



HERITAGE & TOWNSCAPE STATEMENT

Assunnah Islamic Centre,
565a Tottenham High Road, London N17 6SN

JUNE 2026

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Section 1

Introduction.

1 Introduction

- 1.1 This Heritage Statement has been carried out by Revive and Tailor on behalf of Assunnah Islamic Centre as part of the planning application to London Borough of Haringey for the proposed redevelopment of the existing buildings at 565A - 567A High Road, London N17 6SB (henceforth 'the Site').
- 1.2 The Centre was originally established in 2004 when they took over the existing buildings at the Site. The buildings have since undergone restoration and ad hoc repair works. It is now under disrepair and no longer fit for the purposes of the Centre. The proposal therefore is to redevelop it to suit the needs of the existing pupils and wider Muslim community.
- 1.3 The Site falls within the Tottenham High Road Historic Corridor, between Bruce Grove and Scotland Green Conservation Areas. Part of the Site is identified in the Council's Local List of Buildings of architectural and historic interest. To the north of the Site, No 581 is listed at Grade II. Additionally, walls along south boundary of No 581 and around back gardens of Nos 581, 583 and 585 are also listed separately.
- 1.4 This statement is to accompany an application for planning permission for:
- "Part demolition of existing buildings and the erection of a replacement 3-storey building plus basement for use as an Islamic Centre (Use Class F1), together with associated works" (henceforth referred to as the "proposed development").*
- 1.5 The purpose of this Statement is to assist with the determination of the application by informing the decision makers on the effects of the proposed development on the historic built environment. Specifically, this report provides:
- A methodology based on relevant legislative and policy framework within which to assess the Site's heritage and townscape impact;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Offer a full description of the Site and its significance in heritage and townscape terms; and,
 - Provide a detailed assessment of impact of the proposals on the identified heritage assets and townscape character.
- 1.6 In doing so, particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) February, 2025 and local planning policy.
- 1.7 The existing Site and surrounding area was appraised during site visits in July 2025 in good weather. Research has been carried out at Bruce Castle Museum and local archives, London Metropolitan Archives. Desk based research has been undertaken through online research and digital archives, including the British History Online, the National Archives, Kelly's Directories and RIBA Archives.
- 1.8 The report is authored by Nairita Chakraborty BA (Hons) MSc MRTPI IHBC; Director at Revive and Tailor, with close liaison with BRL Architects and Barker Parry Town Planning. It should read alongside the Planning Statement and Design and Access Statement and other documents submitted as part of the application. Specialist structural survey was conducted by Robert Walton, Director at Structural Assembly Ltd.
- 1.9 The consultancy has worked with the Trustees of the Centre and design team to understand the proposed development and to provide independent feedback on design throughout its development, as well as on the potential effects on heritage assets and townscape. Through this process, the intention has been to achieve a high quality of design in order to maximise the beneficial effects of the proposed development on heritage assets, townscape and views.
- 1.10 This document therefore, embodies and presents the results, which are a product of the independent professional advice provided throughout the course of the design process. In accordance with guidance, however, the assessments in this report are undertaken on an independent and transparent basis and weigh up both the positive and negative effects of the project.



Figure 1.1 Site shown in red
Source: Google maps

Section 2

Methodology of Assessment.

2 Methodology of Assessment

Methodology of Heritage Assessment

- 2.1 In assessing impacts on heritage assets (defined in Annex 2 of the Framework)¹ the first step is to understand the significance of the assets affected and any contribution made by their setting (para 207)².
- 2.2 The decision maker is required to take account of this assessment to avoid or minimise conflict between the heritage assets' conservation and any aspect of the proposal (NPPF paragraph 208).
- 2.3 The approach to the application of the relevant paragraphs of the Framework has been addressed by the Court of Appeal in the Bramhill case³ (at paragraphs 71 to 81) and recently by Mrs Justice Lang in the London Historic Parks and Gardens Trust case⁴ (at paragraphs 47 to 53). In particular, the Courts have determined that the decision-maker must adopt a sensible approach to assessing likely harm to a listed building and weighing that harm against benefits,, including design of proposed development.
- 2.4 When considering settings of heritage assets, the Court of Appeal in the Castesby⁵ Estate explicitly rejected the narrow idea that setting is purely a visual or line-of-sight issue. Lord Justice Lindblom ruled that setting is a multi-sensory, three-dimensional concept that includes historical, functional, and spatial relationships. Because setting is defined by how an asset is experienced, the specific architectural quality, massing, materials, and spatial design of the new development must be rigorously scrutinized to understand how it alters that experience.
- 2.5 Whether harm is substantial or less than substantial (to use the terms of the NPPF) is a matter of judgement and the boundary between the two is not always clear cut. Harm is best thought of as a spectrum from negligible at one end to total loss of an asset at the other and the further along that spectrum you are the more important the clear and convincing justification becomes.
- 2.6 In relation to impacts on the identified designated heritage assets and, in accordance with the NPPF and other planning guidance, it is proposed to assess the impact of the development on the heritage assets and their setting in the following way:
- a To apply the Historic England Guidance as set out in GPA 3 and HEAN 12 and the 'five step' process for assessing heritage assets, their setting and impacts of development on them;
 - b To assess whether the proposed development would harm the identified heritage asset's significance, or appreciations of that significance, by generating change within its setting.
- 2.7 The assessment methodology used for assessing the significance of the identified heritage assets and their settings is based on the Historic England's Conservation Principles (both the published version by English Heritage in 2008⁶ and the draft revised version by Historic England in November 2017).
- 2.8 Identification of special interest and significance is based on the three heritage interests - historical, archaeological and architectural & artistic - the definitions of these interests are set out in the PPG and cited in section 2 of this report.
- 2.9 This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic- in assessing what makes a place and its wider context special. These are broadly in line with the values evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version, but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance as cited above.
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- Historical interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.10 These values correspond to the heritage interests as per best practice guidance. In addition, the extent of value is assessed using six criteria:
- The quality and extent of survival of historic fabric.
 - The extent to which the fabric contributes to understanding of history of place and occupants.
 - The originality of the design and the contribution of features to that design.
 - Associations with history, people or events.
 - Contribution towards landmark qualities and public appreciation.
- 2.11 The level of value is assessed using five criteria: high, medium, low, neutral, and negative.
- 1 High – the element is critical to understanding of significance.
 - 2 Medium – the element is important to understanding of significance.
 - 3 Low – the element makes some limited contribution to understanding of significance.
 - 4 Neutral – the element is not negative, and could be enhanced to make a positive impact of the understanding of significance.
 - 5 Negative – the element is harmful or intrusive and detracts from the understanding of significance.
- 2.12 The next step is to understand the impact of the proposal on the significance of the identified heritage assets, their settings. This is undertaken through an understanding of the change in the streetscape including the bulk and mass of the proposal and whether it enhances or detracts from our understanding of the significance of the assets.
- 2.13 The fourth step is to explore ways to maximise enhancement and minimise harm through design alterations or other considerations. Enhancement (see GPA 3, page 14) may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset;
 - or improving public access to, or interpretation of, the asset including its setting.
- 2.14 Options for reducing the harm arising from development may include:
- the repositioning of a development or its elements;
 - changes to its design;
 - the creation of effective long-term visual or acoustic screening;
 - or management measures secured by planning conditions or legal agreements.
- 2.15 The ultimate policy requirement is to 'sustain the heritage assets significance'. The Framework and the Guidance, alongside the Conservation Principles and related guidance by Historic England, all recognise 'conservation' as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should prevent change.
- 2.16 Paragraphs 214 and 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises.

¹ See Appendix C

² Ibid

³ City and Country Bramhill Ltd. v. Secretary of State for Housing, Communities and Local Government [2021] EWCA Civ 320

⁴ London Historic Parks and Gardens Trust v. Minister of State for Housing [2022] EWHC 829 (Admin)

⁵ Castesby Estates Ltd and SSCLG v Steer [2018] EWCA Civ 1697

⁶ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historicenvironment/>



2 | Methodology of Assessment

Townscape Assessment

- 2.17

A townscape assessment involves the measurement of physical environmental effects as experienced by people. The effects of a proposed development on townscape and the urban design of an area are a material planning consideration. Unlike assessment of heritage assets and their setting, this is not a statutory requirement.
- 2.18

High quality design is generally expected to be beneficial to the townscape. When it is related to existing (and valued) local character or historic contexts, however, even a well-designed building has the potential to unacceptably dominate or be incongruent. The appropriateness and quality of the design is, therefore, a key consideration in the assessment of the effects of the proposed development on heritage assets, townscape character and views.
- 2.19

The assessment therefore involves a quantitative, qualitative and perceptual measurement. It is not possible to express the perceptual and qualitative assessment in a scientific manner, but only in professional value judgements.
- 2.20

The final design is assessed in Chapters 7 & 8 of this report, taking into account national, regional/strategic and local townscape and heritage policy requirements. The material used to undertake the assessment includes the drawings prepared by BRL Architects, their Design & Access Statement and Computer Generated Images (CGIs). Given the scale of the building, the CGIs are considered sufficient for understanding the proposal in its wider context. Whilst these may not be actual views, they help in understanding the relationship of the proposal with the surroundings.
- 2.21

The CGIs represent selected views which illustrate the urban relationships likely to arise between the proposal and its surroundings. Each viewpoint position was chosen to represent 'maximum exposure' of the proposed development and its 'maximum conjunction' with sensitive townscape elements within its context, including heritage assets.
- 2.22

It is acknowledged that the viewers of the images presented may have different responses to the appearance of the proposals, depending on personal aesthetic preferences. This form of presentation has the aim of addressing this factor by first providing the reader with objective evidence of the physical scale of the development, its visibility and likely appearance from key viewpoints. Professional opinion, which may be considered to be more subjective, provides a second stage of the assessment, presented in the accompanying commentary.
- 2.23

It is important to note that the written assessments are not assessments of the CGIs but are of the probable view as experienced from the viewpoint in a 'real-life' sense. The CGIs are used only as a tool for assessment. The assessment commentary that accompanies them is intended to provide *"a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of townscape significance, together with the effects of the development upon them"*⁷. The reader is encouraged to read and understand the assessments in the context of the wider narrative about each view and the CGI in each case. The effects found should not be translated into scoring systems or statistics.

7 Historic England's Note 3: The Setting of Heritage Assets (2nd Edition, 2017)



Section 3

Site Location & Context.

3 Site Location and Context

Site Location

- 3.1 The Site is situated within Bruce Castle ward of Tottenham. It lies to the west of Tottenham High Road, north of Bruce Grove Station. The High Road is almost three miles long, running north south from Fore Street, Edmonton to Stamford Hill.
- 3.2 Bruce Grove runs north-west to the south of the Site in a straight line from the High Road to Bruce Castle, following the line of one of the avenues of Bruce Castle Park.
- 3.3 The railway embankment delineates the western part of this part of the High Road. The extensive network of late-Victorian and Edwardian terraced houses have survived and form the essential character of the High Road.
- 3.4 The wider area along Tottenham High Road has been identified as regeneration area by the Mayor of London since 2012. Considerable efforts have been undertaken to regenerate areas within North Tottenham and Tottenham Hale which are now well underway.
- 3.5 Tottenham Hotspur Stadium to the north of the Site is a key area of regeneration, along with the housing regeneration of the estates near Love Lane. These efforts have led to smaller sites coming forward for redevelopment and improvements. The Site lies within such a crux of smaller sites, out of which 551B and 579C High Road have already been given permission to be redeveloped.



Figure 3.1 Map showing the wider context of the Site
Source: Google Earth



Figure 3.2 Bruce Castle Museum
Source: With license from Adobe Stock



Figure 3.3 Aerial view of Tottenham Hotspur Stadium
Source: With license from Adobe Stock



Figure 3.4 Terraces along High Road, immediately north of Bruce Grove Station
Source: Author, July 2025



Figure 3.5 Terraces to the south of High Road, opposite Bruce Grove Station
Source: Author, July 2025

3 | Site Location and Context

Site's Context

- 3.6 The Site is located north of Bruce Grove Station, directly off Tottenham High Road on the west side, behind a range of two storey 1930s buildings at Nos 559-577. Access is gained through a gated walkway between No 565 and No 567 High Road. The narrow alley leading No 579C (Charlton House Medical Centre) provides views to the Site. Part of the Site is also visible from the car parking associated with the Medical Centre.
- 3.7 The Site sits behind the busy retail frontage of Tottenham High Road. Nos 559-565 High Road are a series of single storey buildings built in the inter war period. Nos 567-579 High Road are of a similar age, but two storeys in height with retail use on the ground floor and residential on the first floor. The entire range sits in front of the Site, precluding views of the building from the High Road, apart from the narrow alley north of the terrace.
- 3.8 To its west lies 579C High Road, a new medical centre permitted in 2017, on a site previously occupied by a dilapidated building used by a timber merchant. The new medical centre is now fully operational.
- 3.9 To the Site's south west lies the converted buildings of Wooldridge Brewery, founded in 1834. The Company was bought out in 1925 by Davenports Ltd of Birmingham, and they dismantled the plant within the building in 1927. The buildings within the yard (referred to as Morrison Yard) continued to be used as a Depot until the Second World War. After remaining empty for few years, the buildings within the yard were converted into spaces for small business in the services and creative sector.
- 3.10 Within the buildings of the brewery, No 551b (locally listed) was the original gatehouse building and the only element of the former brewery currently visible from the High Road. Inspired from Classical architecture, the building was in use as Citizen's Advice Bureau and most recently by a Christian group. The building has been given permission for upward extension under planning permission granted in 2023. The proposal includes part demolition of the locally listed building, and extensions to create flexible workspaces and a new community cafe.



Figure 3.6 Map showing the immediate context of the Site
Source: Haringey Council



Figure 3.7 Newly opened Charlton Medical Centre to the rear of Site
Source: Author [Dated: 25.08.2024]



Figure 3.8 Access to 551B High Road, south of the Site
Source: Author [Dated: 25.08.2024]

- 3.11 The High Road itself is fronted by Victorian and Edwardian buildings on both east and west sides. The ground floor of these terraces are predominantly commercial with either related storage spaces or residential units on the upper floors. Many of these are in poor condition, with most shop fronts modern and the frontages marred by advertisement paraphernalia.
- 3.12 The commercial nature of the High Road is broken frequently by the presence of larger houses that still survive from Georgian and early Victorian era. One such example lies immediately north of the Site. No 581 High Road is a detached residential building from late 18th Century originally called Charlton Cottage. It is listed at Grade II.
- 3.13 On the east side of the High Road, Scotland Green represents a break in the late-19th century linear retail frontages of the High Road. The area was notable for the location of the Bluecoat School and the original Tottenham Friends Meeting House.
- 3.14 The modern frontages of the supermarket and Nos 560-568 High Road stand opposite, outside of the conservation area.
- 3.15 Overall, the Site belongs to the 'back of High Road', behind the main retail frontages that form part of the character of the wider area. The immediate buildings around the Site have been given permission for redevelopment which will change the setting and context of the Site.

Section 4

History of Site and Surroundings.

4 History of Site and Surroundings

4.1 The following historic development assessment has been referenced from various archival resources, including the Council's own adopted Conservation Area Appraisals. The text provides a brief summary so far as it pertains to the understanding of the Site and its special interest.

History of Site and Surroundings

4.2 Bruce Grove lies on the historic the Roman Ermine Street from London to Lincoln and York. A settlement is recorded at Tottenham as Toteham: a part of Edmonton in the county of Middlesex, in the Domesday Survey of 1086. A manor house existed by 1254, on or near the site of Bruce Castle.

4.3 Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that stood there.

4.4 At the Reformation, the division of monastic lands further increased the influx of outsiders, many of whom provided themselves with fine houses. The parish was divided into different Manors, called Pembrokes, Bruces, Daubeneyes, Mockings, and Dovecotes or Ducketts. Alms-people were accommodated in cottages by the churchyard, under a charity established by George Henningham and a range of alms-houses, endowed by Balthasar Sanchez, was built in High Road south of Scotland Green in 1600.¹

4.5 The only surviving Manor house is the Manor of Bruces, marked by Bruce Castle within the lands owned by Robert the Bruce who rose to be King of Scotland in 1306. Despite the connection of ownership having being severed, the lands retained the name. The name Bruce Castle dates from the eighteenth century, and has never referred to a defensive structure.

¹ A P Baggs, Diane K Bolton, Eileen P Scarff, G C Tyack, 'Tottenham: Growth before 1850', in A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham, ed. T F T Baker, R B Pugh (London, 1976), British History Online <https://www.british-history.ac.uk/vch/middx/vol5/pp313-317> [accessed 18 August 2025]

4.6 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

4.7 The first survey of the area was undertaken in 1619 (Fig 4.1) by Thomas Clay for the Earl of Dorset, owner of Tottenham Manor. It shows much of the modern road pattern established by then. High Road ran northward east and west routes corresponding to the later White Hart and Lordship lanes.

4.8 The High Road itself is marked with intermittent buildings along its frontage, others set back within enclosed grounds, concentrating particularly around High Cross and near the northern parish boundary.

