modern influences, including tall buildings, this would not affect their significance or appreciation.

- Construction phase: Negligible
- Operational phase: Minor Beneficial

View 2: High Road near Brook House Primary School

- 1.14 The viewpoint is located at the northern extremity of the North Tottenham Conservation Area. The significance of the conservation area is as described at

paragraphs 1.3.28–1.3.61 in the Heritage Statement (Appendix 8.2 to the 2015 ES). The on the east side of the road are locally listed buildings, the significance of which is as described at paragraphs 1.3.38–1.3.40 in the Heritage Statement (Appendix 8.2 to the 2015 ES). On the right is the grade II listed pair of Georgian houses at 867-869 High Road. The pair has significance in its age as a relatively early, albeit altered, survival of the development of this part of Tottenham and dates to the time when the High Road was lined with high status houses, culminating with the now long demolished Brook House to the north of 867-869. The area at that time had a more genteel, residential and commercial character, which is now hardly recognisable. The pair forms part of a varied mix of buildings of different dates on the High Road (the listed pair terminates the historic ribbon development along the west side of the road). Architecturally the pair makes for a striking, and even somewhat imposing, building that contains many features typical of Georgian architecture. The most important aspect of the listed and locally listed buildings' setting is the small scale and fine grain, linear townscape on the High Road that they address and are experienced within.

1.15 The view is a good view of the slightly curving High Road, addressed by mostly historic, fine grain and traditional linear development, although the late 20th century bank in the middle ground is an intrusive building that detracts from the streetscape. The stadium can be seen above the traditional buildings in the middle ground; the design and materials of the stadium, including its perforated metal clad skin, is in stark contrast to the traditional buildings lining the High Road. The stadium is a striking building in this view, its materials and curved form adding a new dimension to the character of the conservation area and ensuring that, although clearly visible and large in scale, the stadium does not detract from the strong rhythm of bays and the roofline of the traditional buildings.

1.16 In this view the hotel building would be partially concealed, but with the top of the hotel's narrow end visible as a vertical counterfoil to the stadium and a punctuation in the townscape. The 'bladed' form of the hotel would be seen and it would form part of a striking and contrasting new development, associated with the stadium, beyond the historic buildings and the conservation area townscape, juxtaposed with them in this view. The Hotel would perform the function of a positive landmark for the stadium development, a new highlight in the cultural landscape of North Tottenham, as it was intended to. 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

View 5: Brereton Road [see also View 24 of the 2015 ES]

- 1.17 The view takes in the roof of the locally listed 705 & 707 High Road, St Francis De Sales Roman Catholic Junior School and Presbytery. The Church of St Francis de Sales dates from 1895, with the adjacent presbytery slightly earlier. The church has a good east window facing the High Road, and the buildings are of architectural interest in their traditional 19th century design and materials, and the buildings also have a degree of local historic interest. Their setting has changed considerably since the 19th century, but there is still a semblance of their historic setting in the High Road townscape to the north and south.
- 1.18 The AVR of View 24 of the 2015 ES shows the Hotel building then as a wider, lower form that would have almost completely filled the gap between the Park Lane and the stadium. The revised View 5 shows a taller but more slender form that leaves more of a gap between the Hotel and the stadium.
- 1.19 The Development would have a similar effect, inasmuch as the locally listed building would be juxtaposed with a very different, large scale and modern new development that would transform part of its setting. However, although the Hotel building would be evidently more elegant in proportion and allow more depth to the view, the changes in proportions and materials of the Hotel building would not materially change the fundamental juxtaposition with the locally listed building and the resulting experience of a very different, large scale new development that would transform part of its setting.

View 9: Tottenham Cemetery

- 1.20 This view is located within the northern part of 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. 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 a generally 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 10 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.

- 1.21 The cemetery tends to provide a sheltered, verdant and introspective setting and experience to the graves and monuments and listed buildings it contains. The proposed tall buildings of the Hotel and residential tower would be visible in the distance, marking the stadium and associated development, but they would be clearly separated from the cemetery, and they 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 burial ground. 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 Consented Scheme, and including the Development, would have a neutral impact on the setting of the cemetery in this location.

- Construction phase: Negligible
- Operational phase: Negligible

View 11: Tottenham Cemetery

- 1.22 This view is located within the southern part of the Tottenham Cemetery Conservation Area and looks east. The significance of the conservation area is as described at View 9 above. Partially obscured behind the deciduous trees, and quite recessive, is the Grade II listed 1-10 Prospect Place, 5 pairs of early 19th century cottages. The 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. The stadium can be seen above the cottages on the left of the view.

- 1.23 The proposed tall buildings of the Hotel and residential tower would be visible to the side of the stadium, but they would be clearly separated from the cemetery, and they 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 burial ground. 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 Consented Scheme, and including the Development, would have a neutral impact on the setting of the cemetery in this location.

- 1.24 Construction phase: Negligible

- 1.25 Operational phase: Negligible

Concluding observations about the Development as part of the experience of the heritage assets

- 1.26 In almost all of the views considered, the Development would be seen alongside the stadium. Paragraph 4.5.2 of the Heritage Statement, which was appended (Appendix 8.2) to the 2015 ES stated:

"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."

- 1.27 One of the purposes of the Hotel was to perform a landmark function in relation to the stadium, as a marker of this significant new development in Tottenham. Where the Hotel is seen from, alongside, through, or juxtaposed with the heritage assets assessed here, including the kinetic experience of moving through the conservation area townscapes and the streetscapes taking in the listed and locally listed buildings, a fundamental aspect of the Consented Scheme was the visibility of this

large scale, tall modern building, with its form suggestive of the building line of the High Road and with narrow north and south elevations.

- 1.28 The Development changes the proportions of the Hotel and, because of the increase in height, more of the upper part of the building would generally be seen and experienced across the surrounding townscape. However, this does not affect the way in which the narrow ends of the Hotel are seen from the north and south, or the fundamental way in which the Hotel serves as a modern and very different marker of the stadium. As with the Consented Scheme, the Development is for a building of the highest architectural quality.
- 1.29 Proportionally, the increase in height would not introduce any major changes to the visibility of this new element, and the principle of the introduction of such a building within the baseline heritage context, including the setting of the heritage assets assessed in the ES remains unchanged. Consequently, there is a visual change to the approved envelope of this new element to be introduced in the setting of the heritage assets, but the fundamental principle of introducing a new and very modern new landmark, of broadly similar proportions, remains unchanged.
- 1.30 It can be noted that in many of the views, the residential tower of the Consented Scheme would be seen at a similar height as the Development. In such views, the Development would not be the tallest new element seen and experienced as part of the settings of the heritage assets; it would be seen alongside a consented scheme of a similar height.
- 1.31 In conclusion, the experience of the Development, when compared with the Consented Scheme, would be similar in the effect it has on the significance and appreciation of the heritage assets assessed. They would be juxtaposed with a very different, large scale new development that would change part of their settings. However, the changes in proportions and materials of the Hotel building would not materially alter the fundamental change inherent in the Consented Scheme when experienced in conjunction with the heritage assets. There are no indications of any specific instances where the Development would result in an additional effect that was not already inherent to the Consented Scheme.
- 1.32 For the reasons above, it can be robustly concluded that the Development does not alter the conclusions of the 2015 ES in relation to the effects on Cultural Heritage receptors remain valid.