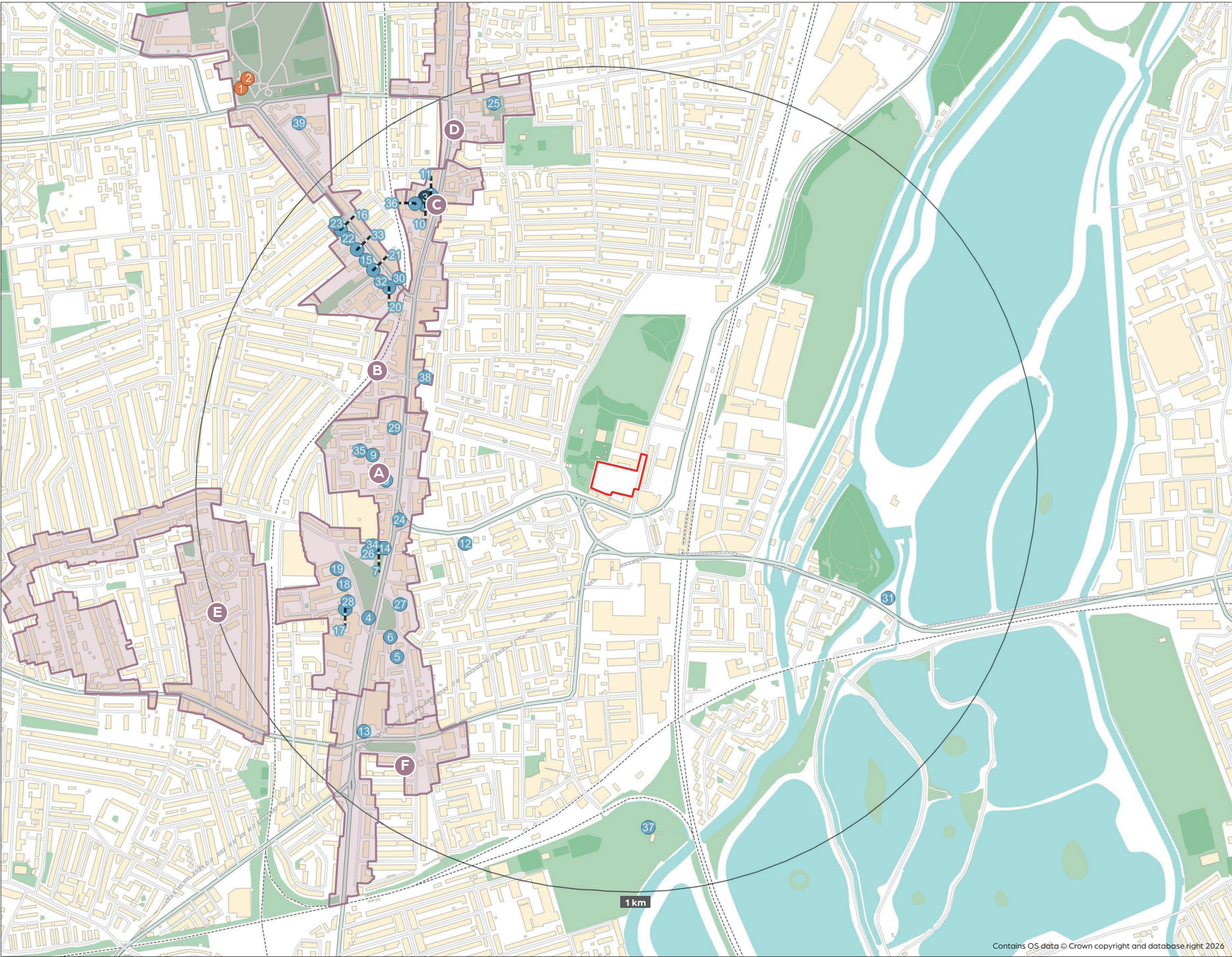


Annex E: Heritage Asset Plan



HERITAGE ASSET PLAN

Application Site

Conservation Areas

- A. Tottenham Green
- B. Bruce Grove
- C. Scotland Green
- D. North Tottenham
- E. Clyde Circus
- F. Seven Sisters/Page Green