4.9 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads. The most noticeable of these was Bruce Grove, following the breaking up of the Manorial estate. The new street was laid out to the west of the High Road between 1789 and 1798 for the carriage-owning classes in fashionable late-Georgian London suburbs. Many of these houses were associated with wealthy Quaker families.

4.10 Wyburd's parish map (Fig 4.2) shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

4.11 These developments gave Tottenham the appearance of an extended, semi-rural suburb rather than a town. Industry, although limited apart from brick-making, included a lace factory in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

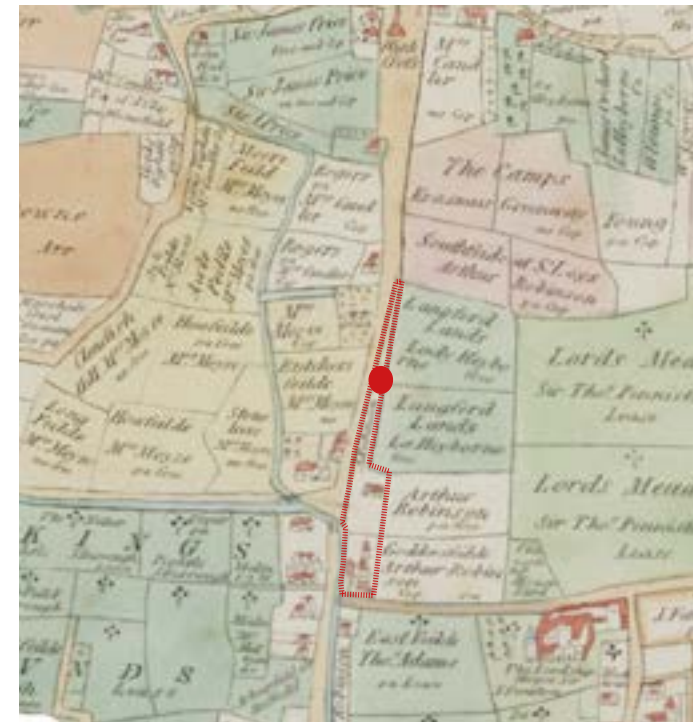


Figure 4.1 Thomas Clay's map of Tottenham 1619 (the map is originally oriented south). The approximate location of Site highlighted in red. Source: Bruce Castle Archives

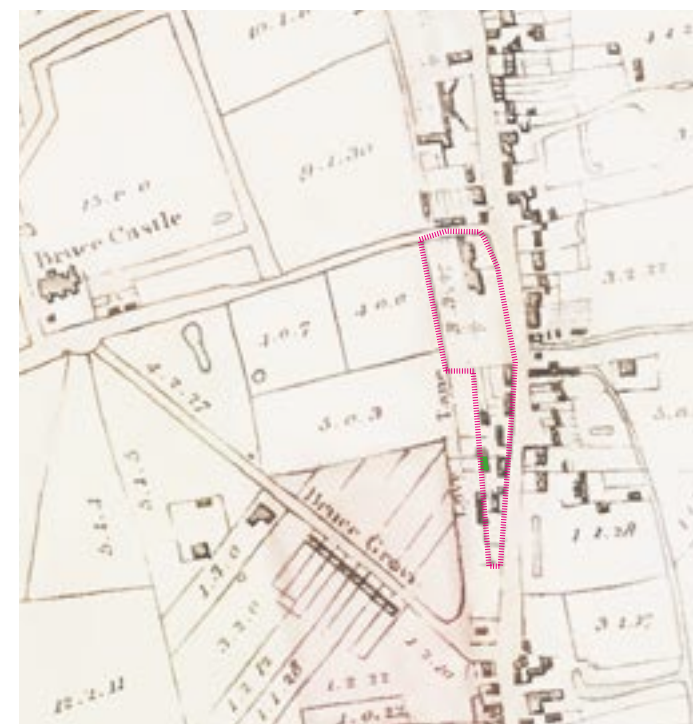


Figure 4.2 Wyburd's parish map of 1798. The approximate location of Site highlighted in red. Source: Bruce Castle

4.12 Tottenham parish tithe map from 1844 (Fig 4.3) depicts the area in more detail with the main houses coloured in red and ancillary buildings in grey. Dwellings comprised single or paired houses, directly fronting the road or set behind front gardens of varying depth. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

4.13 The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. This transformed the "social standing" of much housing along High Road with larger houses demolished to make way for terraces or smaller villas. Much of the open country was also lost, changing the character of the area entirely.

4.14 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green.

4.15 The 1864 OS map (Fig 4.4) suggests limited change to the High Road frontage. To the south of the Site, a notable addition is a public lecture hall, built c1845 by the local Quaker William Janson, which survived after various changes of use until the 1960s; its site is now occupied by No. 545. To the south, at the corner with Bruce Grove, stands a large house named Bruce House.

4.16 The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. This prompted a major transformation in the built form of the High Road, beginning with the clearance of Bruce House and other buildings at the junction to make way for the station and viaduct. This was followed by the redevelopment of the flanking wedges of land between the curve of the railway line and the High Road.

4.17 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs.

4 | History of Site and Surroundings



Figure 4.3 Extract from Tottenham Parish Tithe Map of 1844. The approximate location of Site highlighted with a red line. Source: National Archives



Figure 4.4 OS Map of 1864 (1:2,500) showing the Site in red. Crown copyright and database rights 2019 Ordnance Survey 100035207

- 4.18 In 1888, Tottenham separated from Wood Green and became an Urban District, with a new civic hub created in the Green. The 1896 OS Map (Fig 4.5) shows a shopping parade south of the Site at Nos 515-541 alongside a post office, later a Salvation Army Hall. The London and Provincial Bank, established in 1864, opened a branch at No 547. Nos. 551- 553, a semi-detached pair had also been built to the south.
- 4.19 Pembury Road, north of the Site, was constructed in 1880 with a terrace of buildings along the south side. Nos 583-585 and No 581 appear to be only large houses surviving from the Wyburd's map.
- 4.20 Much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed.
- 4.21 The early twentieth century saw a large redevelopment on the east side of the High Road, including Windsor Parade and several others as shown in the OS Map on 1913 (Fig 4.6). This period also saw the beginning of construction on Dowsett Road. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb.
- 4.22 The inter war period saw increased commercial development on the High road, including the demolition of the surviving houses on the Site, shown in the OS Map of 1935-36 (Fig 4.7). These were replaced by a terrace of commercial buildings which would come to define the area and build upon the growth of the late nineteenth century. The area saw some damage during the Second World War, although the legibility of the historic High Road, with yards off it, was maintained.
- 4.23 The uses in the area changed in the second half of the twentieth century mirroring wider trends, with the shift from light industrial and commercial to commercial and services industries.



Figure 4.5 OS Map of 1896 (1:2,500) showing the Site in red. © Crown copyright and database rights 2024 Ordnance Survey 100035207



Figure 4.6 OS Map of 1913 (1:2,500) showing the Site in red. © Crown copyright and database rights 2024 Ordnance Survey 100035207



Figure 4.7 OS Map of 1935-36 (1:2,500) showing the Site in red. © Crown copyright and database rights 2024 Ordnance Survey 100035207



Figure 4.8 OS Map of 1956 (1:2,500) showing the Site in red. © Crown copyright and database rights 2024 Ordnance Survey 100035207



4 | History of Site and Surroundings

Building History

- 4.24 The Site was first mapped in 1619 (Thomas Clay's Map, Fig 4.9), and appears under Arthur Robinson's ownership, belonging to a narrow strip of land along the High Road. Larger holdings remained to the west of the Site, later Bruce Grove; and north of the Site, later Pembury Road. The wider High Road itself is marked with intermittent buildings along its frontage, others set back within enclosed grounds, concentrating particularly around High Cross and near the northern parish boundary.
- 4.25 The Manorial estates were broken by 1788 leading to a building boom in the late 18th and early 19th Centuries. This had a considerable impact on the area, with new villas and terraces extending outward along existing and new roads. The most noticeable of these was Bruce Grove, built between 1789 and 1798 for the carriage-owning classes in fashionable late- Georgian London suburbs (as depicted in Wyburd's parish map of 1798, Fig 4.10). These developments gave Tottenham the appearance of an extended, semi-rural suburb rather than a town.
- 4.26 Land belonging to Arthur Robinson appears to have been divided to several smaller holdings, with houses fronting the High Road and ancillary buildings to the rear. The Site is shown in its earliest form here, with a small structure, associated most probably with the house fronting the High Road (later referred to as 579 High Road). This small structure is the original 18th Century barn.
- 4.27 By the beginning of 19th Century, light industries appeared in the wider area including a lace factory in 1810 in Love Lane and a silk-factory in 1815 along Factory Lane. The latter became the Rubber Mills in 1837. Brewing was also established with Tottenham Brewery (now Morrison Yard) located west of the Site. Founded in 1834 by Woolridge Brewery, and later acquired by Woolridge, Hill & Co in 1903, the company owned eight public houses.
- 4.28 The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. This transformed the "social standing" of much housing along High Road with larger houses demolished to make way for terraces or smaller villas. Much of the open country was also lost, changing the character of the area entirely.



Figure 4.9 Enlarged extract of Thomas Clay's map 1619 (the map is originally oriented south). The approximate location of Site highlighted in red. Source: National Archives

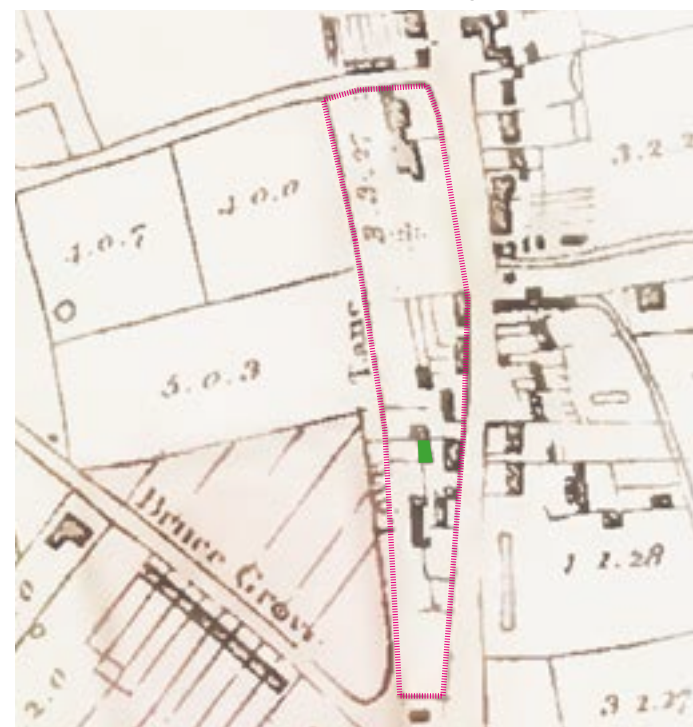


Figure 4.10 Enlarged extract of Wyburd's map 1798. The approximate location of Site highlighted in green. Source: Bruce Castle Archives

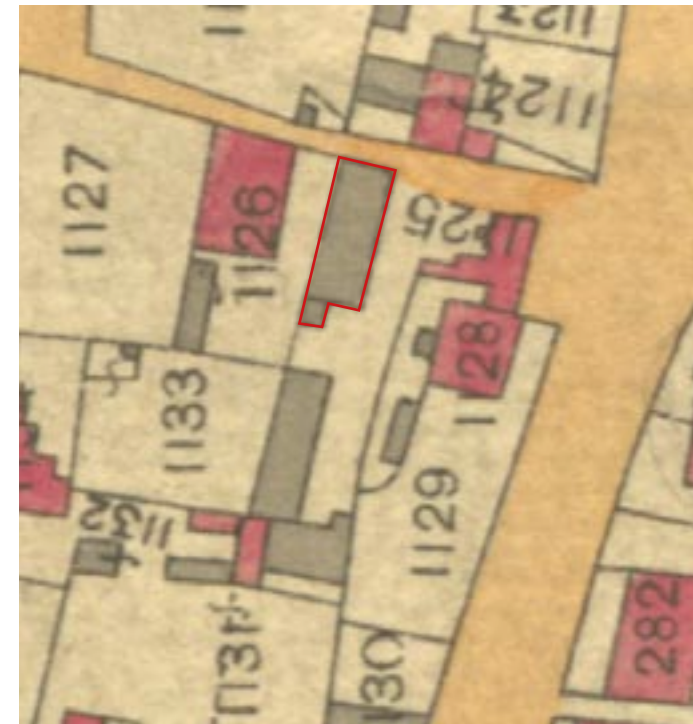


Figure 4.11 OS Enlarged section of the Tithe Map showing the Site in particular with the neighbouring holdings Source: National Archives



Figure 4.12 OS Map of 1864 (1:2,500) showing the Site in red. © Crown copyright and database rights 2024 Ordnance Survey 100035207

- 4.29 The Tithe Map of 1844 (Fig 4.11) shows the Site as "House Buildings Yard" leased to multiple occupants. Later maps show that the barn was extended in the late 19th Century, to almost double its size. Single storey structures were also added to the south.
- 4.30 The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. This prompted a major transformation in the built form of the High Road, beginning with the clearance of Bruce House and other buildings at the junction with Bruce Grove to make way for the station and viaduct. This was followed by the redevelopment of the flanking wedges of land between the curve of the railway line and the High Road.
- 4.31 By end of 19th Century, character of High Road had transformed again, with dwellings acquired for ground floor shops, and ancillary structures used for light industrial uses. Purpose built shopping parades appeared and ancient hostleries were rebuilt as modern pubs.
- 4.32 By 1935, both the houses had been demolished to make way for single storey commercial premises on the south (567 High Road) and two storey terrace, with retail on ground floor to the north (567 High Road). The later maps and trade directories show the Site being used by builders. By the 1990s the barn and the associated structures were vacant and become dilapidated.
- 4.33 The 1977 Postal Directory shows a number of properties registered under 551A High Road. No 566-567 Devonshire Chambers is registered by Norland Insurance agency and Slater Alf & Co Solicitors. Nos 578/579 are registered under Nankivell and Co. Ltd. Builders; whereas No 579c is registered under Akron Ltd. It is likely, therefore, that the "old barn" and the remainder of the buildings on the Site were in use for the builders.
- 4.34 The 1990 OS and 2003 OS (Figs 4.17 & 4.18) show little changes, apart from the demolition of Sanchez House and replacement with the supermarket as seen today. The Site remains in use as "light industrial" but most possibly vacant in poor condition as indicated by later planning applications.

4 | History of Site and Surroundings

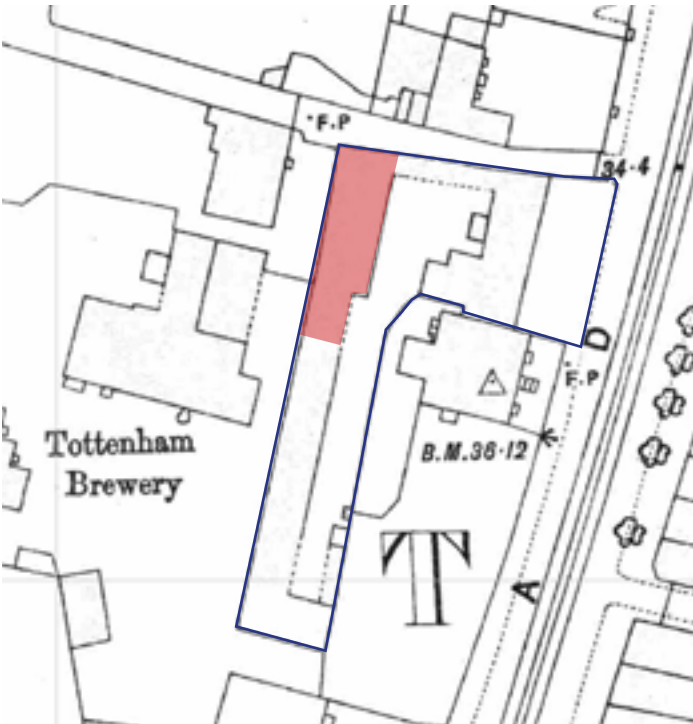


Figure 4.13 OS Map of 1896 (1:1,056) showing the Site in red.
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Figure 4.15 OS Map of 1935-36 (1:2,500) showing the Site in red.
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Figure 4.17 OS Map of 1991 (1:1,250) showing the Site in red.
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Figure 4.14 OS Map of 1913 (1:2,500) showing the Site in red.
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Figure 4.16 OS Map of 1969-74 (1:1,250) showing the Site in red.
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Figure 4.18 OS Map of 2003 (1:1,250) showing the Site in red.
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4 | History of Site and Surroundings



Figure 4.19 Photo of the Barn showing the northern and part eastern elevation taken in 1980s whilst still functioning as a builders site.
Source: Bruce Castle Museum



Figure 4.21 Photo of the western elevation taken in 1999, in dilapidated condition. The far side in tile roof is the 18th C part of the Barn
Source: Bruce Castle Museum



Figure 4.22 Photo of eastern elevation, 1999, in dilapidated condition.
Source: Bruce Castle Museum



Figure 4.20 Comparative photo of the northern and eastern elevation taken in 1999, in dilapidated condition.
Source: Bruce Castle Museum

4 | History of Site and Surroundings

Planning History

- 4.35
- Between 1995-2000, applications were made to redevelop the site, originally proposing the demolition of the 19th Century part of the barn. Following negotiations and grants from Historic England (then English Heritage), permission was granted for converting the barn into office units. The proposal included four office units with a landscaped pedestrian area and distinct roofing materials for different sections.
- 4.36
- The relevant planning history for the application is as follows:
 - HGY/1999/055331: [579A High Road] Restoration and conversion of existing barn to form two one new 2 storey Class B1 office units. Construction of one new 2 storey office Class B1 office unit. Provision of 4 parking spaces and associated hard and soft landscaping. (Granted: 14/12/1999)
 - HGY/1995/1023: [579A High Road] Conservation Area Consent for demolition of existing lean-to and rear extension. (Granted: 14/11/1995)
- 4.37
- A photograph taken c1980 shows the structure in relatively poor condition, with pieces of timber merchandise around it. This corroborates the building's use by the builders as specified in the postal directory of 1977.
- 4.38
- Within the next two decades, the builders moved into 579C, the building to the rear, which was later demolished to make way for the GP Services. This left the older building empty and dilapidated (see Figs 4.19 to 4.23).

