

# HERITAGE STATEMENT ADDENDUM

## THE PRINTWORKS

819-829 HIGH ROAD, TOTTENHAM

15<sup>th</sup> SEPTEMBER 2024



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## 1. INTRODUCTION

### Purpose

Corrie Newell Historic Buildings Consultancy (CNHBC) has been working in collaboration with F3 Architects on revised non-material amendment proposals to approved plans HGY/2023/2306 for the retention, repair, alteration and conversion of a group of buildings on the High Road.

The purpose of this Heritage Statement Addendum is to clarify opening up and investigation of the fabric of Numbers 819-821 where previously covered by modern casings, and to confirm the extent of existing and proposed openings on the rear wall at ground floor which have been informed by these works.

Corrie Newell BA Arch Hons RIBA IHBC ARB AABC 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.

## 2. NATURE OF PROPOSAL

- 2.1 The application proposes the Non-Material Amendment of HGY/2023/2306. This consented development comprised:
- (i) A full planning application HGY/2023/2306 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 HGY/2023/2307 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.
- 2.2 The amendment considered to have potential heritage impact is a proposal to vary (ii) for the layout of the commercial unit of Numbers 819/821 High Road at ground floor.
- 2.3 This Heritage Statement shows how the opening up now the works have commenced has led to a greater understanding of previously hidden fabric and a review of the significance and layout of the buildings Numbers 819/821. This has led to a minor revision of the proposed design shown on the submitted amended plans and described further in the DAS and Planning Statements.

## 3. ASSESSMENT

- 3.1 The format of this Statement follows the advice contained within *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12.
- 3.2 The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.
- 3.3 The additional assessment of significance expands upon the previous historic map evidence, photographic site assessment and desktop sources provided in the Heritage Statement by Corrie Newell of F3 and Ignus Froneman of Cogent Heritage dated July 2023 (approved Heritage Statement), which formed part of the decision making for HGY/2023/2306.
- 3.4 In assessing heritage impact, the statutory duty, imposed by The Planning (Listed Buildings and Conservation Areas) Act 1990, decision makers must pay special regard to the preservation of conservation areas, listed buildings and their settings.
- 3.5 The National Planning Policy Framework (in particular section 16) and National Planning Policy Guidance require informed decision making on the significance, character and appearance of Heritage Assets.

## 4. SIGNIFICANCE AND OPENING UP

### Listed Buildings: 819-821 High Road

- 4.1 Numbers 819-821 comprise a pair of early C18 brick-built former houses, converted in the C19 and C20 to commercial buildings and incorporated within the Printworks site. They are listed Grade II, reference number 1189026 as:

*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.*

- 4.2 They are within the North Tottenham Conservation Area but the effect will be limited as the proposed minor changes to Numbers 819-821 do not affect the public realm.

### Significance

- 4.3 The assessment of significance in Section 5.7 of the approved Heritage Statement remains relevant. The Values relevant to Numbers 819-821 are:

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

- i. 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.
- v. The listed buildings on the Site, 819-821 High Road are compromised, but discernible, examples of early C18 Georgian houses in Tottenham.

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”

- 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.

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

- i. 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.

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.

- 4.4 The original Early C18 design and details were given a high value (paragraphs 5.7.1 and 5.7.2). These included:

- 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.

- 4.5 A precautionary approach was taken because of the limitations of access:

5.7.3....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.**

- 4.6 The same precautionary approach was taken in paragraph 5.7.7 where access was limited within the less historic areas dating from circa 1890 and early C20.

- 4.7 In paragraph 5.7.9 it was concluded that changed elements without historic value were as follows:

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.

- 4.8 Paragraphs 5.7.22 onwards describe the evolution of the buildings 819-821 High Road.

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.

#### 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.

#### 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.



Figure 32 extract showing the late C20 claddings of the ground floor spaces, generally dating from 1993.

