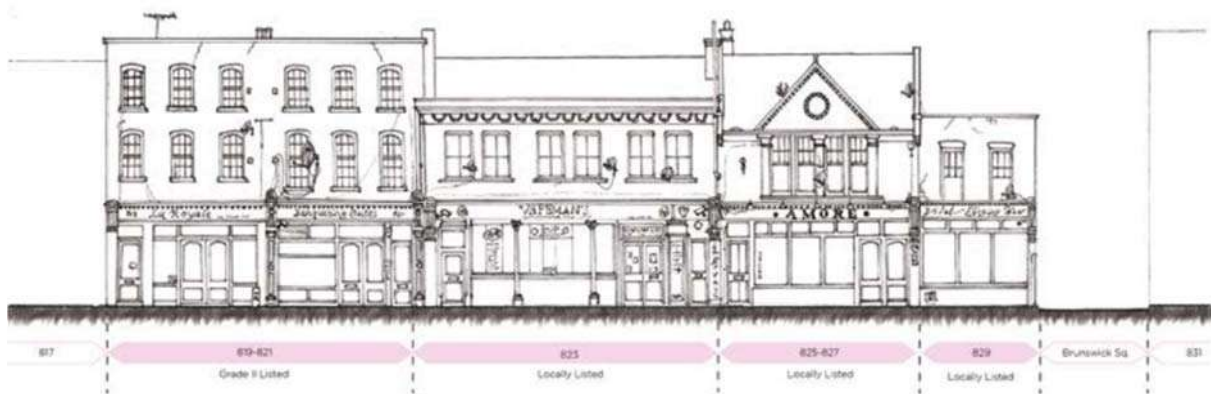


HERITAGE STATEMENT FOR

THE PRINTWORKS 819-829 HIGH ROAD, TOTTENHAM



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1 INTRODUCTION

1.1.1 The report assesses the potential effects of the proposed development at 819-829 High Road, Tottenham (the 'Site' hereafter), on heritage assets. The proposed development comprises:

(i) A full planning application for:

Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

(ii) Listed building consent for:

Internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.

1.1.2 The Site benefits from an extant Planning Permission and Listed Building Consent (references HGY/2021/2283 & HGY/2021/2284) for a similar development (the 'Approved scheme'), which included the demolition of existing buildings and structures to the rear of 819-829 High Road to facilitate the development in that location. The Approved scheme comprised the demolition of 829 High Road, and redevelopment of the Site for a residential-led, mixed-use scheme comprising residential units, flexible commercial, business and service uses, a cinema, hard and soft landscaping, parking, and associated works. The Approved scheme included:

- i. 72 residential units comprised of one, two, three and four
- ii. bedroom apartments and duplex homes (maisonettes).
- iii. Building heights ranging from 3 to 7 storeys, plus partial basement.
- iv. Commercial spaces (including cinema) of approx. 1,500 sqm.
- v. Overall Gross Internal Area (GIA) of approx. 10,036 sqm

1.1.3 The changes to the Approved scheme now proposed can be summarised as:

- i. Removal of the basement component.
- ii. Removal of the cinema, and associated internal reconfiguration.
- iii. A west courtyard would be formed behind the buildings fronting the High Road, by removal of the previously proposed cinema lobby. Less relevant to heritage matters is the creation of another courtyard that would be formed within the proposed new build envelope.
- iv. Student bedrooms, instead of apartments, and associated internal reconfiguration, including a student entrance off the High Road.
- v. The addition of fifth floor infill massing to the west.
- vi. A roof terrace to the central range at the fourth floor.

- 1.1.4 The Heritage Statement was prepared in consultation with the design team, and follows pre-application engagement with Officers (this is set out in more detail in the Planning Statement). This report should be read alongside the proposals prepared by F3 Architects; and is to be read in conjunction with the Design and Access Statement, Planning Statement, submission drawings, and all other information submitted as part of the application.

1.2 Authors of Report

- 1.2.1 Corrie Newell BA Arch Hons RIBA IHBC ARB has more than 30 years' experience in working with heritage assets. She has worked in both local government and private practice, including as Historic Buildings Adviser at Essex County Council and as Principal Conservation Officer and Historic Buildings Team Leader at South Cambridgeshire District Council. She has extensive experience working with major sites, renewables and strategic infrastructure requiring EIAs, including appearances as an expert witness.
- 1.2.2 Ignus Froneman B Arch Stud ACIfA IHBC has over 20 years of experience in the historic environment and co-authored the Heritage Statement for the Approved scheme. He gave evidence on heritage matters at the public inquiry relating to the redevelopment of the Goods Yard and The Depot site (LPA Ref: HGY/2021/1771 and PINS Refs: PP/Y5420/W/21/3289690), which lies a short distance to the west of the Site. He was also involved in assessing the regeneration scheme to the rear of 798-808 High Road to the SE of the Site. Ignus deals with the potential effects of the proposed development on the conservation area, and the setting (and significance) of heritage assets.

1.3 Purpose, scope and structure of the assessment

- 1.3.3 The purpose of this document is essentially to provide the London Borough of Haringey (LBH) with an assessment of potential impacts of the proposed development on the significance of heritage assets. The assessment is undertaken to a proportionate degree of detail.
- 1.3.4 The legislation and policy framework applicable to this application is set out at Section 3. The assessment in this report accords with Historic England's guidance on heritage assessments, *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (October 2019) as well as Historic England's setting guidance *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).
- 1.3.5 The setting assessment follows the basic, stepped approach propagated in Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (GPA 3), albeit slightly adapted.
- 1.3.6 The remainder of the report (after the Introduction, Section 1) is structured into 6 Sections, as listed below:

Summary of Proposals

Legislation, Policy and Guidance

Historic Background

Statement of significance and impact assessment of the direct changes to the listed and locally listed buildings

Setting/townscape assessment of the listed and locally listed buildings and the North
Tottenham Conservation Area

Conclusions

2 SUMMARY OF PROPOSALS

2.1 Proposed Development

- 2.1.1 The Site is within the broader context of redevelopment at the west of the High Road, as part of a larger allocation for regenerative redevelopment in the Development Plan. It is a component of NT5 High Road West Regeneration Area allocation in Haringey Council's Tottenham Area Action Plan (Adopted July 2017).
- 2.1.2 The High Road West Masterplan Framework, also adopted by Haringey Council, sets out principles for development within the settings at the rear of the heritage assets, including massing, heights and land use for the NT5 site allocation. Although the High Road properties are not covered by the High Road West Masterplan Framework, the western part of the site is, forming part of the 'Behind the High Street' concept. This calls for specific responses to existing buildings and completing the existing urban block facing the High Road with a transitional scale at 3-6 storeys.
- 2.1.3 The High Road West Masterplan Framework has effectively been superseded by the consented High Road West N17 scheme (HGY/2021/3175). The Site partially falls within Plot K1 of the High Road West N17 scheme. The Design and Access Statement for the High Road West N17 scheme stated that Plot K1 would achieve a similar quantum of homes to the Approved scheme, but within a different layout and massing that would allow for a larger park to be delivered within that development. It can be noted that the development in this approval allowed considerable mass directly or close to the smaller scaled buildings on the High Road, which would be highly prominent behind them in views from within the North Tottenham Conservation Area.
- 2.1.4 The Site lies a short distance to the east of the Goods Yard and The Depot site, which is also owned by the Applicant and where two slightly different proposals have recently been approved (one following an appeal, and the other approved by LBH). Together with the High Road West Masterplan Framework, and the High Road West N17 scheme, these planning permissions are relevant to the proposed access, context, scale and type of development at the rear of the Site, where considerable change is envisaged, and has been consented. In short, this is an area where a new neighbourhood quarter will be established, and the Site forms part of the interface and transition between this new quarter and the High Road. The Site, along with the Goods Yard and The Depot site, are the first areas brought forward for detailed planning applications as part of the NT5 High Road West Regeneration Area allocation (the High Road West N17 scheme was largely in outline).
- 2.1.5 The proposed development for 819 – 829 High Road involves the retention, repair, alteration and conversion of the buildings on the High Road (except 829 High Road, which would be removed), alongside new development to their rear (west). The redevelopment is to incorporate student housing, amenity and retail units, and alterations to improve access to the associated redevelopment at the rear of the Site. This includes the removal of the locally listed building at 829 High Road.
- 2.1.6 For further details, refer to the Design and Access Statement which accompanies this application.

2.2 Heritage Context

Listed Buildings on the Site

- 2.2.1 The group of buildings fronting the Site include a pair of grade II listed Georgian townhouses with shops on the ground floor, at 819-821. The pair is listed under a single list entry (1189026 on Historic England's National Heritage List). According to the National Heritage List, the pair was listed on 10th May 1974 and the list entry is quoted in full below:

"Early C18 pair with alterations. Each 3 storeys, 3 windows. Symmetrical facade has segment-headed sash windows with glazing bars, in exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. Late C19 shops on ground floor.

Listing NGR: TQ3385691494"

- 2.2.2 The Historic Environment Record (HER) includes the listed pair under reference MLO84367 and describes them as houses dating from 1700-1732 and a shop dating from 1867-1899.

Locally listed buildings on the Site

- 2.2.3 The C19 buildings at numbers 823, 825, 827 and 829, were added to the Haringey Register of Local Buildings of Merit (the local list) on 27th January 1997 as part of the UDP Review.

Conservation Area

- 2.2.4 The two listed buildings and the attached C19 buildings within the Site form part of the Tottenham High Road Historic Corridor: North Tottenham Conservation Area. The conservation area boundary is tightly drawn around the former boundaries of the properties along the High Road, which is shown at Fig 1 below. These boundaries no longer exist and cannot be discerned when standing on the ground, or on current maps (where there is no delineation and demarcation of space between the conservation area and the land to the west of it). The conservation area boundary includes part of the land to the rear of the current buildings.

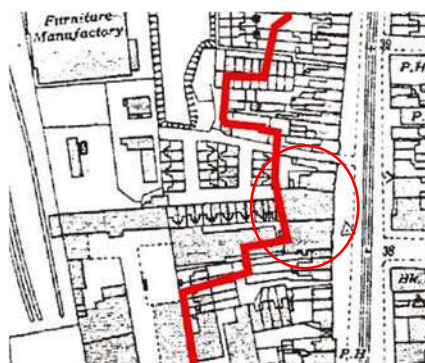


Figure 1: Conservation Area boundary overlaid on 1935 map. The CA is to the right of the boundary line.

The broader heritage context

- 2.2.5 The broader heritage context also includes listed buildings and locally listed buildings beyond the boundaries of the Site, and this part of the Conservation Area, as is set out in Section 6 of this report.

Summary Scope of Assessment

- 2.2.6 As the proposed development is within a closely built-up urban area and of a relatively low scale that steps up in height to the rear of the Site, away from the listed buildings and conservation area, it would not be widely visible beyond its immediate locality; this has been tested in modelled views and an Accurate Visual Representation (AVR) as part of the Approved scheme. Given that the massing of the present application is very similar, that would remain unchanged. The assessment is proportionate to the likely effect of the proposed development and incorporates those heritage assets which could potentially be affected by the proposed development.
- 2.2.7 The heritage assets in the local and wider context have recently been considered as part of the consented The Goods Yard scheme and The Depot scheme.

2.3 Listed Buildings Proposals

- 2.3.1 The proposed works to 819-821 High Road are to refurbish and bring them back into commercial use on the ground floor and residential use above. These are the historic uses for some 100 years and considered to be appropriate for the listed building.
- 2.3.2 The works include the removal of unsympathetic changes to these Georgian townhouses, including two rear extensions, a flat felt roof, cement render, overpainting, prominent services, satellite dishes and cabling. They include the reinstatement of a pitched tiled roof and chimneys, in accordance with historic photographic evidence, together with an upgraded frontage which includes the restoration of the Victorian and Edwardian shopfronts. The works are proposed in accordance with evidence from photographs and site investigation.
- 2.3.3 The redevelopment at the rear of 819-821 High Road and the remainder of the Site would provide commercial space and student amenity on the ground floor and 276 bedrooms on the floors above.
- 2.3.4 In detail, this would include:
- Preservation and reinstatement of the design characteristics of the properties as a pair of Georgian townhouses with commercial shopfronts on the ground floor.
 - The proposals reduce/reverse the impacts of previous unsympathetic changes and reinstate missing elements, based on documentary and physical evidence.
 - Repairs would be carried out to the elevations and interiors in like-for-like materials.
 - The proposed layouts take care to retain all identified original features of the properties, including staircases, fireplaces, doors and panelling, as well as later features which make a positive contribution.
 - The internal proposals are sympathetic to existing features and have been designed to ensure minimal intervention and maximum reversibility. This ensures that the properties could easily be returned to their historic use as two townhouses, if required, in the future.
 - The current unsympathetic and bulky 3 storey C20 rear extensions are to be demolished and replaced with an improved high quality single storey extension that integrates with the development to the rear. It is designed to retain the sense of a gap at the rear of the listed buildings.
 - The proposals are to be carried out to optimise the viable heritage use of the buildings and to allow for reversibility where there are changes.

- Measures to comply with Building Regulations and fire protection would reuse existing service positions and would provide low key reversible upgrade solutions as identified on the application drawings and demonstrated in previous Tottenham Hotspur Football Club (THFC) heritage projects in the locality, such as at Percy House and Warmington House.
- The modern poor quality tarmac and concrete hard surfacing and fencing around the buildings is replaced with more sympathetic high quality surfacing and landscaping to enhance the setting.

Locally listed buildings

- 2.3.5 The adjacent attached locally listed buildings, 823 – 829 High Road form part of the frontage to be refurbished and redeveloped as part of the proposals for the Site. The proposed works are to refurbish the C19 buildings at 823-827, based on their original commercial use on the ground floor and residential use above. They would be integrated with the development to the rear by means of a courtyard with glazed roof and frontage.
- 2.3.6 The proposed development also includes the demolition of the heavily altered locally listed building on the NE corner of the Site, at 829 High Road, to provide improved access to the NT5 development behind. Because the reason for the demolition of the building primarily relates to access provision, it is not proposed to replace this building (although signage, a tree and a bench are proposed to enhance the public realm of the North Tottenham Conservation Area).

2.4 Setting of Listed Buildings

- 2.4.1 The proposals can be summarised as:
- Heritage-led regeneration of the High Road frontage, comprising the listed buildings, locally listed buildings and their settings, leading to the improvement of this part of the High Road – aside from the removal of the locally listed 829 High Road.
 - Removal of the existing poor quality and unsympathetic C20 structures, tarmac surroundings and car parking, and replacement with a courtyard, framed by single storey rear linking extensions to the north and south, and a comprehensive high quality redevelopment behind this, to the rear of the Site.
 - Removal of clutter and improved visibility and visual context of the listed buildings, to enable their historic elevations, details and proportions to be better appreciated.

2.5 Improvements to this part of the North Tottenham Conservation Area and access to the NT5 regeneration area.

- 2.5.1 The proposed development would include repairs and the reinstatement of historic elements to the historic buildings and their frontages, designed to protect their historic fabric and enhance their character, appearance and contribution to the conservation area.
- 2.5.2 829 High Road, the smallest and most heavily altered of the frontage buildings, is to be demolished in order to widen Brunswick Square, as necessary, to improve the access to the development at the rear. The narrow lane is currently not sufficiently wide to allow service vehicles, including refuse and emergency vehicles, to the properties located behind the High Road frontage. The access route along both Brunswick Square is a shared surface; whilst not a primary route, it is an important link that helps to provide a key east-west route linking the High Road and the regeneration area to the west.

- 2.5.3 The proposed development may also be seen in the context of the land to the west of the High Road, including the immediately adjoining land (the Peacock Industrial Park) and the Goods Yard site beyond. The redevelopment of the Site would, in due, course, become part of this significant new quarter, where it would be a transition between the High Road and the new development, as described in the High Road West Masterplan Framework and as per recent permissions (e.g. the consented High Road West N17 scheme). The proposed development has been designed to respect and enhance the existing heritage assets and heritage context in this part of the conservation area through the use of an appropriate and contextually appropriate scale, form, proportion and materials.

3 LEGISLATION, POLICY AND GUIDANCE

3.1 Legislation

- 3.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the Local Planning Authority in determining applications for development affecting listed buildings or conservation areas. Decision makers must pay special regard to the preservation of conservation areas, listed buildings and their settings.
- 3.1.2 The Act does not require the preservation of listed buildings or conservation areas per se, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation “*does not in terms require that a development must perform a preserving or enhancing function.*” Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the *Barnwell Manor* judgement; similar weight is required in the case of development within a conservation area) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the judgement in *Jones v Mordue & Others* [2015] EWCA Civ 1243).
- 3.1.3 The concept of the setting of a conservation area (or registered landscape) is not enshrined in this legislation and therefore does not attract the weight of statutory protection. Settings to these are nevertheless assessed within the policy constraints of the National Planning Policy Framework (NPPF) (2019).

3.2 The National Planning Policy Framework

- 3.2.4 Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 189 to 208. The NPPF places much emphasis on heritage ‘significance’, which it defines in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 3.2.5 The setting of a heritage asset is defined in Annex 2 of the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 3.2.6 Paragraph 189 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. It goes on to state that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 3.2.7 According to paragraph 194, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting to their significance. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.2.8 Paragraph 195 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.2.9 According to paragraph 197, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.
- 3.2.10 The fact that new development can contribute to local distinctiveness is relevant and important to the proposed development, which has been designed to positively respond to its local context and enhance the North Tottenham Conservation Area, its setting, and the setting of the nearby heritage assets.
- 3.2.11 According to paragraph 199, which applies specifically to designated heritage assets, great weight should be given to a heritage asset's conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
- 3.2.12 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets. Paragraph 201 continues the subject of substantial harm. Substantial harm is not relevant to the proposed development because the proposals could not cause the scale of harm that could reasonably be categorised as 'substantial harm' in relation to any heritage asset.
- 3.2.13 Paragraph 202, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance describes public benefits as *"anything that delivers economic, social or environmental progress"*. Public benefits may include heritage benefits, such as:
- i. sustaining or enhancing the significance of a heritage asset;
 - ii. reducing or removing risks to a heritage asset; and
 - iii. securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 3.2.14 Public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
- 3.2.15 According to paragraph 203, the effect of an application on the significance of a non-

designated heritage asset should be taken into account in determining applications. A balanced judgement is required, having regard to the scale of the harm or loss, and the significance of the heritage asset.

- 3.2.16 According to paragraph 206, local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.2.17 Paragraph 207 notes that not all elements of a conservation area will necessarily contribute to its significance. The 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 201 or less than substantial harm under paragraph 202, 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.

3.3 Regional Policy: The London Plan

- 3.3.1 The London Plan 2021 deals with Design at Chapter 3. Policy D4 deals with delivering good design and states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising appropriate analytical tools. The design quality of development should be retained through to completion by, amongst others, ensuring maximum detail appropriate for the design stage is provided.
- 3.3.2 Policy HC1, entitled “*Heritage conservation and growth*” is the most relevant of the policies in Chapter 7. Parts A and B of the policy deals with strategic considerations/requirements and these are not relevant to determining planning applications.
- 3.3.3 Part C deals with development proposals affecting heritage assets, and their settings. This part of Policy HC1 requires development proposals to conserve the significance of heritage assets, by being sympathetic to the assets’ significance and appreciation within their surroundings. The policy also requires the cumulative impacts of incremental change from development on heritage assets and their settings to be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

3.4 Local Plan

LBH’s Local Plan Strategic Policies 2013-2026

- 3.4.1 Key principles include the protecting and enhancing of the borough’s distinctive characteristics, the historic environments’ contribution to an area’s sense of place; and establishing unique neighbourhoods and improving the quality and appearance of Haringey’s public spaces and street scene (1.5.5). Relevant policies are:
 - i. **Policy SP11:** Design requires new development to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity.
 - ii. **Policy SP12:** Conservation notes that the Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, the wider historic environment, and key views, and to use the Historic Environment as the basis for

heritage-led regeneration, good design and positive change, and where possible to help increase accessibility to the historic environment.

LBH Development Management DPD

- 3.4.2 Key principles of the DPD require new development to have regard to heritage assets, Conservation Area Appraisals and Management Plans and key views:
- i. Policy DM9 sets principles for the management of the historic environment.
- 3.4.3 Key principles establish that development that conserves and enhances the significance of a heritage asset and its setting will be supported (DM9A), proposals affecting heritage assets and settings will be assessed against their significance and impact on that significance (DM9B), and the Council's assessment will have regard to significance, relevant guidance, the preservation or reinstatement of key elements, the relationship to existing uses, the viability of the asset, climate change and contribution to sustainable regeneration (DM9C).
- 3.4.4 Proposals affecting conservation areas will be considered and supported where they are compatible with and/or complement the special characteristics and significance of the area (DM9D), should not be intrusive and should complement the architectural style, scale, proportions, materials and details of the host building (DM9E).
- 3.4.5 Where proposals affect listed or locally listed buildings, the Council will seek to secure the future of listed buildings and their settings (DM9F) and protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings (DM9G). DM9 notes that the conservation and management of the historic environment are central to the delivery of sustainable development (2.57).

Tottenham Area Action Plan (AAP) includes the High Road Corridor Area Action Plan.

- 3.4.6 The AAP allocates the Site as part of the wider NT5 allocation, where redevelopment is encouraged to transform the area, currently dominated by poorly designed and fragmented housing estates and industrial land, into a new leisure and residential destination for London. Key objectives of this transformation include:
- i. To ensure that new development complements and enhances the Historic Corridor and the designated and non-designated heritage assets within it, bringing vacant assets back to use as appropriate; and
 - ii. To deliver appropriate development densities throughout the area. Typically, this will be mid-rise development with high density development located in the most suitable locations.
- 3.4.7 Paragraph 5.125 of the AAP describes the allocation as a *"Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mixed-use development will include a new high quality public square and an expanded local shopping centre ..."* Paragraph 5.126 goes on to state that this site will deliver a new residential neighbourhood, which will provide high quality new homes. The development will build on the redevelopment of Tottenham Hotspur Football Club stadium and create a new vibrant leisure destination for London. According to paragraph 5.128, new employment opportunities will be created from the expanded local centre,

leisure destination and delivery of new high quality workspace.