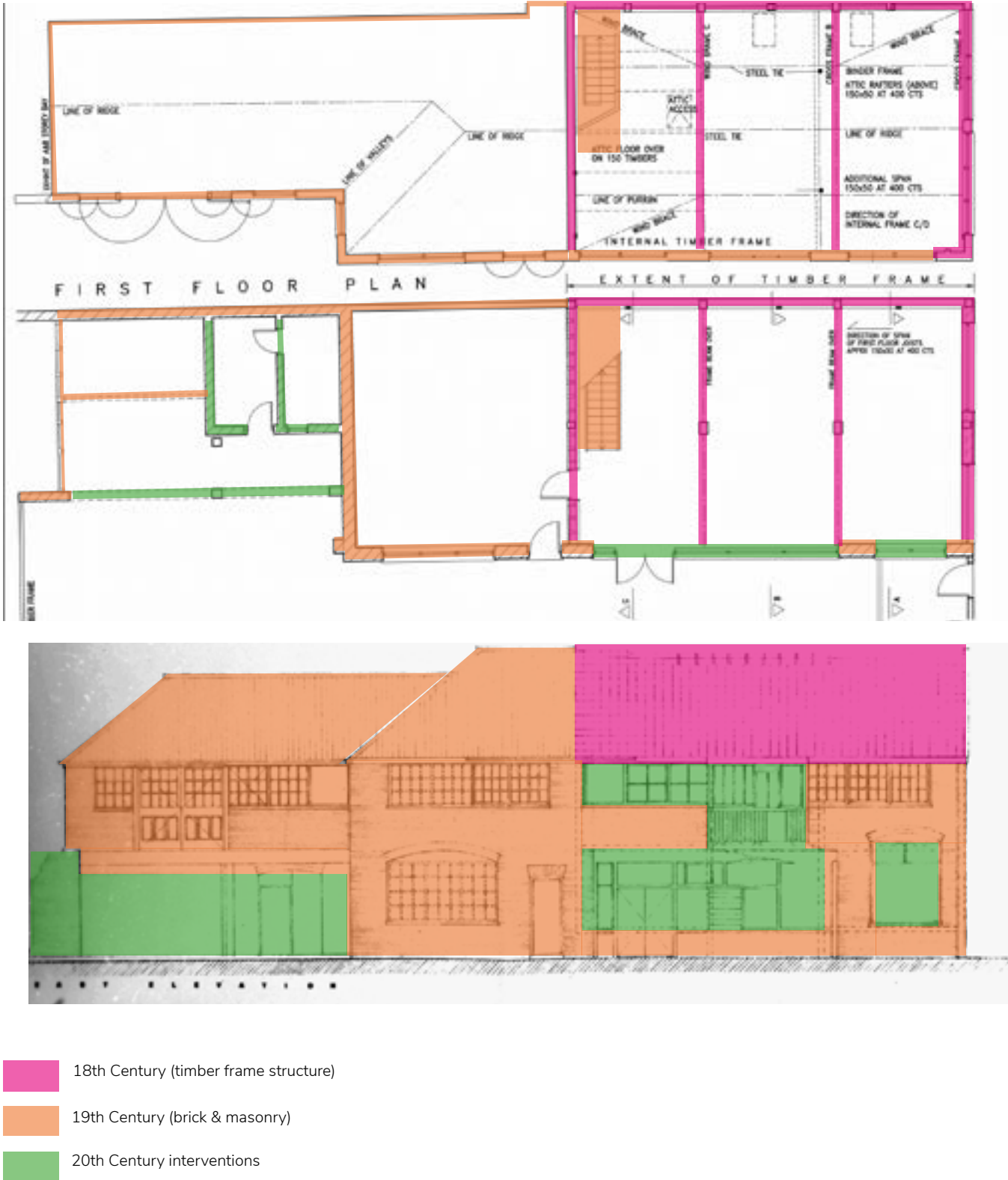


Figure 4.23 Drawings showing plan (top) and eastern elevation (bottom) of the Barn as existing in 1999 and the deduced dates of historic development.
Source: Haringey Council

- 4.39
- Planning permission was granted for the renovation of the “old barn”. Communications during the application refers to the retention and restoration of the barn alongside extension to create new two storey office blocks. Conditions attached to the planning permission required the retention and repair of both 18th and 19th Century barns and repair of all the surviving timber windows. It also required
 - The retention of the 19th Century staircase within the 18th Century part of the barn;
 - New joinery work was to be designed in a “modern and subordinate idiom (e.g. seamless glazing), or as an abstraction of the 19th Century work”;
 - “Internally, the layout was to be revised to retain the 18th c part of the building as a single uninterrupted space; in order to achieve this the new stairs, toilets and kitchenette for the whole building to be relocated within the 19th C.”
- 4.40
- The resulting proposal was for four office units with associated parking spaces at the southern end of the Site. The 18th Century original barn was distinguished from the 19th Century alteration by addition of a glass section on the roof. Additional distinction was achieved by use of traditional clay tiles on the 18th Century part and slates on the 19th Century part, since pantiles were characteristic of the 18th Century whilst slates had been the common material for roof in the 19th Century due to its lightness in weight and availability.
- 4.41
- The additional units were permitted as part of “enabling development”. Their design was “modern-subordinate idiom” so as to sit comfortably with the barn. A gap of 4m was retained between the old and the new section, landscaped pedestrian area.



4 | History of Site and Surroundings

- 4.42 The site plan for the proposal indicates three entrances. In addition to the existing entrance from the High Road, two ancillary entrances were to be provided from the north and south.
- 4.43 During the early part of 21st Century, the Site's context changed entirely, with newer developments on 597c, 579d, 551a and 551b High Road, some implemented and some under consideration. The Barn within the Site is a remnant of ancillary structures associated with larger houses along the High Road.
- 4.44 Simultaneously, the wider area is also undergoing major regeneration efforts, including the post-riot (2011) investment by the Mayor of London. Considerable efforts have been undertaken to improve the townscape of the High Road through heritage funds for shop front and façade schemes.
- 4.45 Tottenham Hotspur Stadium to the north of the Site is a key area of regeneration, along with the housing regeneration of the estates near Love Lane. Larger housing sites in Tottenham Hale are well underway.

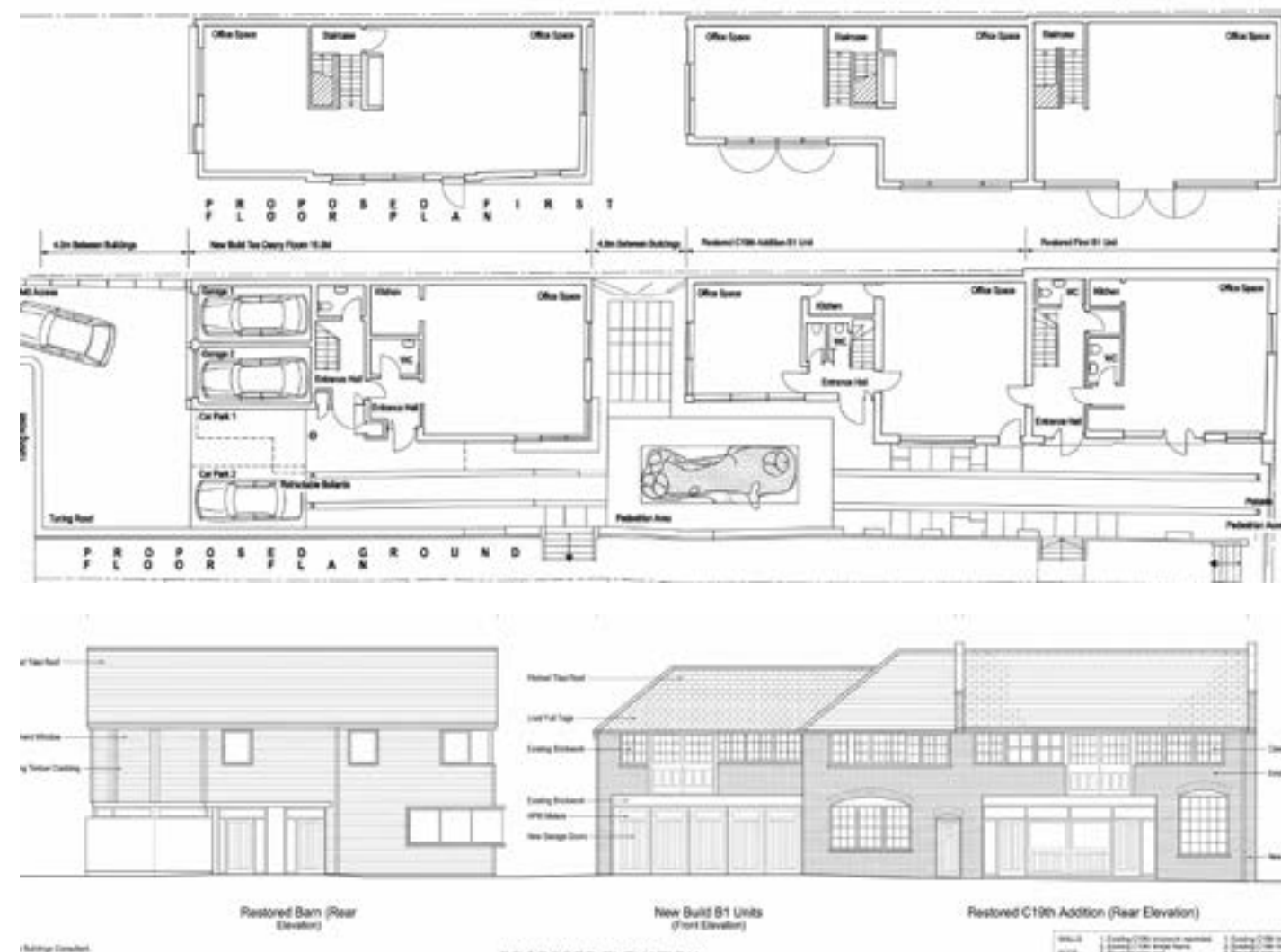


Figure 4.24 Approved plans and elevations, 1999.
Source: Haringey Council

Summary

- 4.46 The above paragraphs details the historical development and planning history of the Site.
- 4.47 Tottenham, including the site, dates back to at least the Domesday Survey of 1086, with a settlement called Toteham and a manor house by 1254 near Bruce Castle. The area developed along the historic Roman Ermine Street, with Tottenham High Road serving as a key northern route into London, lined with inns and serving travellers.
- 4.48 By the 16th century, Tottenham became a rural retreat for wealthy London merchants, with notable mansions and charitable foundations, including almshouses. The Site was part of larger landholdings. The 17th and 18th centuries saw the expansion of the High Road with villas and terraces, especially along Bruce Grove.
- 4.49 By 18th Century, it included a small barn associated with a house fronting the High Road. The area maintained a semi-rural character, with limited industry such as brick-making, lace, and silk factories, and some brewing.
- 4.50 Significant transport improvements in the late 19th Century spurred eastward expansion and urbanization, leading to the demolition of some large houses and the creation of commercial and residential terraces. The larger house, with which the Barn was associated, was demolished with the barn itself extended southward.
- 4.51 By the 20th Century, the site was occupied by commercial premises, including shops and builders' yards, with the barn in poor condition by the 1970s. Planning applications from the late 20th century show efforts to restore and convert the barn into office units.
- 4.52 The Site's context has evolved with newer developments on adjacent plots, and the barn remains a remnant of the area's historic ancillary structures associated with larger houses along High Road.
- 4.53 Overall, the historic development of the Site evidences the transforming fortunes of Tottenham—from a residential suburb to a busy commercial High Road with light industrial activities to the rear. The barn within the Site is remnant of ancillary structures associated with larger houses along the High Road.

4 | History of Site and Surroundings

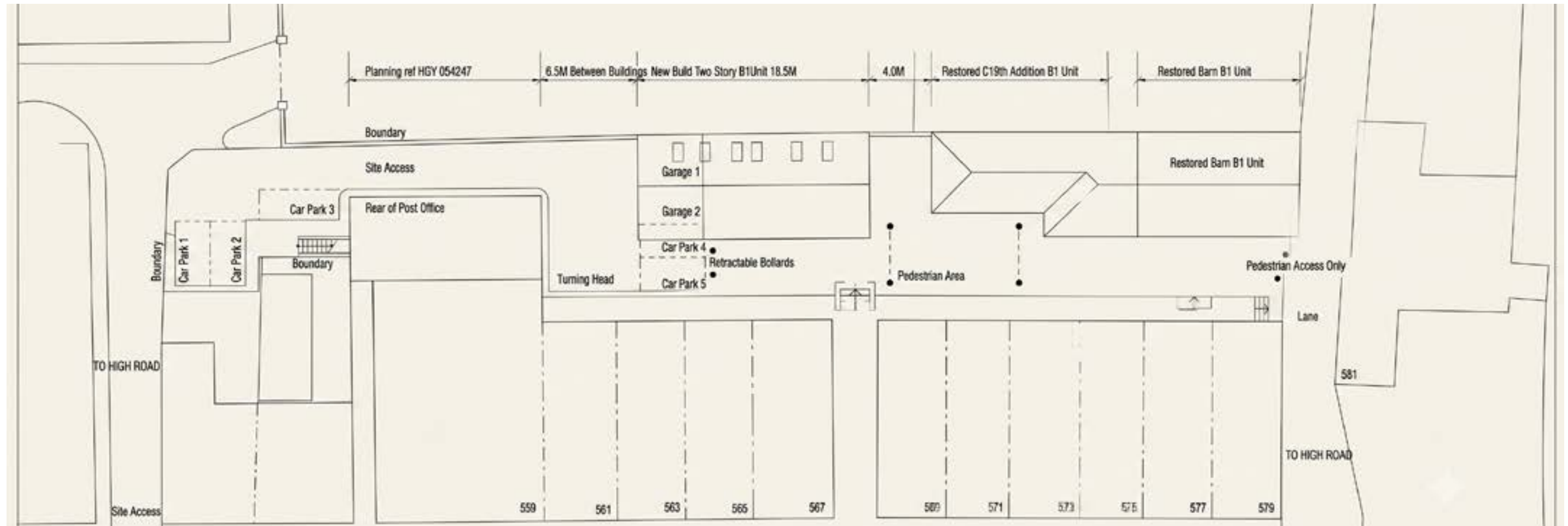


Figure 4.25 Approved Site plan, 1999.
Source: Haringey Council

Section 5

Site Description & Existing Condition.

5 Site Description and Existing Condition

Site Description

- 5.1 The Site essentially comprises three sets of buildings. The northern section of the building incorporates the core of the 18th Century barn alongside the 19th Century additions.
- 5.2 The central section is the 19th Century barn which was retained as part of the 1999 proposals. As per the required conditions, the toilet and kitchen units were relocated within this section of the building, so that the 18th Century part remained as one uninterrupted part. This meant that much of the structural alterations concentrated on the central section i.e. the 19th Century part of the building.
- 5.3 The southern part of the Site includes the office building approved in 1999 as part of 'enabling development'.
- 5.4 Whilst both historic parts are altered, the 19th Century extension appears to be built in poorer quality and is currently in worse condition than the earlier 18th Century part.
- 5.5 The 18th Century barn retains the semblance of the original timber structure. However, the east elevation was re-fronted as part of the 19th Century works using yellow stock bricks. A staircase was also added as part of the works. Historic map included in Fig 4.4 shows a single storey range at the northern end of the barn, which has since been demolished. The archway now holds a date stone of 1850 (Fig 5.2) although it is clear that the section of brick work below was infilled crudely in the 20th Century (Fig 5.3).
- 5.6 Following a decade of dilapidation at the end of 20th Century, the barn's restoration works were only possible in 1999 through substantial grant from Historic England (then English Heritage) alongside enabling development of a new set of two storey buildings to the south. Notes from officers at the time suggest that the 19th Century part was originally suggested to be demolished entirely due to the cost of its retention and restoration. However, additional grants were secured to deliver the restoration of both parts of the barn.
- 5.7 The 1999 planning permission, whilst implemented in essence, appears to have been altered further. Along the east elevation, the northern most bay should have contained only one large arched window. This has been sub-divided into two, with poorly detailed window on the ground floor. UPVC window has been added on first floor too.

