

2.3 History of 744, 746, 748 and 750 High Road

Warmington House, 744 High Road

2.3.1 Warmington House was constructed in 1828 and is recorded in the Poor Rate books for Tottenham of that date. The building at 744 High Road later took its name from James Warmington, a farmer, coal merchant and animal skin salesman who occupied the house from c.1851 to c.1876.

2.3.2 Directories are useful in helping to build up an understanding of a building's former occupants. The Robson Directory of 1837 lists Thomas Wigglesworth, a wine merchant, as the occupant of Warmington House from circa 1837-39. It is thought that at this time the leaseholder of the building was Homer Snelgar. Pigot's Directory lists Mrs Elizabeth Wigglesworth at Warmington House between 1840 and 1844, a wine & spirit merchant and presumably the wife of Thomas. From 1845-1847 John Morgan Pinwell lived at the property, and in 1847-1850 James Baylis, the owner of a Crepe Finishing Factory in Tottenham. Kelly's Post Office Directories note that from 1851 to circa 1876 James Warmington, as mentioned above, took up residence in the house and presumably renamed the building. Born in Streatham, James Warmington had previously been a tenant of Downhill Farm in 1843.

2.3.3 The Census of 1871 shows the following family members living with James Warmington: Mary, his wife originally from Basingstoke, daughters Laura, Ellen, Alice, Kate, Bertha and Edith and son James (all born in Tottenham), who was an assistant skin broker to his father. Three general servants also lived with the family. From c. 1879 Reverend Edwin Hobson, Principal of the St. Katherine's Training College, took over the building and used it as hotel accommodation for twenty-four students. In 1881-1888 Messrs. Tune & Co. a firm of photographers, formerly located on White Hart Lane, took up residence at Warmington House. An advertisement in the Tottenham Herald of 20th May 1881 notes the company's change in location. The advertisement goes on to describe that 'Messrs Tune and Co. have spared no expense in building and fitting up these new studios in the most complete manner. They are by far the best in the North of London, and every convenience is provided for the production of first-class work.' An invite to inspect the new premises was then made to any prospective customers. The Studios were on the ground floor of the building. Although Tune and Co. specialised in portraiture they were also responsible for an important group of Topographical views of Tottenham taken in 1880s and now in the Bruce Castle Museum collection.

2.3.4 In 1888-1908 William H. Prestwich, a photographer became occupant of the house. William Prestwich's company, the Prestwich Photographers are noted in Kelly's Directory of 1893 as occupying the property at this time. This is elaborated on by the 1901 census which records William Prestwich, Photographer, his wife Elizabeth and their four adult daughters, all living at the house from where William worked. Prestwich is still in residence at the property in the 1905-6 Directory but by the publication of the 1911-12 Kelly's Directory the premises were in use as a restaurant, a use in which it remains in the 1923 edition. The Post Office London Directories of 1949, 1952 and 1956 reveal that Warmington House was in use by two companies: The London Co-operative Society Ltd. Educational and Political Committee, and, the Ancient Order of Foresters.

2.3.5 William H. Prestwich was the father of John A. Prestwich, founder of the famous engineering firm J.A.P. Ltd. The J.A.P engine is thought by some to have been the driving force of the emerging motor cycle industry. The Tottenham Herald of 5th December 1952 published an obituary for J. A. Prestwich who died on that date. The inventor was not born at Warmington House, he was born in Kensington and moved with his family to Tottenham a little before his fourteenth birthday. The obituary writes that at aged twenty John was making electrical and scientific equipment in his father's greenhouse in the garden of Warmington House. His steam engine, the 'grandfather' of thousands of J.A.P. engines of a different kind was also invented at Warmington House. In 1895 he established the J.A.P. Company and set up his first factory in a house at No. 1 Lansdowne Road, Tottenham in 1896. John is also thought to be connected with No.792 High Road and his company was later based in Northumberland Park Road from 1911.

2.3.6 Cartographic evidence, the Tithe Map of Tottenham shows that in 1844 Warmington House had a large range abutting its northern elevation, while the plot to the south remained undeveloped and subdivided, but possibly with a narrow ancillary building abutting the southern elevation of Warmington House (Fig. 3). Further south there was a villa of similar proportions constructed on the same building line, set back from the pavement with a front garden area. Between 1844 and 1864 a new building was erected on the undeveloped plot between Warmington House and the adjoining villa forming a terrace of three adjoining villas with front gardens and long rear garden plots.

2.3.7 The Ordnance Survey map of 1864 shows the house with a front garden, an outbuilding and a long rear garden with a path winding around the perimeter (Fig. 4). There was an outbuilding on the rear boundary and the garden backed onto a nursery and market garden, laid out with a cruciform path. The 1894-5 OS map shows considerable additions to the rear of the property; this is likely to have been in connection with Prestwich's business (Fig. 5). By 1911-12 the premises were in use as a restaurant and the 1913 map shows that most of the late-19th-century rear additions had been demolished, indicating that they were simply outbuildings (Fig. 6). No. 744a, incorporating a ground-floor shop front abutting the pavement, was constructed on the northern side of Warmington House between 1913 and 1935 and is included on the 1935 OS map (Fig. 7). The structure, which has been recently demolished, partially extended over the front elevation of Warmington House partly infilling the forecourt. The Post Office London Directories of 1949, 1952 and 1956 reveal that No. 744a was in use as a funeral parlour run by the London Co-operative Society Ltd, who were also in residence at Warmington House during this period.

2.3.8 Between 1935 and 1955 the former villa adjoining the southern elevation of Warmington House was demolished and replaced by a new building incorporating a vehicular entrance on its northern side. This building remained until relatively recently when it was demolished as part of the consented stadium development. The rear plot of Warmington House was truncated during this period and has since been entirely subsumed into the football club parking area.

2.3.9 In 1961 planning permission was granted for change of use of Warmington House as a funeral parlour. In 1972 planning permission was granted for the erection of a single storey building at the rear to be used as a club and lounge. A few years later, in 1978 permission was granted for use of the second floor as a club. Between 1963 and 1989 Warmington House was used by Tottenham Hotspur Football Club as the supporters' club and offices but is currently vacant and used only for storage on the ground floor.

2.3.10 In 1999 an application was made for the renovation of the listed building in conjunction with a sports centre redevelopment and listed building consent was sought for the rebuilding of the front boundary walls. The application status does not reveal if permission was granted for these proposals. The front boundary wall of Warmington House was rebuilt a year later in 2000.

2.3.11 In 2010, as part of the consented stadium development, THFC were granted Listed Building Consent and planning permission for internal and external alterations to Warmington House and partial demolition to remove the later additions to the building. The consented works include landscaping to the front and rear of the building, including new brick garden walls; York paving, soft landscaping and new entrance steps in the forecourt; and to the rear stepped access with handrails and a new timber porch with external double doors. They also include the overhaul, redecoration, and in some cases replacement of the sash windows, and the removal of a door at second floor level to the rear and the reinstatement of brickwork to the original sill level. Proposals for internal alterations were also consented to significantly upgrade the interior of the building, reinstating original features where possible. Some of the consented external works, including the removal of the structures either side of the building have been carried out. This has seen the demolition of 744a, which adjoined the building to the north, and the demolition of the infill building adjoining to the south. Later extensions to the rear of the ground floor have also been removed.

The former Tottenham and Edmonton Dispensary, 746 High Road

2.3.12 The architect of the Dispensary was H. Seymour Couchman; however the exact date of the building's construction is unknown. Historic photographs and records help to determine the date of the building as c. 1906.

2.3.13 An original drawing of the principal elevation of the Dispensary can be found hanging in a frame on the wall of an Italian Restaurant in Bruce Grove: San Marco Ristorante Pizzeria, 1-3 Station Buildings, Bruce Grove, London (Fig. 16). The drawing was found in the attic of the building by the present owner. The architect of the dispensary is noted on the drawing as H. Seymour Couchman, whose address was 520 High Road, Tottenham. The drawing also records the name of the builder, A. Monk.

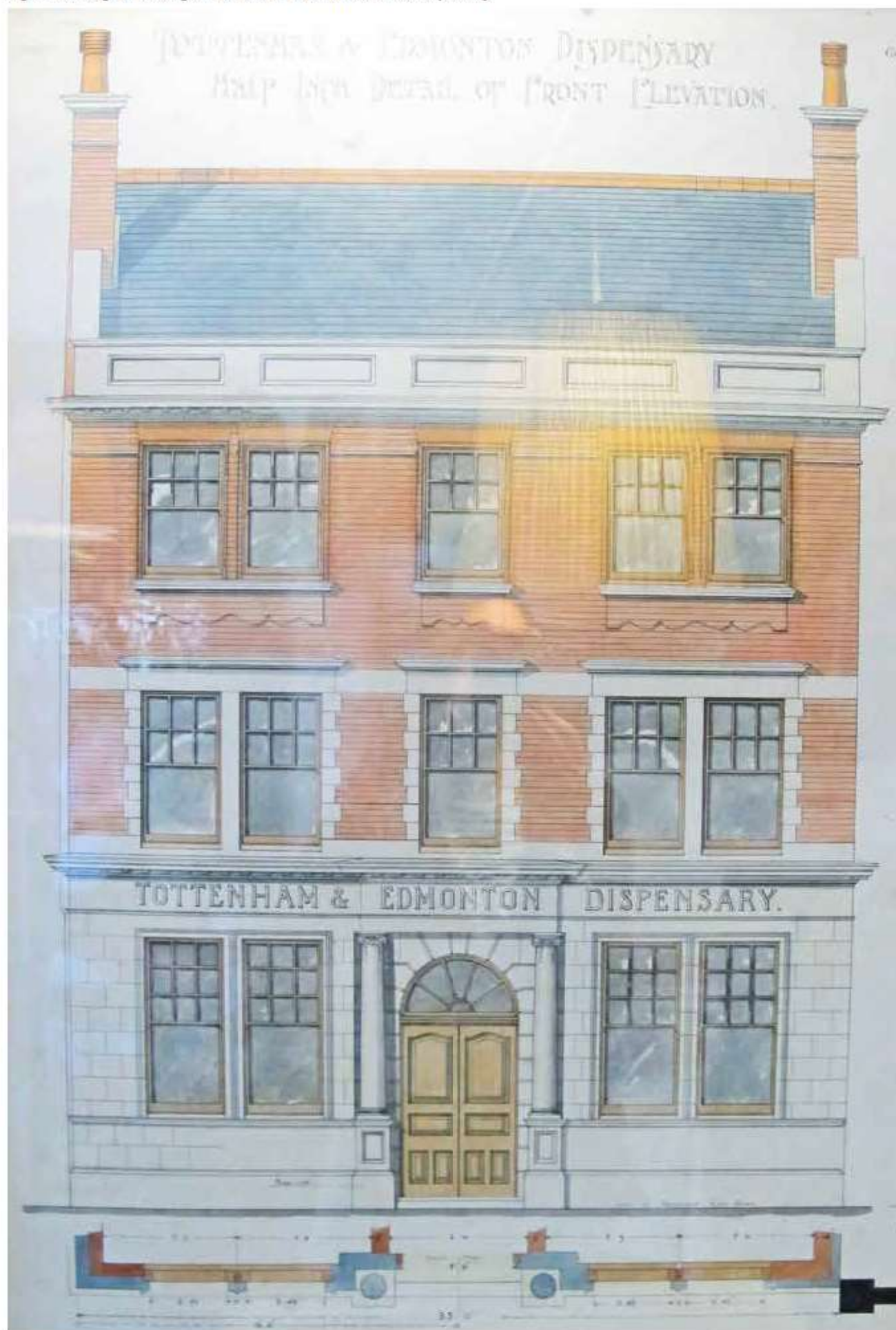
2.3.14 The present building at 746 High Road replaced an earlier Dispensary building of 1864 that is recorded adjacent to the Red House in a c. 1905 photograph (Fig. 17). In the mid-19th century the site formed part of a complex of small houses, tenements and yards located to the south of the large public house and its rear yard. To the east of the site were large market gardens, presumably serviced by the complex of buildings (Fig. 4). The first dispensary building must have been built soon after this map was published and is shown on the OS Map of 1894; this former building had a square footprint with a rear closet wing and a further building immediately to its east (Fig. 5).

2.3.15 The rebuilding of the premises may have been due to increased subscription to the Dispensary. The Dispensary had been established as a charity, providing medical advice and medicine free of charge to the poorest of the parish. The original building was paid for by subscription and adapted with a surgery and consulting rooms. Three local practitioners gave their services free of charge and the dispenser lived on the premises. In later years, in common with many such practices, a weekly charge was levied for membership to supplement collections made at local churches, and free advice and medicine was given in case of illness. Membership cost 1d. a week, and 3d. for families and 5s. a year for servants. This entitled them to see one of the local doctors who attend the Dispensary on rotation every morning except Sundays, it also entitled their children to free vaccinations. The doctors also attended prisons. If the members required medicine they were expected to bring their own bottles to be filled. Membership was extremely popular and by 1907 there were 941 members, nearly half of which represented families. There were still 404 members when the premises were taken out of use in 1938.

Figure 17. Red House LH Old Dispensary RH 1905



Figure 16. Original drawing of the front elevation of the former Dispensary



2.3.16 The footprint of the present building of c.1906 is shown on the OS Map of 1913. This includes the two-storey rear wing which stepped in from the south return leaving a window opening to the staircase of the main building. The brick of this wing appears to be the same as that of the main building, but it is not clear whether the wing was part of the original design, or if it was built as an addition to the main building between 1906 and 1913. The 1913 map also shows the plan form of a large detached building in the rear plot of the dispensary that is also recorded on the earlier OS Map of 1894-6 (Fig. 4). This was presumably the same building and was used as an ancillary building to the Dispensary. Part of the new Dispensary (the current building) can be seen in a photograph taken in 1907 (Fig. 18). It is just possible to make out the change in design, most obvious in the form of the new upper storey and the prominent stone parapet cornice.

2.3.17 Although no longer in use as a Dispensary by 1947 (part of the stone fascia depicting 'Tottenham' and 'Edmonton' has been boarded over) a photograph from this date shows the building was occupied, presumably as a shop or another medical facility (Fig. 19). There was signage in the ground floor windows and bronze plaques to the columns flanking the doorway.

2.3.18 In recent years the building has been used as a merchandise store by THFC but at present it is utilised simply for storage. The windows to the front of the building have been boarded over and the interior, although maintained and weather-proofed, is generally in poor condition due to lack of use. The ancillary building to the rear remained in situ in 1970, shown on the OS Map of this date but has since been demolished with the former rear plot subsumed into the THFC car park (Fig. 9).

The Red House, 748 High Road

2.3.19 The architect of the building and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1880.

2.3.20 In the mid-19th century the site formed part of a complex of small houses, tenements and yards located on the opposite side of a small yard south of the White Hart Public House (Fig. 4). It was purchased in 1877 by

Figure 18. High Road Lower Tottenham 1907



a local philanthropist, Mr. Joshua Pedley, a teetotal Baptist with a keen interest in keeping the working classes out of the public houses. On acquiring the site Mr. Pedley pulled down a number of the buildings shown on the Ordnance Survey Map of 1864 and offered the site free, with a donation of £500, towards the building of a coffee palace, an establishment that served only non-intoxicating beverages.

2.3.21 The building appears on a post card of the High Road dated c.1880 (Fig. 20) the Ordnance Survey Map of 1894-6 shows a building with an internal lightwell with smaller outbuildings connecting to the rear (Fig. 4). At this time the building appears to share the rear yard with the Public House to the immediate north, which extended east towards the Tottenham Nursery.

2.3.22 The premises are listed as a restaurant in the Kelly's 1905 Directory and it is likely that the coffee tavern was no longer viable in the wake of the new football ground and the redevelopment of the White Hart public house. A historic photograph from c. 1905 shows that the building originally had a patterned tiled roof and a tiled canopy over a small balcony to the central first-floor window that is also recorded in the c.1880 postcard (Fig. 16). A postcard from 1906 provides an alternative view of the Red House, from the south, looking north (Fig. 21). This shows that the original shop front arrangement included a central entrance flanked by tall timber-framed shop-front windows with a panelled stall riser. There was a further entrance in the southern return elevation. A recessed brick panel at second-floor level originally accommodated a sign for 'The Red House'.