- 3.4.8 Policy AAP5 relates to 'Conservation and Heritage' and seeks to deliver growth and regeneration through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. For new developments this involves:
- i. To reflect, where available and relevant, character and heritage appraisals, statements and management plans.
 - ii. Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal.
 - iii. Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them.
 - iv. Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.
- 3.4.9 Under the heading "*Management of heritage assets in the area*", According to paragraph 5.101 The approach to the process should be that of 'well managed change' that involves balancing continuity and the preservation of local distinctiveness and character with the need for historic environments to be active living spaces, which can respond to the needs of local communities. The historic fabric of the neighbourhood should be considered an asset, which can anchor the character of the proposed new quarter and regeneration schemes in deep historical roots, add precious cultural capital, and avoid the bland homogeneity of many large scale regeneration projects.
- 3.4.10 According to paragraph 5.102, the built heritage of North Tottenham should be considered to be as much a part of the vision for the future as it is the story of the past. If damaged as a result of rapid or insensitive development, its unique value, sense of continuity, and contribution to local identity, are irreplaceable. There is a need to strengthen the understanding of the significance of the heritage assets and their potential to add value to regeneration. This needs to be integrated holistically so that Tottenham's historic buildings are perceived as adding unique value to the regeneration of the wider area.

High Road West Masterplan Framework (HRW MF 2014).

- 3.4.11 This sets out principles for development, massing, heights of buildings, land use and phasing for the NT5 site and allocates the Site as part of Peacock Mews, an area of new living and workspaces behind the High Road and White Hart Lane that integrates existing heritage assets.
- 3.4.12 The HRW MF 2014 illustrates how the Council envisages the intensification and redevelopment of this area as part of a wider regeneration scheme to the west of the High Road, in a manner which would substantially change the settings of the heritage assets in the locality, including listed buildings and the North Tottenham Conservation Area.
- 3.4.13 Page 97 describes the anticipated character of Peacock Gardens as a new residential mixed-use neighbourhood, which is centred on a park and includes a new primary school, new homes and new cafes and restaurants. It is envisaged as having medium density blocks, with taller elements integrated into them to create emphasis as key gateways and on key vistas.

Page 101 describes the Peacock Mews area as one that reflects the scale of existing buildings fronting the High Road. The proposed development is generally lower than the heights illustrated in the HRW MF 2014, aside from the corner element that addresses the new park, where a slightly taller corner building is proposed.

3.4.14 The Key Principles for Heritage (3.4) are to:

- i. Preserve and enhance the character of the conservation area as a whole;
- ii. Demonstrate how heritage significance of the existing assets have been incorporated and reinforced including establishing their significance based on the key conservation principles by English Heritage – Evidential, Historic, Aesthetic and Communal value (these are captured under ‘heritage significance’ as described in the NPPF and for consistency with the NPPF, the term ‘significance’ has been used; this is commonly applied in heritage assessments, with a consultation draft of Conservation Principles having been produced to consolidate the terminology);
- iii. Promote the adaptable reuse of heritage assets with appropriate future uses identifying how various individual buildings will be used, what works they will require including restoration and refurbishment works to adapt to the proposed use;
- iv. Demolition can be considered (subject to a Conservation Appraisal) where the benefits of change and sympathetic new development can enhance the overall viability of wider development as well as, crucially, support the viability and attractiveness for investment into the future of other heritage buildings in the area;
- v. The impact of the loss of heritage assets on the wider conservation area and the positive contribution to the appearance and setting of retained heritage assets should be demonstrated.

3.4.15 This encourages the adaptive reuse of heritage assets. It would also allow potential for heritage harm (including demolition of heritage assets) provided it enhances the viability of the overall scheme.

3.5 Historic England’s Historic Environment Good Practice Advice in Planning Note 3 (GPA 3)

3.5.1 GPA 3 was published in December 2017 and provides information on good practice to assist in implementing historic environment policy in the NPPF and the related guidance given in the PPG.

3.5.2 The guidance sets out a stepped approach to assessing potential effects on setting, as is set out at paragraph 19:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm. This step was undertaken as an integral part of the design and design development, rather than as a separate follow-up exercise.

Step 5: Make and document the decision and monitor outcomes. This final step of the staged approach would follow the planning decision and is not relevant to the determination of the application.

3.5.3 The assessment in this report accords with the guidance Historic England’s good practice advice on setting.

4 HISTORIC BACKGROUND AND EVOLUTION OF THE SITE

- 4.1.1 In the following section the Site is shown circled in red for ease of reference and orientation. From the late C19 onwards, it can be identified by its location at the junction of Northumberland Park Road.

4.2 Early history

- 4.2.1 The High Road originated as Ermine Street, the Roman road from London to Lincoln and York. A small settlement was recorded in the area in the 1086 Domesday survey and a manor house was recorded in 1254, near the site of Bruce Castle. The High Road (known historically as Tottenham Street) was an important route in and out of London to the north. The settlement developed linearly, lined with inns to serve travellers. The village centre was some distance to the south of the Site, marked by the High Cross, commemorating the medieval wayside cross that stood there, and the adjacent Green.
- 4.2.2 By the 16th century, Tottenham was a favoured rural retreat for city merchants, with several mansions built along the High Road, such as the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's House on the Green. Tottenham at this time became an attractive place of residence for wealthy Londoners.

4.3 Earl of Dorset Map 1619

- 4.3.1 The earliest sourced, relatively detailed, map of the area is Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, then the owner of Tottenham Manor. This shows the High Road with intermittent buildings along its frontage, and others set back within enclosed grounds. The area was at this time still semi-rural, and farmland or private grounds bordered much of the road. The main east-west thoroughfares, linking Tottenham with Hornsey and Wood Green, were also established by this time. They included White Hart Lane, which is shown as a winding country lane, in part following the River Moselle, and containing the former Vicarage.
- 4.3.2 The site of 819-829 High Road was on the outskirts of the village, within a group of now long lost houses, backed by fields. A large property is indicated to the north of the Site, which was labelled 'Pulleins House' and the Site was approximately halfway between this and White Hart Lane. It is likely that the lane leading to the copyhold field behind was the forerunner of the lane now known as Brunswick Square, which abuts the northern boundary of the Site.

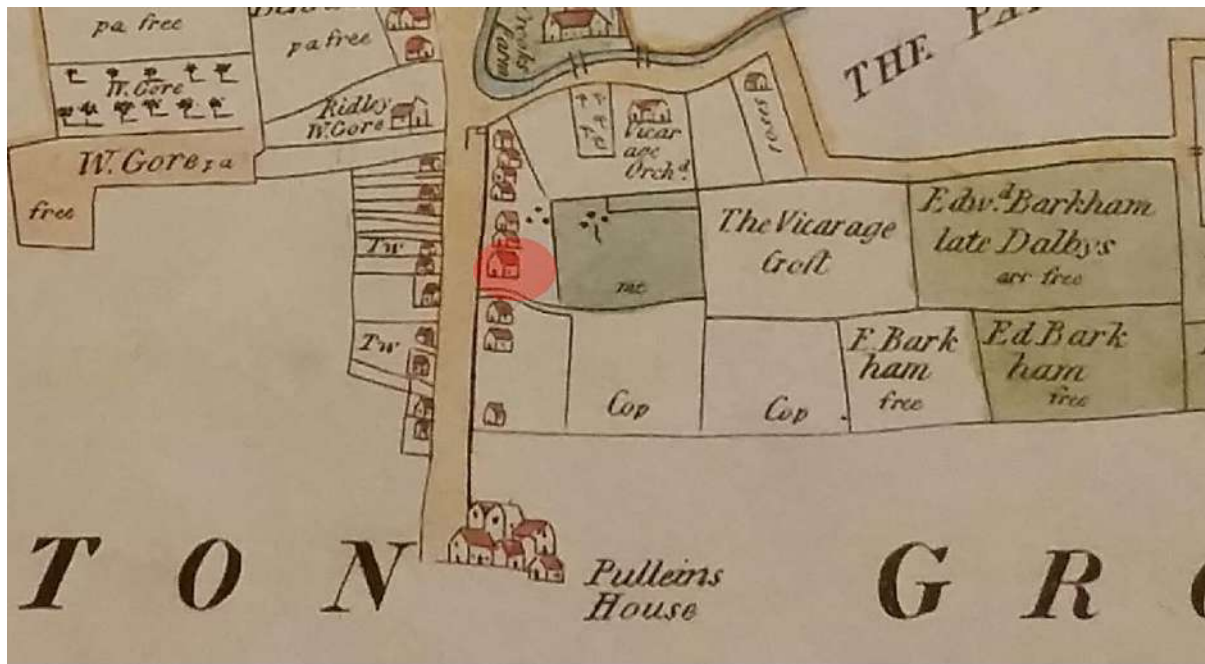


Figure 2: A detailed extract of Thomas Clay map 1619 for the Earl of Dorset (Map is upside down – north is at the bottom) -Haringey Archive Bruce Castle

4.4 1818 'Map of the Parish of Tottenham in the County of Middlesex from an actual survey'

- 4.4.1 The next sourced detailed map is the 1818 'Map of the Parish of Tottenham in the County of Middlesex from an actual survey'. The map shows that the number of properties along the High Road had become much denser. The village by now also extended further north. To the south, a loosely strung ribbon development on both sides of White Hart Lane can be seen, and some development in depth behind the High Road. Pulleins House, as shown in the 1619 map, had been demolished and replaced with a Georgian Mansion, which is documented as the former Brook House.
- 4.4.2 The 1818 Map charts the Georgian properties north and south of the White Hart Lane at a time when much of the village was owned by the Percy family, Dukes of Northumberland. 819-821 High Road are contemporary with the initial Georgian development of this area in circa 1715-1730 by Hugh Smithson, a City Merchant trader and MP for Tottenham. His grand-nephew Sir Hugh Smithson then inherited the estate, became 1st Duke and developed Northumberland Terrace in 1740s.
- 4.4.3 This map is approximately 100 years after the Early Georgian houses 819-821 and their contemporaries at 808-812 were built. These houses have small gardens and are surrounded by closely-built development, and appear notably less desirable than the later Georgian terraces and villas shown within their characteristically spacious deep gardens.



Figures 3 and 2a: 1818 'Map of the Parish of Tottenham in the County of Middlesex from an actual survey of 1798 - Haringey Archive Bruce Castle

- 4.4.4 It is interesting to note that, in 1818 there was a substantial gap to the High Road, in the position of the present 827-829 High Road, with a deep footprint of development to the north. There is a single building in the position of 823-825 High Road, with a shared enclosed rear yard and a terrace of cottages behind. The cottages align with the edge of the lane, at the entrance to a field and pond.
- 4.4.5 819-821 High Road immediately to the south of this comprise a double pile building fronting a group of enclosed yards or gardens, and are surrounded on three sides by development.
- 4.4.6 The maps of the early C19 chart the further infilling of the village, providing evidence of the doubling of the size of Tottenham's population between 1811 and 1851. As it expanded, Tottenham became increasingly less desirable as a country retreat. In the final Georgian years Henry Percy, the 3rd Duke of Northumberland disposed of his Tottenham estate and by 1836 he had sold all the lands he owned in the village.¹

¹ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

4.5 Tithe Map 1844

- 4.5.1 The tithe map provides a relatively accurate depiction of the buildings along the High Road and White Hart Lane at this period, immediately following the dispersal of the Northumberland estate. The High Road is strikingly densely packed with modest little workers' cottages. The map also records the emergence of industrial/non-residential buildings behind the High Road frontage. Dwellings are shown in red and non-residential buildings in grey. Beyond that, the map depicts open fields to the west.
- 4.5.2 A few of the earlier Georgian houses retain their long garden plots. Where the tithe map lists professions, it shows these larger houses occupied by local employers and by professionals such as doctors and engineers. In the case of 819-821 and 823 High Road (plots 951-953), the plots are enlarged and boundaries are rearranged to make long new gardens, cut from adjoining gardens of houses along White Hart Lane. The development of the plots includes some non-residential outbuildings on the frontage and at the rear. To their north, 825-829 High Road (plots 948-950) front a large commercial building behind the High Street frontage (Brunswick Brewery plots 946 and 947).

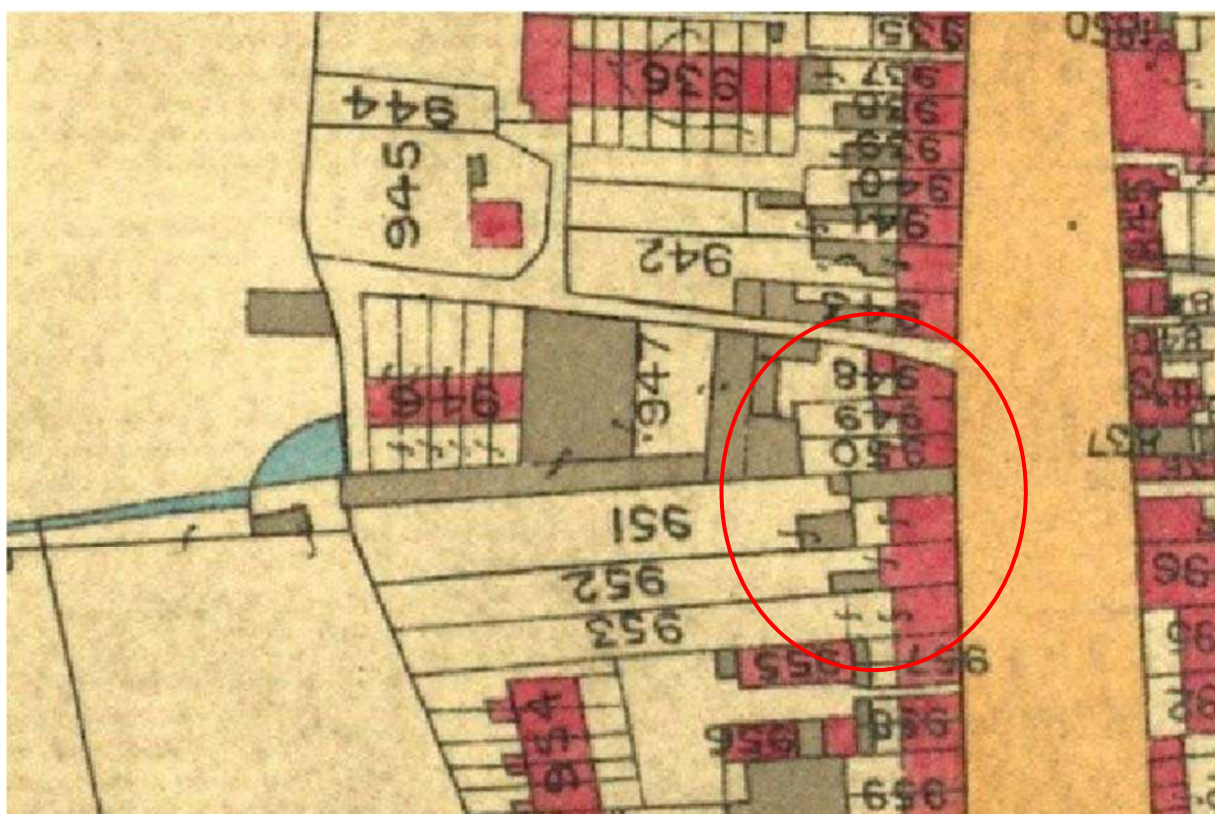


Figure 4: Tithe Map 1844 - Haringey Archive Bruce Castle

- 4.5.3 The map shows the entrance to Brunswick Square at this time was wider at the entrance from the High Road which would have aided access and movement of vehicles into this busy backland development. The current narrow entrance formed by 829 High Road shows later encroachment into the space.

4.6 Ordnance Survey map 1864/7

- 4.6.1 The 1864/7 map has more detail regarding the paths, trees, and the use of buildings. The large non-residential building at the rear is now labelled as 'Brunswick Brewery' and since 1844 it had extended to replace some of the former workers' cottages called 'Brunswick Cottages'. The field to the rear is called 'Brunswick Nursery'.
- 4.6.2 The map shows the redevelopment of 825-829 High Road from the 3 terraced houses previously shown as Plots 948–950 into a single roadside building with a narrow rear range at 825 High Road and a bay window on the front of 829 High Road. This commercial redevelopment was carried out in 1861 and the census of that date records the rebuilding whilst occupied by brothers-in-law James Billington (Beer House Keeper) and George Cartell and James Stevens (Shoemakers).
- 4.6.3 Northumberland Park Road had also by now been constructed to the east of the High Road, with new properties mostly on the north side.
- 4.6.4 The large scale map shows a narrow front garden to 819 High Road, a rear extension and a further outbuilding at the rear. The front garden to 821 High Road has been infilled by a C19 shopfront. Both properties retain long gardens.
- 4.6.5 The map shows a projecting bay to the front of 823 High Road and additional building within the rear garden.
- 4.6.6 The documentary evidence from local newspapers and trade directories indicates that the redevelopment of 821 High Road occurred between 1855 and 1869, when the Tottenham and Edmonton Advertiser was established. This was the headquarters of the newspaper, and the printing was originally carried out separately at Wood Green.
- 4.6.7 By 1862 the owner and printer was George Coventry, and he was replaced as owner in 1864 by his print manager Edwin Herbert Crusha (c. 1836-1914). Edwin Crusha expanded the business into three newspapers, and it is likely that he was also responsible for the redevelopment.

4.7 Photographs of 1880-1895

- 4.7.1 The extract (below) from a photograph of 1880-1885 by Tune & Co shows the listed building at 819-821 High Road (left) with brick front, pitched tiled roof and chimneys. All the buildings 819-829 (left and centre) have level frontages above ground floor at this time and the shopfront bays correspond with those shown on the Ordnance survey map.



Figure 6. 1880-1885 photograph by Tune and Company. (Bruce Castle Archive).



Figure 7. 1892 photograph. (Bruce Castle Archive).

- 4.7.2 These photographs show the appearance of 825-829 High Road after their 1861 rebuild as a public house (Three Brewers) and 2 retail shops with workshops behind. Charles Phillips was listed as licensee of the Three Brewers beerhouse in Trade Directories from 1881 to 1899.
- 4.7.3 The 1892 photograph shows the redevelopment of 823 High Road (far left) and the rear of the High Road (far right) in circa 1890/1891, when the Brewery was demolished for additional housing at Brunswick Court and the Printworks of the Tottenham and Edmonton Advertiser was transferred to the High Road.
- 4.7.4 823 High Road had been rebuilt further forward and the frontage; the present pilaster and console detail of the existing shopfront are of this date. The photograph also shows the appearance of Brunswick Cottages and of the beerhouse and its outbuildings. The angled shopfront bay is an identifiable feature on historic maps. The annotation on this photograph notes that before it was known as Brunswick Court, the lane was known as Fire Ball Alley.
- 4.8 Photograph 1908/1893**



Figure 8. 1893 / 1908 photograph. (Bruce Castle Archive).

- 4.8.1 The Archive has two identical examples of this photograph, dated 1893 and 1908. The windows within the first floor gable (far right) date stylistically from the early C20, and therefore it is likely to be of the 1908 date. 819 High Road still has a Georgian brick frontage with steps up to a doorcase at the original raised ground floor level. 821 High Road remains brick, with the C19 shopfront noted above. The signage confirms this is the shop for Crusha and Son.
- 4.8.2 823 High Road is set forward, with signage for the Herald Office and the C19 shopfront has signage for Tottenham Printing Works. On the far right, 825 High Road has also been rebuilt in 1892-3 as noted above, set further forward with a gabled first floor and signage indicating the owner of the shop is probably Jones. The gabled first floor and the consoles and columns are recognisable on the existing shopfronts and the photograph shows the appearance of the original glazed tiles, plinth details, glazed frontages and signage. All the shopfronts are painted in dark colours, which emphasises the openings and the overall composition of the frontages.

4.9 Ordnance Survey map 1896

- 4.9.1 The 1896 map shows the railway and station behind the Site, which were constructed in 1872. The railway line and the accompanying stationmaster's house replaced the former Vicarage that stood in a large plot. The beginnings of the sidings, that would in time become the goods yard, can be seen to the west. This would mark the emergence of a more industrial character at the rear and along White Hart Lane, in place of the former garden, orchards and field. It also shows a tighter urban fabric within the housing south of the Site.
- 4.9.2 The map shows significant redevelopment of 823 High Road and the rear of the High Road, consistent with the photographs of circa 1890. The Brewery is demolished and replaced by terraces of housing annotated as Brunswick Cottages.
- 4.9.3 In rebuilding 823 High Road as the Herald Office, the plot is extended to include the commercial building which previously formed the northern side of 821 High Road. The rear garden to 821 High Road is also narrowed to provide an additional row of cottages.
- 4.9.4 The c. 1861 Public House and two workshop retail units at 825-829 High Road are more clearly defined than on the previous map, and include a separate rear yard with outbuildings.
- 4.9.5 The 1901 Census return shows that 819 High Road was still in residential use and occupied by a wheelwright, James Mansell and his 2 sons and 2 daughters. 821 High Road was occupied by William Noble, a domestic shopkeeper and his wife and 3 sons. 823 High Road (the Herald Offices) had no residents and 825 and 827 High Road were still occupied by Conn family households whose shop signage can be seen on the 1892 photograph. 829 High Road, the Three Brewers, was occupied by Robert and Amy Waite.