Listed Buildings

Grade I

- 1. Tower to South west Of Bruce Castle
- 2. Bruce Castle

Grade II*

- 3. 583 and 585, High Road N17

Grade II

- 4. War Memorial
- 5. Spring Cottage
- 6. 2, 4 and 2a, Tottenham Green N15
- 7. Holy Trinity Church School
- 8. The British Legion Club
- 9. Gate Piers and Railings to Forecourt of High Cross School
- 10. Charlton Cottage
- 11. Walls in Front of Numbers 583 and 585
- 12. 62 Monument Way
- 13. Barclay's Bank
- 14. Old Well and Well House
- 15. 9 and 10 Bruce Grove including The Front Boundary Wall to Number 9 and Rear Boundary Wall Between Numbers 9 and 10
- 16. 15 and 16 Bruce Grove (Elm Place) with 15a Bruce Grove
- 17. Former Tottenham Fire Station
- 18. Former Tottenham Public Baths
- 19. Former County School
- 20. 1-4, Bruce Grove N17
- 21. 7 and 8, Bruce Grove N17
- 22. 13 and 14 Bruce Grove
- 23. Wall to North of Garden of Number 16 Fronting The Avenue
- 24. Tottenham High Cross
- 25. Church of St Mary The Virgin
- 26. Church of Holy Trinity
- 27. Pair of Houses in North east Part of Prince of Wales's General Hospital Grounds
- 28. Tottenham Town Hall
- 29. Mecca Bingo Hall
- 30. Public Toilet, Bruce Grove, including Above-Ground Pavilion and Subterranean Chamber, with Staircase, Railings, Gateways, and Pavement Lights
- 31. The Ferry Boat Inn
- 32. 5 and 6 Bruce Grove
- 33. 11 and 12 Bruce Grove
- 34. Forecourt Wall to Church of Holy Trinity, with Side Walls to Back of Grounds Fronting to Philip Lane
- 35. High Cross School
- 36. Walls Along south Boundary of Number 581 and Around Back Gardens of Numbers 581, 583 and 585
- 37. Pumping Station Building and Engine
- 38. The Beehive Public House
- 39. Chapel at Drapers' Almshouses The Drapers' Almshouses

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
July 2026

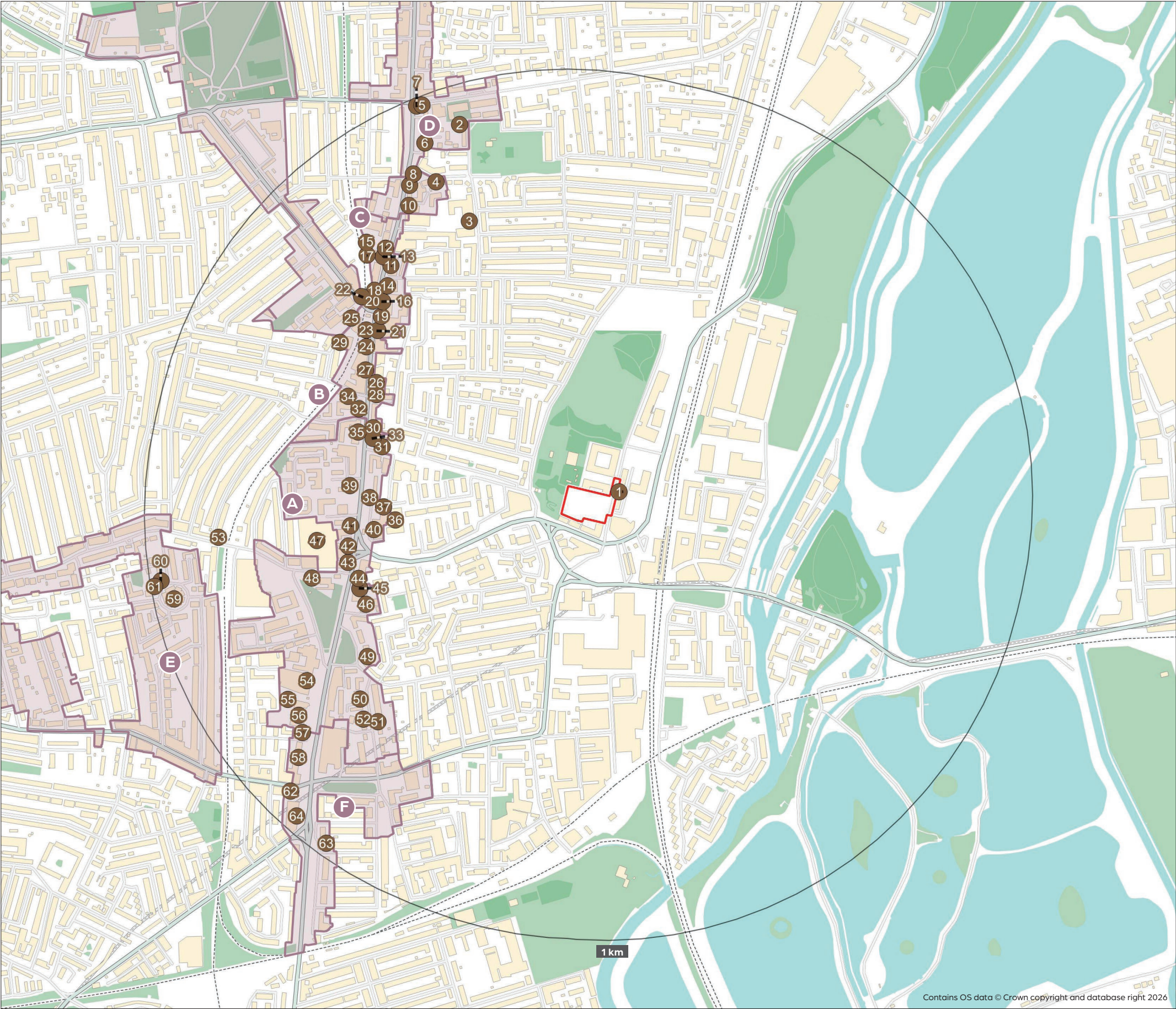
SCALE:
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FIGURE:

▲ NORTH



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NON-DESIGNATED HERITAGE ASSETS

Application Site

Conservation Areas

- A. Tottenham Green
- B. Bruce Grove
- C. Scotland Green
- D. North Tottenham
- E. Clyde Circus
- F. Seven Sisters/Page Green

Locally Listed Buildings

- | | |
|--|--|
| 1. Berol House | 37. No. 2 Co-operative Workshops (former Tottenham Grammar School) Somerset Road |
| 2. Hall south of St Mary's Church, Kemble Road | 38. Nos. 372 to 376 (even) High Road |
| 3. Down Lane & Parkhurst School | 39. Nos. 413 (former Felters Hall) High Road |
| 4. Nos. 30-42 Scotland Green | 40. Nos. 352 to 366 (even) Rawlinson Terrace & Synagogue - High Road |
| 5. No. 1a (Former JAP Motor Cycle & Racing Car Engineering Works) Lansdowne Road | 41. Nos. 389 & 391 (former Tottenham Library) High Road |
| 6. No. 628 High Road | 42. No. 373 High Road, and Nos. 381 to 385 (odd) High Road |
| 7. No. 634 (former Red Lion Public House) High Road | 43. 363-365 High Road |
| 8. Prince of Wales Public House (see High Road (east side)) | 44. No. 324 High Road |
| 9. No. 612 (former Prince of Wales Public House) High Road | 45. No. 310 (High Cross United Reform Church & Hall) and No. 320 (former funeral directors) High Road |
| 10. No. 596 High Road | 46. High Cross United Reform Church Hall - Colsterworth Road |
| 11. Nos. 538 to 554 (even) (Windsor Parade 1907) High Road | 47. Tottenham Bus Garage (former Tram Shed section) |
| 12. Nos. 551 & 553 High Road | 48. Holy Trinity Church Vicarage |
| 13. No. 549 High Road | 49. Former Prince of Wales Hospital (Main Building) |
| 14. Nos. 530 to 536 (even) High Road | 50. 39 Talbot Road |
| 15. No. 551a (former Brewery Morrison Yard) High Road | 51. 2-40 Talbot Road |
| 16. Nos. 522 to 528 (even) High Road | 52. 31-33 Talbot Road |
| 17. No. 551B (former Electricity Substation) High Road | 53. Nos. 88 to 94 (even) Forster Cottages |
| 18. Nos. 527 to 543 (odd) High Road | 54. The College of Haringey, Enfield and north East London Tottenham Centre |
| 19. No. 510 and 510a High Road, and Nos. 512 to 520 (even) High Road | 55. 64-79 High Steet |
| 20. Nos. 513 to 525 (odd) High Road | 56. 295 High Road - No. 295 (former Jewish Hospital including front boundary wall, gates & railings) Tottenham College of Technology (original building including front boundary wall, gates & railings) |
| 21. Nos. 492 to 500 (even) High Road, and Nos. 502 to 508 (even) (former Burton's store) High Road | 57. 289-293 High Road, St Ann's Police Station |
| 22. Nos. 117 & 118 (former Cinema) Bruce Grove | 58. No. 287 (former Fishmongers Arms Public House), Wood Green Police Station |
| 23. Bruce Grove Rail Station - High Road | 59. Nos. 1 to 19 (consecutive) - Clyde Circus |
| 24. Nos. 497 & 499 (The Ship Public House) High Road, and Nos. 501 to 507 (odd) High Road | 60. Nos. 74 & 76 - Clyde Circus |
| 25. Holly Cottage (former Station Master's House) Moorefield Road | 61. Nos. 78 to 84 (even) - Clyde Circus |
| 26. No. 462 High Road | 62. 1a-1b west Green Road |
| 27. Nos. 479 to 491 (odd) Warner Terrace High Road | 63. United Reform Church & Hall |
| 28. Nos. 448 to 454 (even) (former Marks & Spencer store) High Road | 64. 227-249 High Road |
| 29. No. 22 (former Royal Mail Sorting Office) Moorefield Road | |
| 30. Nos. 416 & 420 High Road | |
| 31. No. 1 (Stoneleigh) - Chesnut Road | |
| 32. Nos. 455 to 465 (odd) including St Mark's Church - High Road | |
| 33. Nos. 412 & 414 High Road | |
| 34. No. 1 (corner shop) - St Lays Road | |
| 35. Nos. 433 to 441 (odd) High Road | |
| 36. The Green School (at rear of former Grammar School) - Somerset Road | |