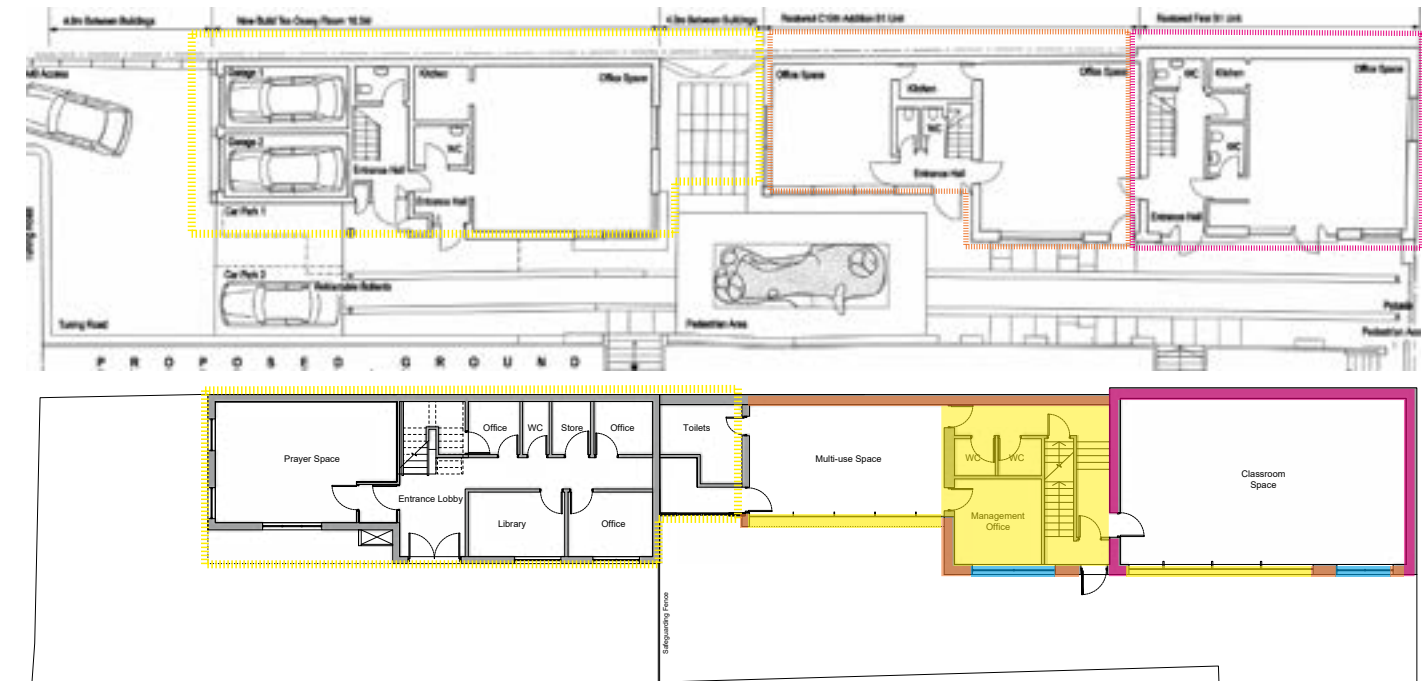


Figure 5.1 Comparison of ground floor plan as approved (top) in 1999 and as built (bottom). Source: Deduced from plans by Haringey Council and BRL Architects

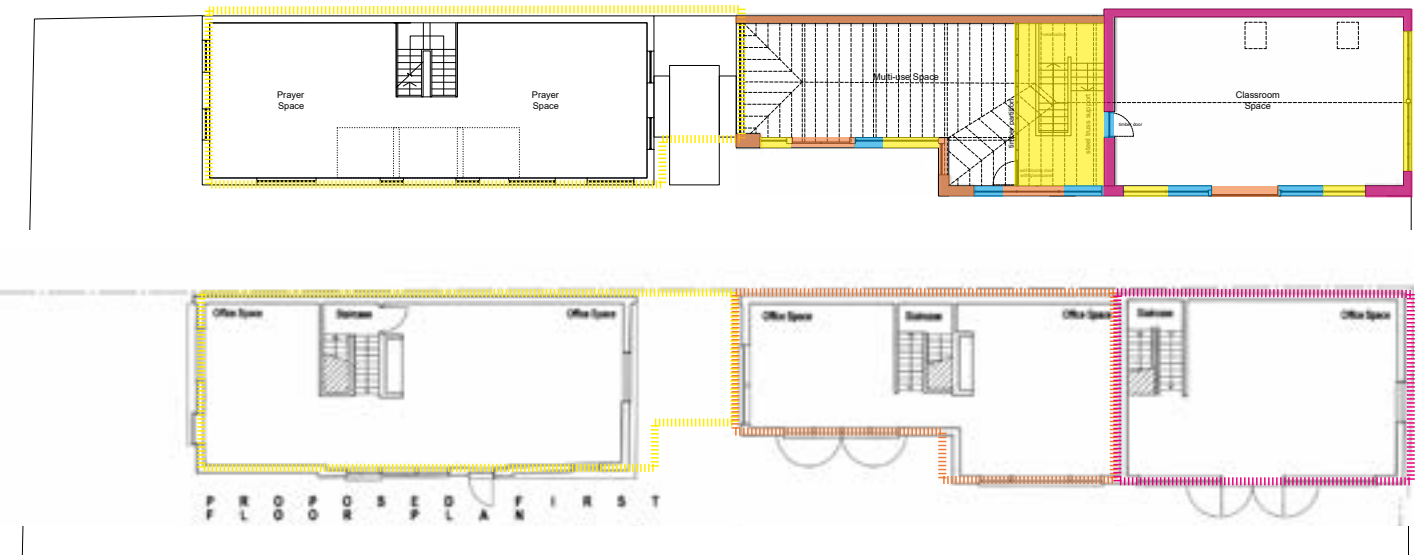


Figure 5.2 Comparison of first floor plan as approved (top) in 1999 and as built (bottom). Source: Deduced from plans by Haringey Council and BRL Architects

- 18th Century (timber frame structure)
- 19th Century (brick & masonry)
- 2004 Extension
- Altered/not according to plan



Figure 5.3 Date stone (1850) over the Northern part of the 18th Century Barn's eastern elevation, over the lower brick arch (see fig 3.10). Source: Author [Dated: 25.07.2025]



Figure 5.4 Northern part of the eastern elevation of the earlier 19th Century part of the Barn. The highlighted part in red would have contained a single storey range running perpendicular. The variation in brick colour and arch height shows that the elevation was rebuilt after the single storey range were demolished. Source: Author [Dated: 25.07.2025]



5 | Site Description and Existing Condition



Figure 5.5 Comparison of east elevation as approved (top) in 1999 and as built (bottom).
Source: Deduced from plans by Haringey Council and BRL Architects

5.8 A comparison of the current plans and elevations with those approved show significant deviation. A key condition of the 1999 permission was that all toilets and kitchenettes be added within the 19th Century of the Barn, keeping the 18th Century part as one uninterrupted space. This was implemented, although an additional floor has been added to the 18th Century Barn. The 19th Century staircase was also retained whilst an additional stair and utility core was added within the 19th century part. This has led to the loss of significant internal fabric within the southern part of the Barn.

5.9 The addition of the floor plate within the 18th Century Barn required addition of steel supports internally that were not originally anticipated. This has led to further erosion of the 'uninterrupted space' within it, and has led to structural bowing of the walls.

5.10 Externally, the condition relating to the windows has only been partially followed. The timber casement windows are all double glazed with some entirely replaced with inappropriate UPVC windows.

5.11 The modern office block was designed in a sympathetic manner by Gary Butler Architects. However, like the historic part of the building, this too wasn't built according to plans. The parking bays on the ground floor have now been crudely converted to rooms using ply boards (Fig 5.14 & 5.15). The timber cladding is in poor condition and is slipping off the facade at various places.

5.12 Since its construction, the building has been used by the Mosque for educational and prayer needs. However, over the last two decades, the congregation has increased greatly, rendering the current space inadequate for use. There are also several internal layout issues such as:

- Inefficient internal layout, with limited adaptability for multi-purpose community use;
- Poor visual integration between the Locally Listed Building and subsequent additions;
- Limited accessibility and inclusivity, particularly for those with mobility needs; and,
- Lack of open gathering spaces or outdoor areas for learning, reflection, or recreation;



Figure 5.6 Eastern elevation looking north from the existing courtyard/children's play area. Listed terrace along east side of Birkenhead Street
Source: Author [Dated: 25.07.2025]



Figure 5.7 Southern part of the eastern elevation of the 19th Century part of the Barn, showing UPVC window on the first floor.
Source: Author [Dated: 25.07.2025]

Structural Survey

5.13 A structural survey was undertaken to ascertain the condition of the Barn, in particular the 19th Century part of the building. The Structural Report (submitted as part of the application) notes:

- The number of openings on east and south elevations, together with the lightweight timber construction, their is limited capacity to resist horizontal stability loads in the east-west direction
- There are vertical cracks and bowing in the brickwork along east elevation and the eaves, most pronounced at the interface between the 18th and 19th Century portion of the buildings. These indicate differential movement between the two portions of building.
- The eaves level ties are observed to be sagging under their own weight indicating the lack of capacity to take further horizontal load.
- Poor surface and rainwater drainage has led to dampness of the brickwork and has increased the risk of timber decay where elements are in contact with the masonry.

5.14 Overall, the report confirmed that:

"The existing structure to the 19th Century portion of the building is in a poor condition. The existing structure appears to have been poorly conceived and has experienced movement as a result of its inability to adequately resist the horizontal thrust from the roof, and general lateral stability loads.

These issues are systemic in nature and are likely to require significant interventions to address the underlying issues, along with repairs to address the damage.....[].

Based on our current understanding of the building, possible strengthening works may include installing new framing internally to provide additional restraint to the elevations and resistance against lateral stability loads in the east-west direction. The new framing would likely require the formation of new foundations, and potential underpinning of the existing building. The framing is likely to be either timber or steelwork."

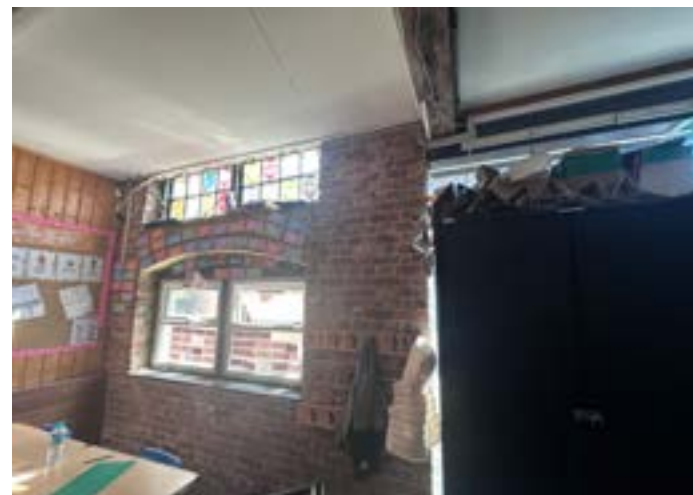


Figure 5.8 Internal view of the ground floor room within the 18th Century part of the Barn (north), used as a classroom.
Source: Author [Dated: 25.07.2025]



Figure 5.9 Internal view of the ground floor room within the 18th Century part of the Barn (south), used as a classroom.
Source: Author [Dated: 25.07.2025]



Figure 5.10 Internal view of first floor room within the 18th Century Barn part of the Barn, used as classroom.
Source: Author [Dated: 25.07.2025]

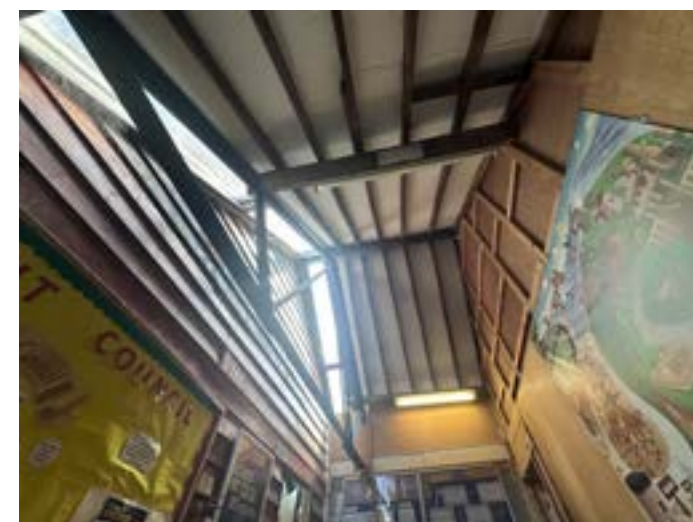


Figure 5.11 Stair lobby inserted between 18th and 19th Century parts of the Barn, as part of work in 2004.
Source: Author [Dated: 25.07.2025]



Figure 5.12 Internal view of the classroom within 19th Century extension.
Source: Author [Dated: 25.07.2025]



Figure 5.13 Eastern elevation of the 2004 office extension, showing later UPVC windows and slipping timber cladding.
Source: Author [Dated: 25.07.2025]



Figure 5.15 Eastern corner of the 2004 office extension, showing later ad hoc insertion of plywood and the poor quality of the timber cladding.
Source: Author [Dated: 25.07.2025]



Figure 5.17 Western elevation of the Barn, seen from the drive way into the parking of the Medical Centre.
Source: Author [Dated: 25.07.2025]



Figure 5.14 Southern elevation of the extension built in 2004 showing later UPVC window (ground floor) and ply wood (ground floor corner).
Source: Author [Dated: 25.07.2025]



Figure 5.16 Western elevation of the Barn, seen from the parking of the Medical Centre. The timber clad and tiled roof part of the building is 18th Century; the brick and slate part is the 19th Century section. The wall forms the boundary to Morrison Yard.
Source: Author [Dated: 25.07.2025]



Figure 5.18 Southern elevation of the 2004 office extension seen from the parking of Morrison Yard. The wall forms the boundary to Morrison Yard.
Source: Author [Dated: 25.07.2025]

Summary of Existing Condition

- 5.15 The condition of the existing building is considered to be poor. Whilst the 1999 permission gave the dilapidated barn a new life, the buildings have now reached their capacity and are no longer fit for the use of their current owners.
- 5.16 Internally, much of the original timber structure is now lost. Where it survives, additional timber and steel supports have been added, rendering the original 18th and 19th Century construction technology illegible. Further clutter has been added through incremental ad hoc repair works for the Centre to function appropriately. Structural failures have also led to uneven floors, creating health and safety issues for the young pupils.
- 5.17 The 1999 permission concentrated on creating much of the core utility spaces within the 19th Century extension leading to further loss of fabric. Whilst the external facade appears 'historic' structural investigations show defects within the external brick walls due to horizontal pressure. This is particularly noticeable at the joint between the 18th and 19th Century phases.
- 5.18 Whilst it was intended that the 1999 permission leaves the 18th Century barn as one uninterrupted space, this was not implemented and a new floor has been added. This has led to lack of legibility of the original timber framing.
- 5.19 Nevertheless, the 18th Century barn has a relatively higher degree of survival, albeit with later steel supports. The 19th Century phase has been altered to a greater degree with a new stair and utility core added. Being of poor construction to begin with (as with many historic outbuilding structures, not intended for habitable use), the additional load of the new use has led to further deterioration of the structure.
- 5.20 Overall, the condition of the existing buildings is no longer fit for the use of the Centre and needs comprehensive consideration in terms of its future in the area.

Section 6

Assessment of Heritage Significance.