2.3.23 At the beginning of the First World War, football was allowed to continue on the Tottenham ground to raise morale, but in September 1916 the Ministry of Munitions announced that the football ground would be closed and taken over as a factory to produce gas masks. It is possible that the Red House was commandeered as part of this factory.

2.3.24 Tottenham Hotspur Football Club bought the premises for use as the club offices in 1922 after the Club won the 1921 FA Cup. The Ordnance Survey Map of 1935 shows the internal lightwell marked on the late-19th-century OS map and still shows the footprint of the building extending eastwards, although the rear buildings appear to have been amalgamated into the main building (Fig. 7).

Figure 19. The Red House and Dispensary 1947



2.3.25 A 1947 photograph shows the building with its main entrance remaining on the High Road, however, by this date the first-floor central oriel window which replaced the former canopy and balcony had already been installed. At some point after this date the Club removed the original shop front and rebuilt the ground-floor elevations of the building in red brick with two-pane sash windows (Fig. 19). Historic images from the early-20th century and from 1956 provide a view eastwards along Bill Nicholson Way and a south easterly view of the rear buildings adjoining the Red House. These show that the former rear buildings were single-storey and appear to have been in a light industrial use indicated by the rear chimneys (Fig. 11 and 12).

2.3.26 In 1952 planning permission was granted for alterations to the roof at the rear of No. 748; it is not clear what works were undertaken. The OS Maps of 1955 and 1970 shows the same building footprint as the 1935 OS map, with rear extensions extending eastwards, although the internal lightwell appears to have been infilled (Fig. 9). The present day Pro Map at the front of this report shows a significantly smaller building confirming that many of the former rear additions were demolished up to where the former lightwell was positioned.

2.3.27 By 1974 or earlier, No. 748 housed Bill Nicholson's offices as well as the Football Club's board room, in addition to trophy cabinets. When the rebuilding of the West Stand was completed by Tottenham in 1982, The Red House was abandoned until the early 1990s when it was used as a ticket collection point. In 1999 the approach road to the White Hart Lane stadium adjoining the Red House was named Bill Nicholson Way in honour of the English football player, coach, manager and scout who had a 36-year association with Tottenham Hotspur.

2.3.28 Until late 2007 the High Road façade of No. 748 was dominated by a projecting clock, surmounted by the Tottenham Hotspur motif of a gilded cockerel on a sphere. This was removed for safe keeping once the building became vacant and is now installed in the reception area at Lilywhite House. At present the building is largely empty but is still used as offices on the ground and second floor.

Figure 20. 748-756 High Road c1880-85



The former White Hart Public House, 750 High Road

2.3.29 The architect of the building at 750 High Road and the exact date of its construction are unknown; however historic photographs and records confirm that the public house was built between 1894-6 and 1907. The former White Hart public house was built to replace a public house of c.1820, which itself had replaced an earlier building. From 1859 the landlord of the public house on the site was George Beckwith. Beckwith saw the potential of developing the large meadow at the rear of the building to the east as a nursery and market garden to accommodate the growing need for commercial horticulture as London developed. The Ordnance Survey Map of 1864 shows Beckwith's development of the land. The map shows an L-shaped building with a yard at the rear, a garden with paths and a fountain, a bowling green to the east of this, also with a fountain, and further east, a meadow (Fig. 4). A historic photograph from c. 1880-85 provides a view of the c. 1820 building and its principal, two-storey gabled façade with a shop front to the High Road (Fig. 22).

2.3.30 By the end of the 19th century the former meadow and bowling green had been replaced by "Tottenham Nursery", as indicated on the OS Map of 1894-6 (Fig. 5). Charrington's Brewery purchased the White Hart following the death of George Beckwith in 1898 with the intention of building a housing estate on the former nursery. Beckwith had recognised the financial potential of a public house next to a football ground and, prior to his death, had encouraged the brewery to collaborate with the Tottenham Hotspur Football Club, who were looking for a site on which to build a new ground. Charrington's evidently changed their plans in accordance with Beckwith's recommendation and allowed the club to develop the land at the rear of the public house.

2.3.31 Although there are no records to confirm it, the new White Hart Public House must have been built by the brewery after they purchased the site in 1898. The former building remained standing in 1894-6, as recorded on the OS map of this date, and it seems far more likely that the brewery financed the rebuild. In accordance with the development of the football ground, Charrington's wanted to provide an attractive, modern and upgraded public house with an attached billiard room.

Figure 21. High Road Tottenham postcard 1906



2.3.32 Stylistically, the new pub could have been built any time between 1898 and the first positively dated photograph of 1907 (Fig. 18). The photograph shows the Queen-Anne style building with a pink and black granite frontage incorporating etched glass windows and signs and overthrows above in wrought iron with arabesque brackets. The pub was aimed at the better class of drinker and would have had an elaborately decorated interior. Internally a number of Edwardian style chimneypieces survive to the upper floors suggesting the building was completed post 1900.

2.3.33 A photograph from the early 20th century provides a view eastwards towards the football ground (Fig. 11). This image provides a partial view of the single-storey gable-fronted wing adjoining the rear of the main building. It is not clear if this wing was an extension or part of the building's original design, however its plan form is shown on the OS Map of 1913 indicating that it had been built by this date (Fig. 6).

2.3.34 The demolition of the old White Hart allowed space for a wider entrance to the football ground between the pub and the neighbouring Red House coffee house. This new entrance also incorporated urinals in the centre of the road that are shown on the 1913 OS Map (Fig. 6).

2.3.35 A photograph from 1947 shows the ground-floor windows partially boarded up with small openings providing some light through to the interior (Fig. 19). It also appears to show that all of the paintwork has been stripped from the stallrisers. The building in general, does appear to be in a slightly dilapidated condition. It is likely that these alterations were in relation to securing the building during the Second World War. The photograph also shows the former building that adjoined the White Hart to the north. This building formed part of a terrace of three brick buildings of three storeys with simple parapets and shopfronts to the ground floor. The terrace continued at a slightly lower height to the north.

2.3.36 In 1964 permission was granted for alterations to the side elevation where a tea bar was installed, and in 1973 permission was granted for the erection of an extension to the rear of the public house but no details for the extension are available in the planning records.

Figure 22. 750-755 High Road c1880-5



2.3.37 During the late-20th century the public house was converted to a nightclub, Valentino's, and in 1988 permission was granted for alterations to the nightclub, although once again no further details are provided. In 2003 permission was granted for alterations to the ground floor fenestration. A former rear single-storey wing with a gabled front to Bill Nicholson Way was recently demolished, its long narrow footprint as shown on the 1913 OS Map is also depicted on the 1970 OS Map (Fig. 9). At present there is a temporary structure adjacent to the rear of the building, erected by the football club. The former public house has remained vacant since 2013.

2.4 Sources

Primary Sources from the Following Archives

Bruce Castle Museum (Haringey Culture, Libraries and Learning)

London Metropolitan Archives, City of London Corporation
Historic England National Monuments Record, Swindon
Historic England Archive
Historic England 'Britain From Above' Archive
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3.0 Site Survey Descriptions

3.1 Introduction

3.1.1 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. The plates referred to below can be found in Section 3.6 of this report.

3.1.2 The implementation of the consented 2011 scheme would see the application site transformed with the construction of a stadium, designed by KSS architects, in the same location as that proposed but of a more elliptical shape and set marginally further back from the High Road pavement line. The bowl-shaped High Road frontage of the stadium would leave large areas of space adjoining the listed Northern Terrace, and most notably, Dial House. There would consequently be a notable gap in the building line between Dial House and the buildings at 744-750 High Road which would be retained in their current form, but with a single enclosed plot at the rear (unrelated to their historic rear plot boundaries). The northern return elevation of 750 High Road that was recently exposed by the demolition of the adjoining terrace would be left prominent in views south along the High Road. This building would be adjoined by the wide entrance steps to the south podium on the northern side and by a gap on the southern side formed by the former entrance to Bill Nicholson Way. In order to allow crowd flow into the main south-western entrance to the site a canyon-style public way would be constructed between the new rear area adjoining the heritage assets and the wall of the south podium.

3.1.3 The consented 2011 scheme also allows the construction of large residential blocks between the southern end of the proposed stadium and Park Lane. These would be built in a radial plan extending outwards from the stadium, rather than aligned with Park Lane, with the tallest block at the eastern end of Park Lane. The space south of the retained listed building at 744 High Road would remain open and flanked by the plain brick return elevation of the listed building in views north along the High Road.

3.1.4 In the site's current, transient, form the football stadium stands at the southern end of the site immediately abutting Park Lane, Worcester Avenue and Paxton Road which runs east to west across the application site but has recently been blocked at either end. The stadium is adjoined to the west by a large car park and smaller 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 (plate 5).

3.1.5 The historic terrace known as the Northern Terrace fronts the High Road at the north-western corner of the site (plate 3). The terrace comprises Nos.790-810 High Road, including Dial House (790 High Road) and 792 High Road which are excluded from the site boundary, the Northumberland Terrace comprising Nos.794-802 (even) High Road, Nos. 808-810 (even) High Road and 814 High Road.

3.1.6 The fabric of the four heritage assets comprising 744-750 (even) High Road would be directly affected by the proposed development. The listed building at 744 High Road would be provided with a new setting, flanked by a new terrace either side and with a glazed atrium to the rear, while the locally listed buildings at 746-750 High Road would be demolished and replaced by the proposed Tottenham Experience. These buildings are therefore described individually in Sections 3.2-3.5 below. The numbered floor plans corresponding with the room-by-room internal descriptions in the following sections are included at Appendix.

3.2 Warmington House, 744 High Road

Setting

3.2.1 Warmington House, 744 High Road was built (and remains) set back from the road slightly, originally with a small front forecourt. The house originally had a large rear formal garden stretching eastwards with a central fountain and a small outhouse at the far eastern end. By 1864 a villa had been erected abutting the southern elevation of Warmington House forming a continuous terrace of three villas of similar-sized plan form and with large rear gardens.

3.2.2 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, its southern end partially abutting and obscuring the front elevation of Warmington House. This narrow addition was demolished recently leaving Warmington House detached in the streetscape.

3.2.3 The former rear garden setting to Warmington House has been completely lost. The front area is surfaced in concrete and enclosed by a low modern boundary wall, and in its current form detracts from the setting of the building and the character of the conservation area. The rear setting of the listed building is equally poor comprising a tarmac-covered parking area forming part of the large main THFC car park.

3.2.4 Overall, it would not be an exaggeration to say that the building currently has no meaningful setting.

Front Elevation



3.2.5 The building is of three storeys and three bays wide with a pitched roof behind a parapet. It has a typical early-19th-century symmetrical façade, which until recently was partly obscured by a single-storey building on the north side (No. 744A) that has since been demolished. There is channelled stucco to the ground floor which continues up to the first-floor cill band. The frieze, cornice and parapet are also stuccoed. The first-floor windows have moulded architraves and unmoulded pediments that lack finesse and could be a later addition. The second-floor windows have gauged brick arches. The front door (currently boarded over) is a six-panel door. Modern lettering above the main entrance spells out 'Warmington House'.

Rear Elevation



3.2.6 The main rear elevation is constructed in stock brick and is very plain, although the central arched staircase window provides a feature of interest. There are gauged brick arches to all windows. Some of the historic multipane sash windows remain but on the second floor the central sash is a later replacement, while the sill to the southern bay window has been lowered and the sash replaced by a fire exit doorway. The latter has a modern overhead and gave access to a modern fire escape that has since been removed. There is a rear door at ground-floor level adjacent to the northern return corner. A second doorway is located at the centre of the elevation and formerly provided access to the building from a modern rear extension which has since been demolished. Adjacent to the central door there is a large opening that has been boarded over but was formerly also enclosed by a modern rear extension. The façade is traversed by a number of rainwater pipes.

Northern Return Elevation

3.2.7 The northern return elevation is a blank brick façade except for a staircase window between first and second floor. The elevation is articulated by two chimney flues, the chimneys of which are very tall in proportion to the height of the rear and front parapet. The parapet between the two chimneys has been raised.

Southern Return Elevation

3.2.8 The southern return elevation is also a blank brick façade with a single opening comprising a Diocletian window light at attic level. The elevation is articulated by two chimney flues, the chimneys of which are very tall in proportion to the height of the rear and front parapet. The parapet between the two chimneys has been raised, into which the Diocletian window light is set. The brickwork on this elevation is in poor condition where it has been abutted by the recently demolished neighbouring building.

Roof

3.2.9 The roof is pitched with slates. The roof is not visible from street level, being obscured by the parapet. Aerial views of the building suggest these slates have been renewed.

Internally

3.2.10 Unless otherwise stated, all original doors have been removed.

Ground Floor

G1 & G2

Single room subdivided by modern half-height, part-glazed partition, but otherwise original proportions. Original dado rail, skirtings, cornice, chimneypiece, and door/window surrounds. Window is in splayed opening with original panelled soffit.

G3

Room of original proportions but altered with modern panelled ceiling, chimneypiece removed and fireplace blocked. Mixture of early-20th-century panelling and modern boarding on walls. A modern sink unit below rear window. Original rear entrance door, window and surround in poor repair. Original door surround also altered and in poor repair. Some historic panelling remains on eastern wall below sink, but this is also in very poor condition. Modern boarding over original floorboards. Vestibule adjoining entrance hall has original panelled door to under-stair cupboard (G7). Original skirting.

G4

Entrance Hall retaining original proportions. Modern tiled ceiling, but original cornice remains concealed by heavy paint layers. Original door surrounds to main entrance and to G2 and G7 and modern double doorway and single doorway to G6. Original high skirting, modern lino covering on floor. Early-20th-century cupboard and display units indicative of commercial use.

G5

Open to G6 due to removal of east wall. Historic fixtures and fittings are generally same as in G6 but with more of original skirting remaining. Window same as in G1.

G6

Room altered by removal of eastern and western walls and insertion of modern entrance lobby from entrance hall. Inserted suspended ceiling partially removed revealing original ceiling with decorative cornice and ceiling rose above. Sections of original dado rail and cornice remain in addition to small section of decorative panelling on north wall. Chimneypiece removed and fireplace blocked. L-shaped extension on eastern side of room,

which had modern fixtures and fittings, has been demolished since site survey in accordance with stadium development proposals consented in 2011.

St1

Principal ground-to-first-floor staircase. This is the original staircase with a plain balustrade and timber handrail with stick balusters, typical of the early-19th century. The plain newel post could be a later replacement. Original timber panelling to underside of staircase. Open string treads have curved detailed but tread ends have been removed and balustrade covered with boarding. Original skirting and dado rail to wall, steps have either been covered with modern boarding or replaced.

First Floor

F1

Room with original door and window surrounds and skirting. Southern end of room would originally have formed a separate, central room (reflecting the second floor plan) but the dividing wall has been removed. Window openings retain panelled shutters, windows are mid-19th-century replacements. Modern dado rail and chimneypiece but historic fireplace grate. Original cornice may remain above inserted panelled ceiling.

F2

Corridor leading to stairwell of secondary first-third-floor staircase (see St2). Doorway with panelled door to F1 opposite foot of staircase could be a later, albeit historic insertion, doorway has been blocked with boarding on 'internal' face. Panelled cupboard with panelled underside over entrance passage from F4 appears to be 19th century but most likely a later addition. Two doorways to F1 and F3 either side of passage appear to be in original locations but door surrounds are later and doorway to F1 is blocked with modern panelling.

F3

Late-19th-century replacement door surrounds. No cornice. Original dado rail and skirting. Original window and surround. Early-20th-century curved, corner cupboard. Removed doors are flush but could have panelling below added boarding. Chimneypiece is a modern replacement in original opening.