Figure 9: Ordnance Survey Map 1896



Figure 10: Ordnance Survey Map 1896 (large scale)

4.10 Ordnance Survey map 1913/14

- 4.10.1 The 1913/14 map shows a more industrial character to the locality and buildings having larger footprints. There is substantial development within the surroundings and a clay pit between the Site and Brook House.
- 4.10.2 823-829 High Road have again been redeveloped and a large building for the Printworks has been added within the garden to the rear of 821 High Road. 829 High Road is reduced in width. This is the earliest date for the reconstruction and concrete details shown in Figure 49.
- 4.10.3 Documentary sources confirm these changes took place between c. 1900 and 1903. From 1901, the Tottenham and Edmonton Advertiser advertised that printing was now available from the Herald Office at 821 High Road. The redevelopment included the former Three Brewers on corner plot 829 High Road and the Post Office Directory entry of 1902 is the last entry for the beerhouse and records Robert Waite still as licensee at that date.

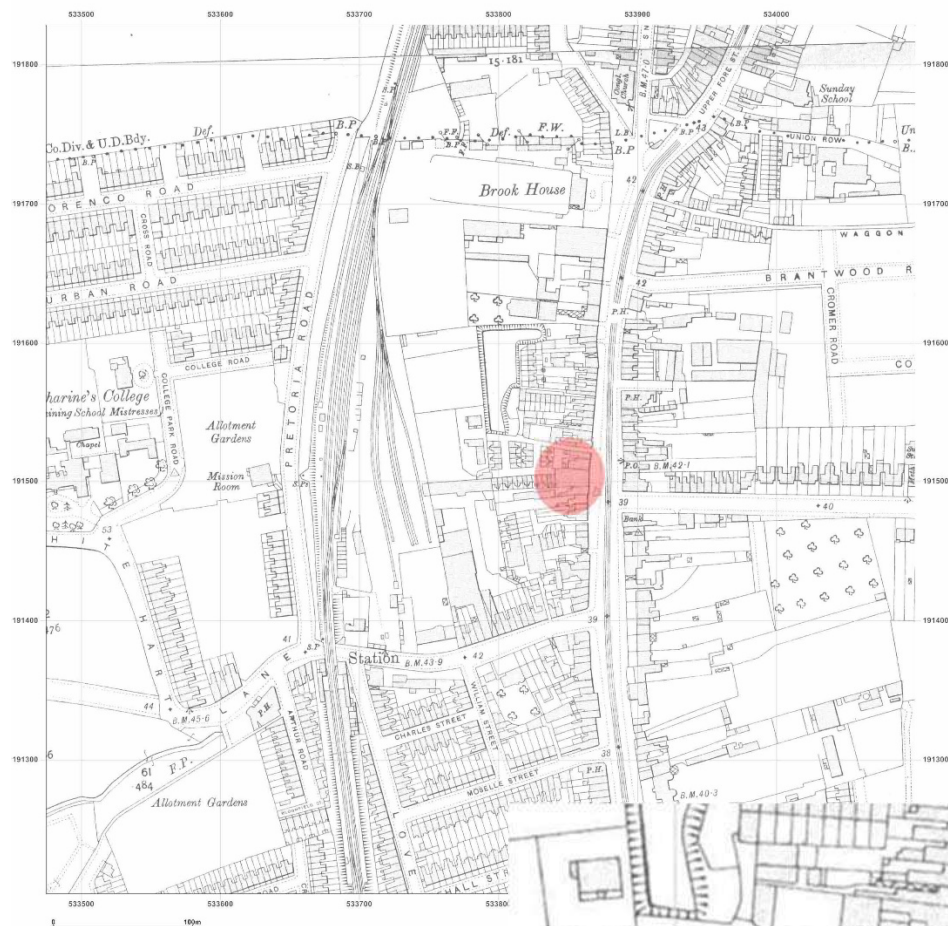


Figure 11: 1913/14 Ordnance Survey Map



4.12 Ordnance Survey map 1955

- 4.12.1 The 1955 map shows further expansion of industrial buildings and the development of nearby Brantwood and Coniston Roads.
- 4.12.2 There is a substantial extension of the footprint of the Herald buildings northwards across 825-829 High Road. This is the latest date for the reconstructed number 829 High Road shown in Figure 49.

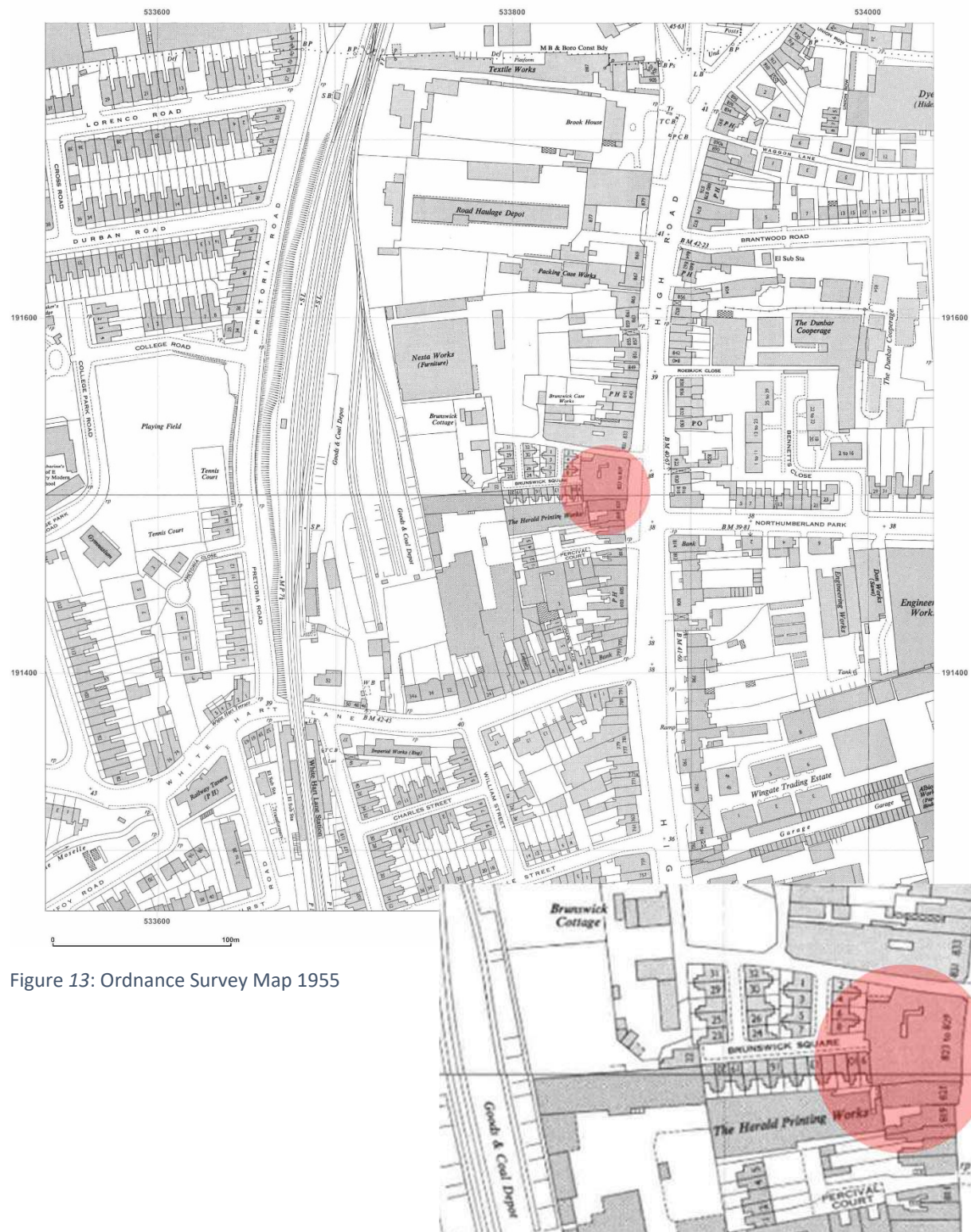


Figure 13: Ordnance Survey Map 1955

4.13 1961 Aerial photograph

- 4.13.1 The Aerial photograph shows that the character is very urban, and the massing of the industrial buildings dominate the setting.
- 4.13.2 The Printworks appears of a higher quality than much of the other C20 industrial development and comprises two parallel ranges 2 to 3 storeys high, gradually rising in height as they lead away from the High Road. The C20 rear extensions and the linking buildings between the High Road and the Printworks are rather more ad-hoc and predominately single storey.



Figure 14: Extract from Aerial photograph 1961 - Haringey Archive Bruce Castle

4.14 Photographs of 1969-1980

- 4.14.1 A series of photographs were taken of the High Road frontage during this period, and show the shopfronts and the changes that had occurred about the time 819-821 High Road were listed in 1974. By circa 1970, The Herald had moved and expanded to occupy the frontages of 823-829 High Road, and numbers 819-821 High Road were unoccupied.
- 4.14.2 The brickwork of 819-821 High Road had been rendered over and the ground floor of 819 High Road had also been converted to a shop, together with the lowering of floor level to provide level access direct from the pavement.



Figure 15: c. 1980 - Haringey Archive Bruce Castle.

Figure 16: Looking from Brunswick Square c. 1980 - Haringey Archive Bruce Castle.

This predates the painting of the glazed bricks.



Figure 17: 823-829 High Road c. 1980 - Haringey Archive Bruce Castle.



- 4.14.3 829 High Road was no longer a separate shop and the shopfront had been reconstructed to reflect this.



Figure 18 (left): 827 High Road in colour showing the glazed tiles and the exposed brickwork of adjoining units 825 and 829 in c. 1980 - Haringey Archive Bruce Castle.

Figure 19 (below): 819-821 High Road boarded up in c. 1980 - Haringey Archive Bruce Castle.



4.14.4 Following redecoration of the Herald offices circa 1980.



Figures 20: c. 1980 High Road context- Haringey Archive Bruce Castle.

4.15 Ordnance Survey map 1975/6

- 4.15.1 The 1975/6 map shows the expansion of industrial buildings around the Site, including the Cannon Rubber Factory at Brook House, which now extended the full depth from the High Road to the railway embankment.
- 4.15.2 The pair of Georgian properties to the front of the Site were listed grade II in 1974. The map shows that, at the broad time of listing, their rear elevations and settings were substantially compromised by C20 industrial development of the Printing Works, as well as the C19 and C20 cottages.

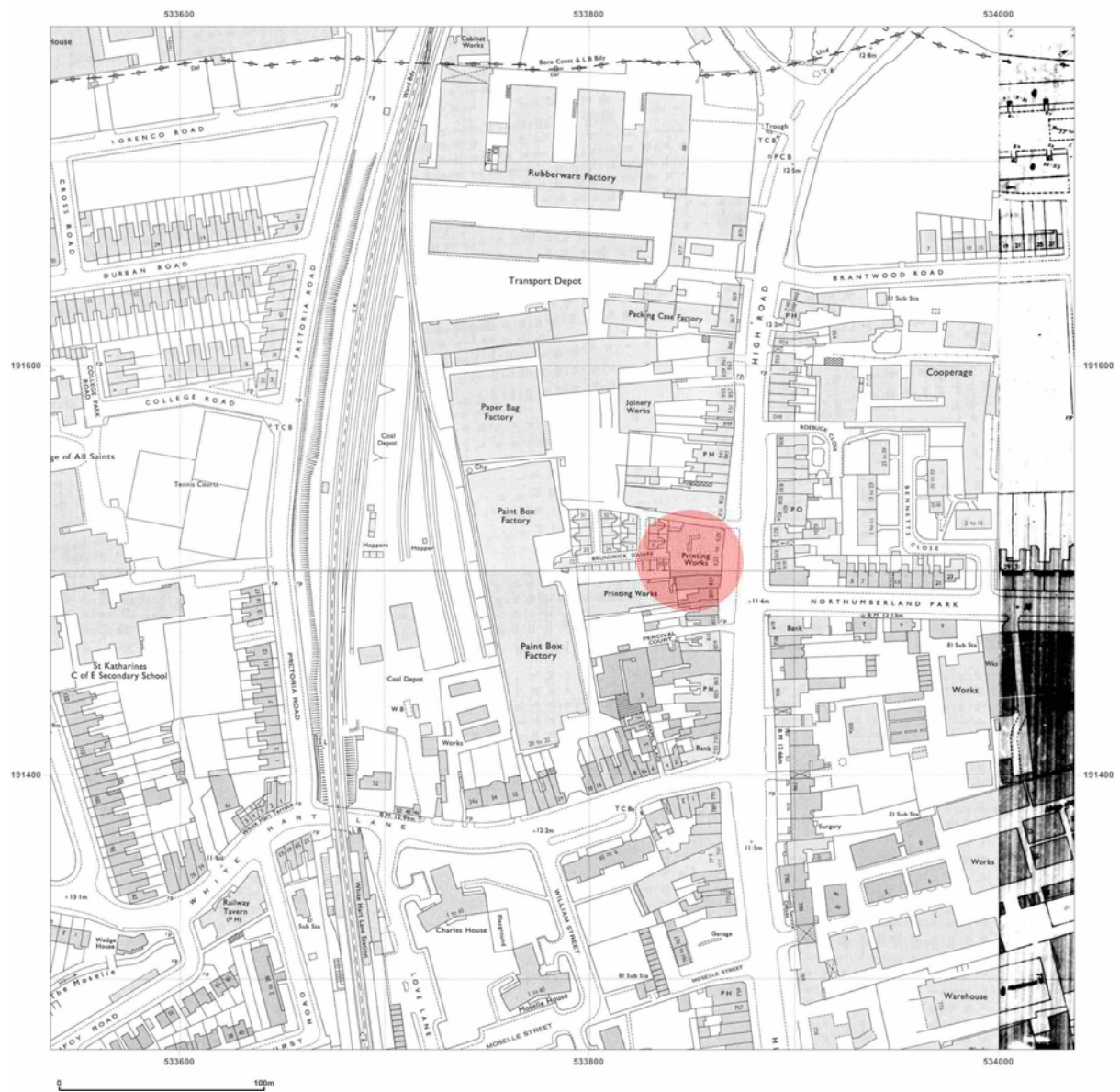


Figure 21: Ordnance Survey Map 1975

4.16 Aerial 1990

- 4.16.1 Between 1975 and 1990, the early C20 buildings of the Printworks were reconstructed under a single pitched roof and extended in rendered blockwork. The rear wings of 819-821 High Road were reconstructed, and the cottages of Brunswick Court were demolished for the industrial units behind the High Road.



Figure 22: Aerial 1999

4.17 Present-day

- 4.17.1 Within the setting of the Printworks, the Depot and large factories have been replaced by large commercial buildings and the Brook House redevelopment and 22 storey Rivers Apartments have extended residential development and taller buildings into the area between the High Road and railway.
- 4.17.2 The remaining large commercial and industrial backland buildings, fencing and poor quality hardstanding plainly detract from the character and appearance of the conservation area, and the settings of the adjoining locally listed and listed buildings.
- 4.17.3 This area includes the northernmost extent of the North Tottenham Conservation Area, with relatively large scale modern development to the north. The character of the conservation area in this context is that of a busy urban thoroughfare, enclosed along much of its route by buildings from the Georgian, Victorian, and later periods. The area immediately around 819-829 High Road is a busy road junction where cars and clutter detract from the townscape character.

4.18 Current Site Use

- 4.18.1 The Site is currently in commercial and residential use. It backs onto industrial units and abuts their narrow access lane at Brunswick Square.
- 4.18.2 The grade II listed Georgian properties remain to the front of the Site, along the High Road (819-821 High Road). These listed buildings and the adjoining locally listed buildings currently have a mixture of commercial space on the ground floor with residential spaces above.
- 4.18.3 Their emerging context is that of residential-led redevelopment as planned in the NT5 allocation, of a scale that rises from the High Road.
- 4.18.4 To the south east of the Google Earth image below, Lilywhite house and the corner of the new Tottenham Hotspur Football Club stadium are visible. The Listed and locally listed buildings experience a setting along the High Road in which the stadium provides a very different scale and modern character.
- 4.18.5 To the west and south-west is the Goods Yard site. Consent was recently granted at appeal for a hybrid application for a residential-led, mixed use redevelopment. This scheme included two towers: an 18-storey tower and 21-storey tower, located towards the north-west of the Goods Yard Site and with the taller tower closest to the Site.
- 4.18.6 Beyond this is White Hart Lane Station, currently being extended as part of the High Road West regeneration. The Goods Yard site and this site link the two regeneration sites and are part of the High Road West Masterplan Framework area.

Figure 23 – Aerial view of Goods Yard



Figure 24 - Illustrative Aerial view of consented Goods Yard development with the Site circled in red.

4.19 Summary of the development of the listed buildings

- 4.19.1 The pair of Listed buildings, Numbers 819 – 821 comprise a 3-storey roadside frontage block of former houses dating from the early C18. This roadside block was originally of exposed brick and similar in character to the main block of numbers 808 and 810-812 which were contemporary houses in the same ownership. Maps show that Number 823 was originally a part of number 821 and this was of similar plan proportions to the distinctive lower coachhouse units each side of Numbers 808-812.
- 4.19.2 Numbers 819 – 821 are substantially more altered than 808-812, but the proportions of the 3-storey front wall and the design and proportions of the upper storey frontage windows still hint at their origins. Internally, they are also substantially more altered and, other than one of the original moulded staircases, there is no C18 architectural survival on the primary (ground) floor.
- 4.19.3 These buildings lost their residential context and were significantly changed during the late C19 and C20, when they were converted to shops and then incorporated into the Printworks.
- 4.19.4 Number 821 was first converted to a shop sometime between 1844 and 1860. This had a substantial impact on the frontage, structure and interior of the building, as the ground floor was lowered to street level and the ground floor frontage was opened up to provide a shopfront. Within the building, the ground floor and cellar was gutted, the C18 stair was removed and an additional frontage doorway and long straight flight of stairs was introduced along the party wall to provide access from the lowered ground floor to the original first floor which was redeveloped for the household of the shopkeeper. The walls and partitions at ground and first floor were reconfigured around this stair. This rebuilt partition now contains the only original door (other than cupboard doors) within the listed buildings, which has been fixed within a section of C20 rebuild. This is the earliest shop frontage in the row and has subsequently been reconfigured, but does retain some good identifiable moulded details of the Mid-C19.
- 4.19.5 In c1890, Number 821 was again redeveloped as part of the new Herald newspaper business and part of the plot and roadside frontage was lost in order to widen the frontage of the new Herald HQ. Whilst the upper floors remained in domestic use as part of the residence of the shopkeeper and family until 1901, the property was tenanted and the garden was lost.
- 4.19.6 Number 819 remained a house until the early C20, when it too was converted to a shop with a lowered ground floor. This conversion was slightly more sympathetically done, and the stair was retained, with a short new flight to accommodate the lower ground floor level. It still involved substantial loss of fabric and proportions within the ground floor and frontage.
- 4.19.7 The further changes to ground floors occurred as part of the Printworks, and then in the late C20 as part of the conversion to flats, the restaurant use, and the redevelopment of the rear wings. On the upper floors, conversion of the buildings to flats resulted in the subdivision of stair and circulation areas, additional partitioning within the original rooms, and reconfiguration of the rear wall and interiors for access to the new rear wings for the additional flats. All historic room doors were replaced with fire doors and flush doors. The introduction of bathrooms and shower rooms was accompanied by further subdivision, including notably unsympathetic positioning of walls across former fireplaces and unsympathetic wall vents within the rear walls. The fireplaces were all either blocked or

removed, and most of the units and internal spaces have lost their evidence of original mouldings, finishes and joinery. In the two flats where the some mouldings, panelling and cupboards do survive, it is evident that the historic and architectural loss of the late C19 and the C20 was substantial.

- 4.19.8 Externally, in the Mid-C20, prior to listing, the pitched roof, parapets, chimneys and large decorative hopper were removed and replaced with an unsympathetic flat roof and small low chimneys (albeit it appears with reused pots). Other flat roofed extensions were added at the rear, blocking views and evidence of the C18 rear elevation and all windows at the rear were replaced unsympathetically. The original brickwork of the front elevation was obscured by cement render and the C19 shopfront details have been obscured by paint and applied signage. The C19 shopfronts to both Numbers 819 – 821 have been reconfigured to provide double doors into the shop units.
- 4.19.9 The purpose of the application is therefore to reinstate the separation between the C18 frontage block and modern development to better appreciate the heritage assets, and to reinstate the lost details and proportions of the C18 and C19 elements where these are practical and would contribute positively, and where it is justified by appropriate and definitive evidence of the original.

5 STATEMENT OF SIGNIFICANCE

5.1.1 This Statement assesses the significance of the heritage assets on the Site (Numbers 819-829 High Road), and their contribution to the Conservation Area in accordance with the NPPF and Historic England's policy documents, *Conservation Principles, Policies & Guidance* and *Guidance for the Sustainable Management of the Historic Environment*.

5.1.2 The Statement is accompanied by Plans of Significance for the listed buildings Numbers 819 and 821, based on visual assessment on site and on photographs. Access for this purpose has been limited due to the nature of the pandemic and due to the subdivision of the buildings into numerous flats where people are living. Not all areas could be photographed but a general assessment of the values and evolution of the assets could be made and areas of higher survival of historic elements could be identified in order to inform the principles of the redevelopment and reinstatement, subject to further investigation when access and opening up is possible.