6 Assessment of Heritage Significance

Methodology

- 6.1 The assessment methodology used for assessing the significance of the identified heritage assets and their settings is based on the Historic England's Conservation Principles (both the published version by English Heritage in 2008¹ and the draft revised version by Historic England in November 2017).
- 6.2 Identification of special interest and significance is based on the three heritage interests - historical, archaeological and architectural & artistic - the definitions of these interests are set out in the PPG and cited in section 2 of this report.
- 6.3 This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic- in assessing what makes a place and its wider context special. These are broadly in line with the values evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version, but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance as cited above.
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

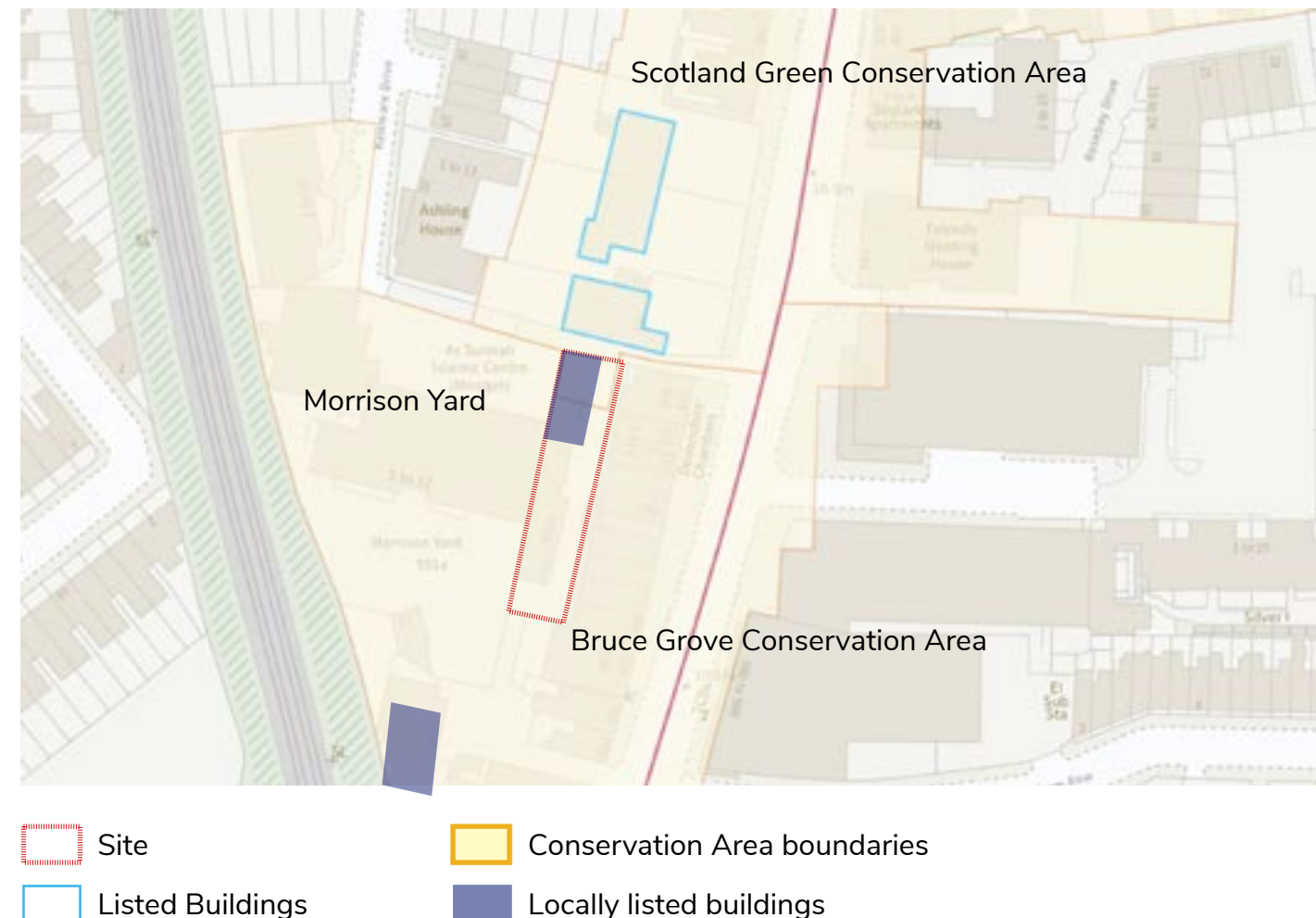


Figure 6.1 Map showing heritage assets nearby.
Source: Haringey Council

- Historical interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 6.4 These values correspond to the heritage interests as per best practice guidance. In addition, the extent of value is assessed using six criteria:
- The quality and extent of survival of historic fabric.
 - The extent to which the fabric contributes to understanding of history of place and occupants.
 - The originality of the design and the contribution of features to that design.
 - Associations with history, people or events.
 - Contribution towards landmark qualities and public appreciation.
- 6.5 The level of value is assessed using five criteria: high, medium, low, neutral, and negative.
- 1 High – the element is critical to understanding of significance.
 - 2 Medium – the element is important to understanding of significance.
 - 3 Low – the element makes some limited contribution to understanding of significance.
 - 4 Neutral – the element is not negative, and could be enhanced to make a positive impact of the understanding of significance.
 - 5 Negative – the element is harmful or intrusive and detracts from the understanding of significance.

1 <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historicenvironment/>

6 | Assessment of Heritage Significance

Identification of Heritage Assets

- 6.6
- In accordance with the methodology described in Section 3, and within GPA 3 and HEAN 12, the first step in the ‘five step’ process for assessing heritage assets is to identify the assets that may be affected by the proposal.
- 6.7
- The Site itself is partly included in the buildings of local heritage importance [specifically the Barn] and is considered to be a non-designated heritage asset. It also falls within both Bruce Castle and Scotland Green Conservation Areas.
- 6.8
- In addition, the grade II listed Carlton Cottage [No 581 High Road & Walls along the rear boundary of No 581, 583 and 585] is located to the north of the Site.
- 6.9
- No 551B and Morrison Yard buildings are a group of locally listed buildings, part of the Brewery, to the south of the Site.

Assessment of Heritage Significance

The Site [non-designated heritage asset]

- 6.10
- The Site derives its special interest solely from the 18th Century barn with 19th Century additions. Compared to similar listed timber structures of the typology, the barn is much altered and does not have the quality and authenticity. However, its survival within an inner London suburb, with over two hundred years of adaptation, following the changing fortunes of the area is an important part of its historic and illustrative history.
- 6.11
- Further, the barn remains in the collective memory of the local residents as “the old barn” that adds to the historic interest of the area. However, it is the 18th Century part of the barn that is more readily visible and thereby recognisable by the residents. The 19th Century extension is much altered and not visible from any public vantage points. The car park of the newly opened Charlton Medical Centre provides a direct view of the rear of the barn, with the 19th Century extension only partly visible, but legible still.
- 6.12
- The appearance of the building, specifically the 18th Century part, is representative of its architectural typology and function, adding to its architectural interest. However, with new developments approved at 551b High Road, and newly opened Charlton Medical Centre at erstwhile 579c High Road has left the barn standing in isolation now, contributing negatively to the significance of this non-designated heritage asset.
- 6.13
- Internally, much of the original timber structure is now lost. Where it survives, additional timber and steel supports have been added, rendering the original 18th and 19th Century construction technology illegible. The 1999 permission introduced further changes within the buildings, specially within the 19th Century extension. Further clutter has been added through incremental ad hoc repair works for the Centre to function appropriately. Structural failures have also led to uneven floors, creating health and safety issues for the young pupils.
- 6.14
- As such, the 18th Century barn is considered to have relatively greater significance due to its earlier construction, original form and greater degree of survival.

- 6.15
- The 19th Century extension is of relatively lower significance with greater level of alterations and loss internal fabric. However, both sections have significance as an example of a vernacular building, built in two phases, and later adopted for other uses, corresponding with the wider transformation of the High Road.
- 6.16
- The Morrison Yard buildings, considerably larger in scale to the barn and the gatehouse, retains some context due to its proximity to the railway line. Charlton Medical Centre at erstwhile 579c High Road is a substantial five storey building, set back from the High Road but immediately visible. These developments have led to the loss of legibility of the original land holdings and have a negative impact on the understanding of the evolution of the area and the Barn. Conversely, this could be suggested as the emerging context of the conservation area’s hinterland.
- 6.17
- Nevertheless, the building contributes to the understanding of the historic development of the wider area, from modest vernacular and domestic beginnings to the intense commercial uses in the 20th Century.
- 6.18
- To the south, 565a is the modern office building built as part of the 1999 application as enabling development. Despite being relatively new, the condition of the building is extremely poor. Much of the timber appears to be slipping off. Here too, incremental ad hoc arrangements have been made to repair the fabric.
- 6.19
- The southern building is not visible from the High Road. However, the car parks of 551a and 551b High Road provide direct views of the building, where its poor condition is visibly evident.
- 6.20
- Overall, the significance of the non designated asset is derived mainly from the vernacular appearance of the 18th Century Barn, its typology and association with the earlier suburban history of the area. The 19th Century barn, whilst historic, is much more altered and is of lesser significance. The modern buildings are in poor condition and detract from the locally listed buildings as well as the wider Conservation area.

- Bruce Grove and Scotland Green Conservation Areas (Tottenham High Road Conservation Area)
- 6.21
- The majority of the Site falls within the Bruce Grove Conservation Area, barring the barn, which is part of Scotland Green Conservation Area. Both form part of the three mile long Tottenham Historic High Road Corridor.
- 6.22
- Within Bruce Grove, much of the built form dates from the late Victorian period and is predominantly commercial in character. The rear of these commercial terraces, once occupied by light industrial uses, are now undergoing transformation with residential and institutional uses incorporated in larger blocks of four to five storeys.
- 6.23
- In contrast, significant aspects of the west side of Scotland Green relate to the surviving 18th-century houses and their frontages (Nos. 581-585). The other buildings on the frontage date from the mid and late 20th century.
- 6.24
- The urban form is defined by the main routes through the conservation area, with linear development along the historic Tottenham High Road and secondary urban form around Bruce Grove and side streets, infilled following the introduction of railways in 1872.
- 6.25
- The Site forms part of both these characters; being the ‘rear of high road’, originally marked by ancillary structures catering to larger houses, later used for light industrial activities, following the incremental loss of the suburban housing. However, it was never related to No 581 or its associated grounds and always formed part of what was historically 579 High Road. As such, owing to its historical property boundary, it should be considered as part of Bruce Grove Conservation Area.
- 6.26
- It should also be considered that the setting of the Conservation Area in the immediate context of the Site has changed immensely in the 21st Century. While the barn survived through the considerable grant given for its restoration, the surrounding area’s redevelopment has not been of the highest quality. The whole of the formal gardens belonging to No 581 has now been replaced by blocks of three storey flats and houses which ‘make no contribution to the conservation area’².

2 Scotland Green Conservation Area Appraisal, Haringey Council (2017)



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Figure 6.2 View of the drive way between No 577 and 581 High Road, leading to Charlton House Medical Centre at 579C High Road.
Source: Author [Dated: 25.07.2025]



Figure 6.4 Entrance gates to Assunnah Mosque from High Road between Nos 565 and 567 High Road.
Author [Dated: 25.07.2025]



Figure 6.6 Nos 553-557 High Road, two storey Victorian terrace to the south of the Site, with the end terrace (No 557) now replaced with a modern red building.
Author [Dated: 25.07.2025]



Figure 6.3 Nos 567-577 (Devonshire Terrace) High Road, a two storey terrace from 1930s containing retail premises on the ground floor and residential above.
Source: Author [Dated: 25.07.2025]



Figure 6.5 Nos 559-565 High Road, part of a single storey range constructed in 1950, creating an unlikely gap in the street frontage.
Author [Dated: 25.07.2025]



Figure 6.7 Nos 521- 541, Victorian terrace flanking the railway lines immediately north of Bruce Grove Station.
Author [Dated: 25.07.2025]

6.27 New developments have also been recently approved at 551b High Road where the original locally listed gate house, whilst retained, would be encased in four storey extensions on either side and two storey upward extension. The Morrison Yard buildings, considerably larger in scale to the barn and the gatehouse, retains some context due to its proximity with the railway line. Charlton Medical Centre at erstwhile 579c High Road is a substantial five storey building, set back from the High Road but immediately visible. These developments have led to the loss of legibility of the original land holdings and have a negative impact on the understanding of the evolution of the area. Conversely, this could be suggested as the emerging context of the conservation area's hinterland.

6.28 Nevertheless, the building contributes to the understanding of the historic development of the wider area, from modest vernacular and domestic beginnings to the intense commercial uses in the 20th Century.

6.29 The wider Site also contributes to the Conservation Areas. As an important local facility, it caters to several families within this part of Tottenham. Whilst not associated with the historic barn, the function and use of the existing building has its own significance that contributes to the social history and demographical evolution of the area.

6.30 Its physical appearance due to its poor condition, on the other hand, is negative to the Conservation Area's setting, as well as the setting of the locally listed Brewery buildings. Although only glimpses of the building can be gained from the High Road, the Site is readily visible from the car park at Charlton medical centre as well as the car park and yard to 551a and 551b High Road.

6.31 Overall, whilst the Site contributes to the Conservation Area's historic and illustrative significance, its appearance detracts from the setting due to its poor condition.

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No 581 High Road & Walls along the rear boundary of No 581, 583 and 585 [Grade II]

- 6.32 No. 581, known as Charlton Cottage, is a late-18th Century two storey house in brown brick with three dormer windows set in a slate roof behind a brick parapet. Originally four windows wide but now only three, the house has six-over-six pane sashes and a six panelled door set in a stone surround with attached Tuscan columns and a pediment. The single- storey brick extension built onto the front of the house is an unfortunate addition that unbalances the elevation and intrudes into the setting of the house³. A large single-storey extension has also been added to the rear of the house.
- 6.33 The front wall and railings to No. 581 are modern and of no interest. However, the Grade II listed boundary wall that formerly enclosed the rear gardens of the three Georgian houses extends along the southern boundary and turns the corner onto Kenmare Drive.
- 6.34 These together form a group, reflecting the area's affluent past marked by large houses of the Georgian era, sitting in substantial grounds.
- 6.35 Given the Site was never related to No 581 or its associated grounds, its contribution to their setting is considered to be neutral. The barn's vernacular appearance stands in contrast to the more formal setting of the Georgian houses which were more likely to include a stable/carriage block, such as those along Bruce Grove. However, there is some visual relationship between No 581 and the barn since both can be seen on either side of the alley accessing the rear of the Site. The Barn's poor physical condition, exacerbated by the evident slipping of the timber boarding on the flank elevation, impacts negatively on the setting of the listed building.

3 Scotland Green Conservation Area Appraisal, Haringey Council, 2017



Figure 6.8 Front elevation of No 581 High Road.
Source: Google [Dated: 25.08.2024]



Figure 6.10 View of Barn from the driveway looking from the entrance gate to No 581.
Source: Author [Dated: 25.07.2025]



Figure 6.12 Rear elevation of the Barn with the rear of No 581 to its left, taking from the parking of Charlton Medical Centre.
Source: Author [Dated: 25.07.2025]



Figure 6.9 1978 View of Charlton Cottage at 581 High Road, Tottenham, looking west from the corner of the front garden. Roof of the older building on Site, referred to as "old barn" is visible behind, alongside the roof of the former Tottenham Brewery.
Source: With permission from London Metropolitan Archives (Not to be reproduced)



Figure 6.11 View of rear gardens behind No 581, now lost as part of the later development of Ashling House, Kenmare Drive.
Source: Author [Dated: 25.07.2025]



Figure 6.13 View from the internal courtyard of the Barn looking north towards the flank elevation of No 581.
Source: Author [Dated: 25.07.2025]



6 | Assessment of Heritage Significance

551B High Road & Morrison Yard [Locally Listed]

- 6.36 No. 551b is a locally listed building and is part of the Morrison Yard complex of the former Tottenham Brewery (also locally listed). The building dates from the turn of the twentieth century, and has undergone extensive alterations.
- 6.37 It is a single storey building with a neoclassical principal (south) façade. Unusually decorative for a building of this scale, the façade includes an eclectic mix of Roman Doric and Tuscan orders, with four bays, each defined by Tuscan pilasters. The use of steel frame windows on three of the bays on the front elevation indicate early alterations. The leftmost of the four bays has the principal entrance, defined by Roman Doric columns and a pedimented porch. The neoclassical stone façade and some of the entablature continues to the north return which can be viewed from the yard.
- 6.38 Elsewhere, façades are of red twentieth century brick, dating from form a variety of decades with a mixture of steel framed and uPVC windows.
- 6.39 The building was designed to be the gatehouse to the Wooldridge Brewery, founded in 1834. In 1903, it was acquired by Woolridge, Hill & Co which owned 8 public houses. The Brewery was acquired by Linnell's Tottenham Brewery Co. Ltd in 1920. During this time it is thought production and bottling of beer on the Site continued, at least until the firm was wound up in 1923. The Company was bought out in 1925 by Davenports Ltd of Birmingham, and they dismantled the plant within the building in 1927. It is thought that Morrison Yard continued to be used as a Depot until the Second World War.
- 6.40 No. 551b was the original gatehouse building and the only element of the former brewery currently visible from the High Street. It formed the interface between the public Tottenham High Road and the more private, industrial Tottenham Brewery, justifying its decorative design intent. The building has been in office use, including a Citizen Advice Bureau and a Christian Group office.