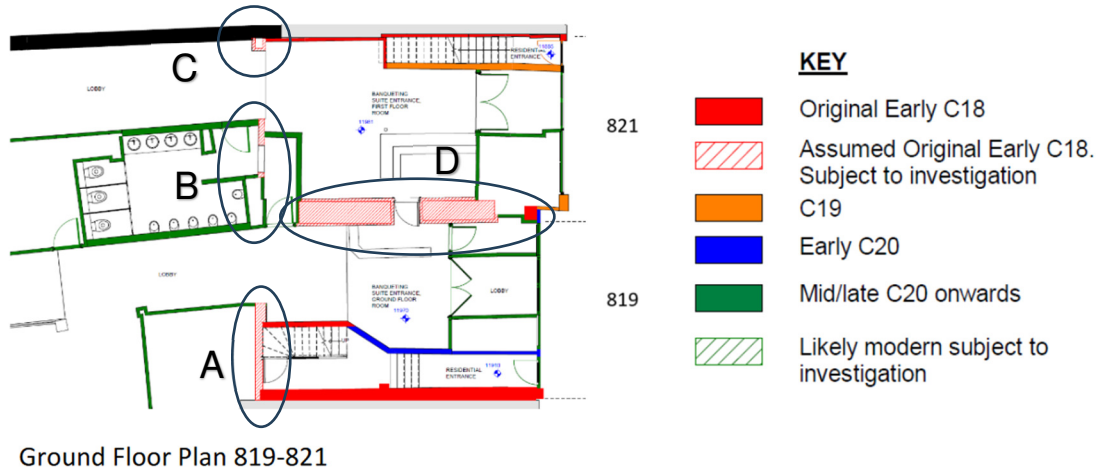
- 4.9 Due to the extent of claddings and suspended ceilings at ground floor it was not possible to identify the extent of any remains of historic walls at the rear or between the two units. As these wide openings had been made between the front and rear, the rear wall was likely to be fragmentary at best and any historic fabric to potentially survive in the shared central wall between 819 and 821.

## Opening up:

4.10 The significance plan showed these potential areas of hidden C18 fabric hatched red. The overall significance of the Rear (West) Wall was Medium where dating from C18, to reflect its substantial rebuilding.

### 5.7.44 Significance Plan

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



## Photographs after removal of Late C20 claddings, suspended ceiling and partitions:

### Number 819

Right: Looking towards the rear wall with nib Area A on the left and Area B on the right.

The timber boarding is temporary protection.

Area D, the central wall, is on the right.



## Number 819 continued

Right: Looking towards the front wall with Area D, the central wall on the left and the staircase wall on the right.

The downstand and the upright steel (left) are likely to show the former position of the partition which divided the former front and rear rooms and now support the partitions on the first floor.

The fireplaces are blocked and the downstands above show that they are likely to have been rebuilt narrower than the original.



## Number 821

Right: Looking towards the front wall with Area D, the central wall on the right.



## Area A

- 4.11 This comprises the rear wall of the staircase and a small nib which is C18. The finishes are C20 hard plaster and the nib is damaged.

Photo right above: Facing the former rear wall within Number 819. The Stair partition is on the left and the C18 brickwork within the nib on the rear wall is revealed behind cement render. There is a concrete and steel downstand beam to support the first floor level above.

Photo right below: Looking along the former rear wall southwards towards the staircase partition.

There is no evidence of the layout of the original rear wall.

The proposal retains the stair, nib and C18 brickwork. As there is no evidence of the former C18 openings, it is proposed that the opening is honestly retained, with nibs and downstand also retained to show the extent of the original fabric and depth of the room.

It is an enhancement as this could not be previously seen in the 1990s layout (see Figure 32 above) where the downstand and extent of historic fabric was hidden.



## Area B

4.12 This retains a C18 brick nib within the large boxing. The thin wall with doorway seen beyond on the survey drawing is late C20 as part of the w.c. insertions.

Photo right: From 819 showing a small extent of C18 brick nib in the corner of the room.