5.1.3 The Values of Significance described in *Conservation Principles* are as follows:

- i. Evidential Value
- ii. Historical Value
- iii. Aesthetic Value
- iv. Communal Value

5.1.4 The heritage assets on Site demonstrate these values in the following ways:

5.2 Evidential Value

5.2.1 Evidential Value is: *"the potential of a place to yield evidence about past human activity"*

- i. The North Tottenham Conservation Area provides evidence of a sequence of historic phases of development along Ermine Street.
- ii. The groupings, position, design and details of the early C18 Georgian houses provide evidence of an important phase of expansion beyond the City of London.
- iii. The late C19 houses and commercial buildings provide evidence of the development associated with the arrival of the railways and of White Hart Lane Station.
- iv. The early and mid C20 industrial buildings provide evidence of substantial factory sites, associated with the thriving commercialisation of the area, though in townscape terms these tend to be poor quality buildings that do not relate well to the buildings lining the High Road.
- v. The listed buildings on the Site, 819-821 High Road are compromised, but discernible, examples of early C18 Georgian houses in Tottenham.
- vi. The locally listed buildings on the Site, 823-829 provide evidence of the commercial development of the High Road during the late C19 and early C20.

5.3 Historical Value

5.3.1 Historical Value is: *"the ways in which past people, events and aspects of life can be connected through a place to the present"*

- i. The North Tottenham Conservation Area provides evidence of phases of growth and evolution of the settlement, its centres, streets, buildings and community.

- ii. The C18 houses and C19 commercial buildings demonstrate the development of Tottenham, evolving from countryside to an urban environment.
- iii. The listed buildings show the evolution of merchants' town houses, from the Georgian period onwards, in Tottenham.
- iv. The shopfronts added to earlier buildings illustrate the changes that the tram and increased urbanisation and commercialisation brought to the High Road, although this is nothing unique, and commonplace throughout the country.

5.4 Aesthetic Value

5.4.1 Aesthetic Value is: *"the ways in which people draw sensory and intellectual stimulation from a place."*

- i. The North Tottenham Conservation Area and its context provides evidence of the architectural evolution of the area, incorporating landmark buildings from the eighteenth century to twenty-first centuries.
- ii. The listed buildings on the Site, 819-821 High Road, form a positive and prominent visual landmark group in the street scene and conservation area.
- iii. The harmony, balance and consistency of the consciously Georgian design contribute positively to the buildings.
- iv. The interior layout, architectural features, design and details complement the design of the Georgian exterior.
- v. The late C19 and early C20 locally listed buildings are commercial buildings that retain shopfronts and have a degree of aesthetic interest.

5.5 Communal Value

5.5.1 Communal Value is: *"associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence"*.

- i. The North Tottenham Conservation Area has a long history as a busy commercial hub, and the buildings reflect that continuity.
- ii. The Georgian buildings of Tottenham provide an important and significant group.
- iii. The position of the listed buildings on the Site and their uses provide a reminder of the history of the local community, having evolved through uses as private houses and commercial buildings. During its period as the headquarters of the local newspaper, 821 High Road was at the centre of local interaction, and the redevelopment of the adjoining Printworks and rest of the roadside group during the 1890s and C20 supported that use.

5.6 Value

5.6.1 The extent of value is based on the following criteria:

- i. The quality and extent of survival of historic fabric.
- ii. The extent to which the fabric contributes to understanding of history of place and occupants.
- iii. The originality of the design and the contribution of features to that design.
- iv. Associations with history, people or events.
- v. Contribution towards landmark qualities and public appreciation.

5.6.2 The level of value is assessed using five criteria: high, medium, low, negligible, and adverse.

High – the element is critical to understanding of significance.

Medium – the element is important to understanding of significance.

Low – the element makes some limited contribution to understanding of significance.

Negligible – the element is not negative and could be enhanced to make a positive impact of the understanding of significance.

Adverse – the element is harmful or intrusive and detracts from the understanding of significance.

5.7 Listed Buildings: 819-821 High Road

Visual evidence

Original elements

5.7.1 The listed buildings on the Site retain some original Early C18 design and details, including –

- i. Original Georgian proportions and arched openings of the frontage above shopfront level.
- ii. Classical symmetrical layouts which remain generally discernible, each unit retaining some of its rear staircase, leading to a classic 3-room layout on each upper floor.
- iii. Classical proportions and hierarchies of detail.
- iv. Original Barley twist staircases.
- v. Original plaster, decorative cornices and mouldings.
- vi. Original dado panelling, mainly surviving on the upper floors and intermittently around the staircases.
- vii. Original two-panel doors, mainly to cupboards.
- viii. Original fireplace surrounds.

5.7.2 These have a high value; and are highly sensitive to change.

5.7.3 Because of the limitations of access, a precautionary approach has been taken. In addition to those elements listed above which are clearly of high significance and value, high significance and value has been attributed to all areas where it is likely the C18 layout, structure and elements may be found, even where not obvious visually. This reflects the listed status of the buildings and the need to ensure the preservation of their character.

5.7.4 In view of the amount of change to these buildings in principle, it is very likely that most of these areas do contain elements of later and less significant value, such as covered openings in locations which reflect the original symmetry in the design. Change within the original C18 layout is therefore directed to those anticipated areas, subject to further investigation.

Changed elements of historic value

5.7.5 The circa 1890 and early C20 changes to create shop units involved changes which were insensitive to the C18 buildings (such as removing the Georgian entrances and ground floors

and obscuring original proportions and elements), but provide an element of interest due to their design and details and in the evolution of the buildings and local area. This includes shopfront surrounds, pilasters, consoles, fascias, doors and associated architectural details, such as vents and glazed bricks.

- 5.7.6 These have a medium value; and as they are already significantly altered through overpainting, signage and fenestration changes, the remaining elements of the 1890s shop units are sensitive to change.
- 5.7.7 It also includes internal partitioning and matchboarding, which are included in this category despite containing elements of lesser significance from later changes. For the same reasons as above, due to the limitations of access, a precautionary approach has been taken and the proposals are subject to investigation when access is possible.
- 5.7.8 The circa 1890 and early C20 extensions provide an element of interest due to their design, proportions and details, and their contribution to local commercial history. Their interest and sensitivity is proportionate to their age and originality, from medium to no value.

Changed elements without historic value

- 5.7.9 The C20 changes of the Mid-C20 onwards have no discernible value. Much of this is of poor quality and less sensitive, with incompatible materials, surfaces and details. These changes do not improve the understanding of the heritage assets, and much instead obscures that understanding. Due to limitations of access, some overboarded areas and areas of internal partitioning and infills that are likely to be modern and do not reflect the symmetrical layout of the C18 building, are identified in this category, subject to investigation.
- 5.7.10 Changes for the subdivision of the buildings into apartments were done in ways that would currently be considered unsympathetic, such as using modern fire doors instead of retaining and upgrading traditional panelled doors.
- 5.7.11 These elements are not sensitive to change, and have no value; in many cases they detract.
- 5.7.12 External elements that detract include the flat felt roof, the rear extensions, external tarmac, upvc and catalogue joinery, satellite dishes, ad-hoc wiring, vents and poorly considered services.

Significance

- 5.7.13 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest. None of the buildings is designated for archaeological interest.
- 5.7.14 As can be seen below, the greatest architectural and artistic interest is derived from the C18 elements of the listed buildings Numbers 819-821. The original symmetrical design and volumes, together with their balanced proportions and high quality architectural detailing result in a complementary harmonious composition.
- 5.7.15 The greatest historic interest is also derived from the C18 elements of the listed buildings. This, together with the architectural interest, justifies the national designation for listing.
- 5.7.16 Lesser but significant architectural and artistic interest is derived from the C19 shops and shopfronts, and the locally listed building Number 823-825 from circa 1890. Number 823-825 is a roughly symmetrical building with good proportions and distinctive decorative detailing on the frontage. Although altered, the shopfront is contemporary and retains sufficient original elements to complement the appearance of the rest of the frontage.
- 5.7.17 The shopfronts are from various periods from the Mid-C19 to Early-C20. Their interest and appearance is variable, but the historic photographs show they could be reinstated as a good complementary architectural group. The most interesting shopfront is that of Number 823-825, which is also the earliest. The least interesting is the shopfront of 829, which is latest and much plainer in design. This was substantially reconstructed in the Mid-C20 as a subservient part of the adjacent Number 827. At this time the unit also lost its shop doorway, an element that is key to demonstrating its architectural and historic interest as a shop.
- 5.7.18 The development of the locally listed group from c1890 onwards is of significantly lesser historic interest than the listed buildings. However, the historic interest of the former Herald newspaper HQ and Printworks is significant in the local context and is directly connected with the history and evolution of all the heritage assets on Site.
- 5.7.19 As a result of the above and the extensive redevelopment of this Site in the C20, in this case, the level of significance is proportionate to the age of the asset.
- 5.7.20 By co-incidence, as is shown below, the level of significance of the road frontage buildings also decreases from south to north, from the listed Numbers 819-821, to Number 829.
- 5.7.21 The detailed assessments that lead to this conclusion are as follows:



Figure 25 – Frontage of 819-821 High Road.

819 – 821 High Road (the pair of listed buildings)

- 5.7.22 These buildings originally date from circa 1725 and were built as a symmetrical pair of houses. 819 High Road (left) has a shopfront originally dating from after 1908/1911 and 821 High Road has a shopfront originally dating from circa 1860. The houses were built in exposed London yellow stock brickwork, which was rendered with ashlar lines in the mid-C20, prior to the photographs of circa 1960.
- 5.7.23 The original pitched roof has been removed and replaced by a flat felt roof, which has had a considerable detrimental impact on the Georgian proportions of the pair. The original chimneys have also been reduced in height and depth. The photographs of c. 1880-1885 and c. 1893 provide evidence of the original proportions, design and decorative hopper and downpipe. Some historic chimneypots have been reused, so they can be copied.
- 5.7.24 The ground floor for both units has been gutted and lowered to create the ground floor shops, and no C18 elements are visible within the shop units. Investigation is required to establish whether a part of the central shared wall remains below modern finishes.
- 5.7.25 The shopfront structure to number 819 High Road (left) has been partially reconstructed. The columns with stone and decorative glazed tile panels, consoles and fascia survive from c. 1911. Historic photographs show that the rest of the shopfront including glazing, doors, signage and plinth have been changed since 1970 to change the former single doorway to a double door. A replacement shopfront to 819-821 High Road was consented in 1993 (HGY/1993/0497) and it appears some of the ovolo moulded joinery sections are reused.



Figures 26a and b – Shopfront details of 819-821 High Road of some significance.

- 5.7.26 The shopfront structure to number 821 High Road (right) has also been reconstructed. The

historic photographs show that the single door, frame and fanlight on the far right, and the columns, consoles and fascia survive from circa 1860. The rest of the shopfront has been changed since 1970 in order to provide a double rather than a single door. It is likely this was done under the 1993 consent, with partial reuse of decorative moulded joinery sections. The panelling of the plinth was adjusted in width and appears to have been given an applied plywood face. The glazed tiles have been painted over and therefore investigation is required to establish their condition and reveal them.

- 5.7.27 The early C18 windows have been preserved on the frontage. They have ovolo mouldings, curved heads, minimal setbacks and are without horns, all design features characteristic of their date. Some still retain their internal shutters and original glass.
- 5.7.28 The rear elevation has been substantially disturbed and subsumed by later extensions. At least half of the rear wall is missing on the ground floor and openings have been added and enlarged on the first and second floors in order to access the added rear wings. Four former window openings exist at the rear, but with unsympathetic upvc windows and top-hung opening lights.



Figure 27 – Aerial showing the rear of 819-821 High Road. The flat roofed ground floor and three-storey rear wings date from circa 1987 (consents OLD/1987/0662-6).

819 High Road interior

- 5.7.29 The ground floor of the property has been gutted, other than the original staircase in the south-west corner. The most substantial changes occurred when the floor level was lowered in order to create the shopfront sometime after 1908/1911, and afterwards in the Mid-C20 when the rear wall was removed between the original building and the industrial unit.
- 5.7.30 When lowering the floor for the shop, an internal flight of stairs was added to access the level of the original stairs. The original lower ground floor may still exist but with substantially restricted headroom.



Figure 28 – Entrance Hall and C20 stairs

5.7.31 On the upper floors a three room layout can be discerned. Partitions and openings have been added for subdivision into 2 flats per floor and for access to the C20 rear wing. The doors are modern, and the fireplaces have been infilled.

5.7.32 The staircase in the south-west corner is original to the Early C18 and has barley twist balusters. The stair has been adapted, treads and risers have been rebuilt and there is no dado panelling, but the original elements are still of high significance.

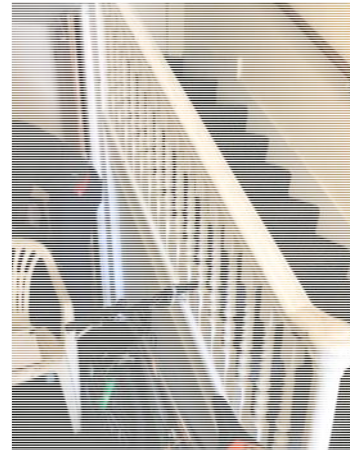


Figure 29 (right). Original C18 stairs

5.7.33 C18 elements visible on the first floor comprise moulded cornices and a cupboard door and architrave.



Figure 30 – C18 moulded cornice with (left) typical C20 doorway in hall, (centre) C18 cupboard door and architrave, and (right) former cupboard.

5.7.34 C18 elements visible on the second floor of 819 High Road are:



Figure 31 – (left) C18 plain panelling, fire surround and cupboard door (centre) detail of 2-panel cupboard doors with H hinges, simple doorknob and turnbuckles, and (right) window sash and panelling.

821 High Road interior

- 5.7.35 The most substantial changes are for the shop in circa 1890, the linking to the Printworks in c. 1901, the mid-C20 extension and circa 1993 reordering, which included rebuilding the rear extensions and conversion to 2 flats on each upper floor.
- 5.7.36 The ground floor of the property has been gutted and the original stair has been removed. Part of the reconstructed c. 1890 stair incorporates a 2-panel door that appears original. The C19 stair and beaded boarding has a limited historic interest, but reinstatement of the C18 stair would make the interior more consistent and understandable.



Figure 32 – (left and centre) Interior of circa 1993 with suspended ceiling and claddings. (right) C19 stair, bead boarded stair enclosure and likely C18 reused door.

- 5.7.37 C18 elements visible on the first floor of 821 High Road:



Figure 33 – (left) moulded cornice, bead panelled panelling and cupboard door, (centre) panellled window reveal (in abraded and poor condition), and cornice, cupboard and panelling symmetrical to the cupboard on the left.

Early C19 element:

Figure 34 – (right) early C19 fire surround (blocked).



5.7.38 C18 elements visible on the second floor of 821 High Road:



Figure 35 – (left) Early C18 Stair.

Figure 36 – (below) Front windows and partitions. Remnants of wall panelling on the front wall.



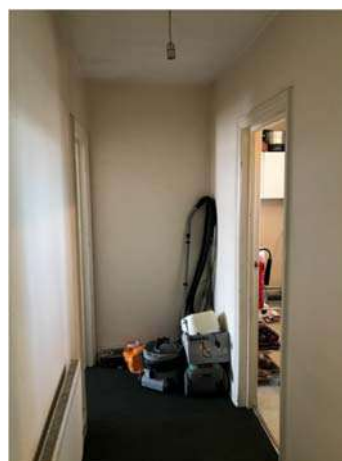
5.7.39 The staircase in the north-west corner has been removed at ground floor in order to provide a level shop floor in the late C19. It survives at first and second floor and has a moulded handrail and barley twist balusters typical of the Early C18. As the photograph shows, the treads and upper floor overlap the original moulded strings of the stair, indicating that the second floor has been raised from its previous level and the stair rebuilt to a steeper pitch than the original.

5.7.40 The far stair and doorway are modern and lead to the 1980s extension. There are no original doors or surrounds left at this level. Within the north-east room, there are fragments of panel frames on the outer wall, but these have been removed below window cills and elsewhere on this floor. The skirting appears to be C20.



Figure 37 – (above) south-east room with fireplace removed.

Figure 38 – (right) typical character without significant historic elements.



5.7.41 The chimneypieces have all been removed. The chimneys above roof level have been reduced in plan area, so the change is likely to have occurred before the 1961 photograph, when the pitched roof was removed, and the stacks reduced in height.

Significance of the listed buildings

5.7.42 Further details can be found on the F3 Heritage Significance plan drawings, which are submitted as part of this application.

5.7.43 Significance derives from

Historic Interest:

- The original pair of houses from Early C18 provide evidence of the key period of development of the High Road and Georgian Tottenham for wealthy London merchants.
- The pair is an identifiable pair of connected Villas, more altered, but similar in date and appearance to Numbers 808-812 High Road, some of the most significant of the historic buildings of Tottenham, also built by Hugh Smithson. The shared historic connections with the Percy family is of added historic interest in the history of Tottenham Hotspurs Football Club.
- Numbers 819-821 are identifiable as well-proportioned Georgian houses with symmetrical frontage and good fenestration of the period;
- The interiors retain many of the original proportions and volumes.
- The interiors retain some good architectural detailing of the Early-C18 period, including staircases, panelling, cornices, cupboard doors and fireplace surrounds.

These parts of the building have a **High** level of historic interest, reflecting the age and originality of these elements.

- The buildings retain well-proportioned Victorian shopfronts identifiable below later additions, as part of C19 development of Tottenham after the railway was built.
- The separate accesses to the C19 shopkeepers' flats are identifiable alongside the shopfronts and some of the joinery such as the roadside doorways and some architraves are good examples of the period.

These parts of the building show the evolution of this type of building in the locality. They prevent the C18 buildings from being reinstated to their original form like 808-812, but have a **Medium** level of historic interest in their own right.

Architectural Interest:

- The proportions and windows of the frontage, at first and second floors, are examples of high quality Georgian urban Villa design and provide an attractive addition to the streetscape.
- The volumes and C18 architectural design elements of the interiors identified above are complementary and add to the architectural interest.

These original architectural elements are limited, but identifiable, and have a **High** level of architectural interest.

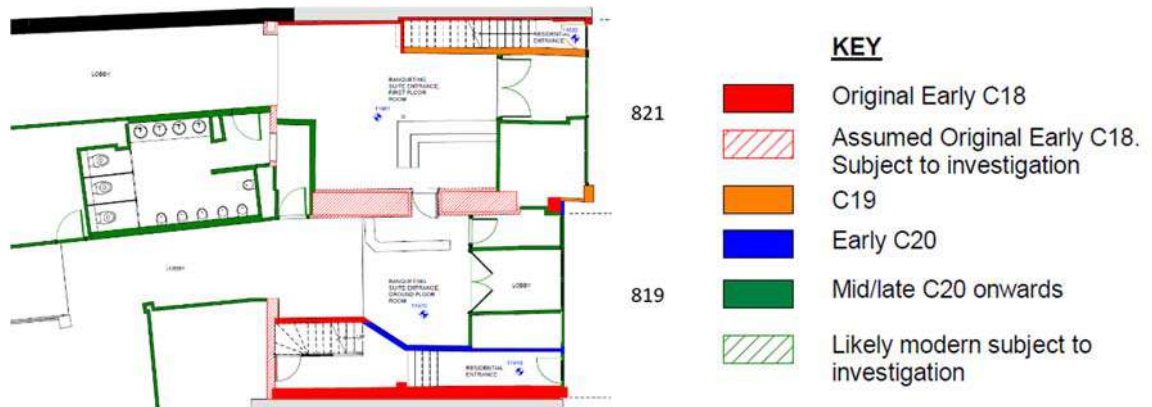
- The shopfronts form part of a good group of historic shopfronts within the High Road. Below later changes, there is significant survival of attractive local architectural detailing of the period.

These shopfronts therefore have a **Medium** level of architectural interest as part of the group, although the photographic evidence shows that reinstatement of the C18 frontage of number 819 would potentially visually enhance the listed building.

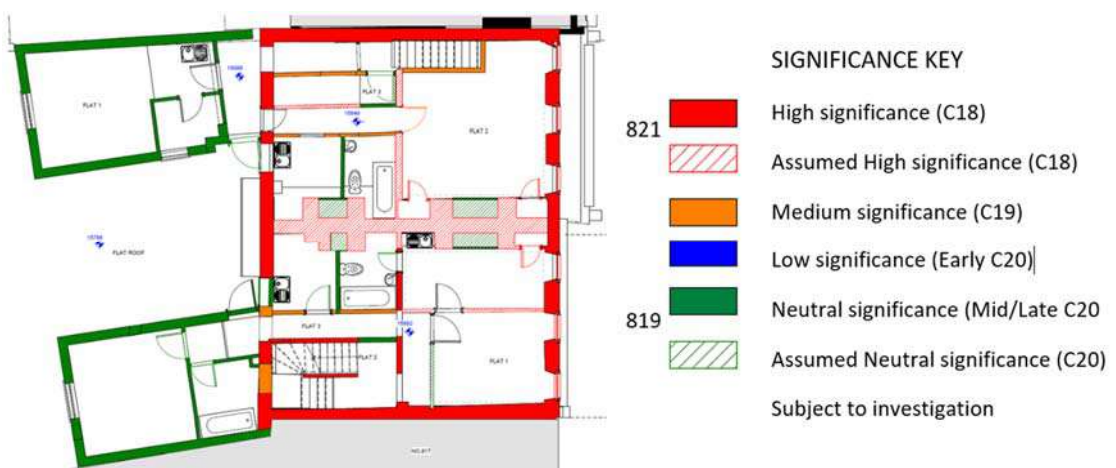
Despite unsympathetic additions and changes, the listed buildings have sufficient historic and architectural interest to give them a **High** level of significance.

5.7.44 Significance Plan

As concluded above, the levels of significance are proportionate to the age of the elements.



Ground Floor Plan 819-821



First Floor Plan 819-821



Second Floor Plan 819-821

Figure 39 – Significance Plans for listed buildings 819-821 High Road.