Figure 6.14 1970 View of the former Wooldridge and Company brewery at 551a High Road, Tottenham, looking north, then in use as a bakery. An application for its demolition and replacement was refused in 1974. Source: With permission from London Metropolitan Archives (not to be reproduced)



Figure 6.15 1981 Comparative view of the former brewery at 551a High Road. After remaining vacant the building was subsequently damaged by fire in 1981. Planning permission for its conversion to light industrial use and extension was granted in 1981. Source: With permission from London Metropolitan Archives (not to be reproduced)



Figure 6.16 1990 view of the former brewery at 551a High Road, following restoration and extension works. The building is currently in use as creative work spaces. Source: With permission from London Metropolitan Archives (not to be reproduced)



Figure 6.17 1990 view of the former brewery at 551a High Road, following restoration and extension works. The building is currently in use as creative work spaces. Source: With permission from London Metropolitan Archives (not to be reproduced)



Figure 6.18 1981 Comparative view of the former brewery at 551a High Road. After remaining vacant the building was subsequently damaged by fire in 1981 (top). Planning permission for its conversion to light industrial use and extension was granted in 1981 (bottom). Source: With permission from London Metropolitan Archives (not to be reproduced)

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Figure 6.19 1981 Comparative view of the former brewery at 551a High Road. After remaining vacant the building was subsequently damaged by fire in 1981. Planning permission for its conversion to light industrial use and extension was granted in 1981.
Source: With permission from London Metropolitan Archives (not to be reproduced)

- 6.41 The brewery buildings, on the other hand, continued to be used as depot in the post war era. Following an incident of fire in 1981, the building was refurbished by Greater London Council and Haringey Council in 1983, and reopened as offices, providing spaces for small business in the services and creative sector. Over the intervening years the units within the buildings have expanded until only a minority remain.
- 6.42 New developments have also been recently approved at 551b High Road where the original locally listed gate house, whilst retained, would be encased in four storey extensions on either side and two storey upward extension.
- 6.43 The Site does not contribute to these buildings as they are not related functionally or historically to each other. Although, the land was originally part of rear gardens, the railway line bears more relation to the industrial activity of the Brewery, leaving the Barn without any context of its own.

Summary of significance and Site's contribution to setting of other heritage assets

- 6.44 The Site derives its special interest solely from the 18th Century barn with 19th Century additions. Compared to similar listed timber structures of the typology, the barn is much altered and does not have the quality and authenticity. However, its survival within an inner London suburb, with over two hundred years of adaptation, following the changing fortunes of the area is an important part of its historic and illustrative history.
- 6.45 Further, the barn remains in the collective memory of the local residents as "the old barn" that adds to the historic interest of the area. However, it is the 18th Century part of the barn that is more readily visible and thereby recognisable by the residents. The 19th Century extension is much altered and not visible from any public vantage points. The car park of the newly opened Charlton Medical Centre provides a direct view of the rear of the barn, with the 19th Century extension only partly visible, but legible still.
- 6.46 The appearance of the building, although much altered, is representative of its architectural typology and function, adding to its architectural interest. However, with new developments approved at 551b High Road, and newly opened Charlton Medical Centre at erstwhile 579c High Road, the legibility of the original land holdings have been lost. This has had a negative impact on the understanding of the evolution of the area. Within this, the barn stands in isolation now, which contributes negatively to the significance of this non-designated heritage asset.



Section 7

Heritage Impact Assessment.

7 Heritage Impact Assessment

Methodology

- 7.1 The impact assessment uses the methodology set out in paragraphs 193 to 196 of the NPPF (whereby relevant) as its basis and is applied with the interpretation established by current case law.
- 7.2 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment provides information to assist in implementing historic environment policy in the National Planning Policy Framework and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
- 7.3 It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:
- 1 “Understand the significance of the affected assets;
 - 2 Understand the impact of the proposal on that significance;
 - 3 Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
 - 4 Look for opportunities to better reveal or enhance significance;
 - 5 Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
 - 6 Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.’

Client Brief

- 7.4 The Assunnah Islamic Centre established itself in the buildings within the Site in 2003, although the use of the building was registered as offices (B1) until 2016 when change of use to religious (D1) was granted.
- 7.5 Since then the centre has become a key community asset providing religious and educational facility, catering to a diverse demography within the area.
- 7.6 However, the capacity of the building and poor circulation are no longer able to cater the goring population within the area. Hence there is a need to re-provide the facility within the same location that will increase the Centre’s overall capacity and operational flexibility.
- 7.7 The proposal seeks to:
- Improve functionality by reconfiguring internal layouts to allow for more efficient use of space and better accommodation of religious services, teaching spaces, and community events.
 - Respect and integrate local heritage through the careful conservation and adaptation of the Locally Listed Building as part of a unified and coherent masterplan.
 - Respond positively to the local context, acknowledging the site’s position within and adjacent to two Conservation Areas by employing a design language and materiality that are sensitive to the historic setting.
 - Provide a sustainable, accessible and inclusive environment that support the Centre’s long-term needs and the well being of its diverse users.
 - Address the feedback received during the pre-application process, including concerns raised in the Planning Officer’s Report, while maintaining the spirit and ambition of the earlier accommodation schedule.

Pre-Application Advice

- 7.8 In December 2024, pre-application advice was sought from the Council regarding the comprehensive redevelopment of the Site including the demolition of the barn. The proposal included provision of a larger multi-functional centre, with improved facilities for prayer, educational services, community function and associated office and administration functions.
- 7.9 In response, the Council stated:
- “Whilst the principle of expanding the centre is supported, realistically the plans for the site are very ambitious and may be difficult to accomplish.”
- 7.10 In addition, specific points were made relating to the heritage impact, and the scale and massing of the building:
- The demolition of the locally listed building was not supported, by virtue of it being “an important vestige of the C18 development of this area”.
 - The proposed scale was considered to be of significant concern due to its scale that would “dominate this section of the High Street”; and “disrupt the pattern of development, and the prominence of the buildings along the High Road which is an important part of the character of the High Road and would be dominant in the important south view of the listed buildings in Scotland Green CA.”
- 7.11 The Council further suggested that “Any development on this site should be of one storey less than the High Road buildings and retain the ancillary nature of the backland site.”
- 7.12 Following the Council’s response, a new team of architects, engineer and specialist heritage and townscape consultants were appointed to reconsider the scheme afresh.
- 7.13 In September 2025, a new scheme was developed and submitted to the Council for a second pre-application. The proposal was revised to address the Council’s previous concerns with the retention of the 18th Century Barn. The 19th Century extension along with the later 2001/04 extension was proposed to be demolished and replaced with a three storey block.
- 7.14 This proposal was considered to be “acceptable in principle subject to compliance with other policies in terms of design, impact on the designated heritage assets, neighbouring amenity impact, and other highways considerations”.
- 7.15 In particular, Officers stated:
- “This pre-app marks a considerable shift in the approach to this highly constrained and sensitive site which is welcomed.”*
- 7.16 Recognising the constraints of the Site alongside the close relationships with the surrounding buildings and heritage assets, Officers queried:
- Whether the Site could accommodate the Centre’s ambition without harming the heritage assets;
 - The use and size of various spaces within the proposal to better understand the capacity requirements;
 - Structural condition of the 19th Century part of the barn and the justification for its demolition;
 - Proposed use of the external spaces, given the limited space available;
 - The existing level difference and possibility to further reduce the height of the building; and,
 - Better integration of the retained Barn and the new building creating a more consolidated design.

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Figure 7.1 Pre-application submission Dec 2024
Source: Virtue Architecture



Figure 7.2 Pre-application submission September 2025
Source: BRL Architects

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- 7.17 With particular reference to the proposed loss of the 19th Century part of the Barn, the Council's Conservation Officer stated:

"The loss of the early building, including its brickwork frontage which remains very distinctive and attractive despite some inappropriate additions/alterations would be considered to cause some harm. These buildings could form part of a very attractive courtyard style development and have a lot of character which could be beneficially used and would cause harm if lost. Exploring alternatives which retain all of the historic barns and incorporate them into the new development, potentially with the more demanding space requirements located nearby is recommended."

- 7.18 These comments have been carefully considered and addressed, as appropriate in the proposed scheme. In particular, an independent Structural Survey was undertaken to understand the condition of the 19th Century extension and whether an upward extension could be feasible.

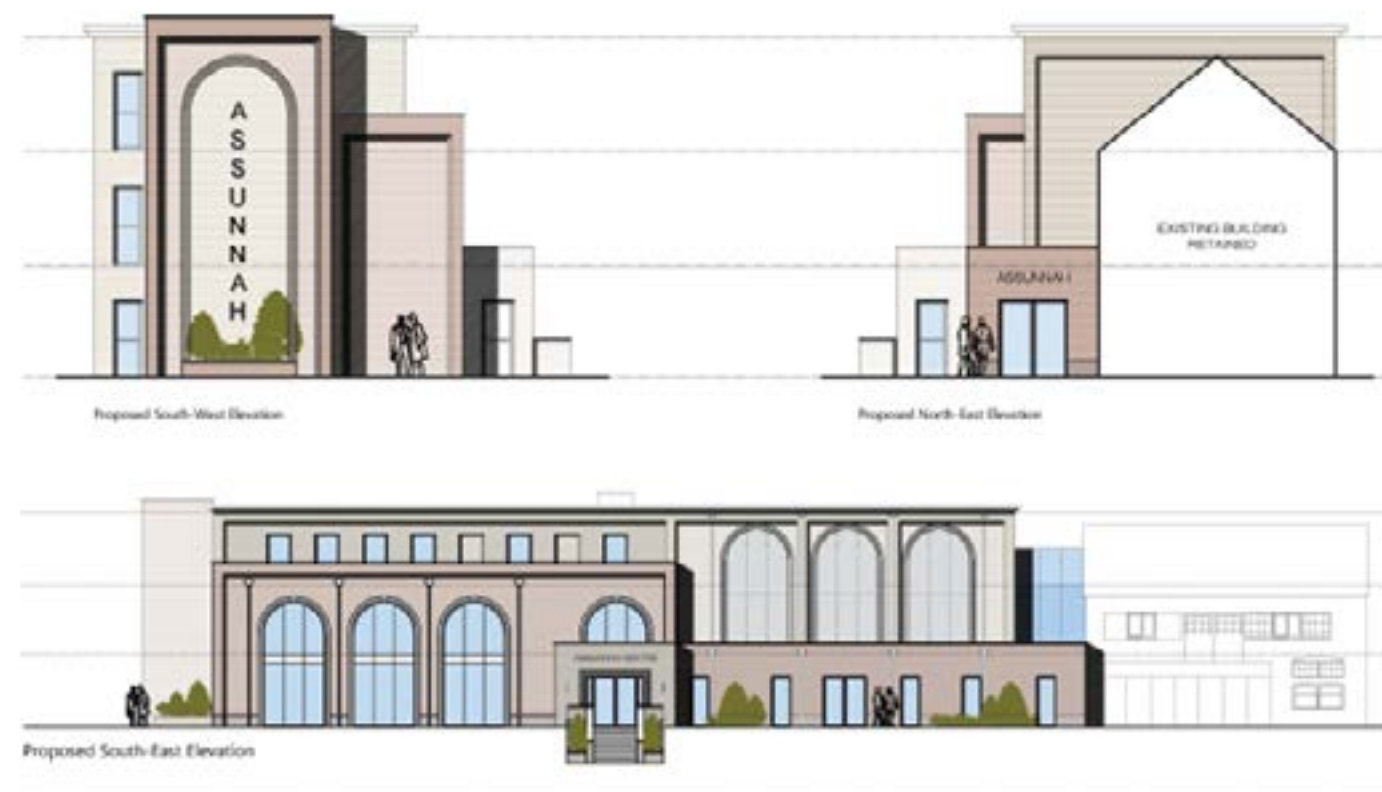


Figure 7.3 Proposed massing, view from Crestfield Street showing terraces along Euston Road and the under construction Belgrove house.
Source: Matthew Lloyds Architects

Revised Scheme

- 7.19 Following the pre-application received, the proposals have been reconsidered. These include clear indication of the use of internal spaces, reduced height of the roof, introduction of a light weight glazed link between the existing and proposed structures, refined window arrangements, improved circulation, and the introduction of basement accommodation to allow a reduction in above ground massing. Further articulation has been introduced to the south elevation through motif inspired window screening. This adds depth, visual interest when viewed from 551B High Road.
- 7.20 The architecture of the proposed block takes its cues from the brewery building at 551a high Road, with large arches fronting the building at ground and first floors. The main build would be in yellow London stock brick, prevalent in the area, with red brick detailing to add visual interest. Motifs representing the functional use of the building as an Islamic Centre would also be incorporated.
- 7.21 A defining element of the elevations is the use of a series of arched openings. These arches are informed by the local architectural context, where arched forms are commonly expressed in historic masonry buildings, boundary treatments, and civic architecture. The proposal reinterprets this familiar local motif in a contemporary manner, using consistent proportions, deep reveals, and expressed brick detailing to create a strong sense of rhythm and depth along the façades.
- 7.22 The principal entrance is clearly expressed through a recessed arched portal, drawing on the same contextual language to create a legible and welcoming point of arrival. Signage is integrated into the brickwork and architectural detailing, avoiding visual clutter and maintaining a calm civic character.

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Heritage Impact of Proposals

- 7.23 The proposed retention of the 18th Century part of the Barn would keep the oldest, and more significant part of the building originally built.
- 7.24 However, the need for increasing the capacity for the Centre means that retention and/or vertical extension of the 19th Century extension is not practically feasible. This is due to the structural capacity of the existing extension and its poor built quality.
- 7.25 Retaining the extension in its current form will seriously limit the ability to provide additional capacity required by the Centre. Options for vertical extensions would require drastic structural additions to it including underpinning foundations and reconstructing much of the fabric. This will come at a much greater price, that could be invested in the original Barn instead.
- 7.26 Even with an upward extension, there would be limitations to the achievable volume of the building, thereby the resulting in lower capacity. This would also have a negative impact on the setting of the original Barn.
- 7.27 Considering the overall opportunity to invest in this important social and community facility, while retaining the most important part of the historic building, it is considered that the demolition of the 19th Century extension is necessary. This will cause some harm, and could be partly mitigated through a historic recording condition.
- 7.28 Further, the new building allows the retained Barn to have a new context. The proposed glass extension between the old and the new buildings would create a clear distinction. The architecture and scale of the new building will create a soft transition between the High Road and the Brewery buildings to the rear, resulting in a new context for the Barn, which would still appear ancillary to the main block and its function.
- 7.29 The proposal would also integrate the Site better within the surrounding and emerging context of the Conservation Area. Its appearance would relate directly to its function as a Mosque and add a new element of typology in the area.
- 7.30 The substantial reduction in scale and massing enables the proposed development to sit comfortably behind the existing High Road terrace. Continued views of the barn would be available from the High Road, while the shabby office block from 2000s would be replaced with a much more elegant building, purpose built for the use of the Centre.
- 7.31 The overall design of the buildings remains contemporary, but takes cues from its context to achieve an improved and more engaging form that responds positively to the conservation area.

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Impact on surrounding Heritage Assets

7.32	The direct physical impact of the proposal would be restricted to the locally listed (non-designated heritage asset) Barn. The settings of the following heritage assets are also considered to be impacted on indirectly. - Listed buildings - No 581 High Road & Walls along the rear boundary of No 581, 583 and 585; - Conservation Area - Bruce Castle and Scotland Green Conservation Areas. - Locally Listed Building - No 551B and Morrison Yard buildings are a group of locally listed buildings, part of the Brewery, to the south of the Site.	7.36	At present, the Barn has a partial visual relationship with the listed building at No 581 High Road, with a common drive way. The 19th Century part of the Barn and the 2004 extension, although does not have the same level of visual relationship, appears poor in quality, detracting fro the setting of the listed building. The enhancement in the appearance of the original Barn and the new building for the Mosque would allow a high quality architecture within the changing context of the listed building, with improvement in visual appearance of the Barn and its surrounding area.
7.33	As discussed in Chapter 3, the High Road is characterised by Victorian and Edwardian buildings on both east and west sides. This is broken frequently by the presence of larger houses that still survive from Georgian and early Victorian era, such as No 581 High Road. To the Site's south west lies the converted buildings of Wooldridge Brewery, founded in 1834.	7.37	Architecturally, its design would give a strong sense of identity to the diverse demography of the Conservation Areas. Whilst taking cues from the surrounding buildings, the prominent arches and motifs allow the building to stand confidently on its own, but still sensitive to its surroundings.
7.34	Within this context, the Site belongs neither 'High Street' character nor the more 'light industrial' heritage of the brewery site. An ancillary building to an erstwhile 'suburban villa' pre-dating the current terraces, it is a remnant of the wider area's demographic and economic history.	7.38	Overall, the proposal would create a soft transition with the established scale of the existing terraces and emerging context of the light industrial buildings to the rear, whilst reinstating the importance of this local community building within Bruce Grove and Scotland Green Conservation Areas.
7.35	The proposal would provide a new context with the new building acting as the principle building on Site and the 18th Century Barn being ancillary to it. Its retention and restoration would preserve this important remnant of Tottenham's evolving history, whilst adding a new purpose built community facility within the area.		