Photo below left: From 821 showing the same door opening and the nib (right centre) beyond C20 blockwork infill. The blockwork can be seen exposed at high level (top right) which was above the suspended ceiling.

Photo below right: Area B looking from Number 819 to Number 821. Area D (central wall) is on the right.

The proposal retains the nib, doorway and C18 brickwork. It retains the C20 structural downstand and removes the C20 WC infill blockwork. The plans allow to retain the whole nib subject to opening up as there is the possibility that some C18 brickwork may survive behind the blockwork.



### Area C

Small nib of London Stock brickwork in hard cement mortar and plaster.

Photo right: Area C brickwork revealed internally.

A nib should be retained in principle as shown on the plan as it shows the historic extent of the C18 building, although the current structure in this area is C20.



### Area D (Central Wall)

These photographs are provided for record as the Late C20 cladding has been removed. Allow for the central wall and its 2 openings to be retained and for unsympathetic cement to be carefully removed and the historic fabric to be repaired like-for-like and/or in lime.

Central Wall from Number 819 (left and right)



## Central Wall from Number 821 (left and right)

(Right) Looking towards the front wall and former front room. Central doorway is shown in more detail below.

(Below left) Recess with central doorway

(Below right) Doorway between former rear rooms. Rear wall on right.

The doorways were both C20 insertions within the C18 brick central wall to link the two buildings.



### Central Wall Details:

(Right) Junction of central wall and the shopfront, with broken C18 brickwork exposed along the original front wall line.

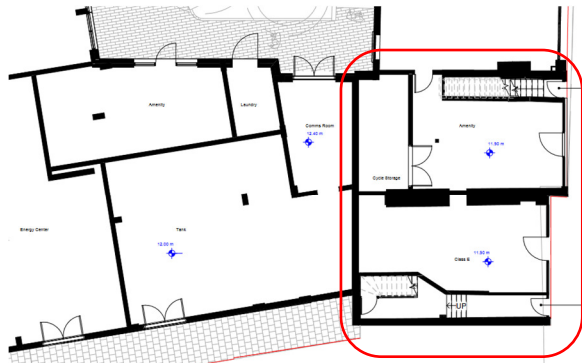
The projecting plinth is visible, indicating the extent the floors have been lowered when converting from domestic use to the commercial use.

(Below left from Number 821 and right from Number 819 ) Central doorway showing that this was a later opening inserted in the C20.

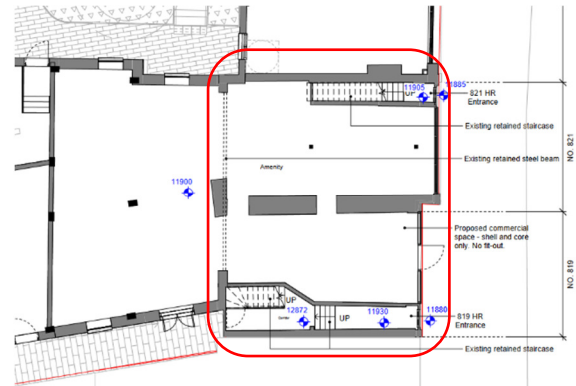


## 5. PROPOSALS

5.1 The variations comprise an amended layout of the ground floor commercial unit/s to Numbers 819/821, as shown on the F3 GA Ground Floor Plan PRINT-F3A-ZZ-00-GA-A-20251/P3.



Approved Ground Floor Plan



Amended Ground Floor Plan

5.2 The design change retains the former piers and openings discovered at ground floor level. The piers which contain fabric from the C18 and C19 are retained and the infill from Late C20 is to be removed. The proposed stud partitioning of Number 821 will be omitted as this does not correspond with the historic room layout and it is no longer required.

This allows for a more flexible use of the ground floor commercial units / shops so that they can continue to incorporate some of the rear extension.

5.3 The proposals retain all the enhancements of the key elements of the buildings, which are listed in paragraphs 5.114-10 which include the frontages, street presence, upper floor interiors and original architectural elements of the buildings.