5.8 Locally listed Buildings: 823-829 High Road

Original elements

- 5.8.45 The visible elements of this group date from the late C19 and early C20 (with late C20 additions). 823 High Road and its shopfront was built in circa 1890 as new headquarters for the Herald newspaper. 825, 827 and 829 High Road were rebuilt shortly after 1900-1902. Number 829 was merged with the adjacent shop 827 and its shopfront was rebuilt without a shop door in the Mid-C20. The interiors are modern and do not contribute to the character of the conservation area.

823-825 High Road



Figure 40 – Front and Figure 41 – Rear elevations of 823-825 High Road.

- 5.8.46 The C19 frontage retains fenestration and architectural detailing of the period, including sash windows, brick, cornice and frieze detailing of interest. The chimney and pots are original. The roof is still slate but, appears to have been rebuilt or straightened.
- 5.8.47 The structure of the shopfront is original to the late C19, including pilasters, columns, consoles, frieze and RH door. Decorative perforated cast iron vents and reused elements of the timber mouldings have some interest, but the metal louvres detract.
- 5.8.48 The London stock brick, glazed tiles and architectural details have been obscured by unsympathetic modern painting in impermeable paints and the shopfronts have been painted in a variety of colours, which detract from the overall composition. Modern box signage has been applied over the original entablature and numerous applied signs have been applied over the glazing and plinth. These are unsympathetic, but it is likely that they are reversible and it is likely that the original timber profile, frieze and glazed tiles can be revealed and repaired (assuming they survive). The appearance of the façade is marred further by multiple satellite dishes and poorly considered services and cabling.
- 5.8.49 The rear elevation has been substantially altered and rendered in cement. The 4 upper window openings appear historic, but have unsympathetic upvc windows. A shadow in the render indicates the likely presence of another blocked window, which if opened, would reinstate the original balanced symmetrical pattern. The fenestration to the ground floor has been lost and the metal door and single upvc window detract. It is likely that the rear wall at ground floor level has been substantially altered by the former rear extensions and is likely to have been rebuilt when the extensions were removed. Overall, the rear elevation is of little inherent interest and its contribution to the conservation area is at best neutral.

5.8.50 The poor quality hard surfacing, multiple satellite dishes, air conditioning units, staining and poorly considered service cables and drainage all detract from the building and this part of the conservation area.

5.8.51 **Significance of locally listed building numbers 823-825**

5.8.52 Significance of this building derives from

Historic Interest:

- The c1890 building provides evidence of the redevelopment of the High Road frontage after the demolition of the former Brunswick Brewery.
- The building was purpose-built as headquarters of the Tottenham and Edmonton Herald newspaper.
- It is of local brick and is a good example of local Mid-C19 commercial development of the High Road.
- The building retains a distinctive quirky C19 shopfront with a separate C19 entrance to a first floor flat, both good examples of their type. The upper floors are painted over the original brick but retain historic windows, eaves and lintol details.

The Herald played a significant part in the history of C19 and C20 Tottenham, and the building is surviving evidence of this period of local history. Whilst the rear of the building is much altered and the roof appears to have been rebuilt, the frontage is of good historic quality and therefore has a **Medium** level of historic interest.

Architectural Interest:

- The proportions and architectural details of the frontage and complementary shopfront are of good architectural quality. The composition is quirky and whilst the overall effect is one of symmetry, the lower and upper floors do not align with one another, which is probably a characteristic of the original design. The decorations detract from the composition but this could be potentially remedied.

The building contributes positively to this part of the High Road and to the Conservation Area and has a **Medium** level of both historic and architectural interest. Its contribution to the character of Tottenham is reflected in its local listing and overall it has **Medium** significance.

827 High Road



Figure 42 – Front. Figures 43 and 44 – Rear elevations of 827 High Road.

- 5.8.53 The Early C20 frontage retains fenestration and architectural detail of the period, including sash windows, eaves and gable mouldings. The gable is distinctive and provides a centralised upper storey, which is not complemented by the unbalanced shopfront below. The harling render may be original to the period, but has a poor relationship with the brick gable, which is likely to have been more visible prior to the late C20 painting of the brick.
- 5.8.54 The original structural shopfront, including pilasters, consoles, frieze and glazed bricks are discernible below modern finishes and signage. The infill shopfront and doors are replaced with similar detailing to the rebuilt shopfront of 829 High Road. There is an awkward relationship of door head and transom, which detracts from the overall appearance.
- 5.8.55 The roof is still slate but appears to have been rebuilt or straightened. The chimney has been reduced in height to the ridge, and has lost its architectural detail.
- 5.8.56 The London stock brick, glazed tiles and architectural details have been obscured by unsympathetic modern painting in impermeable paints and the shopfronts have been painted in a variety of colours, which detract from the overall composition. Modern box signage has been applied over the original entablature and numerous applied signs have been applied over the glazing and plinth. These are unsympathetic but it is likely they are reversible and it is likely that the original timber profile, frieze and glazed tiles can be revealed and repaired. The appearance of the façade is marred further by multiple satellite dishes and poorly considered services and cabling.
- 5.8.57 The rear elevation is dominated by a 2-storey extension which dates from between 1935 and 1961. The 1961 aerial photograph shows it as a brick extension. It has since been coated in a cement render, which is now in very poor condition and heavily cracked around infills and remnants of former structures. Its appearance detracts from the appearance of the building and this part of the conservation area.
- 5.8.58 The poor quality hard surfacing, truncated chimneys, multiple satellite dishes, air conditioning units, vents and poorly considered service cables and drainage all detract from the building and this part of the conservation area.
- 5.8.59 **Significance of locally listed building number 827**
- 5.8.60 Significance of this building derives from

Historic Interest:

- The c1902 building provides evidence of the redevelopment of the High Road frontage after the demolition of the former terrace of shops and public house.
- The building was purpose-built as a shop with shopkeepers's flat above, providing evidence of local commercial activity along the High Road.
- The expansion of the Tottenham and Edmonton Herald newspaper into this property is of some (limited) interest as this was relatively late.

Whilst the rear of the building is much altered and the roof appears to have been rebuilt, the frontage is of good historic quality and therefore has a **Medium/Low** level of historic interest.

Architectural Interest:

- The building has architectural presence and a distinctive gabled frontage that provides interest to the street scene and skyline.

- The shop surround contributes positively to the group quality of the shopfronts, although individually this is of lesser interest due to the extent of change and the lesser quality of the joinery.

As a result of the quality of the design of the upper floor and gable facing the High Road, this building has architectural interest at a **Medium** level and overall it has **Medium** significance. The significance is reflective of the local listing. The large modern rear extension does not contribute to this significance.

5.8.61

829 High Road



Figure 45 – Front. Figure 46 – Rear elevation of 829 High Road.

- 5.8.62 829 High Road was rebuilt in the early C20, in part as a replica but to the narrower footprint shown on the 1912/1913 map. Comparison with the 1880-5 photograph shows the depth of the building and the proportions and locations of openings are different, e.g. the brick pier widths and relationship of brick to window differs and the windows are more vertical (circled blue). The brickwork of the side elevation forms an upside-down L and projects forwards past the previous frontage to form part of the shopfront, whereas previously the junction was vertical and the shopfront was a separate timber bay with an angled end (circled orange). There is no joint in the L-shaped brickwork panel to indicate the shopfront was an addition and therefore it must have been constructed at the same time as the rebuilt brick side panel within Brunswick Square. The three side windows in Brunswick Square have concrete lintols and cills and are contemporary with the brickwork, whereas there was only one window previously (circled cream), alongside a door. The brickwork shows no evidence of having been adapted for the fenestration changes and the evidence therefore points to a rebuild since its use as a beerhouse, and contemporary with change of use to a shop. During the rebuilding, the location of the former chimneys was incorporated into the rebuilt 827 High Road. The fenestration of the current shopfront dates from between 1911 and 1955 when this unit was amalgamated into the Herald premises and a separate door to the unit was no longer required.



Figure 47 – Comparison with previous frontage building, showing this was a rebuilt C20 structure.

- 5.8.63 This unit is the least attractive of the locally listed group, due mainly to the presence of the flat roof, which also makes it a recessive element in street views (also a factor of its stepped back building line). Further flat roofs cover all the rear elements of the building. These are seen in the views down Brunswick Square from the High Road, and they comprise a collection of poor quality, ad hoc later additions. These can only be described as detractors.
- 5.8.64 The brickwork on the frontage has been painted in impermeable magnolia paint and architectural details of the shopfront have also been painted, including the console and the glazed bricks of the pilasters.
- 5.8.65 The shopfront, which is similar in detail to that of the adjoining 827 High Road, is not as strong a design and has been more altered. The corner pilaster and console are approximately half the width of those on 827 High Road (orange & green circles) which provides a visually weak end to the group. The unit has lost its central shop door, which is an important element of its historic function, and it has a stall riser clad in poorly applied panels to hide the changes. The alterations are generally of poor quality (see yellow circle typically where the mouldings are butted rather than jointed). The upper brickwork and console have been rebuilt unsympathetically and an incongruous piece of angle iron has been poorly applied to the corner for protection (blue circle). A satellite dish on the roof of the shopfront and poorly considered services and cabling also detract from street views.

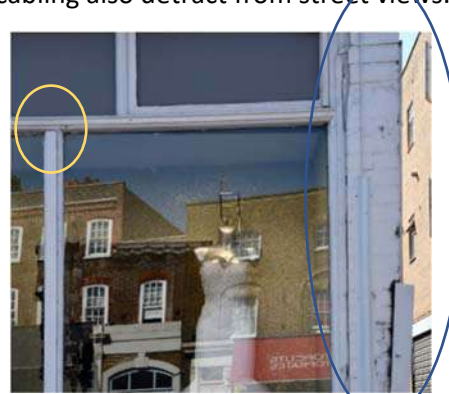


Figure 48 – Shopfront of 829 High Road.

- 5.8.66 The building is at the entrance to the industrial units behind the High Road and the character of the flank is industrial. It comprises a single storey element, built at the same time as the frontage building and a circa 1980s garage extension to its rear. Both incorporate reused iron factory windows facing the lane. These have no identified source and cannot be opened.



Figure 49 (left) – Typical reused iron window with concrete head and cill. This rear extension is built in the early C20 at the same time as the front element. On the far right, the bricks of the 1980s garage extension are visible.

The roof area is used as an ad-hoc amenity area.

Figure 50 (right) – Detail of bricks with poorly applied cement pointing and surface damage from vehicles. The central brick is partly glazed showing poorer quality bricks were used along this elevation.

- 5.8.67 There are a number of intrusive C20 and C21 elements on the flank of 829 High Road in the view down the lane towards the industrial units at Brunswick Square. These include air conditioning units, security fencing, extensive hard surfacing and an ad-hoc fenced area of flat roof used as amenity space to a first floor flat. There is clear potential for enhancement of the view from the High Road, which is potentially a significant view within the conservation area.
- 5.8.68 The rear elevation is dominated by the c. 1980s flat roofed garage with an up-and-over metal door and, together with the poor quality hard-surfacing, detracts from this part of the conservation area.



Figure 51 – From the boundary of the conservation area, looking towards the Rear elevations of 823-829 High Road. Far right are the large C20 rear extensions to the listed buildings 819-821 High Road.

5.8.69 **Significance of locally listed number 829**

5.8.70 Significance of this building derives from

Historic Interest:

- The c1902 building provides evidence of the redevelopment of the High Road frontage after the demolition of the former terrace of shops and public house.
- The building was purpose-built as a shop with first floor above. The 1902 shopfront has been lost and the rear range has been rebuilt in the late C20. The interior has been gutted.
- The expansion of the Tottenham and Edmonton Herald newspaper into this property is of some (limited) interest as this was a late phase.

The building is identifiable as part of a historic commercial group, although it is the latest and weakest element. As a locally listed building it is recognised as having local merit and it therefore has a **Medium/Low** level of historic interest.

Architectural Interest:

- The shop surround contributes positively to the group quality of the shopfronts, although individually this is of lesser interest due to the late date, loss of the shop doorway, the extent of change, the poor quality of the repaired sections and the lesser quality of the joinery.
- The side elevation is of poor quality, but does incorporate some former factory windows and some reject bricks which show they came from the brickworks that supplied glazed bricks used on the shopfronts.

The significance of the building is as part of a complementary group of locally listed buildings of **Medium/Low significance**. As the least interesting and most altered element (the original roof, shopfront and interior has been lost, the pitched roof is replaced by a flat roof and the rear of the building consists of a series of unattractive C20 extensions) the building has some architectural interest at a **Low to Medium/Low** level.

The series of flat roofed C20 extensions at the rear do not contribute to heritage significance.

Condition

819 – 821 High Road (the pair of listed buildings)

- 5.8.71 The listed buildings are generally in reasonable condition, having been refurbished in circa 1987. Part of the ground floor has recently been redecorated as a donor centre.
- 5.8.72 There is evidence of damp and mould within the circa 1987 rear extensions indicating bathrooms are inadequately ventilated.
- 5.8.73 The buildings have been covered in numerous layers of paint, which obscures detail and there is some evidence some of the modern filler and paint has cracked and not adhered properly, which will trap water within the structure:



Figure 52 (above left) – Thick layers of cracked paint over the original green glazed tiles.

Figure 53 (above right) – Deteriorated surfaces at plinth level.



Figures 54 and 55 (above) – Typical cracked paint and poorly added services on the front elevation.

Figure 56 (above right) – Typical damage to brickwork and poorly added services at the rear.

Condition

Locally listed Buildings: 823-829 High Road:

- 5.8.74 The locally listed buildings are generally in reasonable condition. Number 829 and the rear of Number 827 are the most damaged elements of the group:

823 – 825 High Road:

- 5.8.75 The C19 brick and terracotta elevations and C19 windows on the frontage are robust and have survived well. The roof has been re-slatted. There are a few defects at high level, including that the copings have open joints and leadwork above the cornice is deformed.
- 5.8.76 The shopfront cornice is stained and shows signs of water penetration which is also likely to be due to defects within the flashings. The shopfront has at least three different phases of painting and is in need of redecoration.



Figure 57 (left) – Typical first floor level elements.



Figure 58 (right above) – Shopfront details.

- 5.8.77 The render on the rear elevation is stained, which indicates it is likely that there are leaks at guttering or eaves level.
- 5.8.78 The poorly located satellite dishes and services on both front and rear elevations are unsightly and locally damaging to the fabric of the building.

827 High Road:

- 5.8.79 The roof has been re-slatted. There are some defects at high level on the frontage, which include water staining below the central gable, around the front gutter and below the window cill. The lead flashings above the window and above the shopfront cornice are also in poor condition.
- 5.8.80 A small area of harling is missing where replaced by smooth render around an inserted flue and repairs are required at shopfront level.

Figure 59 (right) – frontage at high level



- 5.8.81 The shopfront, low level joinery and signage require redecoration and there is some rot in the joinery at plinth level.



Figures 60 (left) and 61 (right) – water damage to joinery at plinth level

- 5.8.82 The walls of the rear extension obscure the original rear wall and are in poor condition. The hard cement render is extensively cracked, water is trapped by redundant fragmentary structures, and unsympathetic repairs have been carried out in cement and flashband.

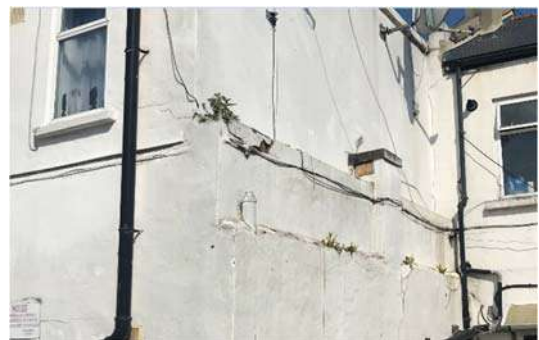


Figure 62 (above left) – rear wall. Figure 63 (above right) – south flank wall.

829 High Road:

- 5.8.83 There are longstanding damp issues at high and low level.

Figure 64 (right) – staining and plant growth on the north-east corner (circled)

- 5.8.84 Staining and damp at high level indicates that the weathering of parapets and flat roofs is defective.





Figure 65 (left) – damp at high level of the frontage beneath the modern paint.



Figure 66 (right) – damp staining of shopfront. Damage to outer edge of console.

Figure 67 (right) – diagonal structural cracking, staining and longstanding damp at shopfront level. This brickwork is in cement mortar and the front face is rebuilt in a poor match of bricks and not toothed in. The downpipe is missing and a replacement downpipe in this position is vulnerable to vehicle damage. This is the only means of discharging water from the shopfront.



Figure 68 (right) – typical vehicle damage. Both corner buildings are heavily scraped and gouged due to the narrowness of the lane to Brunswick Square.



Figure 69 (right) – moss, damp and staining from the single storey flat roof. Poor quality brickwork and coping details.



PROPOSED WORKS TO 819-829 HIGH ROAD – ASSESSMENT OF IMPACT:

5.9 Methodology

- 5.9.1 The effect is assessed as positive (beneficial), negative (harm) or negligible, using four levels: high, medium, low, and negligible.

High – Substantial change, such as loss or replacement of fabric or setting.

Medium – Significant less than substantial change that would affect how the heritage asset is perceived or understood.

Low – Some change to its fabric or setting that would provide a detectable difference to its understanding or context.

- 5.9.2 The impact is assessed under the following categories. Where adverse, the level is categorised as substantial or non-substantial harm, in accordance with NPPF 132-134.

Enhance – includes the reinstatement of lost original features, the revealing of hidden evidence, and / or the improvement of the appearance and visual interest.

Preserve – changes that retain the significance of the asset, also carrying out works of like-for-like repair, and resolving construction and weathering problems to improve the longevity of the asset.

Negligible – Nominal change with impact that can be absorbed whilst retaining significance.

Adverse – harm to the significance of the asset that should be balanced against heritage or public benefit.

5.10 Schedule of Significance, Effect / Impact:

- 5.10.1 This section of the report is to be read in conjunction with the Heritage Significance Plans, and the proposals drawings. Each section below summarises the significance, extent and impact of the detailed proposals described on those plans.

Listed buildings 819-821 High Road

Exterior Works – to be read in conjunction with F3 GA Elevations

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Roof Reinstate pitched roof, brick parapet and chimneys Install dormers within new roof structure	Medium (C19, altered C20)	Good	Enhance	Put aside C18 handmade clay pots and reused bricks for reuse. Remove unsympathetic C20 flat felted roof, rebuilt chimneys and C20 substrate. Reinstate a pitched roof according to C19 photographic evidence and in order to provide optimum use of the space. Rebuild parapets, string course and chimneys in matching brick and lime mortar all to match the design shown on the c1893 historic photograph. Copings to be Portland stone and handmade clay pots are to match the existing (similar to Percy House). Roof reconstruction is to be subject to a conservation structural design. Install dormers facing rear elevation in accordance with detail to be agreed with Local Authority.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Front (east) wall Remove cement render. Carry out brick and stone repairs Add hopper & downpipe. Remove Satellite dishes, CCTV and tidy services	High (C18) Medium (C18 with cement render or substantially rebuilt at rear)	Good (most)	Enhance Enhance Preserve Enhance Enhance	Allow to carry out an unobtrusive test area for render removal for agreement with the Conservation Officer. Allow to carefully remove render and expose the brickwork shown on historic photos. Carry out minimal like-for-like brick and lime pointing repairs as required. Carry out localised brick and stone repair. Carefully cut out and replace unsound bricks and localised defective stone in lime like-for-like to match existing. Install decorative hopper and downpipe in accordance with historic C19 photograph. Review services provision to be more sympathetic, remove redundant modern fixtures and services, and tidy wires and vents so they are unobtrusive. Make good fixing holes to match adjacent pointing.
Rear (west) wall Replace 3-storey C20 extensions with single storey extension	High (C18) Medium (C18 substantially rebuilt at rear) Neutral/negative (C20 extensions)	Good	Enhance Preserve	Carefully remove all C20 extensions to expose the original rear elevation. Carry out minimal like-for-like brick and lime pointing repairs as required. Provide a high quality single storey extension, with flexible lightweight glazed connection where it abuts the listed building.
Windows Repair front windows Replace C20 windows and doors at rear	High (original) openings) Neutral/negative (C20 windows. C20 doorways to extension)	Good Good for upvc	Preserve Enhance	Retain and redecorate C18 windows. Ease sashes, carry out minimal like-for-like timber scarf repairs and allow to replace any missing ironmongery to match C18 existing. Remove upvc windows. Infill C20 openings and repair reveals like-for-like with brick in lime mortar. Replace windows in existing openings and where evidence shows C18 stair windows were adapted for doorways to the extension. Windows to be painted timber sash windows to match existing C18 template.
Shopfronts Repair, remove C20 signage & overpainting and re-configure C20 changes	Medium surrounds (C19 and c. 1908) Low (1980s alterations reusing some earlier joinery)	Good	Preserve Enhance Enhance Enhance	Repair roofs using lead in accordance with Lead Sheet details. Remove C20 applied signage to reveal original shop fascias. Carry out minimal like-for-like timber and stone repairs to damaged areas. Allow to apply direct painted signage in C19 style. Remove ad-hoc shopfront alterations (C20 to widen doorway) and provide central doorway to each shopfront with panelled doors to reinstate symmetry, using painted timber joinery to match original C19 sections and dark finish to reinstate subservience to the C18 elevation. Carefully remove C20 and C21 overpanels and overpainting of stone mouldings and glazed bricks.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Repair doorway and replace C20 doors			Enhance	Allow to carry out sample cleaning areas for agreement with CO in advance. Remove C20 catalogue doors and modern glazing. Replace with C19 style door with glazed fanlight over.