F4

Landing space of original proportions. Original arched recessed window in rear wall with original panelled shutters and soffit. Original lath and plaster ceiling, badly damaged with simple cornice that could be later replacement. Original door surrounds, skirting and dado rail, all doors removed with one, unfixed six-panel door remaining.

F5 and F6

These rooms were previously joined with a large opening in the dividing wall now infilled with a modern, part-glazed partition. Both rooms have matching original skirting, cornices and chimneypieces with original ornamented iron grates. Original window surrounds with panelled soffits. Shutters covered over but may survive to front window, rear shutters removed. Modern cupboards to left of chimneybreasts in both rooms.

St2

Original secondary first-to-third-floor staircase with simple stick balustrade (partly enclosed with modern boarding). Original wall string. Balusters missing between second and third floor.

Second Floor

Original floorboards and plan form throughout.

S1

Badly damaged lath and plaster ceiling. Skirting and cornice as in S1. Late-19th-century sash window with simple surround. Original fireplace grate with altered, later surround. 19th-century fitted curved cupboards. No entrance door.

S2 & S5

Hallway of original proportions with original door surrounds to flanking rooms, space divided into two by beaded arched opening. Plain high skirting could be original. No cornice.

S3

Same as S2 but with original sash window and 1930s tiled chimneypiece. Original 4-panel entrance door.

S4

Modern boarded ceiling, original skirting, late-19th-century sash with lower leaf removed. Original window surround. No entrance door.

S6

Modern skirting and window surround. Late-19th-century upper leaf to sash window, lower part of window modern. Modern bathroom fittings. Original panelled door with modern glazing.

S7

Same as S8 but 19th-century sash window, door boarded over and fireplace open with early-20th-century glazed tile surround and chimneypiece.

S8

Original skirting, corner cupboard and 4-panel door. Modern glazed door in original window opening. Fireplace blocked. Modern plaster ceiling.

Third Floor

R3

Attic space with revealed original rafter and purlin roof structure with modern roofing felt above. Some rafters are later replacements but majority appear original. Original lath and plaster walls and 4-panel door enclose top of secondary staircase (St2) and room R1.

R1

Small attic room with modern arched Diocletian window, including sill, that could be in an original opening. Modern boarded ceiling. Original low door frame, door removed. Modern skirting.

3.3 The former Tottenham and Edmonton Dispensary, 746 High Road

Setting

3.3.1 The former Dispensary, 746 High Road, sits between the Red House to the north and Warmington House to the south. The High Road setting of the former Dispensary has been recently altered by the demolition of 744A High Road, an early-20th-century infill structure built in the gap between the building and Warmington House to the south. This demolition has exposed the plain southern return elevation of No.746, opening up an awkward gap between the building and Warmington House in views north along the High Road through which the plain rear extension to No.746 is visible. Between Nos.746 and 748 there is another narrow gap infilled with a modern gated entrance to the main THFC car park which forms the rear setting of the building. The former rear plot has been subsumed into the THFC car park but has been recently divided from it by a consented temporary metal fence.

3.3.2 As is the case with Warmington House, it would not be an exaggeration to say that the building currently has no meaningful setting.

The Building Externally

3.3.3 The former Tottenham and Edmonton Dispensary is a three storey building with a rear wing of two storeys. It is constructed from red brick with a Portland stone ground-floor shop front and Portland stone dressings to the front elevation.

Front Elevation



3.3.4 The front elevation has a symmetrical red-brick façade with a Portland stone ground-floor shop front that has an arched, channelled stone central entrance, flanked by stone columns on plinths with a semi-circular fanlight over the door. The stone entablature fascia is inscribed 'TOTTENHAM AND EDMONTON DISPENSARY'. The ground floor has two pairs of window openings either side of the entrance, although the former windows have been lost and boarded up. The first floor has a central window with a simple stone entablature with two pairs of windows either side with the same entablatures. The same rhythm of windows is repeated to the second floor, however these windows have red brick dressings. A narrow stringcourse runs around the façade just below the gauged brick arches of the windows. Above is a prominent stone parapet cornice with dentils and a panelled blocking course. Tall brick chimney stacks stand at each end of the building.

Rear Elevation



3.3.5 The rear of the building is dominated by a very plain and utilitarian two-storey red-brick rear extension, constructed in red brick with segmental-arched windows. The only visible parts of the rear elevation to the main building are the second floor windows, comprising four-pane sashes with horns, and the narrow southern bay. The latter contains a blocked tall narrow sash on the first floor, which originally provided light to the main staircase, and a narrow ground-floor doorway leading into the main stairwell. The two-storey rear extension has three window openings and a doorway at ground floor with a square overlight. The window adjacent is a small sash with a modern air vent inserted in the upper pane of glass. Adjacent are two two-pane sash windows with horns. At second floor level there are four identical sash windows with horns and no glazing bars. All of the window sills are painted white. The flat roof of the rear extension has a large central glazed roof lantern which protrudes above the height of the parapet.

North Return Elevation

3.3.6 The north return elevation is also very much a secondary elevation, constructed in a simple design in red brick with a plain gable with stone coping and gauged brick window arches. The outline of the chimneybreast running from ground to the chimney is visible. The main building has one sash with horns and no glazing bars and a small window with a modern air vent at ground floor level. At first floor are three sash windows, with horns and no glazing bars, and a further small window. All have painted sills. A number of rain water pipes run across the façade. The two storey rear wing has two sash windows with horns and no glazing bars situated close together at ground floor, with three sashes, with horns and no glazing bars, above. These windows also have painted sills.

South Return Elevation

3.3.7 Much like the north return elevation, the south elevation is also very much a secondary elevation, constructed in a simple design in red brick with a plain gable with stone coping. This elevation had previously been attached to an infill building between it and Warmington House to the south. This infill building was added at some time in the early 20th century; it is not shown on the OS Map of 1913 but is present on the OS Map of 1935. As a result the brickwork is marked and in a poor condition where the buildings have been separated.

Roof

3.3.8 The roof is pitched with slates and modern lead flashing. The roof of the rear extension is flat with a timber and glazed projecting roof lantern.

The Building Internally

Ground Floor

G1

Stairwell. Plain original glazed timber-framed partition and doorway in wide-arched opening between G1 and G3. Original dado rail, doorway and architrave providing rear south-east exit and door, and architrave to cupboard under the stairs.

G2

Front room used for storage and not accessible past doorway. Chimneypiece removed and fireplace blocked but some tiling remains to the sides of the fireplace. Original Cornice and picture rail. Small opening in north wall has a hinged decorative metal cover; these are also found in F5 and G6.

G3

The walls to the main circulation space have glazed green tiles to dado rail height, an indication of the building's former use as a medical institution. The dado rail is formed of a strip of glazed brown tile. Walls painted above. The floor is formed of original mosaic tiles. Original main front door to west elevation. Deep panelled reveal to the doorway between G3 and G6 indicates the start of the extension and the link made through the original thick rear brick wall.

G4

This room was locked.

G5

Original skirting, picture rail, cornice and dark polished wood door architraves to G6 and G3. Later doors to match.

G6

Original skirting, picture rail and cornice. To the north wall are two small openings with hinged decorative metal covers; these are also found in G2 and F5. Original simple timber chimneypiece, fireplace has been blocked in.

G7

Rear ground floor room, with simple original timber chimneypiece, fireplace has been blocked in. Original skirting, picture rail and cornice, but with later modern panelling to dado rail height. Former doorway through to G7 has been blocked with shelved fitted in recess. Polished dark wood architrave to doorway remains, with second matching door architrave to G6. Parquet flooring. Doorway leading to small toilet in north corner.

G8

Toilet with original plain brown glazed tiles to walls and mosaic flooring.

First Floor

F1

Main hallway with original skirting and cornice. Window boarded over, with original plain architrave and sill. Original panelling to the side of the staircase from first to second floor.

F2

Original skirting and picture rail but no cornice. Later timber chimneypiece with small cupboards built in. Windows boarded over.

F3

Small room adjoining F2. Late-20th-century sink. Original plain window architrave.

F4

Bathroom. Claw-foot bath and mid-to-late 20th-century fixtures and fittings.

F5

Panelling to soffit and sides of deep door architrave leading through to rear extension, suggesting opening inserted in original thick brick rear wall. This room was originally highly decorated and some evidence of the mouldings survive although but are in a very poor condition. The comicing, formed of three parts: acanthus leaves, egg and dart and beading indicates that the room was formally divided by partitions. Modern lightweight partitions divide the room but there is parquet flooring throughout the room. Chimneypiece has gone although glazed tiles and a cast-iron grate remain. Skirting has been removed and the walls have been stripped back to their brickwork in places, sections of the original picture rail remain. Plain window architraves also remain although many of the sills have been removed. To the south wall are two small openings with hinged decorative metal covers.

F6

Original skirting, picture rail and cornice. Chimneybreast but fireplace and chimneypiece have been removed. Floor is carpeted. Two plain original window architraves.

F7

Stairwell from first to ground floor with original principal staircase. This is a dog-leg staircase with a half landing, from ground to first floor enclosed by an iron-work balustrade with a leaf motif, narrow balusters and a hardwood handrail. Stair string and dado rail to staircase. Tall sash window with architrave and sill with obscured glass. The floor to the hallway and stairs is stone.

Second Floor

S1

Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Later storage box adjoined to wall. Modern shelves. Wood chip wallpaper to walls. Original door architrave, but door removed.

S2

Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Fitted cupboard without doors to alcove adjacent to chimneybreast. Windows boarded up. Floor carpeted. Modern shelves. Original door architrave, but door removed. Polystyrene tiles to ceiling.

S3

Original skirting, picture rail and cornice. Chimneybreast but chimneypiece removed and fireplace blocked. Fitted cupboard without doors to alcove adjacent to chimneybreast. Windows boarded up. Floor carpeted. Modern strip lighting to ceiling. Original door architrave, but door removed.

S4

Original skirting and cornice. Original floorboards exposed. Chimneybreast but chimneypiece removed and fireplace blocked. Wood chip wallpaper to walls. Original door architrave, but door lost.

S5

This is the original secondary staircase from first to second floor, with a modest timber balustrade, three simple carved newel posts and a timber handrail and stair string.

3.4 The Red House, 748 High Road

Setting

3.4.1 The former Red House, 748 High Road, marks the southern corner of Bill Nicholson Way. The building has historically been a detached building, with the entrance to the stadium to the north and the former Dispensary to the south. Like the former Dispensary, the Red House was built for commercial use. It was therefore constructed abutting the pavement which forms its immediate front setting. Built in c1878-80, the Red House originally had a rear plot occupied at its southern end by a building of a similar-sized plan form. The rear setting of the building now forms part of the tarmac-covered THFC main car park. The Red House has recently been divided from the car park by a consented metal temporary fence. This has replaced the former gates to the football ground at the eastern end of Bill Nicholson Way, blocking the historic entrance and rendering the former access route to the stadium from the High Road redundant.

3.4.2 Once more, it would not be an exaggeration to say that the building currently has no meaningful setting.

The Building Externally

3.4.3 748 High Road is designed in the Queen Anne style, constructed in red brick and with two street facing elevations. The building is three storeys with steep-pitched double gable ends to the High Road and to the south elevation, slate roofs and tall red-brick chimneys stacks.

Front Elevation



3.4.4 The ground floor has five sash windows which replaced the original shopfront in the mid-20th century. The sashes, with horns have no glazing bars; each window is separated from the next by a pilaster painted blue. Between the ground and first floor there is a stucco stringcourse; the stringcourse is repeated between the first and second floor and incorporates painted panels below the second floor windows. At first floor level there is a central white-painted canted oriel window with a decorated parapet with leaded lights, thought to have been added in the early-to-mid-20th century. On either side of this central window are two shallow pointed-arch window openings that now contain sashes but originally had casement windows. These later sashes have horns and no glazing bars. The second floor pointed-arch sash windows with side lights and horns appear to be original, and are shown in a c.1880-5 photograph (Fig.20). A recess between the second-floor windows originally bore the name 'The Red House', but is now just red brick. The top of the elevation is characterised by steep-pitched double gable ends with original timber trellis edging painted blue (the colour blue presumably dates from THFC's occupation of the building). Two original brick chimneys to the centre of the building protrude above the roofline.

Rear Elevation



3.4.5 The rear of the building was clearly never meant to be seen in public views and is very plain, with no architectural embellishment and constructed in a contrasting yellow-stock brick. The ground floor and part of the first floor is obscured by an abutting two-storey late-20th-century extension of poor quality. The extension has a flat roof with a roof light and sloping sides; its main façade is blind and has been rendered and painted in white. The windows either side at first-floor level are a detracting mixture of later casements and sashes. At second floor level are two casements and a central window with a lowered sill to create a door. Adjacent is an unsightly air conditioning unit. Above are the steep-pitched, slate-covered double gable ends of the roof.

North Return Elevation

3.4.6 The elevation is red brick and the base of the ground floor is painted blue up to the height of the sill of the single ground floor window. The latter is a casement window with thick glazing bars to the upper section. The window is surmounted by a single segmental red-brick arch. Adjacent is a single door with a rectangular fan light above. The lintel is painted white. At first floor level there is an early-to-mid-20th century central white-painted canted oriel window with a decorated parapet with leaded lights. Adjacent is a small single window, fixed at the bottom with a hinged section to the top. The sill and lintel are painted white. At third floor level is a four-pane timber sash window with horns.

South Return Elevation

3.4.7 The south elevation is red brick with white-painted stone window sills. At ground floor level of the main building there is a bricked up former doorway, two sash windows with horns and no glazing bars and a doorway with a rectangular fan light above. Adjacent, to the two storey extension, are two small fixed windows. Above ground and between the first and second floor are stucco stringcourses, which extend onto this elevation from the front façade. At first floor there is a single sash window with horns and no glazing bars, while on the second floor there is an original pointed sash with side lights matching the second floor windows to the front elevation. Adjacent is a four-pane sash window. This elevation is marred by a considerable number of modern rain water pipes and by a concrete clad chimney or vent.

Roof

3.4.8 The roof is clad in slate tiles that have replaced the original patterned roof tiles depicted in historic photographs. The roof structure itself was not accessed.

The Building Internally

Ground Floor

3.4.9 The ground floor has undergone much modernisation, having been converted to office space. Throughout there are inserted modern suspended-panel ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this). The rooms have been fitted out with modern fixtures and fittings and the floor fitted with carpet tiles. There is a change of level on the ground floor between the main building and the modern rear extension which contains storage areas and a bathroom.

G1

Store room. Modern fit out. Suspended ceiling.

G2

Store room. Modern fit out. Suspended ceiling.

G3

Office. Modern fit out. Suspended ceiling. Chimneybreast, fireplace blocked in, may be surviving fireplace behind. Later dado rail and skirting.

G4

Office. Wall nibs to the centre of the room may indicate the location of a former partition. Lightweight later partition between G3 and G4. Skirting appears to be a mixture of early and later joinery.

G5

Original panelling to underside of the original stair which was presumably open originally but is now enclosed and partitioned from the ground floor hallway by later lightweight partitions. The original top newel post projects down into the hallway and has a moulded cap to its bottom. The curve of the underside of the staircase is plastered.

G6

Male and female W.C.s. All modern finishes. Level change here with a step up into the modern extension.

First Floor

3.4.10 The majority of the first floor has been converted to store areas with a kitchen at the rear of the building.

F1

Kitchen in later extension to the rear of the building with a rooflight. All modern finishes. Modern storage area with modern finishes at north end.

F2

Storage room with modern finishes apart from a dark-wood chimneypiece to the north wall with a panelled mantelpiece above. The fireplace is boarded and it is not clear what survives behind.

F3

This room was presumably the room in which coffee and meals were served in the building's original incarnation as a coffee house; it was later used as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club. The walls are panelled about half way up with polished dark-wood panelling with a dentil cornice and original chimneypieces in the same material at either end of the room. The chimneypieces are surmounted by a mantelpiece over which the detail cornice above the panelling continues. A picture rail runs around above, the bottom part of which has been painted white. There is also a simple cornice. The fireplaces to the chimneypieces are boarded over and it is not clear what survives behind. The room has undergone later alterations including the insertion of air conditioning units and carpet tiles to the floor.