LOCATION:
Ashley House, Ashley Road, Tottenham

DATE:
July 2026

SCALE:
1:10,000 @ A3

FIGURE:

▲ NORTH



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Annex F: Phase 1 Geotechnical and Geoenvironmental Desk Study
Submitted as a Standalone Report



Appendix: EIA Methodology

Annex 1: EIA Scoping Opinion Request Report

Annex 2: Cumulative Schemes List and Map

Appendix: EIA Methodology

Annex 1: EIA Scoping Opinion Request Report

Annex 2: Cumulative Schemes List and Map

ANNEX 2: CUMULATIVE SCHEMES

The EIA Regulations require that, in assessing the effects of a particular development proposal, consideration should also be given to the likely significant effects arising from the “*cumulation of effects with other* existing and/or approved projects” (Schedule 4, 5(e)). Table 1 presents the list of cumulative schemes that have been considered within the cumulative effects assessment of the technical chapters.

Generally, the criteria for the cumulative schemes included within the cumulative effects assessment typically include the following:

- Development within 1km of the site that is subject to a planning application (and is either yet to be determined, have full planning consent or a resolution to grant), comprising either:
 - An uplift of more than 10,000m² (Gross External Area (GEA) of mixed-use floorspace), or over 150 residential units; Or
 - Any office to residential conversions (granted under the General Permitted Development Order) giving rise to more than 150 residential units; Or
 - Any development/ change of use adjacent to the site.

The criteria listed above have been set to allow all the schemes coming forward within the London Borough of Haringey to be subject to an initial screening exercise to determine the schemes that, based on the scale of redevelopment (amount and mix of uses), could potentially have a cumulative effect with the Proposed Development and should be considered further within the cumulative effects assessment of the EIA.

A map has been provided as Figure 1, which shows the approximate location of the cumulative schemes list in Table 1.

Table 1 Cumulative Schemes List

No.	Address	Description	Reference	Status
Tier 1 Cumulative Schemes				
1	Berol Quarter, Ashley Road, London, N17 9LJ, London	Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works.	HGY/2023/0261	Approved 03/03/2025. Under Construction
		Application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans and Documents) attached to planning permission HGY/2023/0261 granted 03/03/2025. Permission is sought to alter the approved drawings to show inward opening doors at the roof level of 2 Berol Yard instead of the permitted glass panels. Permission is also sought to alter the permitted level of affordable housing.	HGY/2025/0930	Approved 30/06/2026
2	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17, London	Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works. ***** The site is split into six plots: • A – North Island (Complete and operational 2023) • B – Ferry Island (Under Construction – topping out Aug 2025 with completion estimated for summer 2026, and occupation in autumn/winter 2026) • C – Welbourne (Complete and operational 2024) • D – Ashley Road West (Complete and operational 2022) – Directly adjacent to the site to the south. • E – Ashley Road East (Complete and operational 2023) – Adjacent to the site to the east. • F – The Pavillion (not constructed and not expected to come forward at this time) <i>Only those remaining block under construction / not yet come forward will be considered within the cumulative effects assessment, all other plots completed and operational will be considered as part of the existing baseline conditions.</i>	HGY/2018/2223	Approved 27/03/2019 Under Construction (Complete except Plot B and Plot F)
3	29-33, The Hale, London, N17 9JZ	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class	HGY/2021/2304	Approved 30/08/2023 Under Construction

		E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.		(Completion Scheduled for Summer 2027)
Consideration of Tottenham Hale Retail Park – Allocated Site				
n/a	Tottenham Hale Retail Park (London Borough of Haringey)	Site allocation within Haringey's Draft Local Plan. The site is 4.9ha in size with an allocation for 1500+ homes, 18500m ² of Town Centre uses (Class E, F and Sui Generis), and 2800m ² other. Possibility of high rise buildings. Allocation is approximately 150m south of the site, adjacent to the SDP Sites Plot B (Ferry Island). Qualitative consideration and assessment will be provided only.	TH SA01	n/a
Consideration of Cannon Factory				
n/a	Cannon Factory	- Two blocks ranging between 8-25 storeys comprising two buildings; one including a PBSA (Sui Generis) block with a max AOD +85.575 and Hotel (Use Class C1) with a max AOD +40.050; - Sui Generis - PBSA beds – up to 450 units - Use Class C1 - Hotel R – up to 170 rooms - Up to 655m² (Use Class E).	n/a	n/a

Figure 1 Cumulative Schemes Map