Interior Works

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Staircases Remove C20 FR partitions and claddings Repair where unsound.	High (C18 original) Low (c1900 reconfigured flights) Neutral (Late C20) Neutral/negative C20 fire partitioning	Good	Enhance Enhance Preserve /None	Investigate as necessary, remove unsympathetic C20 fire partitioning and overboarding, repair joinery like-for-like and use intumescent finishes to achieve fire resistance more sympathetically where practical. Redecorate to match evidence of C18. Allow to reinstate dado panelling, skirtings and stair balustrading where incomplete. Any further areas to be agreed with Conservation Officer (CO) Stair flights to the extensions are to be removed as part of removing the C20 extensions.
Internal Walls Reconfigure partitions in accordance with proposed drawings	High (Original C18 layout) and Neutral (C20 stud partitions and modifications for conversions to flats)	Good	Enhance	Investigate as necessary. Allow to reconfigure layouts of the flats to reinstate proportions and partitions following removal of the rear extensions. Allow to reconfigure partitions more sympathetically in accordance with C18 evidence (i.e. shadowlines, decorative cornices, panelling, symmetry and positions of fireplaces). All C18 partitions, C18 panelling and C18 architectural details are to remain in-situ. Where any moulding (e.g. cornice) has been cut in order to construct a previous partition, the moulding is to be repaired and reinstated like-for-like.
Doors Reinstate C18 door and use as template	High (C18) Neutral (overcladding & C20 lining)	Good	Enhance	Carefully remove C18 2-panel door from modern partition (FF landing Number 821). Remove C20 overboard, carry out minimal like-for-like joinery repair as necessary and use as joinery template for new doors. Allow to provide C18 profile architrave to match existing and re-site the door with C18 style ironmongery within the most complete C18 interior (FF Flat 2).
Remove C20 / C21 doors Replace with C18 style 2-panel doors	Neutral (C20 and C21 doors and ironmongery)	Good	Enhance	Allow to carefully remove C20 / C21 doors and surrounds. Replace with 2-panel painted timber doors and architraves to match the C18 survival. Allow to provide with C18 style ironmongery.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Repair and extend C18 panelling and joinery As shown on drawings	High (C18) Neutral (C20/C21 changes)	Good	Enhance	Repair the existing C18 panelling using minimal like-for-like scarfed joinery. Allow to investigate and extend incomplete and damaged areas of panelling, including missing dados, skirtings and surrounds. Allow this to be within the 2 flats where C18 panelling survives, including cupboards, architraves, window surrounds, fireplace surrounds and ironmongery. Any further areas to be agreed with the CO.
Internal Ceilings Repair where necessary	High (C18) Neutral (C20/C21 changes)	Good	Preserve	Allow to investigate and re-support any defective areas using non-ferrous screws and washers and skimmed in lime plaster. Repairs to be minimal like-for-like.
Internal floors Repair like-for-like	High (C18) Medium (C19) Neutral (C20/C21 changes)	Subject to investigation below finishes	Preserve	Allow to investigate by removing modern applied coverings. Allow to carry out minimal like-for-like repairs where defective.
Internal cupboards Repair like-for-like New cupboards (see floor plans for locations)	High (C18) Medium (C19) Neutral (C20/C21 changes)	Good	Preserve Enhance	(C18 within 819 FF and SF Front Flats and 821 FF Front Flat) Allow to ease and repair C18 2-panel doors and ironmongery. Missing or defective ironmongery to be replaced to match C18 originals. Allow to repair cupboard interiors and surrounds like-for-like. Allow to provide service cupboards to match these details, in positions to be agreed with CO.
Internal fireplaces Reopen and repair existing fireplaces. Reinstate surrounds where missing Relocate C20 partitions where blocking openings (see floor plans for locations)	High (C18) Medium (C19) Neutral (C20/C21 changes)	Good/ Poor	Enhance	(C18 surround with blocked fireplace within 819 FF and SF Front Flats and 821 FF Front Flat) (Early c19 surround with blocked fireplace within 821 FF front Flat) (Blocked fireplaces with no surround Allow to investigate by removing C20 cover board or infill. Allow to repair surround, mantelpiece, insert and hearth where it exists like-for-like. Allow to reinstate C18 type painted timber surround, mantle, cast insert and marble /limestone hearth to match where missing. Allow to carefully remove any partitions across the face of fireplaces and repair damage like-for-like. If partitions are required to be reinstated, allow for these to be relocated where possible beyond the surround and openings.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Kitchen and bathroom fittings Upgrade	Neutral (C20 / C21)	Good - adequate	Preserve Enhance	All modern fittings would be removed. New fittings would be installed to suit residential use. Services are to be routed sensitively (e.g. in voids between existing timber structure and by reusing existing routes).

5.11 Impact assessment: Listed Buildings 819-821 High Road

- 5.11.1 **Significance:** Section 5 above describes the significance of the listed buildings, which incorporate elements of high to neutral significance as described in the significance plans above.
- 5.11.2 The houses are notable for their architectural and historic interest as intact 18th century town houses, of high significance. They incorporate a high quality frontage (albeit rendered) with original proportions and fenestration, some of their original layout, and numerous external and internal features which complement their character, though they have unfortunately lost their roofs and stacks. Their rear elevation has been all but subsumed by later extensions.
- 5.11.3 Their immediate setting along the High Road incorporates a complementary group of buildings, from the 19th to 20th centuries; but otherwise is of poor quality and detracts from their character (paragraph 1.2.6 of the CAAMP). Rear boundaries and former gardens have been lost for many years and the context is that of large footprint industrial / commercial buildings and unsympathetic finishes. This area is something of an eyesore that markedly detracts from the pair of C18 houses.

Impact assessment of physical alterations to the listed building:

- 5.11.4 The building would be enhanced by the repairs and refurbishment.
- 5.11.5 The frontages would be enhanced by the removal of clutter, the reinstatement and repair of brick and joinery, and the replacement of poor quality modern doors and windows to more sympathetic design.
- 5.11.6 The frontage and street presence of the pair of houses would be considerably enhanced by the reinstatement of an original roof and chimneystack, as recorded on historic photos.
- 5.11.7 The rear elevation would be enhanced by the removal of the two large 3 storey extensions and restoration of the elevation, and form of the building. There would be a new replacement extension at ground level.
- 5.11.8 The interiors would be enhanced by the reinstatement of the historic layout of the upper floors and removal of inappropriate modern doors and fixtures.
- 5.11.9 The alterations reflect the existing uses and are compatible with the listed buildings in terms of historic and present-day use. The uses would preserve and enhance the historic and architectural interest of the buildings. They would therefore provide the optimum viable use of these heritage assets.
- 5.11.10 Overall, the combined proposed physical alterations to the listed building would result in a considerable heritage benefit, without causing harm to its significance.

Locally listed 823-825 High Road

Exterior Works

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Roof Remove vegetation Take down truncated C20 chimney and rebuild Replace copings	Medium (C19, altered C20)	Good	Preserve Enhance Enhance	Carefully remove vegetation to prevent damage to the historic structure. Carefully take down altered remains of former chimney to a sound level brick base and rebuild in brick and lime to match the existing. Allow for 2 handmade clay pots and lime haunching. Carefully remove cement copings and replace with Portland stone copings.
Front (east) wall Remove satellite dish and tidy services Replace signage Remove paint and repair brick and stone	Medium (C19, altered C20)	Good	Enhance Enhance Enhance	Review services provision to be more sympathetic, remove redundant modern fixtures and services, and tidy wires and vents so they are unobtrusive. Remove unsympathetic C20 signage and applied C20 boxings to expose the original frontage. Allow to reinstate with C19 style signage based on historic photographs. Allow to carry out an unobtrusive test area for paint removal for agreement with the Conservation Officer. Allow to carefully remove paint and expose the brickwork and decoration shown on historic photos.
Front windows Repair windows and clean cills	Medium (C19, altered C20)	Good	Preserve Enhance	Carry out minimal like for like timber scarf repairs. Allow to carefully poultice clean stone cills.
Rear (west) wall Replace C20 door and windows	Medium (C19, altered C20)	Good for upvc	Enhance Preserve	Carefully remove C20 door and windows. Replace with painted timber door and windows.
Shopfronts Repair, remove C20 signage & overpainting and re-configure C20 changes	Medium surrounds (C19) Low (1980s alterations reusing some earlier joinery)	Good Good	Preserve Enhance Enhance Enhance	Repair roofs and flashings using lead in accordance with Lead Sheet details. Remove C20 applied signage to reveal original shop fascias. Carry out minimal like-for-like timber and stone repairs to damaged areas. Allow to apply direct painted signage in C19 style. Remove C20 shopfront and provide C19 style painted timber shopfront with double doors. Carefully remove overpainting of stone mouldings and glazed bricks. Allow to carry out sample cleaning areas for agreement with CO in advance.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Shopfront continued Repair leadwork to projecting roof Remove plaster and repair doorway Reconfigure glazed panels	Medium (C19 glazed tiles) Medium (C19) Neutral (C20 plaster)	Good	Preserve Enhance Preserve	Carry out lead re-roofing and replacement of defective flashings in accordance with the Lead Sheet Association. Carefully investigate C20 plaster panel next to entrance to first floor. Allow to remove plaster to expose brick on historic photograph. Carry out minimal like-for-like repairs to brick and joinery. Allow to reconfigure C20 glazed shopfront, reproducing historic timber moulding details.

5.12 Impact assessment: Locally listed Building 823-825 High Road

5.12.1 **Significance:** Section 5 above describes the significance of the locally listed buildings, which incorporate elements of medium to neutral significance. Number 823-825 is generally of Medium significance.

5.12.2 The building is a C19 commercial building, which incorporates many of its original details. The frontage is of good townscape quality, but the rear is more altered.

Impact assessment of physical alterations to the locally listed building:

5.12.3 The building would be enhanced by the repairs and refurbishment.

5.12.4 The frontages would be enhanced by the removal of clutter, the reinstatement and repair of brick and joinery, and the replacement of poor quality modern doors and windows to more sympathetic design.

5.12.5 The frontage and street presence would be enhanced by the reinstatement of an original chimneystack, as recorded on historic photos.

5.12.6 The rear elevation would be enhanced by the replacement of unsympathetic C20 fenestration with painted timber joinery more appropriate for the style and period of the building.

5.12.7 The alterations reflect the existing uses and would preserve and enhance the historic and architectural interest of the building.

5.12.8 Overall, the combined proposed physical alterations to the locally listed building would ensure its retention and result in significant heritage benefit.

Locally listed 827 High Road

Exterior Works

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Roof Take down truncated C20 chimney and rebuild Replace copings Remove satellite dish and tidy services	Medium/Low (c1903, altered C20)	Good	Enhance Enhance	Carefully take down altered remains of former chimney to a sound level brick base and rebuild in brick and lime to match the existing. Allow for 2 handmade clay pots and lime haunching. Carefully remove cement copings and replace with Portland stone copings. Review services provision to be more sympathetic, remove redundant modern fixtures and services, and tidy wires and vents so they are unobtrusive.
Front (east) wall Replace signage Remove render and repair brick and stone	Medium/Low (c1903, altered C20)	Good	Enhance Enhance	Remove unsympathetic C20 signage and applied C20 boxings to expose the original frontage. Allow to reinstate with C19 style signage based on historic photographs. Allow to carry out an unobtrusive test area for render removal for agreement with the Conservation Officer. Allow to carefully remove render and services, and repair the brickwork and finishes like-for-like.
Front windows Repair windows and clean cills	Medium/Low (c1903, altered C20)	Good	Preserve Enhance	Carry out minimal like for like timber scarf repairs. Allow to carefully poultice clean stone surrounds and cills.
Rear (west) wall Repair brick and render repairs and window and door replacement when wall is exposed	Medium/Low (c1903, altered C20)	Good for upvc	Enhance	The removal of the C20 extensions would be an enhancement. Allow to replace C20 fenestration with painted timber door and windows.
Shopfront Repair, remove C20 signage & overpainting and re-configure C20 changes	Medium/Low (c1903) Low (1980s alterations reusing some earlier joinery)	Good	Preserve Enhance Enhance	Repair roofs and flashings using lead in accordance with Lead Sheet details. Remove C20 applied signage to reveal original shop fascias. Carry out minimal like-for-like timber and stone repairs to damaged areas. Allow to apply direct painted signage in C19 style. Remove C20 shopfront and provide C19 style painted timber shopfront.

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Shopfront continued	Low (C20 applied boards)	Good	Enhance	Carefully remove C20 cladding and expose and repair glazed tile plinth.
Reveal plinth		Good		

5.13 Impact assessment: Locally listed Building 827 High Road

5.13.1 **Significance:** Section 5 above describes the significance of the locally listed buildings, which incorporate elements of medium to neutral significance. Number 827 is generally of Medium significance.

5.13.2 The building is a C19 commercial building, which incorporates many of its original details. It has a distinctive roadside elevation of good townscape quality, but the rear is more altered.

Impact assessment of physical alterations to the locally listed building:

5.13.3 The building would be enhanced by the repairs and refurbishment.

5.13.4 The frontages would be enhanced by the removal of clutter, the reinstatement and repair of brick and joinery, and the replacement of poor quality modern doors and windows to more sympathetic design.

5.13.5 The frontage and street presence would be enhanced by the reinstatement of an original chimneystack, as recorded on historic photos.

5.13.6 The rear elevation would be enhanced by the removal of the large C20 extension and the replacement of unsympathetic C20 fenestration with painted timber joinery is more appropriate for the style and period of the building.

5.13.7 The alterations reflect the existing uses and would preserve and enhance the historic and architectural interest of the building.

5.13.8 Overall, the combined proposed physical alterations to the locally listed building would ensure its retention and result in significant heritage benefit.

Locally listed 829 High Road

Exterior Works

ELEMENT AFFECTED	HERITAGE VALUE	CONDITION	IMPACT	JUSTIFICATION OF PROPOSALS
Building	Medium/Low (c1903, altered C20)	Good – poor	Low Adverse	Carefully take down this unit, putting aside materials for reuse.
Take down building to provide entrance to Brunswick Square	Shopfront Medium/Low (reconfigured without doorway in early C20)	Adequate - poor		This will improve the width of Brunswick Square, for access to the rear of the application Site and future access to the NT5 regeneration area.
				The vehicle damage to this building and the building on the opposite site of the current narrow lane is substantial, and is the cause of the ongoing poor condition of the flank wall and shopfront.

5.14 Impact assessment: Locally listed Building 829 High Road

- 5.14.1 **Significance:** Section 5 above describes the significance of the locally listed buildings, which incorporate elements of medium to neutral significance. Number 829 is an Early C20 commercial building, with later flat roof and poor quality flat roofed extensions leading along Brunswick Square.
- 5.14.2 It is assessed as being generally overall of Medium/Low significance. This recognises that it is viewed as part of a positive group of buildings with commercial shopfronts on the High Road. On the other hand, it is the latest of the group, most changed, and contributes least to their interest.

Impact assessment of physical alterations to the locally listed building:

- 5.14.3 The building would be removed and the entrance redesigned. Currently, as the gouging of the walls and the deformation of the shop flank wall in the photographs above shows, the width of the access lane is not adequate for the vehicles using the lane.
- 5.14.4 The entrance is to be redesigned to provide more appropriate access for vehicles and pedestrians, and also to enhance the views down the gap provided by Brunswick Square.
- 5.14.5 The loss of the building would involve some harm in principle. That level of harm is low and the relevant heritage benefits are considered in more detail in sections 5.16 – 5.18 below.

SETTING/TOWNSCAPE ASSESSMENT: LISTED BUILDINGS, CONSERVATION AREA, LOCALLY LISTED BUILDINGS

5.15 GPA 3 Step 1: identification of listed buildings potentially affected

5.15.1 The stepped approach in GPA 3 is set out below:

- Step 1: identify which heritage assets and their settings are likely to be affected;
- Step 2: summarise the significance of the heritage asset;
- Step 3: summarise the contribution to the setting to the significance of the heritage asset;
- Step 4: assess the likely potential effects of the proposed development on significance; and
- Step 5: explore the potential ways to avoid or minimise harm.

5.15.2 For this assessment, the GPA 3 Step 1 assessment was broken down into two parts or stages.

5.15.3 The first stage of the GPA 3 Step 1 assessment, undertaken as part of this study, involved a desk based exercise whereby the designated heritage assets within the vicinity of the Site were identified. A computer model of the proposed development was used determine whether effects on the setting/significance of these heritage assets could likely be anticipated. That was augmented by the Accurate Visual Representations (AVRs) for the recent nearby The Goods Yard and The Depot scheme, in which the Approved scheme was modelled as a cumulative scheme. It was clear that the scheme would have a very limited visibility, confined largely to the local context. Given the similarities between the Approved scheme and the proposed development, the same would apply to the present proposals. No further AVRs have been produced. That accords with the need for proportionality, as set out at paragraph 21 of GPA 3 and paragraph 189 of the National Planning Policy Framework.

5.15.4 The second stage of the GPA 3 Step 1 assessment, undertaken as part of this assessment, involved site visits see the heritage assets, and/or their settings and experience the situation on the ground. The site visits were made in November 2020 and May 2021, from publicly accessible land where possible, although it should be noted that the author of the assessment has also visited the heritage assets as part of previous studies in relation to the Goods Yard scheme (February and March 2019) and the scheme for 867-879 High Road (July 2019) as well as subsequent site visits in July 2022. Photos of the heritage assets and their settings were taken on the site visits as *aide-mémoires* for the assessment.

5.15.5 The GPA 3 Step 1 assessment included considering the nature of the heritage asset (e.g. the type of structure) and its significance, the nature of its setting, the way in which it is experienced, and the degree of change that would likely result from the proposed development (bearing in mind that change, or visibility of a proposed development from or juxtaposed with a heritage asset, does not necessarily equate to harm to heritage significance). In all cases individual heritage assets were visited and individually considered, and are identified and discussed as appropriate. Historic Ordnance Survey maps were also consulted to assist in the assessments.

5.15.6 Where it was considered that impacts could be anticipated, following the GPA 3 Step 1

assessment, the relevant heritage assets were brought forward for more a detailed assessment. The assessments are proportionate to the significance of the heritage asset, and sufficient to understand the potential impact of the proposal on its significance.

- 5.15.7 Step 1 of GPA 3, to identify which heritage assets (and their settings) would be affected by a proposed development, is undertaken in summarised tabular form below, where the most relevant heritage assets to be taken forward for assessment are identified.

Listed building(s)	Comment
819-821 High Road, listed grade II, on the Site.	This building is assessed in detail, falling as it does within the Site, and with proposed new development within its immediate context.
797-799 High Road, listed grade II, to the south of the Site.	797 and 799 High Road constitute an early 18th century pair of former houses in yellow stock brick with red brick details, with unsympathetic 20th century shop fronts and replaced windows. The pair forms part of a varied mix of domestically proportioned buildings of different dates on the west side of the High Road, and the houses are representative of the earlier (pre-Victorian) period of the area's development. 797 High Road, in particular, reflects the more modest, yet well-detailed houses of the early 18th century. They are separated from the Site by dense intervening development, with no sense of association or connection. When considering the contribution of the setting of the pair to its significance, the setting has changed considerably over the years, especially the area to the west. The most important aspect of the pair's setting is the small scale and fine grain, linear townscape on the High Road that it is experienced within. AVR View 5 for the recently submitted Goods Yard and Depot scheme shows that the new development would not be seen in conjunction with these buildings from the High Road, and the only change would be a positive one by virtue of the restoration of a traditional roof and stack to the High Road frontage of 819-821 High Road. There are no indications that the significance of these listed buildings would be affected by the proposed development. This building is not taken forward for assessment, in accordance with step 1 of GPA3.
34 White Hart Lane (The Grange), listed grade II, to the SE of the Site.	The Grange (listed as No. 34, but actually numbered 32, 34 and 34a) is a mid-18th century house with added 19th century wings either side. The house has been restored and has a fine Georgian elevation on White Hart Lane in brown brick with red brick dressings. The later side extensions are in yellow stock brick and have elliptical arched openings, probably from their origins as stabling and a coach house. The Georgian house has significance in its age as a relatively early, albeit altered, survival of the development of this part of Tottenham and it dates to the time when White Hart Lane had a more informal, rural character, which is now no longer recognisable. It forms part of a varied mix of buildings of different dates on White Hart Lane. Architecturally it remains a striking building and it contains many features typical of Georgian architecture. The setting of The Grange has changed beyond recognition from its semi-rural origins. It is now urbanised, with many modern influences. Perhaps the most important aspect of the building's setting is the small scale and fine grain townscape on White Hart Lane that it is experienced within. The Site some distance behind and to the side of it bears no

Listed building(s)	Comment
	resemblance to the Victorian (or earlier Georgian) setting, and is physically and spatially removed from it. AVR View 25 for the recently submitted Goods Yard and Depot scheme shows that the new development would not be seen in conjunction with this building and it is not taken forward for detailed assessment, in accordance with step 1 of GPA3.
Northumberland Terrace, to the SE of the Site, comprising: • 790 High Road (Dial House), listed grade II* • 792 High Road, listed grade II • 794 High Road, listed grade II • 796 High Road (Percy House), listed grade II* • The forecourt walls and railings to the front of Percy House, listed grade II* • 810-12 High Road (Holly House), listed grade II*	In much the same way as with 797-799 High Road, AVR View 5 for the recently submitted Goods Yard and Depot scheme shows that the new development would not be seen in conjunction with these buildings from the High Road, and the only potential change would be a positive one by virtue of the restoration of a traditional roof and stack to the High Road frontage of 819-821, when seen in outward views from these buildings. These buildings are not taken forward for detailed assessment, in accordance with step 1 of GPA3.
Three grade II listed buildings on the east side of the High Road, north of Northumberland Park and opposite the Site: • 816 and 818 High Road • 820 High Road • 822 High Road	These buildings date from the C18 to the early C19. For these buildings on the east side of the High Road, it is simply a matter of context/outlook and broader townscape experience, rather than juxtaposition (this was notably the same in the case of the consented Goods Yard towers). The most important aspect of the buildings' setting is the small scale and fine grain, linear townscape on the High Road that they are experienced within. Their setting takes in a mixed townscape that includes many modern influences, and it has changed considerably over the years (e.g. Brunswick Square was historically more open than it is now). The contextually most important components of their setting are the other broadly contemporary buildings on the High Road, e.g. 797-799 High Road, the Northumberland Terrace group, and also the frontage buildings at 819-821 High Road. Within this context, the later, unlisted buildings on the Site represent part of the later townscape evolution, but these do not reveal or contribute to the significance of the earlier buildings on the opposite side of the road. The land to the rear of the Site represents part of a hinterland beyond the High Road, with which the buildings on the east side of the road have no close or meaningful relationship that could be said to add or contribute to their significance. Given the fact that the proposed development generally incorporates enhancements to the High Road frontage, including the listed building,

Listed building(s)	Comment
	and given that Brunswick Square was historically more open than it is now, there are no indications that the proposed development would affect the significance of this small group of buildings. These buildings are not taken forward for detailed assessment, in accordance with step 1 of GPA3.
859-863 High Road, listed grade II, to the north of the Site.	This building appears to have been demolished. The list entry describes a building that no longer exists.
867-869 High Road, listed grade II, to the north of the Site.	The pair of Georgian houses has significance in its age as a relatively early, albeit altered, survival of the development of this part of Tottenham and dates to the time when the High Road was lined with high status houses, culminating with Brook House to the north of 867-869. The pair is notable for its architectural and historic interest as a pair of substantially intact 18th century town houses, of high significance. AVR View 10 for the recently submitted Goods Yard and Depot scheme shows that the new development would be seen peripherally in the background of the building, where there is already existing modern buildings and there are no indications of harm to its significance. The building is not taken forward for detailed assessment, in accordance with step 1 of GPA3.