F4

Female W.C. All modern finishes.

F5

Male W.C. All modern finishes.

Second Floor

3.4.11 The second floor has been converted to office space and has lost its original plan form, being subdivided by glazed lightweight partitions. Throughout there are modern suspended ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this) with carpet tiles to the floor as on the ground floor.

S1

Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S3.

S2

Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S3.

S3

Modern office fit out. Suspended ceiling. Floor carpeted. Modern skirting. Glazed lightweight partitions to S1 and S2.

S4

Stairwell. Modern fit out. Floor is carpeted.

Staircases

3.4.12 The original timber staircase situated at the centre of the building survives from ground floor to second floor. It is dissected at ground floor by a later partition and the entire staircase was presumably originally visible up to first floor. Original timber balustrade, handrail and newel posts with square cap and stair string. Modern handrail opposite the balustrade on the opposite wall. Original timber balustrade and handrail to the first floor landing. From first to second floor original timber balustrade, handrail and newel posts with rounded cap and stair string.

3.5 The former White Hart Public House

Setting

3.5.1 The former White Hart Public House at 750 High Road formed the southern end of a long terrace of buildings, of varying architectural quality, that were recently demolished as part of the consented stadium redevelopment. This building has therefore lost its original terraced setting to the north making it appear incomplete as an architectural composition and exposing its plain northern return elevation which detracts from the character of the street. To the south its setting is less altered with the Red House remaining on the opposite side of the entrance to the stadium, Bill Nicholson Way. However, this original access road to the football ground, which was established during the same period that 750 High Road was built in the location of the former entrance to the Tottenham Nursery, no longer forms the entrance to the stadium site and is now blocked by a consented temporary metal fence at its eastern end. . The historic setting of the public house has been lost at the rear where its former rear plot has been amalgamated with the stadium grounds.

3.5.2 As with the other remaining buildings in this group it would not be an exaggeration to say that the building currently has no meaningful setting.

Front Elevation



3.5.3 Situated on a corner plot at the junction between the High Road and Bill Nicholson Way, the front elevation to the High Road is read alongside that of the southern return elevation which turns the corner along Bill Nicholson Way. The elevations are of a Queen-Anne style, constructed from red brick. The building is of three storeys with a two-bay façade to the High Road and a third, angled, corner bay. The second storey is rendered and above this are moulded, double gables with a dentil cornice and a decorative shield to each apex. The third bay has a circular window detailed with keystones. The paired second floor windows comprise sashes with horns and thick glazing bars, and are six-over-six with stone mullion and transom surrounds, surmounted by an entablature and with stone sills. The first floor windows, also two pairs, comprise casements in stone mullion and transom surrounds, six-over-nine with stone sills. The original ground-floor shop front has a timber stallriser with tall, timber-framed windows above and a splayed corner entrance with a projecting arched door hood supported by corbels. The ground floor windows are divided by pink and black granite pilasters supporting a cornice, which are original to the design.

Rear Elevation



3.5.4 Historic images show that the rear elevation was adjoined by a single-storey wing in the early-20th century, which has since been demolished. The main rear elevation is very plain and, being originally concealed in main public views, was constructed in a lower-quality brown brick. The elevation is of no architectural value, being devoid of architectural detailing apart from the flat gauged-brick arches to the windows. There are no openings to the ground floor elevation and it has been plastered and painted white and blue. The first floor has four windows, three sashes with no glazing bars and a smaller, more squat, sash with a modern air vent in the glass. These windows have modern security bars across them. At second-floor level there is a larger two-pane sash to the south eastern corner and three smaller windows adjacent comprising two-pane sashes and a casement window. The elevation is terminated by a parapet behind which the pitched roof and two red brick chimneys are visible. Rainwater pipes traverse the face of the elevation.

Northern Return Elevation

3.5.5 The bare-faced-brick northern return facade is blind and was originally immediately adjoined by a neighbouring building with only a narrow passage between them, this elevation was never designed to be visible and is of no architectural value. The elevation is constructed from red brick with two gable ends, much of the lower part of the elevation has been clad in concrete tiles which show cracks. Modern, plastic rainwater pipes traverse the face of the elevation.

Southern Return Elevation

3.5.6 The south elevation fronting Bill Nicholson Way is read as part of the principal elevation as a result of the building occupying a prominent corner location. The elevation shares many of the same architectural features as the principal High Road elevation; it is in the Queen-Anne style and constructed from red brick and of three storeys with three bays. Above the rendered second storey are moulded, double gables with a dentil cornice and a

decorative shield to each apexes. The third bay has a circular window detailed with keystones. The paired second floor windows are six-over-six sashes with horns and thick glazing bars in stone mullion and transom surrounds, surmounted by an entablature and with stone sills. The first floor windows, also paired, comprise casements in stone mullion and transom surrounds and are six-over-nine, with stone sills. The shop front matches the High Road elevation.

Roof

3.5.7 The roof of the building is steep-pitched and clad in clay-tiles with four red-brick chimneys.

The Building Internally

3.5.8 Internally the building is of little architectural or historic interest and is in a poor condition having remained empty since 2013. On the first and second floor original joinery and decorative architectural mouldings survive in a number of the rooms although many of the doors have been replaced by modern counterparts. A number of Edwardian chimneypieces also survive to the upper floors, consisting of painted timber mantels with decorative tiles to the cast-iron fireplaces. There have been numerous changes to the plan form of the building including an alteration to the rear staircase, which has been boxed in on the second floor. A new staircase has been inserted between the ground and first floor subdividing two front rooms.

Basement

3.5.9 There is no measured floor plan of the basement. It is largely open plan with a stone floor, painted brick walls and modern fixtures and fittings relating to the pub use.

Ground Floor

G1

The former open bar area. The floor has been raised in areas to the sides of the room to create a dance floor at the centre. All the joinery including the bar, as well as the other fixtures and fittings are modern of a poor quality and in a poor condition. The flooring is also modern and in a poor condition. On the east wall a doorway has been blocked in with breeze blocks; this was presumably originally a doorway through to the single-storey rear wing which has been demolished.

G2

Kitchen. Tiled room with sinks to the rear, all modern fixtures and fittings. A doorway has been blocked in with breeze blocks; this was presumably the access through to the single-storey rear wing which has been demolished.

G3

A narrow hallway with direct access from a single later door to the High Road. A modern inserted staircase leads up to the first floor of the building, cutting awkwardly across the ground floor window. Staircase leading down to the basement has timber treads and a simple later handrail.

First Floor

F1

This room has been altered in the late-20th century by the insertion of the front staircase down to the ground floor, becoming more of a landing area than the reception room it was originally. The modern timber staircase is located directly adjacent to the chimneybreast. Room has a modern fixtures and fittings including skirting, cornice, door and architrave. Floor carpeted.

F2

Reception room. Original cornice, picture rail and frieze with plaster moulding. Painted woodchip to the walls. Later chimneypiece with original cast-iron fireplace. Floor carpeted.

F3

Bedroom. Original skirting and cornice, otherwise modern fixtures and fittings. Floor carpeted.

F4

Hallway. Original skirting and cornice. Floor carpeted.

F5

Bathroom. Ceiling falling away to reveal lathe behind plaster. Modern rooflight which projects upwards modern and fixtures and fittings.

F6

Bedroom. Original skirting, picture rail and cornice otherwise modern fixtures and fittings. Floor carpeted. Later door, architrave possibly original. Painted original timber chimneypiece with cast-iron fireplace and tiled insert and grate.

F7

Kitchen. Modern skirting and fixtures and fittings. Later door, architrave possibly original.

F8

Toilet. All modern fixtures and fittings.

F9

Stairwell and hallway. Later door and architrave with glazed overlight. Staircase ends and has been blocked in with small area to the rear. It is likely there was formerly a connection to the single-storey rear wing, which has since been demolished, in this location.

Second Floor**S1**

Bedroom. Wallpaper to walls. Floor carpeted. Original skirting but otherwise modern fixtures and fittings to room. Modern door.

S2

Bedroom. Original skirting. Modern timber board panelling to wall with window. Original Edwardian painted chimneypiece with cast-iron fireplace with glazed tile inserts and grate. Later tiled hearth. Otherwise modern fixtures and fittings to room.

S3

Bedroom. Wallpaper to walls. Floor carpeted. Original skirting and Edwardian painted chimneypiece with cast-iron fireplace with glazed tile inserts and grate. Otherwise modern fixtures and fittings.

S4

Hallway. Original skirting, cornice, architraves to doors through to rooms. Wallpaper to walls. Floor carpeted.

S5

Bedroom. Wallpaper to walls. Floor carpeted. Original skirting but otherwise modern fixtures and fittings to room.

S6

Kitchen. Modern skirting. Lino to walls. Carpet to floor. Modern fixtures and fittings to room.

S7

Bathroom. Modern fixtures and fittings.

S8

Toilet. Modern fixtures and fittings.

Staircase from Second to First Floor

Original timber painted balustrade and handrail with turned balustrades and carved newel posts with ball caps. Dog-leg stair with half landings. Treads are carpeted. Original stair string.

3.6 Description of the Wider Area Affected by the Proposals

North Tottenham Conservation Area (Including White Hart Lane)

3.6.1 The North Tottenham Conservation Area, extending from the northern boundary of the London Borough of Haringey with Enfield to northern side of Scotland Green, has the greatest variety of building styles and periods of all of the six High Road conservation areas. This is particularly relevant to the northern stretch of the conservation area from the junction with White Hart Lane up to Brantwood Road where the terraced buildings comprise an interesting mix of architecture dating from the 18th to late-20th century. This part of the High Road has a notably urban and enclosed character with two and three-storey terraced buildings immediately fronting the street and mostly incorporating ground-floor shop fronts (Plate 1).



Plate 1.

3.6.2 White Hart Lane, although narrower than the High Road, is also a busy traffic thoroughfare that has connected Wood Green to the west since the medieval period. It is flanked at its eastern end by Victorian terraces and, although altered, these collectively make a significant contribution to the character of the street and provide a historic link with the late-19th-century development of the railway and nearby station. In addition to these, a small number of early-19th-century buildings and one 18th-century villa add further historic interest to the streetscape (plate 2).

3.6.3 The majority of the southern side of White Hart Lane is flanked by two residential blocks forming part of the Whitehall Street/Love Lane estate and their associated gardens/hard landscaping. Like the rest of the buildings on the estate, these are excluded from the conservation area. Despite the large area covered by the residential estate and the scale of the buildings, particularly the tall tripartite tower blocks, the estate buildings are substantially set back from the High Road and therefore have a limited street presence in views along the road. Those on the southern side of White Hart Lane have the greatest impact on the setting of the conservation area in terms of street views but again their visual impact is mitigated by their position set back from the road and by adjoining mature trees.

3.6.4 Returning to the High Road, the Georgian terraced buildings at Number 792 to 802 opposite the entrance to White Hart Lane are set back behind private enclosed front plots (plate 3). This gives a more open feel to the street although the front boundary walls maintain some sense of enclosure. Beyond this, the western side of the High Road is predominantly flanked by Victorian terraces with ground-floor shop fronts. The rhythm of these is interrupted by Bergen apartments and Kathleen Ferrier Court, mid-late-20th-century apartment blocks that are set back from the prevailing building line. On the eastern side of the road former buildings have been demolished in preparation for the proposed stadium development opening up previously obscured longer views of the current stadium and the adjoining remaining industrial buildings (plate 4).

3.6.5 The completed demolition works on the eastern side of the High Road have left the plain return elevation of 750 High Road (Valentino's) exposed. This elevation was never intended to be visible and detracts in views south along the street. The southern return elevation of Dial House, similarly exposed, has been rebuilt in non-matching brick.

3.6.6 The buildings at 744-750 High Road including Valentino's, the Red House, the Tottenham Dispensary and Warmington House also appear isolated in the streetscape following the demolition of the terraced buildings adjoining 750 High Road and of the neighbouring buildings south of Warmington House. They provide some continuity in the streetscape in views north along the High Road in which the stadium redevelopment site is mostly concealed but in these views the recently exposed return elevations of Warmington House and the Dispensary detract. Opposite this cluster of buildings, the Church of St Francis De Sales is set back from the road. This combined with the open areas further south of the church, including the tree-enclosed tennis courts, the green south of Church Road and the substantial widening of the pavement south of Warmington House, adds to the more open character of this part of the High Road (plate 5).

3.6.7 South of Bromley Road, beyond the boundary of the study area, the High Road narrows again. As at its northern end, this part of the High Road is flanked by a more continuous rhythm of tightly-packed terraced buildings with ground-floor shop fronts (plate 6). The majority of these buildings date from the Victorian period but there also a number of mid-late-20th-century infill additions and some earlier buildings. The latter include the 18th-century terraced buildings comprising 662-670 (even) High Road, all of which are individually listed at Grade II. These have been more substantially altered and not as striking as the Georgian Terrace opposite White Hart Lane but are nevertheless of high significance (plate 7). Number 662 was seriously damaged by fire during the riots in the summer of 2011 and is currently under repair.

3.6.8 Beyond Hampden Lane the general character changes again as the street is flanked by larger office and residential buildings with a less prominent street 'presence'. The lively Dutch-gabled façade of the recently renovated building at 639 High Road (now the 639 Enterprise Centre) provides an exception to this incorporating a handsome row of arched shop fronts. The residential blocks at the southern end of the conservation area are set back from the road and partially concealed from view by rows of mature trees (plate 8).

3.6.9 The grassed area adjoining the sports centre and the two early-19th-century houses at 705 and 707 High Road is the only significant public space immediately adjoining the High Road in the North Tottenham Conservation Area. This attractive green, incorporating mature trees and providing welcome greenery in the streetscape, must date from when the latter buildings were erected and is therefore of both historic and

streetscape value (plate 9). There are many communal areas, including a park and various greens spaces, in the modern residential estates. Although these have no heritage value they currently provide important public spaces.

3.6.10 The boundary railings to Northumberland Terrace form a significant element of the public realm, particularly the railings and gate piers to Percy House which are individually listed at Grade II*. These are prominent in views east along White Hart Lane.

3.6.11 The North Tottenham Conservation Area includes over twenty statutorily listed buildings, the largest number of listed buildings of all six conservation areas forming the Tottenham High Road Historic Corridor. These are listed in Appendix VI. Over thirty buildings in the North Tottenham Conservation Area are included on the London Borough of Haringey's local list and are therefore considered to be non-designated heritage assets. There are also a number of unlisted buildings that are not statutorily or locally listed but overall are considered to make a positive contribution to the conservation area. These are listed in Appendix VI.

3.6.12 The conservation area is included on the Historic England Heritage At Risk Register as a 'Conservation Area At Risk' with its overall condition described as 'very bad'. Although a substantial proportion of the historic buildings in the conservation area remain in their original uses, primarily retail with residential use on the upper floors, most are suffering from lack of general maintenance, and the overall condition of the buildings has a negative impact on the character and appearance of the conservation area. Notwithstanding the foregoing, the current state of the conservation area in the vicinity of the site is so diminished that it has no meaningful quality or setting.

North, East and South of the Site – Northumberland Park, Worcester Avenue and Park Lane

3.6.13 This area abuts the eastern boundary of the High Road and therefore forms part of the setting of the North Tottenham Conservation Area. This area has a mixed character. To the south it is largely characterised by residential housing comprising a mixture of mid-late 19th century, interwar and mid-late-20th-century house. The residential housing includes post-war, low-rise apartment block of three-to-five storeys and detached and semi-detached houses of two-to-three storeys. To the east of the area there are two large modern school developments, and to the north is the new Sainsbury's superstore. At the northern end of Worcester Avenue the character becomes residential again. The area has communal value as it provides residential accommodation to local people, as well as educational and recreational use.