Review against Legislation and Planning Policy

Statutory Duties - The Planning (Listed Buildings and Conservation Areas) Act 1990	
7.39	In accordance with the relevant duties of the 1990 Act it has been demonstrated that the development and design of the proposals have had special regard to the desirability of preserving the special interest of the listed building and its group. The proposals have sought to avoid and minimise any further harm, and also to ensure that the proposals as a whole retain and sustain the heritage asset.
National Planning Policy Framework (Dec 2024) (As amended)	
7.40	In accordance with paragraphs 207-208 of the NPPF, this report has identified the designated heritage assets which would be affected by the proposals, and has described their significance proportionately.
7.41	The proposed scheme has taken account of the key principals set out in paragraph 210, which encourages proposals to consider the desirability of sustaining and also enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness.
7.42	Annex 2 of the NPPF defines 'conservation' as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should prevent change, where proposals and the design have been well-informed and considered in light of the Site's particular heritage significance and relative sensitivities, and also forms part of a wider scheme that offers a significant number of heritage benefits.
7.43	Accordingly, this proposal has been designed after careful understanding of the significance of the surrounding designated heritage assets as well as the Site's own local heritage interest. Interventions proposed would retain the most significant part of the building, the 18th Century Barn.
7.44	The proposed demolition of the 19th Century extension to the Barn has been considered in context of the required capacity of the Mosque and its own capacity to take an upward extension. The poorly built foundations and the general structural condition of the building precludes its further adaptation and extension, in a practically feasible way. Whilst its loss would cause some harm to the locally listed Barn and the Conservation Areas, this is also a great opportunity to consider the whole Site in a consolidated way whilst investing in the more significant and historic part of the barn.
7.45	Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance.
7.46	Proportionate to the significance of the locally listed Barn and the Conservation Areas, the low level of harm caused due to the demolition of the 19th Century extension to the Barn has been great weight.
7.47	Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
7.48	Following a detailed understanding of the Site's evolution and the emerging context within the Conservation Area, it is concluded that retaining the 19th Century extension would not be practicable. The Mosque, with its myriad of community and educational services, is an important part of the social infrastructure within the neighbourhood. Its function adds to the cultural diversity of the Conservation Area and the wider community. As such, its retention within the area would be considered greater in significance.
7.49	However, the Mosque needs to expand its capacity to continue to function in a practicable manner. The demolition of the 19th Century extension to the Barn would allow a robust and thorough redevelopment of the Site, whilst retaining the original 18th Century structure, which remains in the visual and social memory of the community.



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- 7.50 Alternatives to adapt and extend the 19th Century extension have been considered thoroughly. These would not achieve the required capacity. Upward extensions would require considerable structural interventions which would cause greater degree of harm to the significance of the buildings. The additional height required to achieve suitable volume, would cause further harm to the original 18th Century Barn and the nearby heritage assets. It would also severely restrict opportunity for considering the needs of the Mosque in the near future.
- 7.51 Overall, whilst the demolition is considered to cause a low level of 'less than substantial' harm to the non-designated heritage asset, it ought to be balanced against the following heritage benefits:
- Creation of a comprehensively developed scheme, suitable for the future occupation of the Site;
 - Investment and enhancement of the original, and more significant, 18th Century barn thus sustaining its significance;
 - Addition of new buildings of appropriate scale and high quality architectural style and materials, relating to their heritage and contemporary contexts;
 - The positive visual effect of the proposed development on the surrounding area through the quality of its design and materials and through the increased activity;
 - Ensure that this important social infrastructure facility continues to function, adding to the educational and cultural needs of the community, sustaining the significance of the conservation areas.
 - Create an important layer of built form that transitions between the High Road and the light industrial buildings to the rear, along the railway line, enhancing the conservation areas.
- 7.52 Paragraphs 214 and 215 address the balancing of harm against public benefits (in this instance the heritage benefits). If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises.
- 7.53 In this instance, the statutory duty arises with respect to the Conservation Areas and the setting of the listed building at No 581 High Road. Whilst there would be a very low level of 'less than substantial' harm from the demolition of the 19th Century extension, the heritage benefits as listed above, are considered to outweigh this harm.
- Haringey Local Plan 2017**
- 7.54 Haringey Development Management Plan Policy DM 9 requires all development to "conserve and enhance the significance of heritage assets and their settings". All proposals should be considered in relation to neighbouring heritage assets and their setting. In particular, proposals should consider "The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration".
- 7.55 With regards to development within Conservation Areas, the Council supports "sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area".
- 7.56 Additionally, the Council states "Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive."
- 7.57 With regards to locally listed buildings, it states, "the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings."
- 7.58 It is considered that the proposal has been carefully considered within its existing and emerging context of the Conservation Area. The original Barn is a locally listed building, and is considered of greater significance and is proposed to be retained and enhanced. Due to the poorer quality of the 19th Century extension and its limited capacity for adaptation and extension, it is proposed to be demolished.
- 7.59 Whilst this would cause some harm to the retained locally listed building and the wider conservation area, the heritage benefits of enhancing the more significant part of the Barn and redeveloping a Site that is currently considered to be a detracting factor has heritage benefits, that would outweigh the low level of harm.
- 7.60 The height and massing of the proposed building would project above the low rise buildings on the High Road, that have been categorised by the Council as poor. However, it would be seen in context of exiting buildings at the Brewery site and emerging heights of approved developments to the rear.
- 7.61 As such, the proposed development complies with the requirement of Policy DM 9.
- 7.62 The proposed changes take the opportunity arising from the investment proposed in it, to make these much needed changes and therefore, securing its long term viable use consistent with its conservation. As such, the proposal accords with the relevant policies in the NPPF and Haringey Local Plan Policies.

Section 7

Townscape Assessment.

8 Townscape Assessment

Methodology

- 8.1 Townscape assessment considers the likely townscape effects of the proposal, i.e., identifies how and to what degree it would affect the elements that make up the townscape, its aesthetic and perceptual aspects, and its distinctive character. These elements may include
- urban grain;
 - building heights;
 - scale;
 - permeability;
 - legibility;
 - sense of place; and,
 - other architectural or urban design characteristics.
- 8.2 The methodology described here draws upon best practice guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA, Third Edition, 2013) and takes into account relevant legislation, national, regional and local planning policy and guidance, in particular those relating to townscape, design quality, urban design and views. These are listed below.

National level

- Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;
- Landscape Institute, Visual Representation of Development Proposals Technical guidance Note, 2019;
- Ministry of Housing, Communities & Local Government (MHCLG), National Planning Policy Framework (NPPF), 2019;
- MHCLG, Planning Practice Guidance (NPPG), On-line Resource, 2014, regularly updated;
- MHCLG, National Design Guide, 2021;
- HE, Historic Environment GPA, Note 4: Tall Buildings, 2021.

- 8.3 Additionally, given the previous discussions with the Council particularly with reference to the scale, bulk and elevation details, it would be efficient to focus on the particular points. As such, in appraising the proposal the assessment would include:
- Layout and form
 - Height, massing and materials
- 8.4 As discussed in Chapter 3, the Site belongs to the 'back of High Road', behind the main retail frontages that form part of the character of the wider area. The immediate buildings around the Site have been given permission for redevelopment which will change the setting and context of the Site.
- 8.5 The following paragraphs assess the proposals against the above as well as its impact on the wider townscape described in the methodology.

Townscape Appraisal of the Proposal

Layout and Form

- 8.6 The proposed layout and form of the Site has been informed by its context and has developed through an iterative process with the Council, their experts and community consultations.
- 8.7 The building is arranged vertically, with clear functional zoning to support efficient movement, legibility, and separation of uses where required. The new building is proposed to replace the existing primary prayer spaces allowing flexibility during peak periods while reducing pressure on any single level.
- 8.8 The ground floor is arranged to provide a clear and welcoming point of arrival, incorporating entrance lobbies, circulation cores, and key welfare facilities. The retained Locally Listed Building is integrated within the ground floor layout, allowing its continued use while forming part of the overall spatial sequence of the Centre.

Height, massing and materials

- 8.9 The proposed massing of the building is closely aligned with the scale and proportions of surrounding neighbourhood and the retained Locally Listed Building. The building has been stepped, with lower elements addressing neighbouring properties and taller elements set back within the site. This approach creates a successful transition between the existing townscape and the emerging context along the railway line.
- 8.10 As shown on the proposed elevations, horizontal datum lines and floor levels have been carefully aligned to respond to the proportions of the retained building and surrounding context.
- 8.11 Architecturally, the building would read as one single composition, integrated with the retained historic Barn through a contemporary glass insertion. The elevation treatment is representative of its function and use, whilst breaking the façade into legible vertical and horizontal elements.
- 8.12 Overall, the proposal delivers a carefully considered and future-focused redevelopment that respects its heritage setting while providing a high-quality, functional environment for worship, learning, and community use.

Townscape Views

- 8.13 In considering the townscape impact of the proposal, a views assessment was undertaken. While the proposal would be seen in the context of the existing and emerging development, some key viewpoints were identified to understand the impact on nearby receptors.
- 8.14 The key heritage receptors considered were:
- Listed building at 581 High Road;
 - Bruce Grove and Scotland Green Conservation Area.
- 8.15 In most instance the bulk of the building would be hidden behind the existing terraces along High Road. However, the upper levels of the building would be visible from High Road where its is likely to have the greatest impact on the heritage assets. Based on this, the following views were selected:
- View 01: From Aldi car park access road looking west
 - View 02: From 594 High Road looking south-west towards Tottenham High Road and the Site
 - View 03: From 'The Gym' looking north-west towards Tottenham High Road and the Site



8 | Townscape Assessment



View 1: From Aldi car park access road looking west

- 8.16 This viewpoint is located near the junction of the car park entrance to Aldi and the High Road, looking directly towards the Site. At present, the two storey mid 20th Century terrace fronting the High Road, Devonshire Terrace, sits at odd with the more prominent three storey Victorian terraces. Due to the lower height, it allows glimpses of the roof top of Brewery building.
- 8.17 To the south, the single storey shops at Nos 559-565 High Road allow the Site to be more visible, although restricted to the 2004 addition.
- 8.18 The proposed development would be hidden for much of this view, sitting comfortably behind the existing two storey terrace. Part of the new building would be visible from over the single storey retail frontage, but would appear of higher quality than the existing buildings. Its architecture would clearly indicate its function within the area, creating a new identity for the Mosque.
- 8.19 The elevation appears well articulated and the arched facade adds subtle confidence within the street scene, reinstating the building's importance as a place of worship.



8 | Townscape Assessment



View 2: From 594 High Road looking south-west towards Tottenham High Road and the Site

- 8.20 This viewpoint is located outside No 594 high Road opposite the listed buildings at No 581 and 583 High Road. The alley access between the Site and the listed buildings to the north allows glimpses of the 'Old Barn' (18th Century) through the gap. The access to the new Charlton medical Centre and its car park are also partially visible.
- 8.21 The proposed development is seen in the context of quieter and domestic 'villa' typology of the Scotland Green Conservation Area. Here too, much of the new development would not be visible due to the existing building on the High Road. However, the improved 18th Century Barn would be visible and would enhance the setting of the listed building and the Conservation Area. The overall townscape of the area would also see an enhancement through continued investment within the building and the surrounding.

8 | Townscape Assessment



View 03: From 'The Gym' looking north-west towards Tottenham High Road and the Site

8.22 This viewpoint is located in from of “The Gym” looking straight ahead towards the Site. The single storey retail frontage along the High Road allows greater level of visibility of the building. However, due to the improved architecture and high quality design, this view would be significantly enhanced as would its contribution to the townscape. The new development appears a modern but contextual addition within the street scene, reinstating the building's importance as a place of worship.



8 | Townscape Assessment

Assessment of Townscape Impact

- 8.23 The proposals consist of a three storey building, above ground, with the top floor set back from the frontage. The proposal has been carefully arranged and tested in terms of the massing through various long, medium and close distance views.
- 8.24 Following various discussions with the Council, the proposal has been revised and is of a scale that better reflects the emerging context of the area without any impact on the identified heritage receptors namely Bruce Grove Conservation Area and the listed and locally listed buildings around.
- 8.25 The assessment of the views show that the building would be largely invisible from key junctions within the Conservation Area. Where visible, such as through the gap between the Site and the listed building, it would appear much more enhanced. From the High Road, the souther part of the development would be more readily visible due to the single storey height of the buildings. With the high quality architecture and scale similar to the emerging context, the proposal would enhance the townscape of the conservation areas.
- 8.26 Whilst the front elevation of the building set back, glimpses of the arched facade and the entrance would be visible from the public realm. This would reinstate the function and use of the building as a place of education and worship, creating a sense of identity in a culturally diverse area.
- 8.27 Overall, the proposal would result in the following townscape enhancements:
- Creation of a comprehensively developed Site at 'back of the High Road'.
 - Retention and increased capacity of a currently successful place of worship and education;
 - The redevelopment of a underused buildings that make limited contribution to the street scene and vitality of area;
 - Addition of new buildings of appropriate scale and high quality architectural style and materials, relating to their heritage and contemporary contexts;
 - The positive visual effect of the retention and enhancement of 18th Century Barn.

Assessment against Local Planning Policy

- 8.28 Haringey Development Management Plan Policy DM 1 requires all new development to "achieve a high standard of design and contribute to the distinctive character and amenity of the local area." It requires proposals to "make a positive contribution to a place, improving the character and quality of an area".
- 8.29 The proposed development takes cues from the established rhythm and proportions of the Brewery and continues them in a contemporary interpretation, while also recognising the specific cultural use of the building.
- 8.30 In doing so, it attempts to create a distinctive yet contextual building that add a new twenty-first century layer to the character of the area. As part of this process, the proposal seeks to ground itself within this wider townscape.
- 8.31 Having undergone a rigorous process of design iteration, in consultation with the Council Officers, the proposal has positively responded to comments and concerns raised through engagement process. This has led to the lowering of the height of the proposed building, retention and enhancement of the most significant part of the Site, i.e the 18th Century Barn, and its integration within the proposed development. The detailing is carefully considered in terms of architectural language and materiality that unifies the proposal within the Site.
- 8.32 The height and massing of the proposed building would project above the low rise buildings on the High Road, that have been categorised by the Council as poor. However, it would be seen in context of exiting buildings at the Brewery site and emerging heights of approved developments to the rear.
- 8.33 In addition, the emerging Local Plan includes specific Site Allocation proposals for wider area. Consultation on the Draft Local Plan (Regulation 18) was undertaken between 10 October and 19 December 2025. Within this, the Site is located within an area identified as a draft Site Allocation (ref BG SA05 545 – 577 Tottenham High Road) which seeks to support conservation-led restoration and redevelopment to enhance the character of the conservation area, between celebrate heritage assets and provide new and improved town centre, workspace and social infrastructure uses alongside public realm improvements to support a vibrant historic high street.
- 8.34 As such, the proposed development complies with the requirement of Policy DM 1 as well as the emerging site allocation.

Section 9

Conclusion.

9 Conclusion

- 9.1 This Heritage & Townscape Statement accompanies a planning application for the part demolition of existing buildings and the erection of a replacement three-storey building plus basement for use as an Islamic Centre (Use Class F1) at 565A–567A High Road, Tottenham. The proposed development responds directly to the growth of the congregation over the past two decades, which has rendered the current layout inadequate, highly inefficient, and no longer fit for purpose.
- 9.2 The Site occupies a sensitive location within the Tottenham High Road Conservation Area (specifically forming part of the Bruce Grove Conservation Area and Scotland Green Conservation Area) and contains a non-designated heritage asset in the form of an 18th-century barn with 19th-century extensions. Through a rigorous and iterative pre-application design process with Council Officers, Design and Heritage Officers, the proposed scheme has been carefully adapted to balance the operational requirements of the Centre with the conservation of the historic built environment.
- 9.3 A central benefit of the proposals is the retention, restoration, and enhanced integration of the most significant part of the non-designated heritage asset—the 18th-century timber-framed barn. While the scheme requires the demolition of the 19th-century extension, structural appraisals have demonstrated that its systemic instability, poor foundations, and altered fabric preclude practical adaptation or upward expansion. The low level of “less than substantial” harm caused by this loss is heavily outweighed by the opportunity to secure the long-term, viable conservation of the primary 18th-century structure within a sensitive, high-quality contemporary and emerging context.
- 9.4 From a townscape perspective, the proposed replacement building establishes a high-quality civic and architectural identity for the Centre. The carefully considered height, massing, and materiality—featuring a distinct arched facade—ensure that the new building frames a soft transition between the low-rise commercial high street and the larger emerging scale of the brewery and rear redevelopments. Rather than dominating its surroundings, the design enhances the public realm, presenting a modern yet deeply contextual addition that reads clearly as a place of worship and education.
- 9.5 In conclusion, the proposed development successfully complies with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the core principles of the National Planning Policy Framework (NPPF), and London Borough of Haringey Development Management Plan Policies. It achieves sustainable regeneration by protecting key heritage fabric while delivering an inclusive, future-focused facility that will serve the local community for generations to come. It is therefore respectfully requested that planning permission be granted.

Appendix A

References.