5.15.8 In terms of the rear of the Site, which is considered below, the setting of the listed building at 819-821 High Road overlaps the setting of the adjoining locally listed buildings, and it falls partially inside the conservation area, with part of it immediately adjoining the conservation area (i.e. this falls within the conservation area's setting). That can be seen from the image below (Figure 70). The remainder of this section then separately considers the High Road frontage of the Site, and the locally listed building at 829 High Road, which it is proposed to demolish.



Figure 70 – An annotated vertical drone photo of the Printworks site, showing the listed building in red, locally listed buildings in light blue the conservation area in yellow and the Site boundary (scribed around the buildings on this image) in dotted red line.

- 5.15.9 The rear of the Site is a case of “*nested and overlapping settings*” (of the listed building, locally listed buildings, the conservation area and its setting) as described at paragraph 8 of GPA 3. To avoid undue repetition, the assessment below is undertaken on the basis that the rear of the Site is a piece of townscape that can be described in similar terms, whether as part of the setting of the listed/locally listed buildings or part of the conservation area and its setting. The contribution of their setting to their significance is similar for the listed/locally listed buildings, and in this townscape context any external alteration or development that is acceptable in relation to the listed building itself would be equally acceptable in terms of the setting of the neighbouring locally listed buildings, and this part of the conservation area, and its setting. Treating the rear of site as a piece of townscape allows for the type of narrative description of the setting of the buildings (and this part of the conservation area) recommended in GPA 3 (text box, page 8).
- 5.15.10 Similarly, insofar as the character and appearance of the conservation area is concerned, the assessment is undertaken on the basis that the listed and locally buildings are components of the conservation area, and a proposal that is acceptable in terms of these buildings and their setting would be acceptable in terms of the conservation area (and its setting), and vice versa.
- 5.16 Assessment of the contribution of the rear of the Site to the listed buildings, conservation area, locally listed buildings**

- 5.16.1 The significance of the pair of listed buildings has been described in the previous section. In summary, this is an early 18th century pair of houses with alterations, now rendered (scored to resemble ashlar) and with 19th century shop fronts. The roof has been removed and the stack truncated. The pair forms part of a varied mix of buildings of different dates on the west side of the High Road. The symmetrically arranged pair is representative of the earlier (pre-Victorian) period of the area's development, displaying the formality, stature and proportions typical of better quality houses of the period, though they have lost their original double piled tile roofs.
- 5.16.2 The locally listed buildings represent a later phase of late-19th and early 20th century commercial development of the High Road, with shops and commercial premises, which replaced earlier buildings.
- 5.16.3 829 High Road is a remnant of the historic townscape on the High Road, representing the architectural form, proportions, scale and grain of one of the Victorian/Edwardian buildings on the High Road. In this sense it makes a positive contribution to the character and appearance of the conservation area. However, the actual authenticity and intrinsic heritage value of this building is questionable, with little of any historic interest left, aside from the overpainted façade and the later affixed shopfront. The side elevation seems to have been rebuilt later, and the rear elevation even later. It has lost its roof and stacks, and the side and rear elevations are of such poor quality that they detract from the character and appearance of the conservation area, as do the rear extensions. As an element of the conservation area, its heritage value is demonstrably very low. This, combined with its generally recessive street presence, means that the contribution of this building to the conservation area is at most very low.
- 5.16.4 The locally listed buildings at 823-827 High Road have some architectural interest in their High Road frontage, although as has been illustrated, the backs of these buildings are altered and cluttered, and these are no discernible attributes of significance to the rear of these. This can be seen from the photo below (Figure 71).



Figure 71 – The back of 823-825 High Road; altered and cluttered, with no discernible attributes of significance.

- 5.16.5 The setting of the listed/locally listed buildings has changed considerably over the years, with many modern influences, and in this context the Site bears no resemblance to their Victorian (or original, earlier Georgian) setting. The setting of the buildings takes in the large, heavily altered and utilitarian shed at the back of the listed pair, which has been linked with the building by means of a poor quality flat roofed ground floor extension. This takes up much of the Site behind the listed pair. This can be seen from the photo below (Figure 72).



Figure 72 – An aerial view of the back of 819-821 High Road, showing the single storey extension/link with the shed to the rear.

- 5.16.6 The remainder of the rear of the Site is a disparate and fragmented area of hardstanding to the north of the shed, enclosed with industrial, tall, galvanised steel palisade security fencing. This area of cracked hardstanding, used for informal car parking and storage, is addressed by the plant-cluttered, rendered north elevation of the shed and the back of the buildings fronting the High Road. Together, this makes for a very discordant, poor quality townscape with no redeeming features or attributes. To the south of the shed is a fenced-in parcel of bare land, also used for car parking. The rear of the Site is shown on the photos below (Figures 73-78).

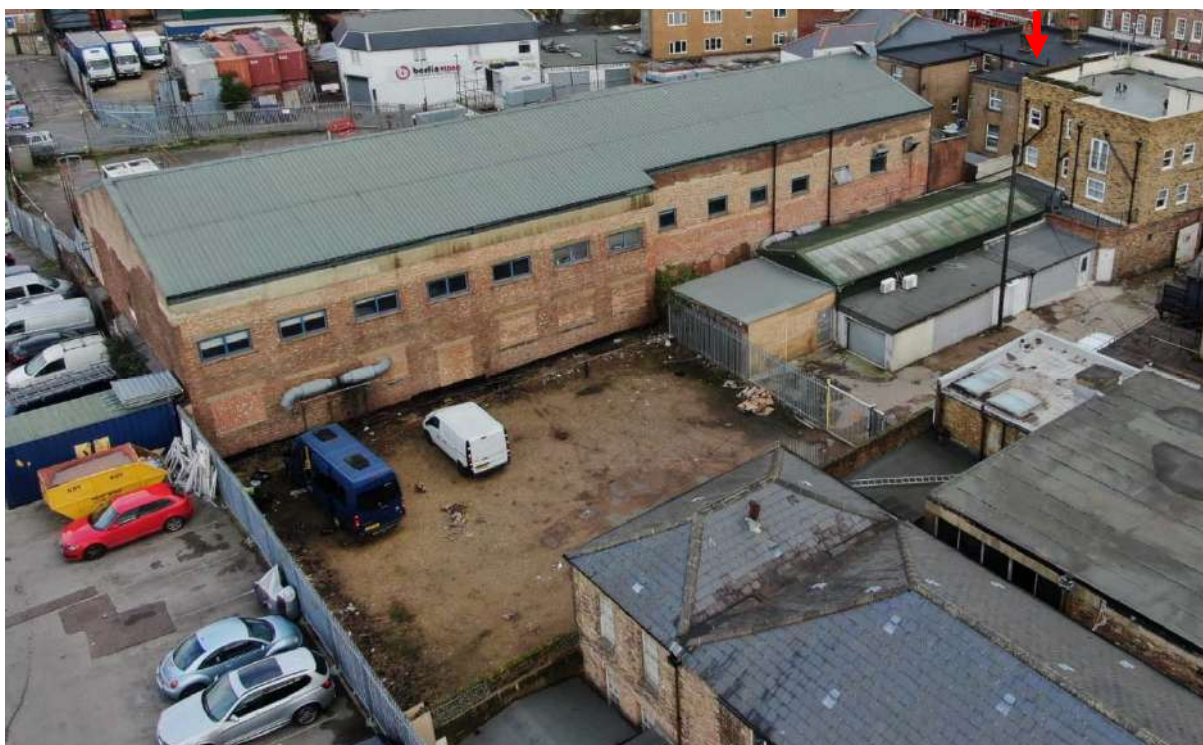


Figure 73 – An aerial view of the shed at the back of 819-821 High Road (highlighted with the arrow), and the Site, from the SW.



Figure 74 - The shed at the back of 819-821 High Road, and the southern part of the Site, from the SW.



Figure 75 - The shed at the back of 819-821 High Road, and the northern part of the Site, from the NW.

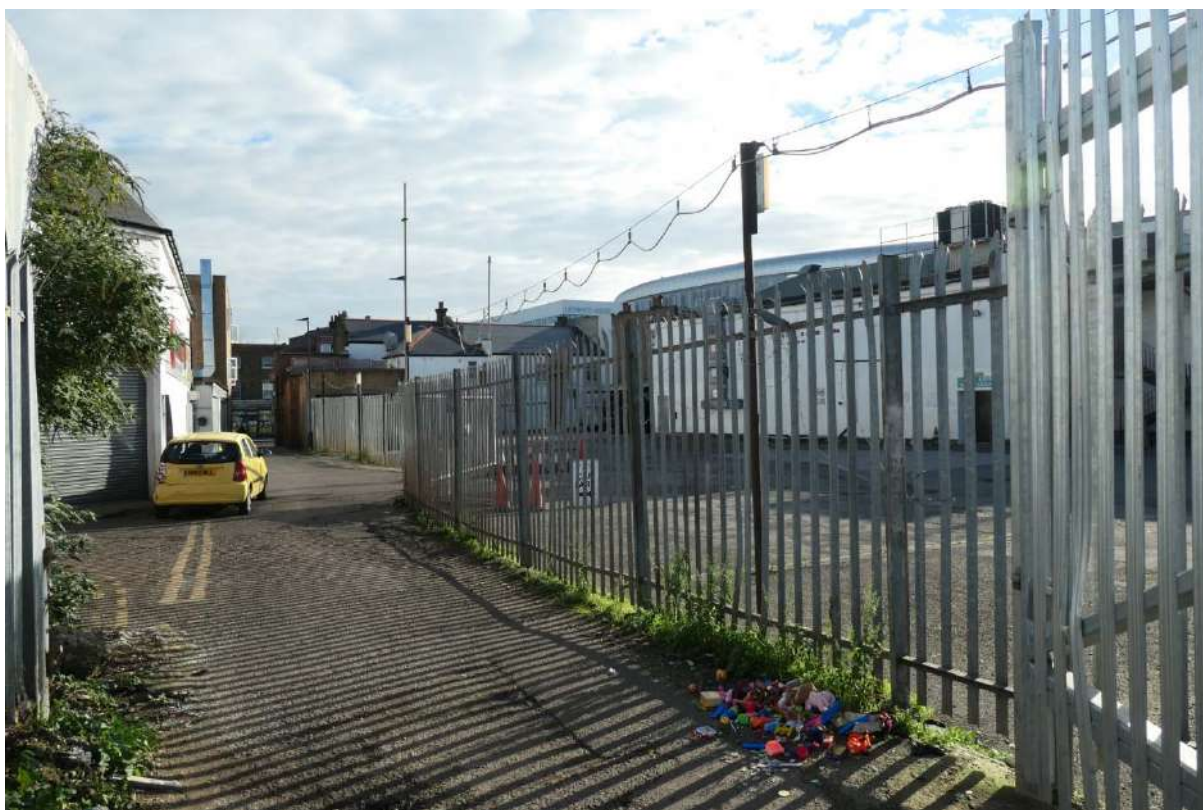


Figure 76 - The view along the northern edge of the Site, on Brunswick Square from the west, looking east.



Figure 77 - The rear extension to 819-821 High Road (right), and the adjoining part of the Site, addressed by the back of the buildings on the High Road from the NW.



Figure 78 - The view along the northern edge of the Site, on Brunswick Square, from the west, looking east. The rear extension to 819-821 High Road is highlighted with the arrow.



Figure 79 - The view west along carriageway to the south of the Site, in which the existing shed and the southern part of the Site can be seen.

- 5.16.7 As can be seen from the photos, the built form to the rear of the Site constitutes a large, poor quality shed at the back of the listed building, which markedly detracts from the quality and character of the conservation area and setting of the listed/locally listed buildings, and detracts from any appreciation of their significance. The remainder of the Site at the rear (i.e. excluding the High Road frontage) is a lacklustre and disappointing area of vacant land behind the listed/locally listed buildings, which has a neglected and disparate appearance, and presents a poorly defined, fragmented townscape. There are no redeeming or positive qualities to the application site behind the High Road frontage; the contrast between this neglected area and the generally good quality frontage is very stark.
- 5.16.8 Step 2 of GPA3 requires an assessment of the degree to which this part of the setting of the heritage assets contributes to their significance, or allow their significance to be appreciated (this assessment of contribution holds true for the part of the land within the conservation area as well). This rear part of the Site markedly detracts from the setting of the listed building, and the adjoining locally listed buildings, and the character and appearance of the conservation area (both where it falls within the conservation area, and where it falls in the immediately adjoining setting of the conservation area). The negative attributes of the rear of the Site can be summarised as follows:
- a. the shed (and the rear extensions to the listed pair) now dominates the back of the listed building, the detracting appearance of which is exacerbated by its poor quality, monolithic form, inappropriate materials and utilitarian appearance;
 - b. there are no meaningful plot boundaries left, or anything even remotely resembling a vestigial garden, instead, the site has the appearance of a wasteland that fragments townscape in a most unfortunate way;
 - c. the cracked concrete hardstanding, fenced in and used as an informal car parking area and storage compound, markedly detracts from the quality and character of the area,

- and the immediate environment within which the listed and locally listed buildings, and the conservation area, are experienced;
- d. the space has the appearance of a leftover fragment of neglected townscape – it is without meaningful activity (car parking/storage) and presents a dead public realm frontage to Brunswick Square in the form of tall steel security fencing;
 - e. it is a harsh and unwelcoming environment, with no evident purpose beyond the utilitarian, and no reason to dwell, or any other redeeming qualities;
 - f. the sense of neglect of the space is exacerbated by the generally poor quality of the shed and the backs of the buildings fronting the High Road, which address the area, but which are in poor condition and with a preponderance of low quality, unsympathetic extensions, along with clutter; and
 - g. these negative attributes spill over and influence the experience along the public realm of Brunswick Square, which is significantly affected by the harsh environment and very poor quality environment of the Site.
- 5.16.9 In summary, the rear of the Site is a harsh, unwelcoming very poor quality environment that is in a most unfortunate state. It is a blot on the townscape and an area that is in dire need of investment, purpose and activity; in its present state this area can best be described as an eyesore that detracts markedly from both the setting of the listed/locally listed buildings, and this part of the conservation area.
- 5.16.10 This is exactly the kind of area that paragraph 206 of the NPPF must have been written for, urging as it does local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. It is unsurprising that this land was included in the NT5 allocation as part of the Tottenham Area Action Plan. The allocation is for a comprehensive development to create a new mixed use residential neighbourhood and a new leisure destination. The allocation indicates the kind of positive change envisaged by the Council for this land, as part of a wider new residential quarter.
- 5.17 Impact assessment of the proposed development to the rear of the Site on the listed buildings, conservation area, locally listed buildings**
- 5.17.1 Before assessing the proposals, it is important to place the proposed development in context, including the context of the Council's aims and vision for the regeneration of the area, and Historic England's 'case study' document for the Tottenham High Road Historic Corridor Conservation Area. This context establishes the principle of the proposed development, before the development itself is then assessed.
- 5.17.2 Turning first to the Council's vision and objectives, the Tottenham Area Action Plan (AAP) includes the objectives to:
- a. To ensure that new development complements and enhances the Historic Corridor and the designated and non-designated heritage assets within it, bringing vacant assets back to use as appropriate; and
 - b. To introduce a mixture of residential, commercial, retail, education, community, leisure and hotel uses, and improved public realm across the site.
- 5.17.3 AAP Policy AAP8, which deals with development along Tottenham High Road, states at Part A that the Council will encourage heritage-led regeneration and development on Tottenham High Road. Proposals will be supported where it is demonstrated that development will

positively enhance the overall character and setting of the Tottenham High Road Historic Corridor.

- 5.17.4 Part A of the same policy states that development that positively enhances the distinctive character and setting of neighbouring and nearby buildings, and produces improved views along the High Road, including views from adjacent streets, will be supported.
- 5.17.5 Part F of the same policy states that opportunities to create new space for enterprise and commercial uses to the rear properties fronting the High Road will be permitted.
- 5.17.6 Historic England's 'case study' document for the Tottenham High Road Historic Corridor Conservation Area describes the area as "*intensively developed, high-density urban environments*" and the proposals should be considered within the context of an area characterised as high density and intensely developed. The Historic England document highlights the great need to respond to the challenges faced by the area through a comprehensive regeneration framework, notably stating:
- "The idea is that these [heritage] assets are appropriately integrated into new developments and master plans with continued use and protection. The highest quality of design and public realm is expected of any new development that may have an impact on the setting of the assets."*
- 5.17.7 The correct starting point and first principles for assessing the impact of the proposed development therefore must include recognition that:
- The rear of the Site is a harsh, unwelcoming and very poor quality environment that is in an unfortunate state.
 - It is an area that is in dire need of investment, purpose and activity.
 - In its present state this area can best be described as an eyesore that detracts markedly from the setting of the listed/locally buildings, and from this part of the conservation area, and its setting.
 - The context is that of a high density and intensely developed area.
 - Paragraph 206 of the NPPF seeks to enhance areas such as this, by embracing opportunities to do so.
 - This also reflects policy objectives in relation to heritage assets, and specifically the Council's vision and objectives; the Tottenham Area Action Plan.
 - Historic England's 'case study' document for the Tottenham High Road Historic Corridor Conservation Area likewise seeks to ensure that heritage assets are appropriately integrated into new developments, and the highest quality of design and public realm of new development in the setting of the assets.
- 5.17.8 Starting from first principles, F3 Architects have been involved in the regeneration of the local area for several years, including the Paxton Building and the restoration of Percy House, the Northumberland Terrace development and the development at 807 High Road, as well as the Goods Yard and Depot sites. The scheme architects are very familiar with the local context and have demonstrated a track record of sensitive, yet contemporary approach to reusing and regenerating historic buildings, and sympathetic integration of new buildings within the historic context of the High Road Conservation Area.
- 5.17.9 The following section considers the impacts of the proposed development, under the following headings:
- Interventions to the existing historic buildings

- ii. Appearance
 - iii. Scale
 - iv. Change to general character
 - v. Materials
 - vi. Public realm/townscape integration
 - vii. Activity and use
- 5.17.10 **Interventions to historic buildings (the removal of 829 High Road is dealt with separately below, where the High Road frontage is considered):** The interventions proposed to the rear of the existing buildings essentially involves the removal of the bulky extensions to the listed pair and the shed at the back of the site, and restoration of the rear elevation (discussed in the previous section). The removed elements are replaced by a single storey link behind the listed building, and a landscaped courtyard, enclosed to the north by a three storey building behind 827 High Road (addressing Brunswick Square) and access gates onto Brunswick Square.
- 5.17.11 The design is simple, clean and modern. The curved new 3 storey building on Brunswick Square acts as a transition between the High Road and the new development at the rear of the Site, and also creates a tight townscape context that reflects the historic arrangement. It is clad in glazed brick at ground level, with yellow brick above and topped with a metal clad attic storey. The use of curved corners is a subtle play on the curvatures associated with printing, in reference to the former printworks at the rear of the site.
- 5.17.12 Beyond the courtyard and the intermediate building on Brunswick Square is a separate new residential development (with some retail units at ground level to provide activity) that is discussed separately.
- 5.17.13 **Change to general character:** The best way in which to summarise the proposed changes in terms of the general character of the rear of the Site is to describe it as a complete reversal of fortune of this derelict and sorely neglected area behind the High Road. This lacklustre area, which currently detracts from the conservation area and the setting of the listed/locally listed buildings, is an eyesore in its present state. It is a neglected and discordant piece of townscape, hemmed-in by security fencing.
- 5.17.14 The proposals would see the wholesale transformation of this area to a high quality, new residential-led development that would, in time, become integrated with redevelopment of the area as per the masterplan for the area to the west, where the High Road West Masterplan Framework and the High Road West N17 scheme envisage a park and a new mid-rise residential quarter.
- 5.17.15 The Site would be defined by high quality new buildings that step up towards the west, at a scale that is compatible with the High Road West Masterplan Framework for the adjoining land, and far lower than the approved High Road West N17 scheme. The stepping has been carefully modelled to avoid any considerable presence when seen from the High Road, aside from the occasional glimpse of some background built form. The result would be a pocket of high quality new townscape that is difficult to envisage when looking at the Site today, and this may well be a catalyst for much-needed regeneration of other land to the rear of the High Road.