3.6.14 There are few buildings of historic architectural significance in this area, as much of the area was developed or redeveloped in the mid-late 20th century. Those buildings of some significance include the attractive terrace of mid-late-19th-century housing, and a former school, now a church, on Park Lane which make a positive contribution to the street scene. Nos. 28-44 Park Lane are late-Victorian houses of two storeys and two bays with bay windows and decorative eaves at roof level. Nos. 48-56 are three-storey buildings of stock brick with stone lintels and banding with shopfronts to the ground floor. Elsewhere, Concord House, a four-storey late-20th century apartment block detracts from the appearance of the area, as does part of the Northumberland Park Community School, visible from Worcester Avenue. The interwar buildings on Worcester Avenue are neutral in their contribution to the streetscape, being of no particular architectural merit.



Plate 2.



Plate 3.



Plate 4.



Plate 5.



Plate 6.



Plate 7



Plate 8.



Plate 9.

West of the Site and Tottenham High Road

3.6.15 Beyond the boundary of the North Tottenham Conservation Area to the west of the site and High Road, north and south of White Hart Lane, are the post-war residential estate buildings of the Whitehall Street/Love Lane estate and the Peacock Industrial Estate. The high-rise blocks of the residential estate contrast with the general two to four-storey height of buildings along the High Road, but their dominance is reduced by their location set back from the main road and from White Hart Lane and they therefore make a neutral contribution to the streetscape and setting of the conservation area. The same applies to the buildings on the Peacock Industrial Estate north-west of the High Road, although they are generally low rise and therefore by their nature less dominant. The industrial estate is also set back from the High Road and from White Hart Lane and therefore has a limited impact on the setting of the conservation area in principal street views.

3.6.16 The former Sainsbury's supermarket at the northern end of the High Road is also of low architectural quality. This building, although partly screened by mature trees is more visible in views from the conservation area and its unattractive forecourt parking area detracts. Immediately north of this the mixed-use development on the former site of the Cannon Rubber Factory has been largely completed. The development provides 222 residential units, including a 22 storey tower comprising 100 residential units, commercial space and a new primary school. Together with Lilywhite House, it marks the beginning of positive regeneration in the area.

Scotland Green and Bruce Grove Conservation Areas

3.6.17 Within the Scotland Green and Bruce Grove Conservation Areas, the High Road narrows and is flanked by more tightly-packed terraced buildings. The historic buildings in these conservation areas comprise a mixture of Victorian and Edwardian terraced buildings of varying height and width, in addition to a small number of inter-war buildings. These are interspersed with numerous, mostly low-quality, mid-late-20-century blocks. Numbers 581-585 (odd) High Road, one late-18th-century and two early-mid-18th-century houses in the Scotland Green Conservation Area, are statutorily listed but there are no listed buildings in the Bruce Grove Conservation Area.

3.6.18 The Scotland Green Conservation Area adjoins the southern end of the North Tottenham Conservation Area and incorporates the former site of Scotland Green. Here the road narrows but a sense of openness is maintained as the Victorian former Blue Coat School (now Pride of Tottenham Public House) is set back from the road and adjoined to the side and rear by a pedestrianized area linking through to Scotland Green. On the opposite side of the High Road the wide pavement and front landscaped plot to the handsome Georgian properties at 581, 583 and 585 High Road also add to the sense of space (plate 10).

3.6.19 Unlike at the northern end of the High Road, the majority of the mid-late-20th-century buildings in the Scotland Green and Bruce Grove Conservation Areas align with the flanking earlier terraces. In the Bruce Grove Conservation area, where the pavement narrows, this results in a much more enclosed streetscape (plate 11). The tight-knit building pattern is broken on the eastern side of the High Road by the low Aldi supermarket, a recent addition to the street. This was built on the site of Sanchez House, a shopping centre that itself replaced a row of almshouses in 1923. Further south along the High Road a new building is under construction on the former site of the Employment Exchange. The late-19th-century Bruce Grove Station building is set back from the street but located much closer to the High Road than White Hart Lane Station. Its design, including Gothic style pointed-arch windows, matches that of the historic White Hart Lane station building showing a clear connection between the two Great Eastern Railway stops (plate 12).

Tottenham Green Conservation Area

3.6.20 Further south leading towards Tottenham Green, the road widens again and has a more open character with modern apartment buildings, the British Legion Club and two Victorian churches set back behind landscaped plots of either green space or hard-standing parking areas. There are short terraced rows of Victorian and mid late-20th-century buildings fronting the High Road close to the busy junction with Monument Way, marked by the Grade II listed Tottenham High Cross Monument, but this part of the road is predominantly open in character and rather dominated by heavy traffic (plate 13). Large and imposing municipal buildings mark the northern and southern ends of the conservation area, with The Palace Cathedral (the former Tottenham Palace Theatre and Police Station to the north and Tottenham Technical College and former Jewish Hospital building to the south (plate 14). The Palace Cathedral is included on Historic England's Heritage At Risk Register. The building has a Grade D priority on the register which recognises that the building is in 'slow decay; solution agreed but not yet implemented'.

3.6.21 Tottenham Green and the smaller Tottenham Green East comprise former common land. They were enclosed with posts and rails for recreational use in the Edwardian and Victorian period respectively. Tottenham Green, formerly Trinity Church Common, is recorded on historic maps dating from 1619 and is flanked by large institutional Edwardian buildings on its western side. Tottenham Green East was previously known as Hospital Common and remains overlooked by former hospital buildings. Both areas incorporate mature London plane trees and are significant historic open spaces that are included on Haringey Council's 1997 Register of Historic Parks and Gardens (plate 15).



Plate 10.



Plate 11.



Plate 12.



Plate 13.



Plate 14.



Plate 15.

Bruce Castle Conservation Area

3.6.22 The Bruce Castle Conservation Area adjoins Bruce Grove Conservation Area to the northwest following the line of Bruce Grove northwest to Bruce Castle Park where the conservation area widens to take in the open space. The character and appearance of the conservation area can be divided generally into two with the relatively quiet open area at the northern end, focused around Bruce Castle Park and the adjoining Tottenham Cemetery Conservation Area, and the southern end exhibiting a more diverse urban character, with Bruce Grove becoming increasingly commercial in nature in the vicinity of Tottenham High Road.

3.6.23 Bruce Grove is the highway between Bruce Castle and the High Road; it is a historic route which cuts through the area on a diagonal. As a result the urban plan is at right angles to the street, which is lined with terraced and semi-detached buildings. On the west side of Bruce Grove there are a number of Grade II listed buildings which date to the late 18th century and the early 19th century and include Nos. 1-4 Bruce Grove, an early 19th century terrace, Nos. 5 & 6 a late 18th or early 19th century pair, and Nos. 7-8, 9-10, 13-14 and 15-16 all early 19th century pairs. Further northwest on the east side of Bruce Grove is Edmansons Close, a group of Grade II listed almshouses and a lodge enclosing three sides of a large green with detached wings fronting Bruce Grove. The Sailmaker's Almshouses date from circa 1870 and are of two storeys and constructed from yellow stock brick with stone dressings and red brick eaves cornices with bands at first floor level. The Lodge is a detached cottage similar in character to the almshouses. The central green is screened in public views from Bruce Grove by large bushes and railings.

3.6.24 There are a number of buildings in the Bruce Castle Conservation Area that are included on Historic England's Heritage At Risk Register. 7 Bruce Grove is one of a pair (with 8 Bruce Grove) of early 19th century houses listed Grade II. It is vacant and considered to be in a 'very bad' condition. The building has a Grade A priority on the register which recognises that the building is in 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. The west wall and the south boundary wall to Bruce Castle Park, listed Grade II and though to date to the 17th century are also both in a 'poor' condition. The west wall has a Grade B priority, 'immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented' and the south boundary wall, a Grade A priority, 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'. A public toilet on Bruce Grove, dating to circa 1920 with fine iron work is Grade II listed and considered in a 'poor' condition. It has been given a Grade C priority, 'slow decay; no solution agreed'.

3.6.25 At the north end of Bruce Grove the area opens out to Bruce Castle Park (plate 16). In the south west corner is Bruce Castle, a grand three storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. Architecturally it is a composite building, the earliest remaining parts dating from the early 16th century much remodelled during the late 17th and 18th centuries. The building's principal three storey southern elevation was constructed about 1600 as a symmetrical composition in red brick with roofs concealed behind a parapet and prominent stone quoins and window dressings. The façade is dominated by an ornate central projecting square tower frontispiece built in 1684 containing a ground floor round arched Doric entrance porch with pink-painted stone quoins, and a first floor sash window with pink-painted Ionic pilasters supporting a white-painted bracketed timber balustrade at second floor level. The tower is stuccoed above first floor level and extends above the roof parapet to include a large clock at third floor level. To the east side there is a late 18th century three storey brick wing. Immediately south west of Bruce Castle is a circular red brick tower (also listed Grade I), which is approximately 8m in height and is believed to date from the early 16th century.

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

Tottenham Cemetery Conservation Area

3.6.27 Tottenham Cemetery occupies a large area adjoining the northern boundary of Bruce Castle Conservation Area (plate 17). It is bounded by Church Lane and All Hallows Lane to the south and partly by White Hart Lane and Fryatt Road to the north and northwest. To the northeast lies an area of allotments. Tottenham Cemetery was opened by the Tottenham Burial Board in 1858 following the closure of the parish churchyard of All Hallows in 1857 (listed Grade II*). Part of the 5-acre plot was consecrated, with the remainder designated for Non-Church of England burials, with a chapel for each. The pair of chapels, located to the east of the area date from 1856-7, constructed in Kentish ragstone with ashlar dressings, and are listed Grade II. The land was drained, landscaped, with paths laid out and evergreens and shrubs planted. The cemetery was extended to the east and south-west between 1881 and 1887 and to the north of Moselle Brook after 1913 on land that included a large lake with two islands. The cemetery also includes the Tomb of William Butterfield, listed at Grade II, and a Grade II listed War Memorial. The topography of the cemetery is very flat, tightly packed with gravestones traversed by paths. There are a number of mature trees in the cemetery and views in and out of the area are largely screened by these

Alexandra Palace and Park Conservation Area

3.6.28 The Alexandra Palace and Park Conservation Area includes the Grade II listed Alexandra Palace (nicknamed 'Ally Pally') and its parkland. Alexandra Palace is a former International Exhibition Hall (plate 18). The building was designed by John Johnson and Alfred Meeson, completed between 1868 and 1873. The building was serviced by a new railway line from Highgate Station which terminated at a station alongside the north terrace, only the station building of which survives today. Shortly after opening the palace was virtually destroyed by fire; a replacement building opened two years later, also designed by Meeson and Johnson. Covering seven acres it was centred on the Great Hall with four corner towers.

3.6.29 Alexandra Palace is also significant for its ties with the BBC. The BBC's involvement dates from June 1935 when it leased the eastern part of the building; it was from the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936. In 1980 a second major fire seriously damaged the Palace (only Palm Court and the area occupied by the BBC escaped damage). The central hall and west end the Palace reopened in 1988 following restoration.

3.6.30 As well as being included within a conservation area the landscape, Alexandra Palace Park, is registered as Grade II on Historic England's Register of Historic Parks and Gardens.

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

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



Plate 16.



Plate 17.



Plate 18.

4.0 Commentary on the Proposals and their Impact on Heritage Assets

4.1 Introduction

4.1.1 The proposals are depicted on the application drawings by Populous, Allies and Morrison and Donald Insall Associates, and the design rationale is explained in the accompanying Design and Access Statement.

4.1.2 The proposals include the demolition of the current stadium and the three locally listed buildings at 746, 748 and 750 High Road and the construction of a new 61,000 seating capacity stadium; an adjoining 180 bedroom hotel at the junction between the High Road and Park Lane; an Extreme Sports centre and health centre east of the proposed hotel, and a museum and visitor centre, the Tottenham Experience, fronting the High Road at the south-western corner of the site. The proposed Tottenham Experience will replace the three locally listed buildings and incorporate Warmington House at 744 High Road within a new terrace, providing this redundant Building At Risk with a long-term viable use. Architects Donald Insall Associates have collaborated with Populous to provide the proposal drawings for the restoration and re-use of this Grade-II listed building.

4.1.3 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.

4.1.4 As described above, planning permission, conservation area consent and listed building consent 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. A 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.

4.1.5 The delay and changing circumstances have made it necessary for THFC to evolve the stadium design in response to a number of determining factors. These factors are explained in full in the Planning Statement and are, in summary:

- **The need to place the stadium in its heritage context in a more holistic manner.** This has led to the production of a Conservation Management Plan; an improved stadium design that relates more appropriately to the High Road Conservation Area; a revised approach to the retention of individual heritage assets; and the progression of specific schemes (forming part of separate listed building consent and planning applications) for two Grade II* listed buildings in THFC ownership as a means of catalysing the regeneration of the wider Northern Terrace.
- **The need to further improve the overall viability of the project.** Construction costs have risen significantly during the period caused by the delay to the CPO. The introduction of more housing improves viability and also responds to acute housing needs in the area.
- **Improving crowd safety in light of new advice.** A key determinant in the design of the revised scheme has been to address crowd safety and crowd flow issues along the High Road. THFC and its design team are obliged to put crowd safety at the top of their priorities and the design of the new stadium and its context has provided the ideal opportunity to address this issue.
- **Expanding the multi-use nature of the stadium.** In support of ensuring that the stadium is in active use throughout the year, THFC is in advanced stages of agreement with several non-footballing organisations to deliver additional activities such as concerts, other sports and community events.

An agreement has been made with the NFL to play a minimum of two games a year during a 10-year partnership at the new stadium.

- **Responding to public sector regeneration agendas.** One of the most important factors to emerge since the original scheme was consented is the much greater public sector focus on the regeneration of the area, particularly in the aftermath of the August 2011 riots.

4.1.6 In particular the design of the consented scheme didn't envisage that LBH, in partnership with the GLA and the Club, would embark on plans to deliver the comprehensive regeneration and estate renewal of over 25 hectares of land to the east and west of the stadium, which is expected to deliver thousands of new homes in Tottenham. It is critical therefore to the success of the sustained regeneration of Tottenham, that the stadium and its surrounding development, which sits at the cross roads between the High Road West and Northumberland Park regeneration areas, is fully integrated with the future redevelopment of the area and results in a cohesive new piece of city.

4.1.7 LBH is now preparing and consulting upon wider masterplans that will see various interventions and the creation of up to 10,000 new homes in the wider Tottenham area. THFC has been working closely with LBH to ensure that the new stadium integrates with and supports LBH's wider regeneration initiatives. A significant component of this has been the consideration of the new stadium complex in the context of a western gateway to Northumberland Park.

4.1.8 The brief to the new design team was to respond to these factors in order to create a better, more viable scheme accommodating a greater range of uses and a stadium that better relates to the existing heritage context than the consented stadium.

4.1.9 As set out in the accompanying Planning Statement, it was considered that, in line with the brief, the following changes should be made to the stadium and adjoining development:

- That it should address its context in built heritage, urban design and townscape terms. Whilst the general scale of the new stadium has been established through the approved scheme, *how* the proposed stadium is integrated into the urban infrastructure needed to improve in order to respond more appropriately to the exiting heritage context and provide better public realm on both match days and non-match days.
- That it should adopt place making best practice. There are good examples elsewhere in London and the wider UK, such as King's Cross, where heritage environments have had selective interventions in order to deliver a net overall gain in overall heritage terms.
- That it should reflect the significance of the High Road, its historical continuity and the continuing cultural significance of Tottenham Hotspur Football Club in this location. Doing this will ensure that the scheme offers benefits to the public on non-match days as much as match days.
- That it should respond to national, regional and local requirements for increased housing.
- That it should resolve the considerable design challenge of incorporating the Grade-II listed Warmington House within the scheme and providing a long term, beneficial use for it, whilst still achieving the wider regeneration objectives.
- That it should maximise the community benefits and capitalise on the gateway the stadium now represents linking the west and east regeneration plans.