5.4 The proposals are to retain and carry out minimal conservation repair to the structural nibs and downstands visible now that the Late C20 claddings have been removed. This will provide enhancement as it will reveal more understanding of the former layouts of the ground floor.

5.5 The opening up has not revealed evidence of the original openings on the rear elevation as too much of the rear wall was lost in the earlier alterations.

5.6 The recent opening up supports the previous approved approach not to reinstate the ground floor rooms to their original C18 domestic form. The plinth revealed on the centre wall confirms the substantial lowering of the ground floor, so that none of the fireplaces or doors, if reinstated, would be at or near their C18 level. As the volumes and proportions are not original and the evidence of the layouts is fragmentary, there is no potential for a credible reconstruction of the Georgian ground floor rooms and fenestration of the rear wall in their original design and proportions.

5.7 The proposed approach is therefore to retain evidence of the changes, some of which date back to the late C19, and therefore to better reveal its significance (NPPF 212).

5.8 The scope of works for the ground floor matches the approved scheme and the variation makes no change to the approved proposed Section 5.10 Schedule of Significance, Effect / Impact. The relevant works are on pages 61 and 63 as follows:

## 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                                                                                                                                 |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rear (west) wall</b><br><br>Replace 3-storey C20 extensions with single storey extension | High (C18)<br>Medium (C18 substantially rebuilt at rear) | Good      | Enhance  | Carefully remove all C20 extensions to expose the original rear elevation.<br>Carry out minimal like-for-like brick and lime pointing repairs as required. |
|                                                                                             | Neutral/negative (C20 extensions)                        |           | Preserve | Provide a high quality single storey extension, with flexible lightweight glazed connection where it abuts the listed building.                            |

### Interior Works

| ELEMENT AFFECTED                                                                         | HERITAGE VALUE                                                                                          | CONDITION | IMPACT  | JUSTIFICATION OF PROPOSALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal Walls</b><br><br>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.<br>Allow to reconfigure layouts of the flats to reinstate proportions and partitions following removal of the rear extensions.<br>Allow to reconfigure partitions more sympathetically in accordance with C18 evidence (i.e. shadowlines, decorative cornices, panelling, symmetry and positions of fireplaces).<br>All C18 partitions, C18 panelling and C18 architectural details are to remain in-situ.<br>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. |

### Design

- 5.9 The opening up shows that there is scope for a more flexible layout of the ground floor commercial unit/s within the limited survival of C18 fabric on that floor and the rear wall.
- 5.10 The opening up also provides evidence in the form of downstands and nibs of the previous layouts, and the evidence is to be better revealed by design and repairs, subject to a conservation structural design scheme.
- 5.11 The photographs show that the C20 alterations were not carried out sympathetically and that a number of openings were made without sympathetic finishes as they were being hidden beneath surface cladding. The use of localised conservation repairs as approved in principle will provide enhancement to the revealed areas.

## **6. IMPACT and CONCLUSION**

- 6.1 The variations comprise an amended layout of the ground floor commercial unit/s to Numbers 819/821, as shown on the amended F3 GA Ground Floor Plan, which will make the use of these units more flexible.
- 6.2 The proposals involve no harm or loss to the heritage assets and the C18 and C19 fabric is retained. The change concerns the extent of new fabric that is proposed.
- 6.3 The recent evidence from opening up supports the previous knowledge of the historic changes to the buildings to confirm that there is no potential for a credible reconstruction of the ground floor rooms and rear wall as C18 houses.
- 6.4 The proposal therefore confirms the previous design approach to retain the ground floor in a viable commercial use. It proposes a non-material amendment to retain and reveal the evidence found in opening up which includes a better understanding of the evolution of the buildings from houses to commercial in the late C19 and early C20.
- 6.5 Should any harm be found, the improved understanding of the layout and evolution of the historic commercial units and their improved viability in the long term are both small public heritage benefits which would be taken into account in the planning balance.