A. Appendix: References

Bibliography

N. Pevsner and B. Cherry, The Buildings of England: London 3: North West (London, 2002).

A P Baggs, Diane K Bolton, Eileen P Scarff, G C Tyack, 'Tottenham: Growth before 1850', in A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham, ed. T F T Baker, R B Pugh (London, 1976), British History Online <https://www.british-history.ac.uk/vch/middx/vol5/pp313-317> [accessed 18 August 2025]

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2) (Historic England, March 2015)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

London Plan

Haringey Local Plan 2017

Haringey Draft Local Plan Reg 18, 2025

Bruce Grove Conservation Area Appraisal, 2017

Scotland Green Conservation Area Appraisal, 2017

Maps

Thomas Clay's map of Tottenham 1619

Wyburd's parish map of 1798

Tottenham Parish Tithe Map of 1844

OS Map series from 1864-2003

Online resources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

www.history.ac.uk/victoria-county-history

University of Leicester special collections: <http://specialcollections.le.ac.uk/digital/collection/p16445coll4>

<https://www.thegenealogist.co.uk/>

Haringey Council planning portal



Appendix B

List of Abbreviations.

B. Appendix: List of Abbreviations

AVR	Accurate Visual Representation
CA	Conservation Area
CAA	Conservation Area Appraisal
CGI	Computer Generated Image
DAS	Design and Access Statement
GLA	Greater London Authority
GPA	Good Practice Advice
HE	Historic England
LP	London Plan (March 2021)
NPPF	National Planning Policy Framework
PH	Public House
PLBCAA 1990	Planning (Listed Building and Conservation Areas) Act 1990
PPG	Planning Practice Guidance



Appendix C

Legislative and Policy Framework.

C. Appendix: Legislative and Policy Framework

Legislation		National Planning Policy Framework (December 2024)	
C.1	The legal context for the management of listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCAA).	C.7	The National Planning Policy Framework (NPPF) (henceforth referred to as “the Framework”) was revised in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation on 12 December 2024 and sets out the government’s planning policies for England and how these are expected to be applied. The Framework includes what the Court of Appeal has described as a “fasciculus” or bundle of paragraphs which lay down an approach which corresponds to the duty under section 66 of the LBCAA.
C.2	Primary legislation under Section 16 (2) and 66 (1) of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.	C.8	Section 12, ‘Achieving well-designed places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places.
C.3	Section 72(1) of the Act also states that: <i>‘In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</i>	C.9	Section 16, ‘Conserving and enhancing the historic environment’, relates to the historic environment, and developments which may have an effect upon it. The framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as ‘constructive conservation’: defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment’ (Constructive Conservation in Practice, Historic England, 2009).
C.4	For the purposes of this statement, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset	C.10	Heritage Assets are defined in Annex 2 of the NPPF as: <i>‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’ Listed buildings and Conservation Areas are both designated heritage assets.</i>
C.5	The case law concerning the duties in the Act is clarified further by the Judgment of Holgate J in Appendix 1 (paras 4-9) of the Save Stonehenge ¹ case.	C.11	‘Significance’ is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.
C.6	The Barnwell judgement ² makes clear that “preserving” means “doing no harm” and that decision makers should give “considerable importance and weight” to the desirability of preserving listed buildings and the setting of listed buildings, and the character and appearance of conservation areas. A finding of harm to the setting of a listed building, or to the character or appearance of a conservation area gives rise to a strong statutory presumption against planning permission being granted.	C.12	The ‘Setting of a heritage asset’ is defined 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.’
		C.13	Paragraph 205 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
		C.14	Paragraph 207 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
		C.15	According to Paragraph 208, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
		C.16	Paragraph 210 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
		C.17	Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. It emphasises that the weight given to an asset’s conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
		C.18	Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
		C.19	Paragraphs 214 and 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 214).
		C.20	Paragraph 215 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
		C.21	Paragraph 216 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
		C.22	Paragraph 220 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 214 and 215, as appropriate.

1 R (Save Stonehenge World Heritage Site Ltd.) v. Secretary of State for Transport [2021] EWHC 2161 (Admin)
2 East Northamptonshire District Council, English Heritage and National Trust v SoS for Communities and Barnwell Manor Wind Energy Ltd. [2014] EWHC 137 (Admin)



C | Legislation and Policy Framework

Guidance and Advice

“Planning Practice Guidance (“PPG”) (July 2019)

- C.23
- The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- C.24
- Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
 - archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- C.25
- The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.
- C.26
- It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
- C.27
- Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- C.28
- The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 201 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
- C.29
- It sets out how the possibility of harm to a heritage asset can be assessed. The key points to note are:
 - What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset which derives not only from a heritage asset's physical presence, but also from its setting;
 - Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated;
 - It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting;
 - in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.

National Design Guide (NDG)

- C.30
- Both the Framework and NPPG contain detailed guidance on why design is important and how good design can be achieved. Good design is inherently informed by its surroundings which is recognised in the National Design Guide.
- C.31
- It includes 10 characteristics for creating beautiful, successful and enduring places, specifically demonstration of understanding of local and wider context; and valuing existing heritage and culture, which helps to achieve built form that is appropriate. This underpins the Historic England/CABE Building in Context (BiC) (2001) advice and subsequent Toolkit which provided 8 principles to support successful new development in historic contexts. The relationship between the BiC principles and the Model Design Guide characteristics are explained on the HE website.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

- C.32
- This guidance provides guidance on Managing Significance in Decision Taking in the Historic Environment. It provides information to assist local authorities and other interested parties on implementing historic environment policy in the Framework and NPPG.
- C.33
- The general advice is that development proposals affecting the historic environment are much more likely to gain necessary permissions if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. Understanding the nature of that significance is important to understanding the need for and best means of conservation where conservation (for heritage policy) is defined as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (NPPF Glossary Annex 2 page 66)
- C.34
- For the historic environment, factors that will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context are (page15 paragraph 53):
 - the history of the place;
 - the significance of nearby assets and the contribution of their setting, recognising this as a dynamic concept;
 - the general character and distinctiveness of an area in its widest sense;
 - landmarks and other built or landscape features which are key to a sense of place;
 - views into, through and from the site and its surroundings;
 - and the current and historic uses in the area and the urban grain.
- C.35
- In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.



C | Legislation and Policy Framework

GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]

- 9.6 This provides guidance on the Setting of Heritage Assets. Since harm can arise from loss of fabric but also from development within the setting of heritage assets, Historic England has provided advice on how to manage change within the setting of heritage assets. Although it does not seek to prescribe a single methodology or particular data sources but it is clear that alternative approaches will only be acceptable if they are demonstrably compliant with legislation, national policies and objectives.
- C.36 It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:
- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
 - specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
 - advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.
- C.37 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.
- 9.7 The suggested framework is a 5-step process:
- 1 Identify the heritage assets which might be affected, and their settings.
 - 2 Assess the significance of the heritage assets identified and assess the contribution which their settings make to their overall significance (including the specific contribution of the Site to this significance);
 - 3 Assess the effects of the proposed development on this significance through generating change within the settings of these heritage assets, in visual, experiential and interpretative terms.
 - 4 An overview of ways to maximise enhancement and minimise harm have been undertaken within the illustrative scheme, as an indicative approach to addressing heritage issues arising from the scheme.
 - 5 Step 5 requires the making, documenting and monitoring of decision-making outcomes (This is not part of this Statement's scope of works).

- C.38 It recommends that the assessment should first address the key attributes (or values) of the heritage asset and then consider 4 key issues. These are:
- The physical surroundings of the asset including its relationship with other heritage assets;
 - The asset's intangible associations with its surroundings, and patterns of use;
 - The contribution made by noises, smells, etc to significance; and
 - The way views allow the significance of the asset to be appreciated
- C.39 The setting of a heritage asset is defined in the NPPF³ and the contribution made by setting to the significance of a heritage asset can be physical, perceptual and associational⁴. In assessing whether, how and to what degree setting makes a contribution to the significance of a heritage asset, the starting point is an understanding of the asset itself.
- C.40 Consideration of potential attributes of the physical surroundings and how the asset is experienced are in the checklist provided at page 11 of the document and includes aspects such as topography, materials, scale and grain of surrounding streetscape, formal design hierarchy etc.
- C.41 How the asset is experienced within its surroundings can be derived from townscape character and views to and from the asset. Aspects such as intentional inter-visibility and visual dominance are importance in understanding the asset's significance.
- C.42 However, the GPA 3 makes an important distinction between setting and views. Whilst acknowledging that the extent and importance of setting is often expressed by reference to visual considerations, and that they play an important part in the way an asset is experienced, other environmental factors and intangible associations factors also have to be considered.
- C.43 It is recognised that the setting of a heritage asset will change over time but where the setting of a heritage asset has been compromised in the past by unsympathetic development, to accord with NPPF policies consideration needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's designed landscape or the removal of structures impairing views of a building.

³ 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. (NPPF Revised 2023, Annex 2: Glossary p71)

⁴ The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning #3 Historic England 2nd Edn December 2017

- C.44 In order to analyse the effects of the proposed development, GPA 3 provides another checklist on page 13 of the document. It advises that the assessment should address the attributes of the proposed development in terms of its:
- location and siting
 - form and appearance
 - wider effects
 - permanence
- C.45 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or;
 - improving public access to, or interpretation of, the asset including its setting.
- C.46 The guidance also acknowledges that the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development.
- C.47 Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.

C | Legislation and Policy Framework

Regional Plan Framework

London Plan

- C.48 Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021) and deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London’s Living Spaces and Places – Historic environment and landscapes.
- C.49 Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:
- 6 setting out a clear vision that recognises and embeds the role of heritage in place-making;
 - 7 utilising the heritage significance of a site or area in the planning and design process;
 - 8 integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,
 - 9 delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social well being.
- C.50 Part C - E of Policy HC 1 state that:
- C “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”.
- D “Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets”.
- E “Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”.

Haringey Local Development Plan

Local Plan Strategic Policy 2013-2026

- 9.8 The Council’s overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey’s need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. Policies SP11 and 12 set out the Council’s approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough’s rich and diverse heritage.
- 9.9 Policy SP11 requires all 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”. It further requires tall buildings to comply with the recommendations set out in CABE / English Heritage “Guidance on Tall Buildings”, 2007. The latter document has been replaced by Historic England’s Tall Buildings Advice Note 4 (December 2015), which is considered below.
- 9.10 Policy SP12 states that “The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment.” It further states that “The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment”.

Development Management DPD 2017

- 9.11 Policy DM 1 requires all new development and changes of use to “achieve a high standard of design and contribute to the distinctive character and amenity of the local area.” It further states that:
- “The Council will support design-led development proposals which meet the following criteria:
- 10 Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - 11 Make a positive contribution to a place, improving the character and quality of an area;
 - 12 Confidently address feedback from local consultation;
 - 13 Demonstrate how the quality of the development will be secured when it is built; and
 - 14 Are inclusive and incorporate sustainable design and construction principles.

- 9.12 In terms of character of development, the Council states:
- “Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.
- 9.13 With regards to Heritage, Policy DM 9 states:
- A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- B. Proposals affecting a designated or non- designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- C. When considering the impact of proposals on the historic environment, the Council will have regard to:
- a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
 - b. Character appraisals and management plans or other guidance, where they are available;
 - c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
 - d. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
 - e. The desirability of securing a viable use for a heritage asset consistent with its conservation;
 - f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
 - g. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.



C | Legislation and Policy Framework

D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings

Tottenham Area Action Plan (AAP) 2017

- 9.14 This Area Action Plan provides the planning framework for the co-ordinated regeneration of Tottenham.
- 9.15 Lawrence Road is allocated as a site for mixed use development with commercial uses at ground floor level and residential above. Recognising previous permissions within the area, the Council will encourage 'development to create a consistence medium density, mixed use precinct'. The policy requires the retention of No 28 Lawrence Road. In particular, the Site Allocation requires:
- re-provision of employment floorspace at ground floor level along Lawrence road, with residential development above;
 - respond to the scale of the terraced housing prevailing in the Clyde Circus Conservation Area to the east and west.

Emerging Local Plan

- 9.16 Haringey Council is currently in the process of updating their Local Plan, covering the period up to 2042. It will replace the documents the following documents:
- Strategic Policies Development Plan Document (2017)
 - Development Management Development Plan Document (2017)
 - Site Allocations Development Plan Document (2017)
 - Tottenham Area Action Plan (2017)
- 9.17 At the heart of the Draft Local Plan is Council's commitment towards creation of Place that is:
- A Fair Place, where inequities are significantly reduced, and our unique urban environment provides everyone with the same opportunities to reach their potential to reach their potential;
 - A Healthy and Safe Place for people to start, live and age well in;
 - A Sustainable and Resilient Place, with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041.

- 9.18 Haringey's emerging Design Policies (DM1) sets out how future development should achieve the Borough's Placemaking Strategy:

Part of what makes Haringey great is its unique and diverse communities and neighbourhoods. Proposals must demonstrate an understanding of the immediate, local and regional context of development sites, having regard to Haringey's Urban Character and Placemaking Study and adopted design guides and/or codes where these apply. Context includes socio-economic, cultural and environmental characteristics as well as built form.

Conservation-led placemaking takes a strategic approach to preserving and enhancing the significance of the historic environment. This approach recognises the value of Haringey's built heritage by embracing opportunities to conserve or restore heritage assets and their setting as an integral part of new development. Proposals should follow the principles of Historic England's "Constructive Conservation" method, taking a positive and collaborative approach to managing change in historic places while reinforcing their significance and ensuring their continued use and enjoyment.

Conservation-led placemaking is fundamental to the Council's placemaking strategy, including where conservation areas overlap with our Placemaking Focus Areas. It is particularly important within the small number of conservation areas currently on the Heritage at Risk register.

- 9.19 The Plan envisages Bruce grove neighbourhood to "continue to be a lively and characterful neighbourhood with a dynamic and bustling town centre that acts as Tottenham's retail heart".
- 9.20 It further states that "Bruce Grove will be the centre of a wider cultural corridor, running along the historic High Road. New development and investment will have helped to restore historic shop fronts, bring historic buildings back into active use, and highlight and communicate the area's diverse histories, using lighting, public art, and wayfinding to key heritage assets like Bruce Castle."
- 9.21 Specific to the Site, proposed Site Allocation BG SA05: 545-577 High Road, Tottenham is key. The Allocation proposes:

This section of the High Road contains several poor-quality buildings that detract from the conservation area along with under appreciated heritage assets. This site allocation supports conservation-led restoration and redevelopment to enhance the character of the conservation area, better celebrate heritage assets and provide new and improved town centre, workspace and social infrastructure uses alongside public realm improvements to support a vibrant historic high street.

- 9.22 Whilst no master planning is required, the proposal states that future developments should:

- demonstrate meaningful engagement with neighbouring landowners to explore opportunities for more comprehensive development.

- 9.23 In terms of new uses, the proposal would allow "New residential uses are appropriate on upper floors where they do not result in a reduction in employment and town centre floorspace; and Cultural and social infrastructure.

- 9.24 With regards to Built Form, Character and Heritage, it states:

Proposals should be designed to preserve or enhance the character of the Bruce Grove and Scotland Green Conservation Areas and the significance and setting of the many existing heritage assets within the site and its surrounds.

557 to 565 High Road and 545a-545 High Road are identified as negative contributors to the conservation area and should be refurbished or redevelopment to ensure the buildings positively contribute to the conservation areas. Locally listed buildings and existing positive contributors must be retained.

The building line along the High Road must be maintained.

Heights along the High Road should be in keeping with the established pattern of 2 to 3 storeys. Heights at the back of the High Road must be limited so as not to detract from the setting of heritage assets and the character of the High Road, including views of the site and the statutory listed buildings at 581-585b and listed boundary walls, when approaching from the north.

Proposals should deliver public realm improvements to the side streets leading to the back of the High Road to facilitate pedestrian connections to backland activities and enhance the setting of heritage assets and the character of the conservation area. This includes enhancing views towards the locally listed 551 b High Road (former electricity sub-station), 579 High Road (an 18th century barn), and appreciation of the listed boundary walls along 581-585 High Road.

Appendix D

Statutory List Descriptions.

D. Appendix D: Statutory List Descriptions

Charlton Cottage, 581 High Road

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079203

Date first listed: 22-Jul-1949

List Entry Name: Charlton Cottage

Statutory Address 1: Charlton Cottage, 581 High Road N17

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 33846 90358

Details

Late C18 house of 2 storeys, 3 windows with blank left bay. Slated mansard roof with 3 original dormers. Brown brick with brick dentil cornice and stone coped parapet. Gauged brick flat arches to sash windows with glazing bars. 6 panel door in replaced Tuscan doorcase with pediment. 1 storey projection from left bay.

Nos 581 to 585 (odd) and walls form a group.

Walls along south boundary of No 581 and around back gardens of nos 581, 583 and 585

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358856

Date first listed: 10-May-1974

List Entry Name: Walls along south boundary of number 581 and around back gardens of numbers 581, 583 and 585

Statutory Address 1: Walls along south boundary of number 581 and around back gardens of numbers 581, 583 and 585 High Road N17

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 33820 90360

Details

Early C18 red brick wall with sloped coping, running to back of property, then turning north and east to enclose together the back gardens of Nos 581 and 583.

Nos 581 to 585 (odd) and walls form a group.Neighbourhood, Parish of St Pancras IV: London: -1952: 109).