- 5.17.16 The change in character would transform an area that presently detracts from the quality and character and appearance of this part of the conservation area, and the quality and character of the setting of the listed/locally listed buildings. This new development, although of a different order of scale than the existing shed and bare hardstanding, would be a considerable enhancement when compared with the status quo.
- 5.17.17 The new building range on Brunswick Square would provide enclosure, definition, and active frontages to the north, with access to the courtyard at street level. This would significantly improve this sorely neglected part of the conservation area, and help to make a logical transition between the High Road and the emerging new residential quarter to the west.
- 5.17.18 Whilst the new buildings would inevitably obscure views of the rear of the buildings on the High Road, the rear elevations of the locally listed buildings are not significant, and the present rear extensions obscure almost the entirety of the back of the listed building. That said, new views of the rear of the High Road buildings would be created from within the courtyard of the proposed development.
- 5.17.19 **Scale:** At present the Site is largely open, and the change in scale as proposed would therefore be dramatic by comparison. However, the juxtaposition between the listed/locally listed buildings proposed development is moderated by the courtyard that separates them, and then also the stepped form and the intervening building on Brunswick Square, which acts as a physical transitory element between the High Road buildings and the new rear blocks. The scale also responds both positively and appropriately to the scale parameters set out in the High Road West Masterplan Framework for the adjoining land to the west, and is markedly lower than the consented High Road West N17 scheme.
- 5.17.20 **Appearance:** The design of the new buildings is plainly modern, but with a subtle industrial aesthetic and a curved theme that draws on the history of this site as a former printworks, as has been illustrated in the first part of this section.
- 5.17.21 It is stating the obvious that the new buildings would be a dramatic improvement on the poor quality existing shed.
- 5.17.22 The general change in appearance would transform the area, from a detracting utilitarian shed and derelict fenced-in land to a high quality, sympathetically designed and well-detailed new development with active frontages. This would materially enhance the appearance of this part of the conservation area, and the setting of the listed/locally listed buildings.
- 5.17.23 **Materials:** The materials have already been touched on above; the use of brick reflects the High Road and the clay pit (almost certainly for brick manufacturing) that was historically just to the north of the Site. Brick references the existing shed, which has largely been rebuilt but some of the earlier red brick can still be seen, and complements the subtle industrial aesthetic of the new development. The use of brick is contextually appropriate and complements the historic terraces and houses on the High Road, and the area generally, whilst also being evocative of industrial architecture. Likewise, the robust and high quality Brunswick Square frontage would create well-designed modern glazed frontages and entrances into the site than allow views into the courtyard.
- 5.17.24 **Public realm/townscape integration:** The nature of the Site means that there is limited scope for providing a new public realm, although it is proposed to remove 829 High Road, and create a new entranceway and public access in its place, which also widens the existing

narrow alley.

- 5.17.25 The present narrow alley at Brunswick Square did not exist at the time of the 1818 map in the previous section, when there was a more open courtyard arrangement. Even by the 1844 Tithe Map there was still a notably wider opening to the High Road. This shows that the present narrowness of the alley is not fully reflective of the historic character of the area – although it does have some character and it is evocative of the tight Victorian townscape that featured such side alleys (this is pertinent to the character of the conservation area, but it does not materially affect the setting/significance of the listed/locally listed buildings).
- 5.17.26 Nevertheless, the proposed widening of Brunswick Square must also be seen as a response to the broader changing urban morphology of the area, as is envisaged in the adopted masterplan (the removal of 829 High Road is dealt with separately below, where the High Road frontage is considered). Previously, this land behind the High Road was a largely inaccessible industrial hinterland that was purposefully separated from the more genteel commercial frontage of the High Road. Under the allocation (and the approved High Road West N17 scheme), this hinterland would become a new residential quarter behind the High Road. Brunswick Square is one of the few opportunities to reflect the interface between these the High Road and the new quarter, and create a meaningful connection at a townscape level. It manifests as a good physical connection with the new and emerging development (which would have a strong visual presence due to the towers, as per the consent for The Goods Yard and The Depot consent and also as per the High Road West N17 scheme, but which is to large extent otherwise physically severed from the High Road).
- 5.17.27 In terms of townscape integration, the widening of Brunswick Square would reinforce a key east-west masterplan route (in the interim shared by vehicles and pedestrians, but ultimately a pedestrian/cycle prioritised route), and it would also become an entrance to the new park to the west of the High Road. It would provide an active frontage along a currently dead and largely blind alleyway; this would reduce anti-social behaviour through activity and passive surveillance.
- 5.17.28 In respect of the widening of Brunswick Square, there is therefore on one hand some harm (a low degree of less than substantial harm) due to the loss of the narrow, alley-like character in the conservation area, although there are also benefits, such as an active frontage along a currently dead and largely blind alleyway, and better townscape integration over the longer term.
- 5.17.29 **Activity and use:** The new buildings would provide uses that would draw activity and footfall. Brunswick Square would become activated through active frontages, and also with interest added at pedestrian level, and reciprocal passive surveillance, through the incorporation of glazed frontages. The introduction of activity here would be a complete transformation of an alleyway that is at present best described as one that is generally avoided, and where pedestrian activity and dwell time is minimal.
- 5.17.30 **Conclusion:** In conclusion, the proposed development would transform this neglected and disused area with a high quality new development that would appropriately define and enclose Brunswick Square. The quality and character of the setting of the listed/locally listed buildings, and this part of the conservation area, would be radically transformed. This, together with the activity, would greatly enhance the setting of the listed/locally listed buildings, and this part of the conservation area.

5.18 Impact assessment of the proposed development to the High Road frontage of the Site on the setting of the listed buildings and locally listed buildings, and the character / appearance of the conservation area

5.18.1 The improvements to the listed building (e.g. the reinstatement of a traditional roof and chimneystack and removal of clutter from the façade and the restoration of the shopfront) would also enhance character and appearance of the conservation area.

5.18.2 The improvements to the retained locally listed buildings (e.g. the removal of clutter from the façades and the restoration of the shopfronts) would improve the setting of the listed building and enhance character and appearance of the conservation area.

5.18.3 The proposed development includes the removal of 829 High Road. Paragraph 1.5.10 of the North Tottenham Conservation Area Appraisal and Management Plan briefly describes the High Road frontage of the Site:

“No. 829, dating from the early-19th century, was a public house in the 1880s, and No. 827, rebuilt c1900, has a projecting gable that also adds a good punctuation in the roofline; both have well-preserved shop surrounds of c1900. Nos. 823-825, rebuilt in the late-19th century, has a decorative plaster frieze below the cornice and a good shop front with Corinthian columns.”

5.18.4 It is worth briefly considering 829 High Road in more detail. The traditional c. early 20th century shopfront with console brackets is a pleasant, but not especially early or remarkable feature that follows the ground level building line, but the recessed 2-bay frontage above is generally recessive, even at close quarters. The close and longer views of the Site, with 829 High Road and Brunswick Square, can be seen on the sequence of views below. It can be seen that 829 High Road is a recessive building with a limited presence, and its contribution to the character and appearance of the area generally, is limited.



Figure 80 - The Site, seen in a close view from the north, on the High Road, with 829 High Road and Brunswick Square on the right.



Figure 81 - The Site, seen in a contextual view from the north, on the High Road.



Figure 82 – A frontal view of 829 High Road and Brunswick Square, on the right, with the rest of the Site to the left, from the High Road.



Figure 83 - The Site, seen in a contextual view from the south, on the High Road at the junction with Northumberland Park.

5.18.5 The windows to the façade of 829 High Road have flat arched heads, indicating some age (the previous section has placed it in the early 20th century - shortly after 1902), although the roof has been lost and replaced with a flat roof. On closer inspection, it appears that the return elevation on Brunswick Square seems to have been rebuilt, and the red brick rear elevation (e.g. Figure 84) has certainly been rebuilt. The modern rear extensions are of no interest; instead, these poor quality structures detract from the character and appearance of the conservation area (Figures 84-85).



Figure 84 – Aerial view of the rear of 829 High Road from Brunswick Square (note the narrowness of Brunswick Square).



Figure 85 - The rear of 829 High Road, from Brunswick Square.

- 5.18.6 As has been noted, 829 High Road is a remnant of the historic townscape on the High Road, representing the architectural form, proportions, scale and grain of one of the Victorian/Edwardian buildings on the High Road. In this sense it makes a positive contribution to the character and appearance of the conservation area. However, the actual authenticity and intrinsic heritage value of this building is questionable, with little if any historic interest left, aside from the overpainted façade and the later affixed shopfront. It has lost its roof and stacks, and the side and rear elevations are of such poor quality that they detract from the character and appearance of the conservation area, as do the rear extensions. The contribution of this building to the conservation area is at most very low.
- 5.18.7 829 High Road does not materially enhance or contribute to the setting or significance of the listed building. It has a closer relationship with the adjoining building at 827 High Road, although in its altered state its contribution is neutral.
- 5.18.8 The removal of 829 High Road, as a positive contribution element of the conservation area – albeit to a very limited extent – would cause a very low level of harm (less than substantial within the meaning of the NPPF) to the conservation area, commensurate with its limited contribution. This is necessary primarily for access (servicing and emergency services) reasons, which are not discussed here and set out in the Planning Statement in detail, but instead the next part of this assessment now considers the other effects of the proposed development, where 829 High Road would be removed.
- 5.18.9 It is proposed to replace the building with a gateway and specimen tree/landscaping that would, to a certain extent, compensate for the removal of the building by providing a pleasant and positive townscape feature that gives some definition to the streetscape and represents a highlight along the High Road.

- 5.18.10 The removal of 829 High Road would open views into Brunswick Square, which at present manifests as an overshadowed/dark alleyway. The new views would be of a vibrant, well designed hinterland development, with active frontages and pedestrian activity. The newly exposed north return elevation of 827 High Road would at the ground floor have full height glazed openings to Brunswick Square, creating overlooking an interest, and the upper level of the gable would also be treated with a central opening, and recesses, to create interest in street scenes. The enhanced views that would be created would, in themselves, add positively to the character and appearance of the conservation area.
- 5.18.11 The new residential quarter to the west of the High Road, as allocated and as per the adopted High Road West Masterplan Framework, represents a major change to the context of the conservation area, and one that would be visible from within the conservation area (i.e. the tall buildings, as per extant consents). The visibility of the new quarter to the west of the High Road is inherent in the High Road West Masterplan Framework. That is demonstrated by recent consents, incorporating tall landmark towers that would be visible along a stretch of this part of the High Road. It is therefore not entirely at odds with the conservation area that this change would be reflected through this adaptation of an east-west route off the High Road.
- 5.18.12 As has been noted, the present narrowness of the alley at Brunswick Square did not exist at the time of the 1818 map, and even by the 1844 Tithe Map there was still a wider opening to the High Road. The present narrowness of the alley is therefore not fully reflective of the historic character of the area, and was created in the Victorian period. This illustrates how the area has changed, and responded to changing circumstances. The new quarter to the west of the High Road is plainly also a significant change to the morphology of the area, and one that it could reasonably be expected might result in a physical manifestation on the High Road, such as the widening of Brunswick Square. As part of an evolving townscape, that is not necessarily harmful, and may in the future be regarded as illustrative of the development of the area in the 21st century.
- 5.18.13 The widening of Brunswick Square would reflect the interface between the conservation area and the new hinterland, and create a positive and meaningful connection at a townscape level. In terms of townscape integration, the widening of Brunswick Square would reinforce a key east-west masterplan route, and it would also become an entrance route to the new park that would be created to the west of the High Road.
- 5.18.14 The removal of 829 High Road would therefore result in some harm to the conservation area (limited, less than substantial within the meaning of the NPPF), although there are also benefits, such as marking the entrance with a good entranceway feature; opening up views into a well designed and active frontage along what is currently a dead and largely blind alleyway, and better townscape legibility and integration over the longer term. These benefits go some way towards compensating for the removal of 829 High Road.
- 5.18.15 **Conclusion:** In conclusion, the removal of 829 High Road would cause a low degree of less than substantial harm to the conservation area through the removal of a remnant of the historic townscape on the High Road, representing the architectural form, proportions, scale and grain of one of the Victorian/Edwardian buildings on the High Road. However, the actual authenticity and heritage value of this building is limited, with little of any historic interest left, aside from the overpainted façade and the later affixed shopfront. As an element of the conservation area its heritage value of this building is demonstrably very low. This, combined

with its generally recessive street presence, means that the contribution of this building to the conservation area is very low.

5.18.16 The proposed development would also enhance the High Road frontage of the Site within the conservation area in the following ways:

- i. the improvements to the listed building (e.g. the reinstatement of a traditional roof and chimneystack and removal of clutter from the façade and the restoration of the shopfront);
- ii. the improvements to the retained locally listed buildings (e.g. the removal of clutter from the façades and the restoration of the shopfronts); and
- iii. the provision of a new, well-designed entranceway feature and street tree.

5.18.17 The benefits of marking the entrance with a good entranceway feature; opening up views into a well designed and active frontage along what is currently a dead and largely blind alleyway, and better townscape legibility and integration over the longer term would go some way towards compensating for the removal of 829 High Road.

5.18.18 When considering the enhancements at the rear of the Site against the low level of less than substantial harm due to the removal of 829 High Road, the low level of harm is decisively outweighed by the benefits of the redevelopment at the rear of the Site.

5.18.19 The residual position in relation to the conservation area is no harm, and instead a minor/low level of enhancement.

5.19 Impact assessment of the removal of 829 High Road as a non-designated heritage asset

5.19.1 According to paragraph 203 of the NPPF, the effect on the significance of a non-designated heritage asset should be taken into account in determining applications. The same paragraph notes that a 'balanced judgement' is required, having regard to the scale of any harm, on one hand, and the significance of the heritage asset, on the other.

5.19.2 The building is proposed for demolition and so the scale of the harm is the total loss of the building, or the wholesale removal of the non-designated heritage asset.

5.19.3 For the reasons explained in the previous section, the significance of the building as a non-designated heritage asset is limited (i.e. it has a compromised form, with the roof and stacks now lost; its side elevation has been rebuilt and so has its rear elevation; its rear extensions have no interest; its elevation has been overpainted and dates from c. 1902, with an altered, albeit traditional, shopfront; and the building plays a very limited townscape role). This limited loss of significance has to be weighed proportionally in the planning balance, in accordance with paragraph 203 of the NPPF.

6 CONCLUSIONS

6.1.1 The proposed development would result in both heritage harm, and heritage specific benefits, which affect the listed building, the conservation area and the locally listed building. This results in a complex interaction of harm and benefits. All of the identified harms fall in the less than substantial category. In relation the harm, paragraph 202 of the NPPF is engaged, requiring the public benefits to be weighed against the heritage harm, giving the harm appropriate weight as is now well-established from case law. Paragraph 202 of the NPPF concerns the overall planning balance, not a narrow consideration of heritage harm/benefits.

6.1.2 However, for clarity and to assist in the overall planning balance, this section includes a summary under each of the heritage assets that concludes on whether the net heritage position is one of residual harm, or benefits (residual meaning the position when the harm to the heritage asset in question is weighed against the benefits to the same heritage asset).

6.2 The listed building at 819-821 High Road

6.2.1 The listed building would be enhanced by the repairs and refurbishment.

6.2.2 The frontage would be enhanced by the removal of clutter, the reinstatement and repair of brick and joinery, and the replacement of poor quality modern doors and windows to more sympathetic design.

6.2.3 The frontage and street presence of the pair of houses would be considerably enhanced by the reinstatement of an original roof and chimneystack, as recorded on historic photos.

6.2.4 The rear elevation would be enhanced by the removal of the two large 3 storey extensions and restoration of the elevation, and form of the building. There would be a new replacement extension at ground level, which would cause no harm.

6.2.5 The interiors would be enhanced by the reinstatement of the historic layout of the upper floors and removal of inappropriate modern doors and fixtures.

6.2.6 The alterations reflect the existing uses and are compatible with the listed building in terms of historic and present-day use. The uses would preserve and enhance the historic and architectural interest of the buildings. They would therefore provide an optimum viable use of the listed building.

6.2.7 Overall, the combined proposed physical alterations to the listed building would result in a considerable heritage benefit, without causing harm to its significance.

6.2.8 The new development at the rear of the listed building would enhance its setting through integration with a high quality new development, and with a landscaped courtyard in place of the existing poor quality and detracting townscape.

6.2.9 There is no harm to the significance of the listed building, only enhancements (i.e. heritage benefits).

6.3 The North Tottenham Conservation Area

6.3.1 The proposed development would transform the neglected and disused area at the rear of the Site with a high quality new development that would appropriately integrate with the High Road and define and enclose Brunswick Square. A landscaped courtyard would replace the existing poor quality and detracting townscape, addressed by poor quality structures and

enclosed with a utilitarian steel fence. The quality and character of this part of the conservation area, and its setting, would be radically and positively transformed. This, together with the activity and active frontages, would greatly enhance this part of the conservation area, and its setting.

- 6.3.2 In respect of the widening of Brunswick Square, there would be a loss of a remnant of the historic townscape and the narrow, alley-like character in the conservation area, although the proposed archway and tree will retain a perception of a narrow entrance/alleyway when viewed from the High Road. This causes a low degree of less than substantial harm. There are also benefits associated with this intervention, such as an active frontage along a currently dead and largely blind alleyway, and better townscape integration over the longer term. These benefits would outweigh the harm.
- 6.3.3 The proposed development would enhance the High Road frontage of the Site, within the conservation area, through the improvements to the listed building, and the improvements to the retained locally listed buildings.
- 6.3.4 The removal of the locally listed 829 High Road would cause a low degree of less than substantial harm to the conservation area.
- 6.3.5 The benefits of marking the entrance with a good entranceway feature, opening up views into a well designed and active frontage along what is currently a dead and largely blind alleyway, and better townscape legibility and integration over the longer term would go some way towards compensating for the removal of 829 High Road. This leaves a small level of residual harm (a low degree of less than substantial harm) when the effect of the development in place of 829 High Road is considered.
- 6.3.6 When considering the enhancements at the rear of the Site against the low level of less than substantial harm due to the removal of 829 High Road, the low level of harm is decisively outweighed by the benefits of the redevelopment at the rear of the Site.
- 6.3.7 The residual position in relation to the conservation area is no harm.

6.4 The locally listed buildings

- 6.4.1 The removal of 829 High Road would result in the total loss of a non-designated heritage asset of some, though limited, heritage significance. This limited loss of significance has to be weighed proportionally in the planning balance, in accordance with paragraph 203 of the NPPF.
- 6.4.2 The proposed development would transform the neglected and disused area at the rear of the Site with a high quality new development that would appropriately define and enclose Brunswick Square. The quality and character of the setting of the retained locally listed buildings would be radically and positively transformed by the landscaped courtyard in place of the existing poor quality and detracting townscape, and they would be integrated with a high quality new development. This would enhance the setting of the locally listed buildings.
- 6.4.3 The improvements to the High Road facades of the retained locally listed buildings (e.g. the removal of clutter from the façades and the restoration of the shopfronts) would enhance their significance.
- 6.4.4 The residual position in relation to the locally listed buildings is a low level of harm.

6.5 The overall heritage balance

- 6.5.1 There is an overall benefit/enhancement to the listed building at 819-821 High Road, with no harm caused. This must be given considerable weight in the overall planning balance.
- 6.5.2 There is no net residual harm to the conservation area, i.e. the benefits/enhancements to the conservation area decisively counterweigh any harm to its significance. There is a minor/low level of enhancement.
- 6.5.3 There is a small or low level of residual harm in respect of the locally listed buildings, where the enhancements go some way towards counterweighing the loss significance due to the removal of 829 High Road.
- 6.5.4 The heritage benefits derived from the enhancement to the listed building at 819-821 High Road is more than sufficient to outweigh the residual harm in respect of the locally listed building(s).
- 6.5.5 This leaves an overall net heritage gain, when all of the heritage harm is considered against all of the heritage specific benefits.
- 6.5.6 It is not surprising that the very similar Approved scheme was approved. It is perhaps worth noting the Conservation Officer's comments on page 22 of the Planning Sub-Committee Report for the Approved scheme:

"The proposed redevelopment together with the proposed refurbishment of the listed and locally listed buildings that significantly contribute to the street frontage of the Conservation Area, and the landscaped reconfiguration of Brunswick Square - would largely conserve the significance of the listed and locally listed buildings, would enhance the quality of this part of the Conservation Area and would significantly enhance the setting of both listed and locally listed buildings.

These heritage and public benefits would outweigh the low level of less than substantial harm to the significance of the Conservation Area resulting from the erection of new, larger buildings at the back of the High Road and the proposed demolition of the locally listed building at 829 High Road."

- 6.5.7 The present proposal can be described in similar terms, if not more positively due to the incorporation of the landscaped courtyard in place of the atrium that was previously proposed in the same location.
- 6.5.8 Even if, contrary to this assessment, the decision maker considers that the balance of heritage harm and benefits/enhancements is different, leading to some harm to the significance of some, or even all of the heritage assets, any resulting harm could at most only be of very low magnitudes, falling at the lower end of the 'less than substantial' category as described in the NPPF. However, in carrying out the balancing exercise it is important that the enhancements/benefits to all of the heritage assets are properly taken into account and given due weight.
- 6.5.9 The balancing exercise is carried out in the Planning Statement, which also sets out the wider public benefits (i.e. those that are not heritage-specific) and the overall planning balance.