4.1.10 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 proposal. The design principle to ensure the stadium would hold and define the linear nature of the historic street is reflected in the proposals with lower buildings to the west of the stadium forming an almost continuous terrace, including Warmington House, which would provide continuity for the historic areas to the north and south in a way the consented proposals never did. In effect it would see the conservation area repaired and the historic corridor nature reinforced. 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 which channels the views north along the High Road. Overall the proposals for the High Road and the North Tottenham Conservation Area, as well as the setting of Warmington House would be a significant improvement over the consented scheme.

4.1.11 The ambition of the proposals is 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.

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

4.2.1 This section of the report describes the proposals and the impact that they would have on the significance of the North Tottenham Conservation Area and on the statutorily listed buildings and locally listed buildings in the conservation area which are listed in Appendix VI. The listed and locally listed buildings are not all referred to individually in the following description as much of the assessment with regard to the impact on the character of the conservation area also applies to the impact on wider setting of these buildings.

4.2.2 The impact of the proposals on specific verified views across the North Tottenham Conservation Area produced by INK Associates is summarised in Section 4.3 below with a full description of the impact on each view provided in Appendix III of this report.

The Stadium

4.2.3 The proposed stadium is described in full in the Design and Access Statement by Populous, the following provides a summary description with a focus on its visual relationship to the North Tottenham Conservation Area.

4.2.4 The proposed stadium is of a dramatic and striking design. It celebrates its positioning along the High Road, with a contemporary design that reflects the strong identity of THFC as one of the leading football clubs in Europe, while rooting the club in its local community. It also seeks to add colour and life to this part of the Borough and to reinvigorate the High Road and indeed the wider N17 area. In the same way that the stadium consented in 2011 would have, its construction will transform the character and appearance of this area of the Tottenham High Road, introducing a major new structure to the streetscape in the North Tottenham Conservation Area, significantly affecting both the scale and nature of development along the High Road in this location, but also with wider impacts in the areas which fringe the conservation area.

4.2.5 Although of a similar scale, the design of the proposed stadium differs substantially from the consented stadium, incorporating the following key beneficial changes:

- At lower level, it relates more appropriately to the rhythm of development along the High Road, introducing a more active street-level frontage.
- An asymmetrical design that is focused towards the Southern 'home end' as the heartbeat of the new stadium.

- A tighter atmospheric stadium bowl with a capacity of 61,000, as opposed to the consented capacity of 56,250, and the largest single tier in the UK, the home southern stand, increased to accommodate a crowd of 17,000.
- A fully retractable pitch – to cater for NFL, concerts and a range of other events whilst protecting the integrity of the playing surface.
- Dedicated facilities for the NFL – to cater for their requirements without in any way impacting upon the facilities tailor designed for football.
- A sculpted appearance – wrapping and folding its way around the stadium before reaching the home end, where a glass façade arches upwards to reveal the magnificent single tier home stand.
- A new five-storey atrium space within the Home End of the stadium– that will gather and focus the home support before and after the match.
- A curved roof, which melds together with the stadium structure – completed by a lightweight cable-net roof to create a graceful and elegant clean cover over the seating bowl.
- A spectacular front door opening up onto the High Road – providing a glimpse of life within the stadium, designed to create a link and sense of arrival from the station and new Public Square being bought forward as part of regeneration to the West of the High Road.
- A prominent entrance for the East Stand onto Worcester Avenue – framing a double height banqueting hall and revealing the Sky Lounge at high level.
- First class conference and banqueting facilities – to enable the Stadium to be active 365 days a year.
- An exceptional public square, of a considerably larger size than that of the consented stadium on the south podium next to the Home end of the Stadium. This would offer a range of community activity zones and space for fan-themed activities and would be accessed by a series of staircases from the High Road with external lift access also provided.
- A unique ‘Sky Walk’ – a visitor attraction for fans and the public alike, allowing people to climb the exterior of the building up to 40 meters high.
- A new covered service area – reducing noise and disruption for local residents.

4.2.6 The sculpted appearance of the stadium envelope is formed by a layered façade, which wraps around the building to retain crowd noise and reduce the impact of events on the surrounding neighbourhood. It incorporates a sky walk into the leading edge of the roof, which will add drama and life to the façade. The proposed cladding of perforated-metal panels would have the beneficial impact of forming an attractive external elevation to the stadium, both in the day and at night when it would be partially back-lit, while also concealing external plant without the need for unattractive louvres.

4.2.7 The dynamic asymmetrical design is shaped to form a prow over the southern podium, providing shelter and shade to the spectators entering the main ‘home-end’ South Stand, the heart of the proposed stadium development. An arched glass façade would allow spectators to get a sense of the scale of the single-tier home stand as they approach it from the south podium. Areas of glazing, including glazed escalator and lift shaft enclosures are proposed in the western façade of the stadium to ensure visual interaction between the stadium interior and the street, contributing to the animation of the façade in street views.

4.2.8 The southern podium would be accessible via a series of external stairs. It would provide a significant public space for activities, as well as the amenity space for a series of residential blocks to be created south of the stadium set away from the eastern boundary of the North Tottenham Conservation Area (these are described below). It will incorporate a range of public facilities, including a multi-purpose play area; ice skating rink; outdoor gym; outdoor café; water features; and soft landscaping that will create an attractive and welcoming public space. The multi-purpose play area will be heavily used by the THFC Foundation to host a range of community events and activities that will enable it to expand and develop its existing programme.

4.2.9 To the north of the stadium there would be another podium entrance on the High Road. The northern podium would be principally for match day circulation, but would give access to the Lilywhite House complex (the Northern Development) to the north. Both the northern and southern podiums would integrate into the surrounding streets with Worcester Avenue to the east and Park Lane to the south, as well as High Road. They are also intended to form a key part of the public circulation routes for the wider masterplan being developed by LBH and its partners, which runs all the way from White Hart Lane station through to Tottenham Hale.

4.2.10 As dictated by its function, the proposed stadium is of a substantial scale that would contrast dramatically with the predominantly three and four storey nearby historic buildings. It is, however, comparable in bulk and mass to the consented stadium, rising to 58.784 meters AOD in comparison to the consented of 53.054 meters AOD and with a total area of 119,945 sqm in comparison to the consented stadium which is of 85,110 sqm.

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

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

4.2.12 The proposals also include the introduction of coherent areas of public realm along the High Road. At the south west corner, the intersection at the 'main' entrance adjoining the southern end of the proposed Tottenham Experience, would comprise a landscaped public space with high-quality paving and street furniture.

This high-quality landscaping would also continue to the north along the High Road, helping to define and emphasise the linearity of the street and enhancing the setting of the listed Northern Terrace, and to the east along Park Lane, enhancing the setting of the North Tottenham Conservation Area and of the late-19th-century terraced buildings on the southern side of this road.

The Principle of the Demolition of 746, 748 and 750 High Road

4.2.13 In addition to the current stadium on the application site, it is proposed to demolish the former Tottenham and Edmonton Dispensary (746 High Road) the Red House (748 High Road) and the White Hart Public House (750 High Road). These buildings, located north of Warrington House and directly in front of the proposed south podium, are not statutorily listed but are included on Haringey Council's local list. They are non-designated heritage assets that, although incorporating some detracting elements, currently make a positive contribution to the character and appearance of the North Tottenham Conservation Area.

4.2.14 The demolition of the three locally listed buildings is proposed in order to address two key issues: crowd safety and townscape. These are explained in turn below.

4.2.15 On match days the current stadium (capacity of approximately 36,000) suffers from crowd safety issues caused by the 1.9m pinch point on the High Road pavement in front of No. 750 High Road. Combined with the adjoining two properties at Nos. 746 and 748 High Road, this group of buildings results in a narrow pavement that is not able to safely accommodate the large match day crowds, forcing pedestrians to walk within the adjoining bus lane whilst it is in operation.

4.2.16 The consented scheme, which retained Nos. 746-750 High Road, sought to address this crowd flow issue through the creation of a new pedestrian walkway that would funnel pedestrians from the High Road around the rear of the retained buildings and back on to the High Road. Advice to THFC from pedestrian movement experts, Movement Strategies, has confirmed that in reality, the vast majority of pedestrians on match/event days would not follow the new pedestrian route around the back of the buildings, but would instead continue along the main High Road pavement, resulting in significant crowd safety issues at this pinch point. This problem will be significantly exacerbated with the new stadium increasing the capacity and number of spectators / pedestrians from the current 36,000 seats to the consented 56,000 seats.

4.2.17 The crowd safety issues are explained in full in the accompanying crowd flow matrix and in the Planning Statement by DP9. The crowd flow matrix, included elsewhere in the application documents, compares different alternative schemes that would see the locally listed buildings retained and explains the many issues surrounding why these alternative schemes would not be viable. As explained in the Planning Statement and in the matrix document, by demolishing and replacing the locally listed buildings, the proposed scheme would allow the creation of a minimum pavement width of 9.5m along the High Road; this would enable the safe and smooth movement of spectators in two directions, without being forced into the roadway or encountering obstruction along the way.

4.2.18 In addition to solving the crowd safety problem, the proposed demolition and replacement of 746-750 High Road would also have a positive impact in townscape terms. Replacing the buildings with the proposed Tottenham Experience, described in detail in more detail below, would allow a more holistic approach to the design of the stadium development, transforming the way in which it will address and connect with the High Road and resulting in an overall enhancement of the character of the conservation area.

4.2.19 Although, on balance, the locally listed buildings make a positive contribution to the conservation area, their setting is already compromised and, unlike Warrington House, they cannot be reconciled with the much larger scale stadium behind through the recreation of a terrace, by virtue of their differing form and location on the High Road.

4.2.20 As described in Section 2 of this report, the former White Hart Public House at 750 High Road originally formed the southern end of a terrace. Its northern return elevation was never intended to be exposed and consequently appears awkward in the streetscape in views south along the High Road, while the street-facing elevation appears unbalanced without a building abutting its northern side. The former public house was built during the same period that Charrington's Brewery collaborated with Tottenham Hotspur Football Club to develop the land at the rear of its plot for use as a football ground. It has therefore always flanked the main High Road entrance to the football ground, recently named Bill Nicholson Way, explaining the matching design of its High Road and Bill Nicholson Way elevations and the larger gap between this building and the neighbouring Red House. The function of this former stadium entrance between the two buildings and the relationship of the former public house to this would be entirely lost as a result of the construction of the consented stadium, leaving an awkward gap in the location of the former stadium entrance and adding to the poor visual relationship between the retained locally listed buildings and the streetscape.

4.2.21 The Red House at 746 High Road has been altered since it was originally built in the late-19th century with the ground-floor frontage rebuilt during the mid-20th-century, the canted upper floor windows added during the early-to-mid-20th century and the rear elevation altered by the addition of a large modern extension. The rear elevations of all three buildings, which were originally constructed to face private rear garden plots that have long since gone, are plain and of low architectural quality. They were not designed to be viewed within the context of a public area of townscape, of the kind that the proposed stadium and its associated south podium will create, and consequently would detract in views from the stadium, compromising the setting of the new development.

4.2.22 In summary, with the conservation area being fundamentally altered to accommodate the new stadium, their setting would become incongruous and indeed their retention would compromise the setting of the new stadium. The consented scheme did not provide a satisfactory solution to this fundamental townscape issue, as clearly demonstrated in the visualisations which show that, due to the agreed provisions for crowd flow around the buildings, they would appear as a remnant of historic townscape with no meaningful visual or physical relationship to the new development around them or to the wider conservation area.

4.2.23 The significance of the locally listed buildings would be partially retained by salvaging artefacts and elements of the building for relocation and/or reuse within the proposed The Tottenham Experience Museum. This would include the shop front of the 'Tottenham and Edmonton Dispensary' and Bill Nicholson's panelled office in the Red House. It would possibly also include elements of the façade of the Red House, such as the bay window, which although a later addition of no architectural value, has played in the history of the Club and the community by providing the platform to the now removed Tottenham Hotspur clock. Some of these elements would be located in the proposed atrium to the rear of Warmington House. The local historic significance of the buildings would also be recorded in the form of virtual interactive exhibits in the proposed museum.

4.2.24 While the demolition of the locally listed buildings would result in some harm to the significance of the North Tottenham Conservation Area, it is considered that this harm would be 'less than substantial' and, as detailed in the Planning Statement by DP9, that it would be substantially outweighed by the overall benefits of the proposals.

4.2.25 The proposed design of the Tottenham Experience would enhance the character and appearance of the conservation area and provide a much better solution than the consented scheme; the potential positive impact of this proposed building is described in detail below.

The Tottenham Experience and Restoration of Warmington House

4.2.26 While many people attending matches will approach the new stadium from the west and White Hart Lane Station, most will arrive from the south (from Seven Sisters and Tottenham Hale Stations). The proposed design of the south-western corner 'gateway' to the stadium is therefore of high importance. The proposed Tottenham Experience building would form a vital part of this southern 'gateway', contributing towards remedying the sub-optimal design solution for this corner that arose following the imposition of a planning

condition on the consented stadium. The consented scheme would give the plain southern return elevation of Warmington House undue prominence in views north along the High Road, with historic maps showing that the listed building would never would have been viewed in this way with open space to its south (see Section 4.2.4 below). The proposals would provide both a clear and welcoming gateway to the stadium development from the south, improve the townscape of this important corner and enhance the setting of Warmington House.

4.2.27 The Tottenham Experience building, together with the proposed stadium, would reinforce the High Road building line in the form of a new two-storey terrace flanking the retained and fully restored Grade-II listed Warmington House. The principle of its design concept is to integrate Warmington House within a new terrace that reflects the scale and massing of the listed building but, rather than seeking to replicate the early-19th-century architecture of Warmington House, would be of a high quality and contemporary design that responds to the character of the new stadium. The scale of the proposed terrace would be in keeping with that of other nearby historic buildings flanking the High Road in the conservation area, including the locally listed Church of St Francis de Sales and adjoining presbytery immediately opposite the site, the Victorian and Georgian terraces further north along the High Road and the terraced buildings south of the junction with Park Lane.

4.2.28 In addition to the positive impact of its proposed holistic design on the character of the High Road and setting of Warmington House, the Tottenham Experience building would incorporate exciting new uses, explained in full below, and would improve permeability and access between the High Road and the south podium.

4.2.29 The new building would not comprise a straight terrace but would be shaped and angled to retain some of the variety in the building line and roofscape that is currently provided by the three locally listed buildings, while creating a stronger building line overall. Although reading as a complete terrace in longer street views, it would be divided into two principal sections by a staircase providing access to the south podium. This access would be one of three, with wider entrance steps positioned at either end of the Tottenham Experience building, adding to the permeability between the podium and the High Road. The first-floor level of the proposed building would open directly onto the south podium adding to the beneficial improved circulation in this area of the stadium development.

4.2.30 The northern range would rise from two to three-storeys and would accommodate retail space on the ground floor. The northern tip of this range would flank and enclose steps up to the south podium and would also incorporate the vehicular access to the proposed underground car park. The vehicular access doors would be clad in the same material as the rest of the building to minimise their visual impact. The first floor of the northern range would be linked to the south podium level and would accommodate the facilities for the proposed skywalk. There would be access to its roof from the south podium via rear external steps from which the proposed sky walk will begin.

4.2.31 Warmington House and the southern range of the Tottenham Experience would accommodate the proposed Tottenham Experience Museum. To be designed by Mather and Co. in consultation with the Bruce Castle Museum, this would provide a repository for the recording and archiving of lost and intangible heritage, providing a valuable and enduring community resource. It would be a multi-media museum that, in common with other such establishments at places like Old Trafford (Manchester United) and the Emirates (Arsenal), would not just encapsulate and illustrate the history of the football club, but also reflect the history and cultural heritage of Tottenham as a place. As such, it will be a Tottenham museum, not simply a THFC museum.

4.2.32 The proposed southern range of the Tottenham Experience building would also house a café on the first floor with access to the south podium and a retail space on the ground floor, south of Warmington House. A fully-glazed entrance pavilion would be located at the southern end of the building. This element of the building is inspired by the sleek entrance to the New York Apple store, and would provide a welcoming, obvious entrance to the Tottenham Experience building for visitors approaching from the south.

4.2.33 The materials of the new building would comprise a mixture of cast-iron panelling and glazing, with the proposed glazed shop fronts and ground-floor frontage to the museum aligning with the ground floor level of Warmington House and adding to the animation of the streetscape. The cast-iron panelling to the upper storeys would be patterned to lighten its appearance and its soft brown colouring would complement the brickwork of the upper storeys to Warmington House. Cast-iron-clad pilasters on the ground floor and narrow glazed openings on the first floor would provide breaks at each level. These would be positioned to reflect the bay widths of Warmington House, presenting a sense of continuity in the rhythm of the frontage, but also adding to the variety in the overall design.

4.2.34 In order to ensure that the proposed new terrace would not visually dominate Warmington House, the height of the proposed flanking ranges would not rise above the parapet height of the listed building, and glazed links would be included between the proposed cast-iron-clad ranges and Warmington House to ensure a visual separation between historic and new fabric.

4.2.35 The external elevations of Warmington House would be fully repaired and refurbished with the original character of the front and rear elevations restored by the removal of detracting later additions and reinstatement of lost features. On the front elevation this would include: the restoration of the historic patterned sash windows, or if they are beyond repair or not found to be original, their replacement to match the original, the reinstatement of missing stucco-moulded window and door cases, restoration of the main cornice, reinstatement of portico mouldings to the first floor front windows and the main front door and the reinstatement of the front Portland stone entrance steps.

4.2.36 At the rear of the building, the windows would be restored or, as mentioned above, replaced if they are beyond repair, and the attractive arched staircase window to the central bay at first floor level would have its curved glazing-bar pattern reinstated. Two multi-pane sashes would be reinstated at second floor level, one replacing a later central sash window and the other a detracting modern fire door. The large later opening on the ground floor that gave access to the, now demolished, modern extension would be bricked up and a new, appropriately scaled, new opening formed that would be the same width as the original ground-floor window to the north. These positive changes would restore the original symmetry of the rear façade.

4.2.37 At roof level the original roof light would be reinstated and a new conservation roof light inserted.

4.2.38 The proposals would include the full sympathetic conversion of the interior of Warmington House providing it with a long-term viable use as a high-quality interactive heritage museum celebrating the history of the Club and the area of Tottenham. The original internal plan form of the building would be retained, with the original layout of the first-floor front rooms reinstated. The principal rooms on the lower floors lend themselves to use as individual exhibit spaces. The more compromised and less accessible spaces at second floor level would be used for ancillary space and administration offices, which would not be accessible to the public. Two new jib door openings would be created in the first-floor party walls of Warmington House to link the building with the proposed new building either side, and in turn with the associated rear access doors to the south podium. The necessary openings would be located discreetly on the eastern side of the chimneybreasts in the two front first-floor rooms.

4.2.39 The surviving historic internal joinery, plasterwork and features, as well as the external elevations, would be conserved, repaired and restored as part of the programme of conversion works.

4.2.40 At the front of the building a new rendered brick boundary wall with Portland stone copings and cast-iron railings to a traditional pattern would be constructed to form the new front boundary to the building and protect it from passing crowds. The boundary wall would align with the base of the reinstated front steps leading up to the front door in keeping with the arrangement found at Dial House further north along the High Road. The consented scheme included a larger, slightly raised, front area to Warmington House that would be accessed via steps from a front gate aligned with the front door. While this would be more in keeping with the historic layout of the forecourt to Warmington House, the rationale of the proposed scheme is that by creating a smaller enclosed front area it would allow safer

crowd flow around the front of the listed building, particularly on match days when this area would be incredibly busy. Furthermore, it is considered that the context of an enclosed front garden or forecourt would no longer be appropriate in light of the dramatic changes to the setting of the listed building that will occur as a result of the proposed stadium development. Given that the historic character of the front area has been entirely lost, with no historic fabric or finishes remaining, it is considered that the creation of a narrower front area would not be harmful to the setting of the listed building. The proposed arrangement would be in keeping with character of the conservation area and listed building, and would relate well to the proposed flanking building by protecting and enclosing Warmington House without isolating it from the overall layout and design of the proposed Tottenham Experience.

4.2.41 A striking open glazed atrium at the rear of the listed building would allow it to link to other elements of the proposals, placing it at the heart of the proposals and contributing towards its long-term viable use. To accommodate the change in level from the proposed rear atrium to the ground floor of Warmington House, a brick rendered platform with a structural glass balustrade would be constructed abutting the rear of the listed building. This would be accessible via new Portland stone steps at either end of the platform, with one set of steps incorporating a sesame lift system to allow disabled access. The proposed rear platform would be a discreet addition, the glazed balustrade being designed to minimise its visual impact by allowing views through to the restored elevation behind.

The Principle of Incorporating Warmington House into a Terrace

4.2.42 The proposal to incorporate Warmington House into a new terrace has been informed by historic research, outlined in full in Section 2 of this report, which shows that the setting of the listed building has changed dramatically since it was first constructed in 1828. Although originally constructed as a detached villa, cartographic evidence shows that 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.

4.2.43 The plan of the three villas, as recorded on the 1864 map, shows that they formed a coherent terrace with aligned front elevations set back behind similar-sized front garden plots and with long rear garden plots. The southern villa was replaced by a new building during the early-20th century, and the villa adjoining Warmington House was demolished and replaced by a new infill building, also immediately abutting Warmington House, between 1935 and 1955. This later infill building was demolished in 2014 as part of the stadium redevelopment proposals consented in 2011. The historic maps therefore confirm that Warmington House only remained detached for approximately 36 years and formed part of a terrace for c.150 years from at least 1864 until 2014.

4.2.44 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 demolished recently, also as part of the 2011 consented scheme, leaving Warmington House detached in the streetscape.

4.2.45 The recent demolitions combined with the total loss of the historic front and rear garden have left the building with a setting that makes no contribution to the special architectural and historic value of Warmington House as a Grade-II listed building. Warmington House has formed part of a terrace for the majority of its life, and the northern elevation of the listed building has, since at least the late-19th-century, been concealed in views from the High Road by neighbouring structures. It is therefore considered that sympathetically incorporating Warmington House into a new terraced form, as described above, would be an appropriate and positive way in which to enhance its setting and breathe new life into the listed building.

The Hotel

4.2.46 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 for this part of the historic High Road heading north from London. In views north along the High Road its narrow southern end would form an elegant marker, forming a pleasing contrast between its vertical line and the horizontal emphasis of the proposed stadium.

4.2.47 In views from the northern end of the North Tottenham Conservation Area the hotel would be largely concealed by the proposed stadium and would therefore have a neutral impact on the character of the conservation area and on the setting of the heritage assets in this area, including the Northern Terrace.

4.2.48 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 situated south of the site in the conservation area, including the Grade-II listed early-19th-century Moselle House, the Tottenham Baptist Church and 695-697 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.

4.2.49 Despite the obvious difference in scale between the proposed hotel and Warmington House, the hotel would not harm the significance of the listed building because, as described above, its setting has been entirely altered and has no remaining intrinsic significance. The proposed Tottenham Experience buildings would provide Warmington House with a new coherent setting, inspired by the historic terraced form of the listed building, that would both enhance the setting of the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel.

4.2.50 The hotel has been designed by Populous to complement the design of the stadium, and also to follow the angle of the building line further south along the High Road so that in longer views it reinforces the directionality of the building line. Its cladding would be similar to that of the stadium comprising glazed and perforated metal panels positioned to form a striking diagonal line across its western elevation. The ground floor of the hotel would adjoin the southern steps to the south podium making the hotel a strong marker at this main southern entrance to the stadium development.

The Southern Residential Development and Health Centre

4.2.51 The proposed residential blocks designed by Allies and Morrison, forming part of an outline application, would comprise a cluster of four taller buildings to the southeast of the site. They would create a new residential quarter in North Tottenham providing 585 much needed high-quality new homes in comparison to the 285 homes provided by the consented application. These new homes would help to deliver the ambitious housing growth targets for the area set by LBH and the GLA. Importantly, it would provide a positive step change in the housing offer in Tottenham, helping to strengthen the socio-economic demographic profile and create a more mixed and balanced community.

4.2.52 Sitting within this Southern Residential 'quarter' there will be a range of uses, including commercial space, which will provide employment opportunities and more animated street frontages to Park Lane and Worcester Avenue. A three-storey building in the north-east corner of the site is also intended to provide a potential new health centre. A key priority for LBH is to tackle the poor quality of health amongst many of the residents in Tottenham, by increasing access to high quality health care provision. The proposed health centre will provide a significant tangible public benefit, and would help to serve the existing residents as well as the residents of the additional new homes delivered through the delivery of LBH's masterplans.

4.2.53 The materials of the proposed towers are subject to reserved matters, but the cladding will likely comprise masonry materials such as brick, terracotta or concrete. The towers would share a common materiality so that they are perceived as a group with a coherent inter-relationship. They would be visible in the wider townscape from all sides so each elevation is treated as a primary elevation of equal design quality. The base of each tower has a chamfered form, allowing a two-meter cantilever beyond the plinth. This chamfered form is repeated at the top storeys of each tower to create elegantly sculpted penthouse floors and a communal rooftop terrace set within an open structural framework. The latter is intended to give the top of the towers a lightweight form and mitigates their visual impact in views across the North Tottenham Conservation Area and wider area. The white frame to each tower forms a 'giant order' organized in a three to five storey high grid and arranged in bay widths based upon the structural and special layouts of the flats. In order to add continuity and consistency to the character of the buildings, the mid part of the buildings would be calm and repetitive, defined by the vertically proportioned elements within each three to four-storey height masonry grid.

4.2.54 The impact of the proposed residential towers on the character and appearance of the North Tottenham Conservation Area would be limited by their set-back location at the eastern end of Park Lane. In views south along the High Road in the North Tottenham Conservation Area all but the very top of the tallest tower would be concealed from view by the proposed stadium. Their impact on the character of the conservation area and setting of listed buildings in the North Tottenham Conservation Area in these views would generally be neutral. The towers would be visible in views north along the High Road above the buildings flanking the eastern side of the High Road. Their visual impact in these views would, however, be mitigated by their design including the light-coloured cladding materials and the chamfered 'lightweight' appearance of the upper storeys. Although visible in these views, the towers would not have a negative impact, the impact on the overall character of the conservation area and wider setting of listed buildings within the North Tottenham Conservation Area would again be generally neutral.

The Extreme Sports Centre

4.2.55 Associated with the focus on improving the health and well-being of the local community, an innovative Extreme Sports Centre is also proposed that will house the largest indoor climbing wall in Europe. It will be sited between the new hotel and the residential cluster. The centre will build on the sporting legacy of the Club's longstanding presence in this location, and would ensure that the scheme provides access to sport every day of the week.

4.2.56 The proposed building, designed by Populous, has a dynamic form in keeping with its proposed use. Its upper storey would be angled away from Park Lane so that it rises in height towards the stadium. The proposed materials would be simple with light and dark cladding between diagonally orientated glazing that would add to the interesting form of the elevations.

4.2.57 The angled top section of the Extreme Sports Centre would be partially visible in views north-east from the High Road over the locally listed terraced buildings lining the east side of the road between Bromley Road and Argyle Passage. However, like the residential towers, it would be set back some distance from the boundary of the North Tottenham Conservation Area along Park Lane and its overall impact on the conservation area and on the setting of listed buildings in the North Tottenham Conservation Area would therefore be neutral.

The Northern Terrace

4.2.58 The proposals do not include any changes to the fabric or the immediate setting of the Northern Terrace but the Club intend to refurbish and restore all of the Northern Terrace buildings within the application site in due course.

4.2.59 On 7th August 2015 planning and listed building consent application was granted by Haringey Council for the conversion and reuse of Percy House at 796 High Road as the headquarters of the Tottenham Hotspur Foundation (Refs: HGY/2015/1488 and HGY/2015/1490). The Foundation is a charity set up by the Club to help the local community in a wide variety of ways, but primarily to encourage and facilitate education, employment and start up enterprises. The consented new use will see the full restoration of the handsome interior of

the Grade II* listed building, including repairs to the historic wall panelling and reinstatement of appropriate chimneypieces where missing. The exterior will be enhanced by the reinstatement of sash windows in keeping with the date and character of the building and by the demolition and replacement of a detracting modern rear extension with a new high-quality single-storey addition.

4.2.60 THFC received grant funding from Historic England to supplement the Club's own investment in order to repair and restore the exterior of Grade II* listed 810 High Road. This has been completed to a high standard. THFC has exhaustively attempted, over the last four years, to secure an appropriate use for this building, but with the current condition of the High Road, this has not been possible.

4.2.61 THFC now proposes, in seeking to avoid a hiatus between repair and occupation, to employ the building for its own use. In conjunction with its UTC partner, Middlesex University, the Club proposes to convert 810 High Road into a coffee shop and art gallery. Following further engagement with Historic England, the Club proposes to submit separate planning and listed building consent applications later in the year.

4.2.62 Clearly the proposed stadium development will have a major impact on the wider setting of the listed terrace, being prominent in views towards the terrace from the northern end of the High Road. These views would, however, also be substantially altered by the consented stadium proposals. It is considered that the overall design of the proposed stadium in these views would represent an improvement over the consented scheme. This applies in particular to the setting of Dial House which, rather than standing adjacent to an area of negative space as proposed in the consented scheme, would adjoin the proposed media cafe which would better complement the scale and building line of the terrace.

4.3 Impact on Views Across the North Tottenham Conservation Area and on Heritage Assets in the Wider Area Affected by the Proposed Development

4.3.1 The impact of the proposals on the character and appearance of the North Tottenham Conservation Area in views from within and across the conservation area has been assessed using verified views produced by INK Associates that are included in the application.

4.3.2 Verified views by INK Associates have also been used to assess the impact on the wider setting of six conservation areas located south and east of the site, comprising the Scotland Green; Bruce Grove; Tottenham Green; Bruce Castle; Tottenham Cemetery and Alexandra Palace Conservation Areas. Alexandra Park in the latter conservation area is also listed Grade II on Historic England's Register of Historic Parks and Gardens.

4.3.3 This views assessment also takes into account the impact on the setting of the statutorily listed buildings and on the non-designated locally listed buildings in each verified view.

4.3.4 A full description of the impact on each view is provided in Appendix III of this report.

4.3.5 The views across the North Tottenham Conservation Area show that the proposals would enhance the setting of the Grade-II listed Warmington House through the construction of the proposed Tottenham Experience building and, overall, would enhance the character and appearance of the conservation area, and the wider setting of statutorily listed and locally listed buildings in the conservation area, by providing a striking new landmark development on the High Road of high-quality design.

4.3.6 The hotel and residential towers would be largely concealed in views south from the northern end of the High Road by the proposed stadium and would therefore have a negligible impact on the character of the conservation area and setting of listed buildings in these views. By contrast, in views of the site north along the High Road within the North Tottenham Conservation Area, the hotel and stadium would form a prominent, positive landmark.

4.3.7 Although also of high-quality design, the proposed Extreme Sports Centre and the group of towers comprising the residential development would be set back from the High Road and due to their location and

form would not have a direct positive impact on the North Tottenham Conservation Area as part of the landmark development holding the line of the High Road. These tall buildings would be partly concealed by the existing urban form and by trees in the views north from the southern end of the North Tottenham Conservation Area, with the lower scale of the Extreme Sports Centre meaning that its impact would generally be neutral in these views. The impact of the taller proposed residential development would be mitigated by its design which incorporates light-coloured materials and an open chamfer to the upper floors giving the most visible top portions of the towers a 'lightweight' appearance. In all views north across the conservation area the residential development would be viewed together with, and secondary to, the proposed stadium and hotel landmark development so that the overall impact of the proposals on these views would be positive.

4.3.8 In the longer views north along the High Road, from the Scotland Green, Bruce Grove and Tottenham Conservation Areas, which together with the North Tottenham and Tottenham Green Conservation Area form part of the 'Tottenham High Road Historic Corridor', the proposed residential development would be prominent and viewed in isolation from the proposed stadium and hotel. While the stadium and hotel would form a landmark development aligned with and reinforcing the building line of the High Road, the residential towers form a group of buildings set back from the High Road and don't therefore have this direct positive impact. When viewed in isolation from the rest of the proposed development in these views, the impact of the towers would therefore result in some 'less than substantial' harm to the wider setting of the Scotland Green and Bruce Grove Conservation Areas, but this harm would be mitigated by their proposed chamfered form and high-quality design.

4.3.9 In the verified view from the Tottenham Green Conservation Area, at the junction with Monument Way, the landmark hotel building and the curve of the stadium would just be visible while the residential development would be concealed from view. The hotel and stadium would form a positive landmark and marker for North Tottenham in this view.

4.3.10 In views from the Bruce Castle and Tottenham Cemetery Conservation Areas to the west of the site, the proposed development would be partially concealed by tree cover. It would be visible in views from the northern end of Bruce Castle Park and, due to its prominence and contrast to the green character of this part of the conservation area, in these views it would result in some 'less than substantial harm' to the conservation area. It should be noted though that the consented scheme would also have been prominent in these views across the green open space and would therefore also have resulted in some 'less than substantial harm' to the setting of the conservation area. This harm would be partly mitigated in the summer months when the park trees are in leaf.

4.3.11 In the view from the Tottenham Cemetery Conservation Area, also west of the site, the proposed development would have a neutral impact being concealed behind successive rows of trees.

4.3.12 From the Alexandra Palace Conservation Area (and Grade-II listed Alexandra Park) it is considered that the proposals would have a positive impact on the wider setting of the conservation area, listed park and listed building, providing a new landmark for Tottenham that would define its position in North London.

4.4 Justification of the Proposals

4.4.1 It is important to recognise that the proposals being brought forward have had to not only bear in mind heritage implications but they have also had to address a wide range of different pressures and imperatives, not the least of which has been the fall out following the riots of 2011 and the bringing forward of major development plans to regenerate Tottenham. In this context the proposals have the ambition to:

- ensure the long term future of THFC in this historical location where it contributes most significantly to the cultural heritage of the district;
- help to kick start regeneration by providing major investment in the locality;
- create a better designed stadium and urban context/ public realm than the previously consented scheme, and;

- fit into the wider regeneration plans being brought forward by the local authority within the context of the GLA's ambitions for N17.

4.4.2 But beginning to address the heritage issues, and starting first with the impact on the North Tottenham Conservation Area and the listed and locally listed buildings in this conservation area:

- The North Tottenham Conservation Area is included on the Historic England Heritage At Risk Register as a 'Conservation Area At Risk' with its overall condition described as 'very bad'. Although a substantial proportion of the historic buildings in the conservation area remain in their original uses, primarily retail with residential use on the upper floors, most are suffering from lack of general maintenance. This indicates that their uses are not viable long term and that they require investment in order to secure their long-term future. The overall condition of the buildings has a negative impact on the character and appearance of the conservation area.

4.4.3 The proposed development would see the transformation of this area of north London 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, bringing more visitors to the area and increasing its economic vitality, particularly the immediate environs of Tottenham High Road. The proposed residential development would provide much-needed additional housing in Tottenham, the hotel and other commercial uses within the stadium development would provide additional jobs contributing towards the wider regeneration of the area, while the Extreme Sports Centre and proposed health centre would benefit the health of the local community, a key priority for the London Borough of Haringey. These major positive impacts must be taken into account when assessing the overall impact of the proposals on heritage assets and, in particular, on the character of the North Tottenham Conservation Area.

4.4.4 It is essential to take into account that a stadium of similar proportions and scale was consented in 2011 with the ground works for its construction already underway. The principle of the construction of a stadium immediately abutting the High Road and adjoining nearby listed buildings within the boundary and setting of the North Tottenham Conservation Area has therefore been established. The consented scheme also allows the construction of four large residential blocks between the stadium and Park Lane. The principle of large-scale development within the area of the proposed residential towers; Extreme Sports Centre and hotel, that would contrast with the smaller scale of nearby historic buildings, has therefore also been established.

4.4.5 For all of the reasons outlined in above, it is considered that the proposals would represent an improvement over the consented stadium and residential development and, overall, would enhance the character and appearance of the North Tottenham Conservation Area and its setting and enhance the significance of Warmington House and its setting. This is in accordance with the core planning principles at paragraph 17 of the NPPF which, in direct relation to heritage, states that planning should *'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'*.

4.4.6 Section 12 of the National Planning Policy Framework (NPPF) sets out the principal policy considerations that must be used to assess the impact of the proposed stadium development on the historic environment. Paragraph 129 of the NPPF states that local planning authorities should *'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'*. At paragraph 132 the NPPF states that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.'*

4.4.7 As described in Section 1 above, the significance of the North Tottenham Conservation Area is derived from many elements. The three elements that contribute the most to the significance of the conservation area

comprise the historic road network of the High Road and White Hart Lane which dates from the Roman period, the historic and architectural interest of the many statutorily listed buildings ranging from Georgian town houses to Victorian churches, and the Tottenham Hotspur Football Club which is synonymous with the cultural history of North Tottenham. The unlisted Victorian and Edwardian architecture in the conservation area, including the three locally listed buildings at 746-750 High Road, form an important part of the significance of the conservation area, and there are numerous buildings, such as schools, churches, chapels and public houses that contribute towards the collective cultural heritage significance of the conservation area, some of which are statutorily listed for their intrinsic architectural significance.

4.4.8 The unlisted Victorian and Edwardian buildings, although not worthy of individual statutory protection, each have individual local significance. In the case of 746 this is derived from its original use as a dispensary, while No.748 has local interest for its original use as a coffee house, but more so for its later connection with Tottenham Hotspur Football Club. No. 750 High Road has local interest for its origins as a public house as well as a connection with THFC and the late-19th-century origins of the Spurs football ground. Overall the three locally listed buildings contribute positively to the conservation area but, as described in Section 3 above, there are elements of the buildings that detract from the character of the streetscape, most notably the fact that No.750 no longer makes sense in the street scene as an end-of-terrace building, while the Red House has been subject to detracting alterations. All three buildings have low-quality rear elevations that would be given unfortunate undue prominence in the townscape as part of the consented stadium proposals. The consented proposals for the construction of the Tottenham Hotspur Football Stadium will leave No.750 stranded in the streetscape, with the former entrance to Bill Nicholson Way between this building and the Red House remaining as an illegible gap in the street scene.

4.4.9 Paragraph 138 of the NPPF states that:

Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

4.4.10 The proposed demolition of the three buildings at 746, 748 and 750 High Road, which make a positive contribution to the character of the area and have individual local historic interest would result in harm to the significance of the North Tottenham Conservation Area. In the context of the overall significance of the conservation area as a designated heritage asset, taking into account the degree to which these three non-designated heritage assets contribute positively to the character and appearance of the conservation area (and the balanced judgement in relation to non-designated heritage assets required by paragraph 135 of the NPPF), coupled with the extent to which they would contribute to the conservation area if retained as part of the consented stadium development, it is considered that this harm would be '*less than substantial*'.

4.4.11 In accordance with paragraph 134 of the NPPF, less than substantial harm to the significance of a designated heritage asset (in this case the North Tottenham Conservation Area), must be weighed against the public benefits of the proposal.

4.4.12 As explained in the National Planning Practice Guidance (NPPG), public benefits can be '*anything that delivers economic, social or environmental progress.*' The public benefits themselves should be '*of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as: sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; and/or, securing the optimum viable use of a heritage asset in support of its long term conservation.*'

4.4.13 The public benefits offered by the proposals, comprising both heritage benefits and wider planning benefits that are detailed in the Planning Statement by DP9, are numerous and substantial. The direct heritage benefits of the proposals can be summarised as follows:

- Securing the long-term viable use and conservation of the Grade-II listed Warmington House (744 High Road) as part of the proposed Tottenham Experience museum and successfully integrating the listed building into the new development.
- Creating a sense of place and increasing the vitality of the North Tottenham Conservation Area with new buildings on the High Road that relate to its use 365 days a year, not just on match days.
- Strengthening the historic High Road frontage, with new and retained buildings reflecting the historic street pattern in the conservation area.
- Enhancing the setting of other heritage assets along the High Road and consequently improving their long-term viability.
- Providing a new museum for the Club and the locality which will be a resource for the archiving and deposit of intangible heritage assets as well as other salvaged items from the locally listed buildings at 746-750 High Road.

4.4.14 The non-heritage wider planning benefits of the proposals, detailed in the Planning Statement by DP9, include the following:

- Providing a new stadium facility that will ensure THFC, the locality's most important heritage asset, will remain in the area and which will kick-start regeneration in one of London's most deprived Boroughs. This regeneration will not just affect the High Road but also the wider Northumberland Park priority regeneration areas, contributing towards the wider Masterplan for the area.
- Increasing access to, and delivering new, health facilities in the form of a health centre and sporting facilities to address the chronic health and well-being issues currently impacting the Tottenham neighbourhood. In addition to the non-match day sporting facilities within the stadium itself, this would include the proposed Extreme Sports Centre on Park Lane.
- Providing a significant contribution to the quality, quantity and range of residential stock in Tottenham, in line with National, Regional and Local Policies. The proposals will create 650 new homes in comparison to the 285 homes of the consented scheme.
- The creation of hundreds of new jobs, many of which will be accessible to the existing Tottenham residents, through the creation of new hotel, restaurant and leisure uses that will be in operation throughout the year.

4.4.15 Crucially, in addition to the above benefits, the demolition of the three locally listed buildings would ensure that the crowd flow around the proposed stadium development is as safe as practically possible. As set out in the Planning Statement, this is a key determinant in the design of the revised scheme and would be a significant public benefit.

4.4.16 Notwithstanding the negative impact that retaining the three locally listed buildings would have on crowd flow and on the overall design of the stadium development, particularly the way in which it would relate to the High Road and how Warmington House could be successfully incorporated into the scheme, the potential viability of the three buildings if retained is also questionable.

4.4.17 As explained in the viability report provided by Davis Coffey Lyons (included elsewhere in the submitted documents), in order to make the three buildings viable their ground floor areas would need to be substantially expanded. This would have implications on the remaining architectural integrity of the buildings and would result in further townscape compromises with awkward additions infilling the spaces to the rear and side of each heritage asset. In addition the canyon which would need to be installed at the rear of the buildings to ease

crowd flow, combined with the associated prominence of the poor-quality rear elevations of the buildings and their necessary ground-floor additions, would result in a poor area of townscape. This would have a negative impact on the setting of the Grade-II listed Warmington House and on the character and appearance of the conservation area.

4.4.18 Given the limited space offered by the heritage assets and the fact that they would not be physically linked to the south podium, they would not be suitable to accommodate the uses that the proposed Tottenham Experience building would provide. It is likely that their ground-floor uses, such as café or (limited) retail use would be restricted to match days only, substantially reducing activity on the High Road on other days of the year.

4.4.19 If the three locally listed buildings are retained, the retail areas; Tottenham Experience Museum and Skywalk hub and the main south-western entrance to the stadium development would be accommodated within the stadium south podium behind them. This would mean that the main activities provided by the development would be set back away from the High Road and the vital southern approach to the world-class stadium substantially compromised. The retention of the locally listed buildings would therefore prevent the provision of major benefits, most notably vibrant all-year-round uses onto the High Road pavement, improved public access and integration with the proposed south podium and a welcoming and coherent approach and entrance to the stadium complex from the south.

4.4.20 As stated above, the proposed restoration and refurbishment of the Grade-II listed Warmington House, including provision of a long-term viable use for the building as part of the proposed Tottenham Experience Museum would be a significant public benefit. For the reasons outlined above in Section 4.2, it is considered that the proposals to incorporate the listed building into a new terraced form would not result in any harm to the significance of the listed building or North Tottenham Conservation Area.

4.4.21 The proposals for Warmington House would provide the building with a long-term viable use, preserving the listed building and all of its remaining features of special architectural or historic interest. The proposals would also enhance the setting of the listed building, which has been substantially altered and no longer reflects its historic form, through the construction of the proposed Tottenham Experience building; front boundary wall and railings and rear atrium, contributing positively to the wider conservation area as a whole. They would therefore accord with paragraphs 131 and 132 of the NPPF, paragraph 131 stating that:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.4.22 In line with the third point listed above, the proposed stadium, Tottenham Experience building and hotel would add innovative new architecture to the High Road that contributes positively to local character and distinctiveness and, for the reasons explained in above, would enhance the overall character of the conservation area.

4.4.23 Paragraph 137 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to '*enhance or better reveal their significance*'. Although the loss of three locally listed building would result in some 'less than substantial harm' to the North Tottenham Conservation Area, the proposal to replace them with a building of high design quality in addition to the proposed stadium and hotel would improve the overall streetscape.

4.4.24 The proposed uses in the Tottenham Experience building would animate the High Road and provide a significant public benefit by providing better integration and public access between the High Road and the new stadium development. The new building also offers a coherent way in which to incorporate and link Warmington House into the new development.

4.4.25 The proposed Tottenham Experience building accords with the advice included in the report 'It Took Another Riot' by the Mayor of London's Independent Panel on Tottenham which was published in the aftermath of the Tottenham riots in 2011. The report sets out a series of recommendations covering Tottenham's main challenges, and in relation to the stadium redevelopment plans it states at page 83:

The listed (sic, locally listed) buildings adjacent to the stadium need to be reconsidered in light of whether they will make a positive contribution to the area and its future. In our opinion they should be demolished if an appropriately designed new building can be shown to improve the setting of the stadium.

4.4.26 The proposed stadium would be of a slightly larger scale than the consented stadium. This will mean its structure is more prominent in the streetscape in views across the North Tottenham Conservation Area and its setting but, given the scale of the consented stadium, it is considered that this additional scale and visible bulk would have a negligible impact over that of the consented scheme. Any perceived harm to heritage assets resulting from the proposed increased bulk and scale of the stadium could only logically be 'less than substantial' and would be very much outweighed by the positive impact of the superior design of the proposed stadium in comparison to the consented scheme.

4.4.27 As described above, it is considered that the proposed hotel would enhance the setting of the North Tottenham Conservation Area by providing a striking and elegant new landmark building at the gateway to the stadium site. Although positioned closer to the High Road and the boundary of the North Tottenham Conservation Area, it would only affect the immediate setting of Warmington House at 744 High Road. 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. Warmington House would be provided with a new coherent setting, inspired by its historic terraced form, by the proposed Tottenham Experience building. This would both enhance the listed building and help to visually integrate it with the new design of the larger-scale stadium and hotel.

4.4.28 The hotel would also be clearly visible within the wider setting of nearby listed buildings in the North Tottenham Conservation Area, comprising the Grade-II listed Moselle House and the listed Tottenham Baptist Chapel and 695-697 High Road, but would not have a negative impact on their significance, as these listed buildings closest to the site are positioned within their own, clearly defined plots set back from the pavement line of the High Road. The hotel, like the Tottenham Experience, has been specifically designed to complement the design and materials of the stadium and together these two landmark structures would form a coherent and high-quality landmark development.

4.4.29 The proposed residential towers would be less prominent in the streetscape in views along the High Road from the North Tottenham Conservation Area due to their set-back position at the eastern end of Park Lane. Due to their height, they would be visible but their impact in these views is not considered harmful and is mitigated by their chamfered upper levels. The same applies to the Extreme Sports Centre, which would only be partially visible in views from the High Road and would have a negligible impact on the overall character of the conservation area and setting of listed buildings.

4.4.30 All of the proposed new development including the stadium, Tottenham Experience, hotel, Extreme Sports Centre and residential towers and the proposed improvements to the public realm and landscaping around the development would accord with the criteria for good design defined in paragraph 58 of the NPPF. This states that local plan policies should ensure that developments: