2026

re:shape

Heritage Impact Assessment

Ashley Park

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1.0 EXECUTIVE SUMMARY

1.1 Montagu Evans has been instructed by Re:Shape T Ltd (hereafter referred to as the 'Applicant') to provide consultancy services and produce a Heritage Impact Assessment to accompany a planning application for the redevelopment of Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ ('the Site'). The Site is located in the London Borough of Haringey ("LBH"), and the Site boundary is illustrated at **Figure 2.1**.

1.2 The description of development (the 'Proposed Development') comprises: "*Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works."*

1.3 The Site is located in the London Borough of Haringey (the 'Council'). The Site is described within the Design and Access Statement (DAS) prepared by DLA Architecture and the Planning Statement prepared by Lichfields.

1.4 The Site is not located within a conservation area and does not contain any designated or non-designated heritage assets within its boundary. Heritage assets are, however, present within the wider surrounding area. The Heritage Impact Assessment (HIA) provides an assessment of the impacts of the Proposed Development on the significance of heritage assets on and around the Site. The report describes the significance of any heritage assets affected by the Proposed Development, including any contribution made by their setting. The level of detail is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on their significance.

1.5 The heritage assessment has been informed by visual tools, including a Zone of Theoretical Visibility (ZTV) to understand the geographical extent of visibility and to inform the study area. 24 accurate visual representations (AVRs) have also been prepared by Harvey Scott Vision. The location of the viewpoints has been agreed with the LBH during the pre-application process. The AVRs are provided within the Townscape and Visual Impact Assessment (TVIA) which forms part of Volume 2 of the ES.

1.6 The tools inform the assessment of the impact of the Proposed Development on heritage assets e.g. they allow an understanding of the geographical extent and magnitude of visibility from representative locations. These tools inform the assessment of effect on heritage significance by assisting in understanding the extent and nature of visibility from representative locations.

1.7 The study area for the HIA comprises all heritage assets (designated and non-designated) within 1 km of the Site. The majority of the heritage assets are located within the wider setting of the Site and are generally experienced within a predominantly urban context that has undergone substantial regeneration and change in recent years. With the exception being that of nearby Berol House, which has itself been restored as part of the wider Tottenham Hale masterplan, the immediate surroundings of the Site contain relatively few heritage assets.

1.8 In our judgement, the Proposed Development as a whole would preserve the significance of the relevant heritage assets and would not result in harm to their significance. On this basis, the proposals would comply with the relevant parts of the development plan, including Policy HC1 of the London Plan and Policy DM9 of the Local Plan. It would also comply with relevant parts of national policy and the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. While the Site is not located within a conservation area, Section 72 is not directly engaged, but impacts on the significance of conservation areas as designated assets are still material under the NPPF.

2.0 INTRODUCTION

DESCRIPTION OF THE SITE

2.1 Ashley House occupies a prominent plot on the western side of Ashley Road, situated immediately north of Tottenham Hale Station and its associated transport interchange. Further to the east of the site, located beyond Ashley Road and Heart of Hale (East Apartments) is Watermead Way (A1055), a principal thoroughfare running through the area. Beyond Watermead Way are railway corridors associated with the West Anglia Main Line and Tottenham Hale Station, beyond which are recently completed and emerging residential-led developments, including purpose-built student accommodation. Further east lies the River Lee Navigation and associated open space corridors. To the west, the site is directly bounded by Down Lane Park, providing a significant area of public open space comprising formal sports pitches, recreational facilities and landscaped areas. Residential neighbourhoods extend beyond the park. To the south, the urban context is defined by Hale Village, comprising medium- to high-density residential blocks, local retail provision and community infrastructure. The A503 Ferry Lane runs east–west to the south of the site, linking in with the A1055 and providing strategic connectivity within the wider road network and linking to the A10 corridor. To the north, the character becomes more varied, with a mix of retained industrial plots, redevelopment sites and emerging residential schemes.

2.2 **Figure 2.1** shows the boundary of the Site, and an aerial view is provided at **Figure 2.2**.

2.3 The Site has a Public Transport Accessibility Level ('PTAL') between 5a and 6 which indicates very good access to public transport. It is situated within walking distance to Tottenham Hale National Rail, Underground and Overground station, as well as its adjoining large bus station.

2.4 The Site is bordered by large scale, modern residential development on all sides, as well as the locally listed Berol House to the east. There are no listed buildings immediately adjoining of the Site. Following the demolition of the former industrial uses on the Site in August 2023, the Site has remained vacant brownfield land.

Figure 2.1 Site Location Plan (Source: DLA)

Figure 2.2 Aerial View. Source: Google (base map)

STRUCTURE AND PURPOSE OF THE HIA

2.5 Policy HE5(1) of the NPPF requires applicants for development proposals that may have an effect upon the historic environment to describe the significance of identified heritage assets to enable an understanding of the heritage impact of the proposals.

2.6 The Site does not include any heritage assets (see Section 6.0). There are heritage assets located in the surrounding area and the HIA assesses the potential of the Proposed Development to impact their significance by virtue of a change to setting. A study area comprising a radius of 1km from the Site boundary has been used to identify heritage assets, informed by analysis of the ZTV and views testing. The heritage assessment has been undertaken in accordance with best practice guidance, including the 2017 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage prepared by Historic England.

2.7 The report and the supporting visual material meets the requirement of NPPF Policy HE5(1). The level of detail is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on that heritage significance.

2.8 This report is structured as follows:

2.8.1 The methodology used to undertake the heritage impact assessment is set out at **Section 3.0**
2.8.2 The legislation, planning policy and guidance relevant to this assessment is set out at **Section 4.0**.
2.8.3 The historical development of the Site is described at **Section 5.0**.
2.8.4 A Statement of Significance for the heritage assets affected by the proposals is at **Section 6.0**.
2.8.5 The effect of the proposals on the significance of heritage assets is assessed at **Section 7.0**.
2.8.6 **Section 8.0** sets out our conclusions and compliance with policy.

3.0 METHODOLOGY

3.1 This section describes the framework for heritage assessment. The method for each discipline is the product of legislation, policy and best practice guidance set out in **Section 4.0**. The level of detail is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on their significance. All impacts deemed relevant or material to planning are identified and the consequent effects appraised.

SITE VISITS

3.2 A field survey of the baseline situation was undertaken by Montagu Evans during August 2026.

STUDY AREA

3.3 The study area for the HIA comprises all heritage assets (designated and non-designated) up to 1 km from the Site.

3.4 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage assets were used to determine the study area. It has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

3.5 A Zone of Theoretical Visibility (ZTV) has been produced to identify the potential extent of visibility of the Proposed Development within a 2000sqm grid centred on the Site (**Figure 3.1**). The ZTV has been produced using topographically referenced three-dimensional models from VuCity software. It is a tool for a high-level understanding of the extent of visibility, which was further interrogated through review of individual viewpoints using field surveys and digital software.

Figure 3.1 ZTV of the Proposed Development prepared using VuCity software.

ACCURATE VISUAL REPRESENTATIONS AND VISUAL AIDS

3.6 The assessment of each discipline is informed by AVRs. The location of the viewpoints has been agreed with the Council during the pre-application process.

3.7 The AVRs are provided in the following scenarios:

3.7.1 Existing = baseline photography.

3.7.2 Proposed = Existing plus the Proposed Development in wire line (AVR1) or render (AVR3).

3.7.3 Cumulative = Proposed Development plus schemes in the surrounding area that are subject to an extant consent.

3.8 The AVRs are independently prepared by Harvey Scott Vision according to an industry standard method provided at **Appendix 1.0** of the TVIA. The variables include angle of lens, framing of shot and orientation. TGN 06/19 Visual Representation of Development Proposals Technical Guidance Note (2019) prepared by Landscape Institute recommends one set of considerations, but these are not universally applied and are not always suited to certain urban environments because the angle of lens, 50 degrees, often eliminates context in close and medium-distance shots.

3.9 AVRs are merely tools of assessment, to be applied on site, and to act as aide-mémoires afterwards. They do not represent visual perception. The objective of an AVR is to simulate the likely visual changes that would result from a proposed development. AVRs are two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have.

3.10 Artists' impressions based on geometrically accurate information (models) or characteristics of computer-generated images (CGIs) may sometimes be used. Whilst not independently verified, these can be very helpful in establishing and assessing the way a proposal will affect its immediate environment (to take one example only) and/or convey particular characteristics of development. This is because the AVR methodology is generally less helpful for assessing up close effects or, for example, in capturing the interaction of new landscape with buildings. Illustrative views are not used to inform the assessment of applications for outline permission but may be provided as a useful reference of what could be achieved through implementation of a design code.

3.11 The qualitative text accompanying the visual assessment seeks to contextualise the views. Inevitably one must accept that professional judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. A visit to the location from which the photographs were taken is required to appreciate and understand the visual impact.

3.12 Changes to visual amenity should not be judged in relation to static views (which are abstractions and not real) but in relation to the overall experience of an area and dependent upon the particular experiences and expectations of different assets. The modelled viewpoints are often selected to show schemes at their maximum impact and not capture their typical impact in a receiving area or location. The assessment of effect on heritage significance considers both the particular impact illustrated and the overall impact to come to a net assessment which more accurately reflects the overall experience than a single view.

HERITAGE

3.13 The term 'heritage asset' is used within this assessment to describe both designated (e.g. Listed Buildings, Registered Park and Garden, Registered Battlefield or Conservation Area) or non-designated (identified by the local authority e.g. building of townscape merit etc.) assets. For the purposes of this HIA, built heritage assets do not include archaeological remains.

3.14 NPPF Policy HE5(1) states:

Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

3.15 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as:

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

3.16 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).

3.17 Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF as:

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

3.18 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter "GPA3: Setting").

3.19 GPA3: Setting identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets (it is consistent with other guidance):

3.19.1 Identify the assets affected.
3.19.2 Assessing the contribution setting makes to significance.
3.19.3 Assessing the effect of the proposed development.
3.19.4 Maximising enhancement and minimising harm.
3.19.5 Making and documenting the decision and monitoring outcomes.

3.20 Part 3.19.5 is incumbent on the decision maker, through the provision of conditions.

4.0 LEGISLATION, PLANNING POLICY, AND GUIDANCE

4.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

LEGISLATION
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

4.2 The Site does not comprise any statutorily listed building and is not located in a conservation area.

4.3 There are statutorily listed buildings which have been identified in the study area which may experience a change to their significance as a result of change to their setting from the Proposed Development. In this case, the relevant statutory provision is Section 66(1) of the 1990 Act which states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses.

4.4 Section 72 of the 1990 Act is not engaged because the Site is not within a conservation area. There is no equivalent express statutory duty in relation to development affecting the setting of a conservation area, although effects on the significance of conservation areas as designated heritage assets remain material under the NPPF.

4.5 The courts have confirmed the importance of applying the statutory duties alongside the NPPF heritage policies.

DEVELOPMENT PLAN POLICY

4.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The documents outlined in the table below **(Table 4.1)** form the statutory development plan, including the policies contained within which are of greatest relevance to this HIA.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	**Policy D1** London's form character and capacity for growth **Policy D3** Optimising site capacity through the design-led approach **Policy D4** Delivering good design **Policy D5** Inclusive design **Policy D8** Public realm **Policy D9** Tall Buildings **Policy HC1** Heritage conservation and growth **Policy HC3** Strategic and Local Views **Policy HC4** London View Management Framework
Haringey Development Management DPD (2017)	**Policy DM1** - Delivering High Quality Design **Policy DM2** - Delivering Accessible and Safe Environments **Policy DM3** - Public Realm **Policy DM5** - Locally Significant Views and Vistas **Policy DM6** - Building Heights **Policy DM9** – Management of the Historic Environment
The Haringey Local Plan: Strategic Policies (2017)	**Policy SP1** – Managing Growth **Policy SP11** – Design **Policy SP12** – Conservation **Policy DM1** – Delivering High Quality Design **Policy DM5** – Locally Significant Views and Vistas **Policy DM6** – Building Heights **Policy DM9** – Management of the Historic Environment
Site Allocations DPD (2017)	**Policy TH5** - (Station Square North) **Policy TH6** - (Ashley Road Employment Centre)

Table 4.1 Development Plan Policy

NATIONAL PLANNING POLICY

4.7 The development plan is supported by the planning policies set out in the NPPF. The relevant provisions are set out at **Table 4.2**.

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2026	Chapter 20: Conserving and enhancing the historic environment • Policy HE4 • Policy HE5 • Policy HE6 • Policy HE7 • Policy HE9

Table 4.2 National Policy

MATERIAL CONSIDERATION

4.8 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

4.8.1 National Planning Practice Guidance (online).
4.8.2 National Design Guide (2019).
4.8.3 Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
4.8.4 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).
4.8.5 Tall Buildings: Historic England Advice Note 4 (2015).
4.8.6 IEMA, CIfA and IHBC (2021) Principles for Cultural Heritage Impact Assessment.
4.8.7 London Borough of Haringey (2015) Urban Characterisation Study.
4.8.8 London Borough of Haringey (various dates) Conservation Area Character Appraisals.
4.8.9 London Borough of Haringey (2015) Potential Tall Buildings Locations Validation Study.
4.8.10 London Borough of Haringey (2015) Tottenham Hale District Framework.
4.8.11 London Borough of Haringey (2017) Tottenham Area Action Plan.
4.8.12 London Borough of Haringey (n.d.) Haringey's Local List.
4.8.13 London View Management Framework (2012).
4.8.14 Haringey conservation area appraisals and maps.

EMERGING POLICY
EMERGING HARINGEY NEW LOCAL PLAN

4.9 The London Borough of Haringey is preparing a new Local Plan that will replace the existing strategic planning framework. The Council undertook an initial "First Steps" Regulation 18 consultation between November 2020 and February 2021, followed by consultation on the Draft Local Plan (Regulation 18) between July and September 2025. The emerging plan sets out Haringey's long-term spatial vision and planning policies for managing growth, development, regeneration, infrastructure and environmental objectives across the borough

4.10 According to the Council's adopted Local Development Scheme (March 2025), consultation on the Proposed Submission Local Plan (Regulation 19) is programmed for Summer 2026, with submission to the Planning Inspectorate and Examination in Public anticipated between July and November 2026. Subject to the outcome of the examination and any required modifications, adoption of the new Local Plan is scheduled for February 2027. Once adopted, the new Local Plan will form the primary basis for determining planning applications within the borough and replace relevant existing development plan policies.

THE NEXT LONDON PLAN

4.11 The GLA is in the process of preparing a new London Plan. In May 2025, the GLA published the Mayor's Consultation Document titled "Towards a New London Plan", which outlined key policy considerations intended to shape the strategic direction of London over the next 20 to 25 years.

4.12 Following this, a Draft London Plan was published on 16 July 2026 with consultation until 15 October 2026. Given the very early stage of its publication, this is afforded limited weight and as such the policies are not assessed within this Statement.

4.13 The emerging London Plan remains at a relatively early stage of preparation; initial consultation took place in May-June 2025. Recently, an integrated impact assessment scoping consultation ran from December 2025 – February 2026. A full draft is open for consultation until October 2026.

STRATEGIC DESIGNATIONS

4.14 It is important to note that the Site is located within the Lee Valley Opportunity Area (OA), identified in the London Plan as locations capable of accommodating substantial housing, employment and infrastructure growth.

4.15 At a more local level, the Site is situated within the Tottenham Hale District Centre, a key focus for growth and investment within both the London Plan and Haringey's planning framework.

4.16 The Site also falls within the area covered by the Tottenham Area Action Plan (AAP), which provides the strategic planning framework for the long-term regeneration of Tottenham. The AAP identifies Tottenham Hale as one of the borough's principal growth locations and promotes the delivery of new homes, employment opportunities, community infrastructure and enhanced connectivity.

4.17 In addition, the Site lies within the Tottenham Housing Zone, one of the Greater London Authority's designated Housing Zones established to accelerate housing delivery in locations with significant development potential.

4.18 It also benefits from a highly accessible location approximately 200-300 metres from Tottenham Hale Station, which provides access to London Underground and National Rail services, together with an extensive bus interchange. It has a Public Transport Accessibility Level (PTAL) of between 5a and 6.

4.19 Collectively, these strategic designations demonstrate that the Site is located within one of London's significant regeneration and growth areas. The policy framework supports the delivery of high-density, mixed-use development, enhanced connectivity, public realm improvements and the continued evolution of Tottenham Hale as a major metropolitan centre, establishing a strong strategic basis for redevelopment of the Site.

HERITAGE

4.20 The NPPF requires an 'Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance..'[1] Section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses. The effect of that provision is that the desirability of preserving the special architectural and historical interest presents a 'strong presumption' against a grant of planning permission where harm to a designated heritage asset is identified.[2]

4.21 Setting 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.*[3]

4.22 Setting is not, however, an asset in its own right. 'Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'[4] The Setting of Heritage Assets (hereafter 'GPA3') provides 'advice on understanding setting and how it may contribute to the significance of heritage assets.'[5] It recommends a staged approach to proportionate decision taking.

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[1] MHCLG, *National Planning Policy Framework* (London: HMSO, 2026)
[2] *South Lakeland District Council v Secretary of State for the Environment and Another* [1992] 2 AC 141
[3] MHCLG, *National Planning Policy Framework* (London: HMSO, 2026)
[4] Historic England, *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3*, 2nd edn (Swindon: Historic England, 2017) p4
[5] Ibid. p1

4.23 If, having carried out an assessment, a proposed development is held to cause harm to the significance of a designated heritage asset, the NPPF stipulates it be categorised as either 'harm' or 'substantial harm'.[6] The NPPF does not define 'substantial', and national guidance simply states it is a 'high test.'[7] Lord Justice Lindblom, in the Court of Appeal, stated: 'what amounts to "substantial harm" in a particular case will always depend on the circumstances', based on 'matters of fact and planning judgment.'[8]

4.24 A separate Court of Appeal judgement confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building.[9] This approach was upheld by Lord Justice Lindblom who stated that the NPPF policies 'do not preclude a balancing exercise as part of the decision-making process.'[10] Where public benefits - including heritage benefits - outweigh the identified harm, then permission may be granted subject to a proportionate assessment being undertaken.

STRATEGIC AND LOCAL VIEWS

4.25 The Site is not located in any of the designated Viewing Corridors identified in the London View Management Framework (2012).

4.26 Due consideration has been given to the views and vistas identified within the Urban Characterisation Study (2015) in which the Site is not located within any of the identified viewing corridors.

4.27 Further consideration has been given to views identified within the various Conservation Area Appraisals and Management Plans (Various Dates), including but not limited to Tottenham Green Conservation Area, Bruce Grove Conservation Area and Scotland Green Conservation Area.

[6] MHCLG, *National Planning Policy Framework* (London: HMSO, 2026)
[7] DLUHC and MHCLG, *National Planning Policy Guidance: Historic Environment* <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> [20th August 2026]
[8] *Bramshill v SSHCLG* [2021] EWCA Civ 320
[9] *Palmer v Herefordshire Council & ANOR* [2016] EWCA Civ 1061
[10] *Bramshill v SSHCLG* [2021] EWCA Civ 320

5.0 HISTORIC DEVELOPMENT

5.1 This section provides a description of the historical development of the Site and that of the surrounding area. The section has been informed by secondary sources, including:

5.1.1 Historic maps (Sources: Promap, National Library of Scotland and the British Library).
5.1.2 Historic photos (including aerial images from Britain from Above).
5.1.3 Online sources (British History Online, Historic England).
5.1.4 The Buildings of England: London 4: North: Bridget Cherry and Nikolaus Pevsner (1998).

HISTORIC DEVELOPMENT OF THE AREA

5.2 The Site is situated in Tottenham Hale located in north London. Tottenham Hale was historically a small rural hamlet located to the north of the city and situated to the west of the River Lea. Tottenham Hale derives its name from the old English word Hale, which means to hoist or pull, which is understood to relate to the goods, and particularly timber, that would have been unloaded from the River Lea before being taken south via road.

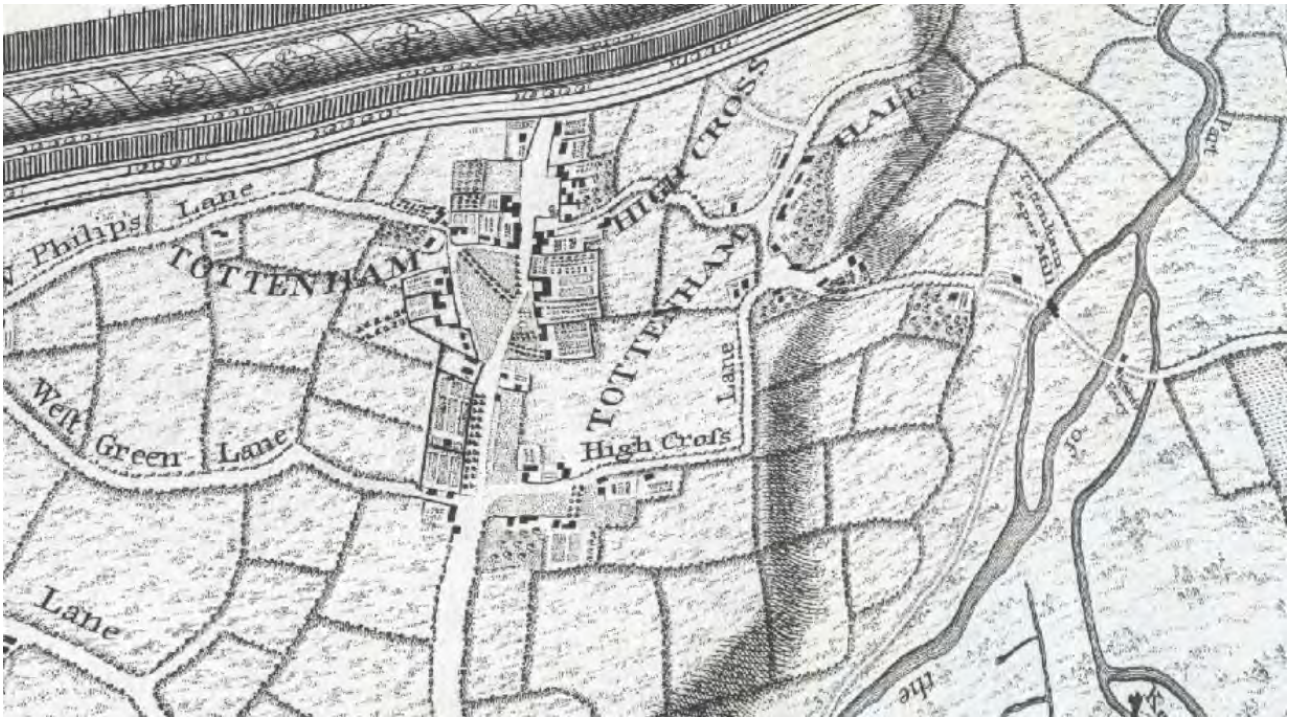

Figure 5.1 John Rocque's London 10 Miles Round Map Of 1746**.**

5.3 The hamlet gradually expanded over the course of the succeeding decades, though remained distinct and separated from London to the south. It formed the eastern boundary of Tottenham, which was a larger town which was connected to London via the High Road.

5.4 The construction of the Northern and Eastern Railway Line and the opening of Tottenham Hale station in 1840 brought a railway link to Tottenham Hale, which linked Stratford in east London to Broxbourne in Hertfordshire. The arrival of the railway in 1840 did not immediately improve links with London or create major new settlements around Tottenham Hale. However, it encouraged eastward expansion from the High Road, and by the 1860s new terraces and residential roads had connected previously separate parts of Tottenham. Development around railway stations, particularly at Tottenham Hale and Northumberland Park, transformed the area's historic ribbon form of settlement.

5.5 Population growth accelerated during the 1850s and 1860s, driven by expectations of improved transport and services rather than existing infrastructure. Tottenham evolved from an affluent residential village into a densely developed lower middle class and working-class suburb. Rapid housebuilding led to significant problems with water supply and sewerage, for which the area became notorious.

5.6 Despite this urban growth, large areas of the parish remained rural, particularly the marshlands east of the railway and the central and western parts of Tottenham, where farms, open fields, and scattered country houses still dominated the landscape.

5.7 From the mid-19th century onwards, Tottenham, West Green and Wood Green underwent rapid transformation from a largely rural landscape of farms, villas, and country estates into a densely populated suburban district. Improved railway connections, particularly during the 1870s, were the primary catalyst for growth, attracting large numbers of commuters and working-class residents from central London.

Figure 5.2 OS Map of 1873.

5.8 The arrival of the Great Eastern Railway in 1872 triggered particularly rapid expansion in eastern Tottenham. Large estates, farms and country houses were progressively sold for housing developments, including the extensive Noel Park Estate in the 1880s, one of London's earliest large-scale planned working-class suburbs. By the 1890s, formerly separate settlements such as Tottenham Hale, West Green and St Ann's had effectively merged into a continuous urban area.

5.9 By the turn of the century terraced housing development approaching the High Road from Tottenham Hale had replaced the more irregular housing from earlier in the century, which reflected the ongoing densification of development and the expansion of the population.

Figure 5.3 OS Map of 1896.

5.10 Into the 20th century there was industrial expansion near Tottenham Hale, Northumberland Park and the Lea Valley which created local employment alongside the area's role as a commuter suburb. These can be seen at **Figure 5.4** where large cabinet works, Boot and Shoe factory and the Crown Works can be seen alongside the railway. Of note was the Harris Lebus furniture factory which opened in 1900. It was once declared the largest furniture manufacturer in the world, and occupied a 5.5-hectare greenfield site on the River Lea.

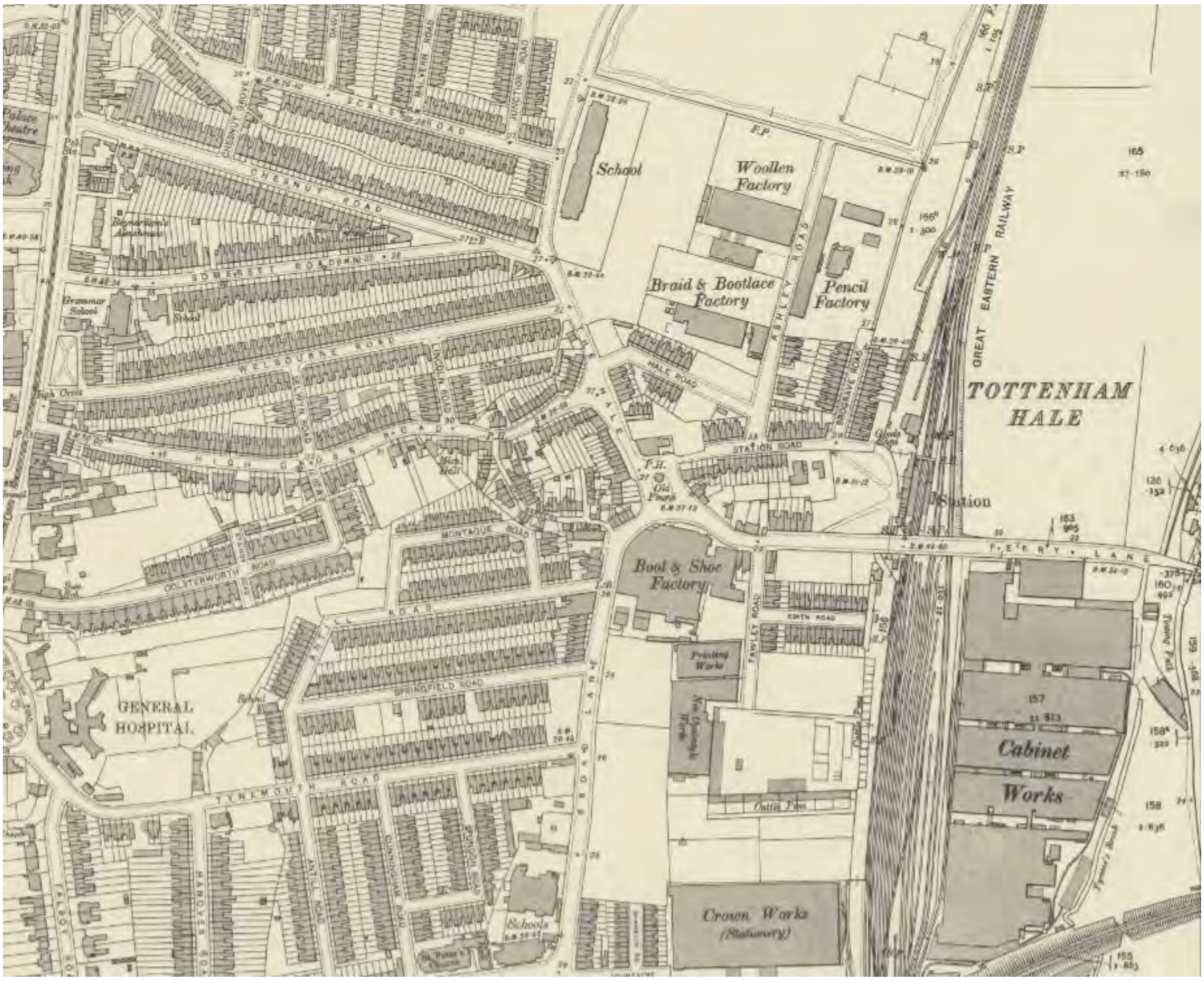

Figure 5.4 OS Map of 1915.

Figure 5.5 Aerial Image of Harris Lebus Works, 1933. Source: Britain From Above.

5.11 Between the wars the remaining farmland was further developed for housing, and there was further industrial expansion around the railway. The wider area also benefitted from new roads, parks and public facilities though the area remained working class. This period also saw a significantly increased population density in Tottenham with large new council estates developed.

5.12 Following the Second World War, redevelopment, slum clearance and municipal housing schemes transformed much of the Victorian townscape of Tottenham. By the 1970s, relatively little of the pre-Victorian landscape remained, aside from historic buildings such as Bruce Castle, a few almshouses, remnants of the old High Road, and open spaces including the Lea Valley marshes.

Figure 5.6 Aerial Image of Harris Lebus Works and wider industrial development, 1938. Source: Britain From Above.

Figure 5.7 OS Map of 1939.

5.13 During the latter half of the 20th century, Tottenham Hale experienced significant industrial decline. Many of the manufacturing sectors that had underpinned the area's economy contracted or disappeared, including firms producing duplicators, photocopiers, industrial fans, pencils, rubber goods, footwear and furniture. Among the most notable closures was the Harris Lebus furniture factory, which ceased operations at the end of the 1960s.

Figure 5.8 OS Map of 1955

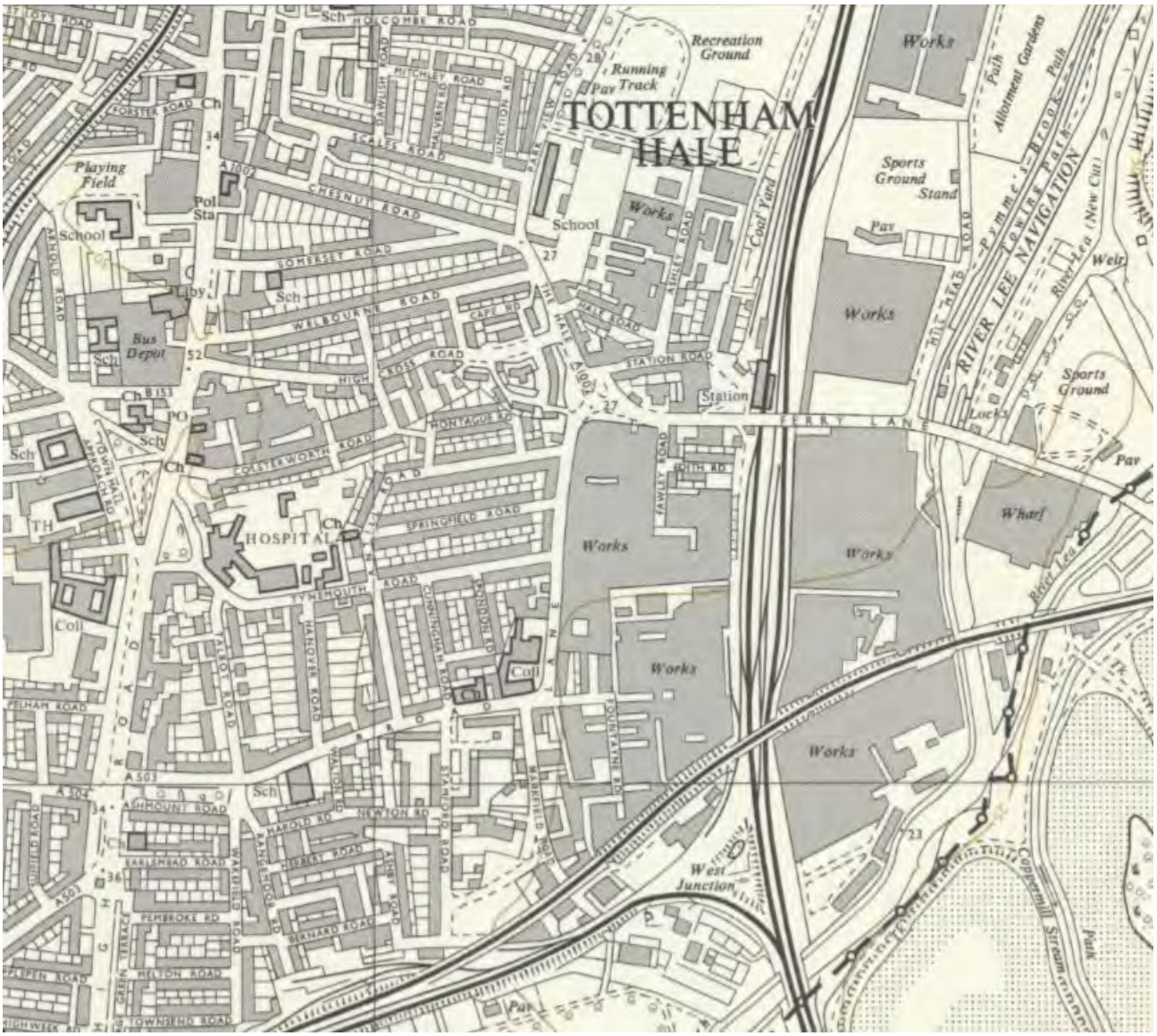

Figure 5.9 OS Map of 1967.

5.14 The majority of the large industrial works were replaced by the large Tottenham Hale Retail Park in the late 20th century, though remnants of these large buildings remained into the 21st century. The area also included a significant amount of road infrastructure, resulting in a fragmented townscape, which can be seen at **Figure 5.9**.

Figure 5.10 Aerial Image from 1999. Source: Google Earth.

5.15 This fragmented mixture of varied housing, former industrial buildings and large retail outlets remained throughout the 2010s. This changed in 2009 when the large works north of Ferry Lane was demolished and replaced by large scale modern residential development located around Perkyn Square. This was the first phase of a larger regeneration scheme at Tottenham Hale, which includes £1 billion of development investment, backed by Haringey Council and the GLA.

Figure 5.11 Aerial Image from 2024. Source: Google Earth.

5.16 This regeneration has continued into the 2020s, with further mixed use, residential led, development coming forward on the western side of the Tottenham Hale station. Another development of note is Hale Wharf, located on the eastern side of the River Lea, which introduced further high-quality tall residential development to the area.

THE SITE

5.17 The Site is located to the west of Tottenham Hale station and Ashley Road and has seen a variety of uses over its history.

5.18 Before the industrialisation of the area, it comprised cottages, gardens and a bowling green. However, this had changed in a significant way by the 20th century when it comprised a mixture of terraced houses and industrial works, including a Printing Ink and Varnish Factory named the Eclipse Works and a Dry Batteries works named Ashley Works which can be seen at **Figure 5.12**. The wider uses on and around the Site can also be seen at **Figure 5.6**.

Figure 5.12 Aerial Image of Factories Along Ashley Road, 1933. Source: Britain From Above.

5.19 At some point in the late 20th century the Site was turned over to some form of warehouse or storage facility associated with goods transport or industrial uses. This can be seen at **Figure 5.10** which shows a large yard for vehicle parking, a warehouse with a pitched roof and another building perpendicular to it along the west side of the Site.

5.20 The Site was cleared in August 2023 and now is now vacant brownfield land, surrounded by high density modern residential development.

6.0 HERITAGE BASELINE

6.1 The identification of heritage assets has been based on the methodology set out in **Section 3.0**. The search included all listed buildings, conservation areas, registered parks and non-designated heritage assets within the study area.

6.2 The heritage assets are identified below with a short description. List descriptions are included at **Appendix 2.0** to this document. The location of these heritage assets is identified in the Heritage Asset Plan at **Appendix 1.0**.

6.3 The Site does not include any heritage assets. There are heritage assets in the vicinity of the Site, however, and the Proposed Development has the potential to impact their value by introducing change to their setting.

6.4 Setting is defined in the NPPF as the 'surroundings in which a heritage asset is experienced.' This broad scope means that many development proposals may be held to come within the setting of a heritage asset. Most would agree however that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.

6.5 The desktop study included a review of OS maps, characterisation studies and relevant heritage assets. It has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the development.

6.6 The study area comprises of above ground heritage assets within a 1 km radius. A qualitative assessment of the significance of the remaining assets is provided below, including the contribution made by setting. A full summary of the heritage baseline, including those heritage assets scoped in and out of the assessment, is provided at **Table 6.1**.

DESIGNATED HERITAGE ASSETS
CONSERVATION AREAS
TOTTENHAM GREEN CONSERVATION AREA – MAP REF: A

6.7 The Tottenham Green Conservation Area ('TGCA') was designated in 1972 and is located approximately 420m from the Site at its nearest point.

6.8 The TGCA is centred on Tottenham High Road and encompasses Tottenham Green and Tottenham Green East, extending along the historic commercial corridor that forms the historic core of Tottenham. The conservation area contains a mixture of civic, commercial, religious and residential development focused around the historic green and High Road.

6.9 The special interest of the TGCA derives from its historic role as the traditional centre of Tottenham, focused on the historic route of Tottenham High Road and the surviving open spaces of Tottenham Green. The area contains a rich concentration of heritage assets, including listed buildings, civic buildings, churches, former educational establishments and historic commercial buildings that illustrate the settlement's development from a rural village into an important suburban centre.

6.10 The character of the TGCA is defined by the historic linear form of Tottenham High Road, framed by a varied but cohesive townscape of predominantly Georgian, Victorian and Edwardian buildings. Prominent civic and institutional buildings, together with the open spaces of Tottenham Green and Tottenham Green East, create key landmarks and views that contribute to the area's distinctive sense of place and historic character.

6.11 The Conservation Area contains these locally listed buildings which contribute to its character and appearance:

6.11.1 No. 416 & 420 High Road - Map Ref: 30.
6.11.2 No. 1 (Stoneleigh) - Cheshunt Road - Map Ref: 31.
6.11.3 Nos. 455 to 465 (odd) including St Mark's Church - High Road - Map Ref: 32.
6.11.4 Nos. 412 & 414 High Road - Map Ref: 33.
6.11.5 No. 1 (corner shop) - St Loys Road - Map Ref: 34.
6.11.6 Nos. 433 to 441 (odd) High Road - Map Ref: 35.
6.11.7 The Green School (at rear of former Grammar School) - Somerset Road - Map Ref: 36.
6.11.8 No. 2 Co-operative Workshops (former Tottenham Grammar School) Somerset Road - Map Ref: 37.
6.11.9 Nos. 372 to 376 (even) High Road - Map Ref: 38.

6.11.10 Nos. 413 (former Felvers Hall) High Road - Map Ref: 39.
6.11.11 Nos. 352 to 366 (even) Rawlinson Terrace & Synagogue - High Road - Map Ref: 40.
6.11.12 Nos. 389 & 391 (former Tottenham Library) High Road - Map Ref: 41.
6.11.13 No. 373 High Road, and Nos. 381 to 385 (odd) High Road - Map Ref: 42.
6.11.14 363-365 High Road - Map Ref: 43.
6.11.15 No. 324 High Road - Map Ref: 44.
6.11.16 No. 310 (High Cross United Reform Church & Hall) and No. 320 (former funeral directors) High Road - Map Ref: 45.
6.11.17 High Cross United Reform Church Hall - Colsterworth Road - Map Ref: 46.
6.11.18 Tottenham Bus Garage (former Tram Shed section) - Map Ref: 47.
6.11.19 Holy Trinity Church Vicarage - Map Ref: 48.
6.11.20 Former Prince of Wales Hospital (Main Building) - Map Ref: 49.
6.11.21 39 Talbot Road - Map Ref: 50.
6.11.22 2-40 Talbot Road - Map Ref: 51.
6.11.23 31-33 Talbot Road - Map Ref: 52.
6.11.24 The College of Haringey, Enfield and North East London Tottenham Centre - Map Ref: 54.
6.11.25 64-79 High Street - Map Ref: 55.
6.11.26 295 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) - Map Ref: 56.
6.11.27 289-293 High Road, St Ann's Police Station - Map Ref: 57.

6.12 This group of heritage assets has been grouped together due to their shared location, historic evolution and common setting within the TGCA. The buildings derive interest from their individual architectural and historic interest and as examples of commercial, residential, civic and infrastructural buildings constructed during the Victorian and Edwardian periods and later. They reflect the evolution of the High Road and the Tottenham Green area during these periods as it evolved into a highly developed commercial centre within the wider area of Tottenham.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.13 To the immediate north, south and east of the Tottenham Green Conservation Area (TGCA) are the Bruce Grove Conservation Area and the Seven Sisters/Page Green Conservation Area. These conservation areas encompass sections of the High Road that share a broadly similar historic and townscape character to the TGCA. They make a positive contribution to the TGCA's significance by illustrating the continuity of the historic High Road corridor and its associated pattern of development, reflecting their clear historic and functional relationship with the TGCA.

6.14 To the immediate west of TGCA includes a wide area of late 19th and early 20th century terraced housing, arranged around quiet residential streets. These buildings have a historic relationship with the High Road, serving as the historic backdrop to the commercial street and being occupied by people who would have utilised it. This aspect of setting is also a small positive contributor to the TGCA's significance. To the east lies more varied residential development, dating from the early 20th century and from the post-war period. This aspect of setting has less of a historic relationship and has an overall neutral contribution to the TGCA's significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.15 The Site in its current form does not make a meaningful contribution to the significance of the TGCA through setting.

BRUCE GROVE CONSERVATION AREA - MAP REF: B

6.16 The Bruce Grove Conservation Area ('BGCA') was designated in 1991. It is located approximately 660m northwest of the Site at the nearest point.

6.17 The BGCA comprises the section of the High Road between the Tottenham Green Conservation Area in the south, and North Tottenham Conservation Area in the north, with Bruce Grove Station roughly at its centre. It also includes the section of Bruce Grove to the west, terminating at the junction with Hartham Road, before the Bruce Castle and All Hallows conservation area begins. It comprises almost entirely of the residential and commercial development that fronts these two streets.

6.18 The special interest of the BGCA predominantly lies in its substantial amount of late Victorian commercial buildings. The urbanisation of this part of the Tottenham High Road developed rapidly from 1872 onwards. The architecture in the BGCA reflects this period of development, triggered by the arrival of the railway at Bruce Grove station.

6.19 There are also some fine examples of early-19th century houses which have been retained which front Bruce Grove, some of which have been listed.

6.20 The other predominant building use within the BGCA is commercial, resulting in relatively uniform three storey building height and regular building line with few setbacks. This establishes an enclosed, linear street frontage that is very much part of the character of the traditional Victorian and Edwardian high street.

6.21 The BGCA contains these locally listed buildings which contribute to its character and appearance:

6.21.1 Nos. 538 to 554 (even) (Windsor Parade 1907) High Road - Map Ref 11.
6.21.2 Nos. 551 & 553 High Road - Map Ref 12.
6.21.3 No. 549 High Road - Map Ref 13.
6.21.4 Nos. 530 to 536 (even) High Road - Map Ref 14.
6.21.5 Bruce Grove Group: 9 and 10 Bruce Grove including the Front Boundary Wall to Number 9 and Rear Boundary Wall Between Numbers 9 and 10 – Map Ref: 15.
6.21.6 15 and 16 Bruce Grove (Elm Place) with 15a Bruce Grove – Map Ref: 16.
6.21.7 No. 551B (former Electricity Substation) High Road - Map Ref 17.
6.21.8 Nos. 527 to 543 (odd) High Road - Map Ref 18.
6.21.9 No. 510 and 510a High Road, and Nos. 512 to 520 (even) High Road - Map Ref 19.
6.21.10 1–4 Bruce Grove N17 – Map Ref: 20.
6.21.11 7 and 8 Bruce Grove N17 – Map Ref: 21.
6.21.12 13 and 14 Bruce Grove – Map Ref: 22.
6.21.13 Wall to North of Garden of Number 16 Fronting The Avenue – Map Ref: 23.
6.21.14 Nos. 497 & 499 (The Ship Public House) High Road, and Nos. 501 to 507 (odd) High Road - .Map Ref 24.
6.21.15 Holly Cottage (former Station Master's House) Moorefield Road - Map Ref 25.
6.21.16 No. 462 High Road - Map Ref 26.
6.21.17 Nos. 479 to 491 (odd) Warner Terrace High Road - Map Ref 27.
6.21.18 Nos. 448 to 454 (even) (former Marks & Spencer store) High Road - Map Ref 28.
6.21.19 No. 22 (former Royal Mail Sorting Office) Moorefield Road - Map Ref 29.
6.21.20 Public Toilet, Bruce Grove, including Above-Ground Pavilion and Subterranean Chamber, with Staircase, Railings, Gateways, and Pavement Lights – Map Ref: 30.
6.21.21 No. 1 (Stoneleigh) Cheshunt Road - Map Ref 31.
6.21.22 5 and 6 Bruce Grove – Map Ref: 32.
6.21.23 11 and 12 Bruce Grove – Map Ref: 33.

6.22 This group of heritage assets has been grouped together due to its shared location, historic evolution and common setting within Bruce Grove. These buildings reflect the mixed commercial character of the High Road during the late-Victorian and Edwardian periods. They include a mixture of traditional shops with above residential, houses, public houses, cinemas and other typologies that comprised a typical historic high street.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.23 The setting of the BGCA is varied and typical for this area of north London and Tottenham. To the north (North Tottenham CA) and south (Tottenham Green CA) are conservation areas that similarly comprise sections of the High Road. These areas retain a broadly similar character and appearance as the BGCA and contribute towards the understanding of that streets' development, sharing a historic and functional relationship with the BGCA. Therefore, this aspect of setting contributes positively to the BGCA's significance.

6.24 To the immediate east, the setting of the CA comprises substantial areas of post-war housing developments which have replaced the former network of late Victorian and Edwardian terraced housing which does not contribute towards significance.

6.25 The railway line is a dominant feature along the western boundary of the BGCA and helps one's understanding of the historic development of this area of Tottenham. Many of the early developments along the High Road evolved as a result of the opening of the railway. This shared functional, historic setting relationship is a positive contributor to an understanding of the CA's value.

6.26 Further to the west there is a predominance of early-20th century terraced housing, which is typical for this area of north London. This development also helps to explain the suburbanisation of London during the time of development within the BGCA and therefore it is a positive contributor to its significance.

6.27 The wider setting includes tall, modern development located at Tottenham Hale to the east. These buildings can be seen glimpsed through gaps in buildings from the High Road or seen down Bruce Grove. Awareness of this development does not interfere with one's ability to appreciate the cohesive character and appearance of the BGCA and has no impact on its significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.28 There is no intervisibility of the Site in its current form from within the BGCA. As a result, the Site does not make a meaningful contribution to the significance of the BGCA through setting

NORTH TOTTENHAM CONSERVATION AREA – MAP REF: D

6.29 The North Tottenham conservation area was designated in 1972. It is located approximately 845m northwest of the Site at the nearest point.

6.30 It has a broadly linear form, following the route of the High Road, which is a historic corridor. The High Road has long been an important route to and from the City and development in its environs is correspondingly diverse, comprising historic buildings of varied status.

6.31 The Conservation Area Appraisal and Management Plan sets out a number of principal changes which have contributed to the present character of the High Road:

6.31.1 the change in character from residential to commercial uses, with houses repurposed with commercial or industrial uses.
6.31.2 changing transport modes in the 19th century, including the tram and railway, creating better links to the city.
6.31.3 the location of Tottenham Hotspur football ground in the early 20th century.
6.31.4 the deterioration in the quality and utility of the high street shopping in the second half of the 20th century due to a change in retail patterns and drop in property values.

6.32 Collectively, these have contributed to a diverse range of buildings, incorporating some high quality, and high-status Georgian buildings interspersed with Victorian and later buildings. To the east, the newly redeveloped football stadium remains a significant presence, whilst to the west, some historic development remains at White Hart Lane associated with the railway.

6.33 The Appraisal and Management Plan divides the Conservation Area into sub-areas of distinct character. The following three are of principal relevance to this assessment:

6.33.1 The northern part of the High Road between Brantwood Road and White Hart Lane.
6.33.2 White Hart Lane.
6.33.3 The central section of the High Road between White Hart Lane and Church Road.

6.34 Part 'A' is described in the appraisal as having no remaining buildings of significance in its northernmost section, but 'the most complete part of the conservation area in terms of its surviving historic buildings and townscape form' between Brantwood Road and White Hart Lane. Views south are enhanced by a curve in the road, which creates interest in the frontage.

6.35 Part 'B' along White Hart Lane retains one 18th century house, and some early 19th century houses, but the road as a whole has a more commercial/ industrial character, with post-war redevelopment increasing the scale of development.

6.36 Part ‘C’ is described as having a more varied character, with early Victorian commercial terraces and institutional buildings.

6.37 The Conservation Area contains these locally listed buildings which contribute to its character and appearance:

6.21.24 Hall south of St Mary’s Church, Kemble Road – Map Ref: 2
6.21.25 Nos. 30-42 Scotland Green – Map Ref: 4
6.21.26 No. 1a (Former JAP Motor Cycle & Racing Car Engineering Works) Lansdowne Road – Map Ref: 5
6.21.27 No. 628 High Road – Map Ref: 6
6.21.28 No. 634 (former Red Lion Public House) High Road – Map Ref: 7
6.21.29 Prince of Wales Public House (see High Road (east side) – Map Ref: 8
6.21.30 No. 612 (former Prince of Wales Public House) High Road – Map Ref: 9
6.21.31 No. 596 High Road – Map Ref: 10

6.38 This group of heritage assets has been grouped together due to their shared location, historic evolution and common setting within the NTCA. They derive interest from their individual architectural and historic interest and as high quality examples of residential, commercial and community use buildings which date primarily from the Victorian and Edwardian periods. The grouping is notable for the number of current and former public houses which have interest relating to the social and commercial development of this part of Tottenham.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.39 The immediate setting of the NTCA includes the residential development that has occurred on either side of the High Road. A number of houses survive in the streets that intersect the High Road, Northumberland Park, Bromley Road and Lansdowne Road. To the west of the High Road in particular, the streets of Ruskin Road, Cedar Road and Pembury Avenue contain particularly high quality and well-preserved examples of Victorian residential architecture, which positively contribute to an understanding of the area’s character.

6.40 To the north, the NTCA boundary is broadly parallel with the recently developed Tottenham Hotspur Stadium which is an imposing large-scale modern feature within the immediate setting of the NTCA. The High Road continues northwards, its character remaining highly mixed. This aspect of setting, on balance, has a neutral contribution to the significance of the NTCA.

6.41 To the south there is the northern boundary of the Bruce Grove conservation area, which also comprises an area of the High Road and is similar in character and appearance to the NTCA, and contributes positively to significance. To the east there are areas of post-war residential development, which are interspersed amongst earlier housing. The housing developments that date to this period are currently in poor condition and form a detracting element within the CA’s setting.

6.42 The wider setting comprises the open green expanses of Tottenham Cemetery and Bruce Grove Park to the west of the NTCA. Both areas provide a contrast to the dense urban grain of Tottenham and contain several highly graded heritage receptors. Thus, their presence in the wider setting of the NTCA positively contributes to an appreciation of its value.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.43 The Site in its current form is a vacant site that has no intervisibility with the NTCA. As a result, the Site does not make a meaningful contribution to the significance of the NTCA through setting.

BRUCE CASTLE AND ALL HALLOWS CONSERVATION AREA – MAP REF: E

6.44 The Bruce Castle and All Hallows Conservation Area (‘BCAHCA’) was originally designated in 1976, with subsequent boundary revisions. It is located approximately 970m northwest of the Site at the nearest point.

6.45 The BCAHCA is focused on the historic relationship between Bruce Castle, All Hallows Church, The Priory and their associated open spaces. The conservation area extends across Bruce Castle Park, Church Lane, All Hallows Road, Bedwell Road, Prospect Place, Cemetery Road, Beaufoy Road, Bruce Grove and part of Lordship Lane, incorporating a range of historic buildings, landscaped spaces and surviving historic routes. The conservation area encompasses Bruce

Castle Park, All Hallows Church and its churchyard, The Priory, and surrounding historic residential streets that preserve elements of Tottenham's historic manorial and ecclesiastical core.

6.46 The special interest of the BCAHCA derives from the survival of some of Haringey's oldest and most significant historic buildings, notably the Grade I listed Bruce Castle, the Grade II* listed All Hallows Church, and the Grade II* listed Priory. These heritage assets, together with their associated parkland, churchyard, historic trees and open spaces, provide a rare continuity of medieval, Tudor and later historic development within an otherwise densely developed suburban context.

6.47 The character of the BCAHCA is defined by the contrast between the extensive historic open spaces of Bruce Castle Park and All Hallows Churchyard and the surrounding residential streets of Georgian, Victorian, Edwardian and early twentieth-century development. Mature tree cover, historic boundary walls, listed buildings, surviving cottages and almshouses, and important views, including those within Bruce Castle Park and along Bruce Grove, contribute to the area's distinctive historic, architectural and townscape character.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.48 The setting of the BCAHCA is largely characterised by surrounding suburban development consisting of late-19th and early 20th century low-rise terraced houses. These houses are arranged around quiet residential streets, with planted back gardens to their rear. This typology is common in this area of London and is consistent with the character and appearance of the conservation area. As a result, the setting of the BCAHCA is a positive contributor to its significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.49 The Site in its current form comprises vacant and undeveloped land and does not make a meaningful contribution to the significance of the BCAHCA through setting.

LISTED BUILDINGS

TOWER TO SOUTH WEST OF BRUCE CASTLE, GRADE I - MAP REF: 1

6.50 The Tower to the South West Of Bruce Castle was first designated in July 1949. It is located approximately 1.3 km from the Site at the nearest point. Although located beyond the 1 km study area, the asset has been included within the assessment owing to the potential for intervisibility identified by the ZTV and the sensitivity of its setting to change.

6.51 The tower is believed to date from the sixteenth century and is one of the oldest surviving secular buildings in Tottenham. Although its original purpose remains uncertain, it formed part of the Bruce Castle estate and survives as a prominent landmark alongside the principal Grade I listed Bruce Castle building.

6.52 The tower is a freestanding circular brick structure of uncertain original purpose. It is widely regarded as one of the earliest surviving Tudor brick towers in London and forms an important component of the historic development of the Bruce Castle estate.

6.53 Architecturally, the tower is constructed of red brick and is characterised by its circular form, battlemented parapet, decorative corbel tables, blind arcading, and historic openings. Despite later alterations and repairs, it retains a high degree of historic fabric and distinctive Tudor detailing.

6.54 The significance of the tower derives from both its architectural and historic interest. Its architectural interest lies in its rarity as a surviving sixteenth-century brick tower and the quality of its Tudor design and craftsmanship. Its historic interest derives from its association with the Bruce Castle estate and its evidential value in illustrating the site's early development. The tower also possesses landmark and group value through its strong visual and historical relationship with the adjacent Grade I listed Bruce Castle and its contribution to the character of Bruce Castle Park.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.55 The setting of the listed tower is defined principally by Bruce Castle Park, the surviving open landscape that historically formed the grounds of Bruce Castle, and Bruce Castle itself to the immediate north. The listed tower shares a historic, functional and aesthetic setting relationship with the park and listed castle and derives much of its contextual significance from them. Therefore, these features make a substantial contribution to the significance of the listed tower.

6.56 Immediately to the west is an area comprising a mixture of uses and building types, including a garage, electrical substation, petrol filling station and a site currently undergoing redevelopment. This area is fragmented in character and of relatively poor visual quality, presenting an incongruous element within views from the park and the setting of the listed tower. As a result, it detracts to a limited extent from appreciation of the tower's significance.

6.57 Beyond its immediate surroundings, the tower's wider setting is characterised predominantly by residential development dating from the Victorian period onwards. While varied in form and appearance, this broader townscape is typical of suburban north London and does not have a strong historical or visual relationship with the tower. Consequently, it makes a neutral contribution to the significance of the listed tower.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.58 The Site in its current form comprises a vacant site with no intervisibility with the listed tower. As a result, the Site does not make a meaningful contribution to the significance of the heritage asset through setting.

BRUCE CASTLE – MAP REF: 2

6.59 Bruce Castle was first designated in July 1949. It is located approximately 1.3 km from the Site at the nearest point. Although located beyond the 1 km study area, the asset has been included within the assessment owing to the potential for intervisibility identified by the ZTV and the sensitivity of its setting to change.

6.60 The house dates principally from around 1600, with later additions dating from 1684 and the eighteenth century. This makes it one of the oldest surviving brick manor houses in London and derives its name from the medieval Bruce family, who once held the manor of Tottenham. The building has served a variety of functions throughout its history, including as a private residence, a progressive school under Sir Rowland Hill, and today as Bruce Castle Museum and Archive.

6.61 Architecturally, the building is a substantial red-brick house of shallow H-plan form incorporating elements from several phases of construction. Notable features include the seventeenth-century frontispiece with its distinctive clock tower and cupola, sash windows, classical doorcases, gauged brick arches and finely detailed eighteenth-century elevations. These elements illustrate the building's architectural evolution over several centuries.

6.62 The significance of Bruce Castle derives from both its architectural and historic interest. Its architectural interest lies in its survival as an exceptionally rare early brick manor house with high-quality seventeenth- and eighteenth-century additions. Its historic interest derives from its association with the Bruce family, the manor of Tottenham, and the pioneering educational work of Sir Rowland Hill. The building also possesses strong group value through its relationship with the Grade I listed sixteenth-century tower and the wider historic landscape of Bruce Castle Park.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.63 The setting of Bruce Castle is closely related to that of the Tower to the southwest of Bruce Castle. It derives particular importance from its historic, functional and visual relationship with both Bruce Castle Park, which preserves the former grounds of the estate, and the listed tower located to the south-west. These relationships provide essential context for understanding the castle's historic development and are important contributors to its significance.

6.64 The wider setting is characterised predominantly by low-rise residential development of varying dates and styles. While this surrounding townscape provides the broader context within which Bruce Castle is experienced, it has limited historic or associative connections with the asset and therefore makes a largely neutral contribution to its significance.

6.65 The principal setting relationship is derived from its relationship with the surrounding historic parkland and the associated listed tower, both of which contribute to the understanding, appreciation and historic character of the asset.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.66 The Site in its current form forms no part of the setting of Bruce Castle and therefore makes no contribution to its significance.

HOLY TRINITY GROUP: HOLY TRINITY CHURCH SCHOOL, OLD WELL AND WELL HOUSE, CHURCH OF HOLY TRINITY & FORECOURT WALL TO CHURCH OF HOLY TRINITY, WITH SIDE WALLS TO BACK OF GROUNDS FRONTING TO PHILIP LANE, ALL LISTED GRADE II - MAP REFS: 7, 14, 26 AND 34

6.67 This group of heritage assets has been grouped together due to its shared location, historic evolution and common setting of the Tottenham Green conservation area. They are located approximately 595m west of the Site at the nearest point. Together, they form an important historic and architectural grouping at the centre of the Tottenham Green area. Together, they illustrate the religious, educational and civic development of Tottenham during the nineteenth century.

6.68 The Church of Holy Trinity was established in the early nineteenth century to serve Tottenham's growing population, while the adjacent school reflects the expansion of church-led education during the Victorian period. The Old Well and Well House are of particular historic interest as survivals of Tottenham's historic water supply infrastructure and are closely associated with the early development of Tottenham Green as a focal point of community life.

6.69 Architecturally, the group contains a range of high-quality historic structures, including the church, the picturesque Gothic-style school building, the well house, and the associated forecourt and boundary walls. The school retains decorative brickwork, gabled forms, casement windows and distinctive Tudor-inspired detailing, while the walls contribute to the enclosure and historic character of the church grounds and surrounding streetscape.

6.70 The significance of the group derives from its architectural, historic and communal interest. Its architectural interest lies in the quality and survival of its nineteenth-century buildings and structures. Its historic interest derives from its association with the religious, educational and civic development of Tottenham, as well as the survival of the historic parish well. Collectively, the assets possess strong group value and make a substantial contribution to the character, appearance and historic significance of Tottenham Green and its surrounding townscape.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.71 The setting of the Holy Trinity Group comprises primarily of the interrelationship between the buildings within the group themselves, and of the surrounding Tottenham Green, which is a triangular area of open green space surrounded by varied development of a mixed quality. The green space itself is located to the immediate south and provides both a leafy backdrop with large mature trees to the buildings of the grouping and forms part of their historic setting. The green, and the listed building group within it, form the centrepiece of the wider area, and the interrelationship of the listed buildings and the green is a key contributor to the significance of the listed buildings within the Holy Trinity Group.

6.72 The buildings around the green are more varied in quality, with listed civic and municipal buildings to the west, and fine grain commercial buildings to the east on the High Road. These buildings are reflective of the development of the Tottenham Green area over time, and form part of the group's historic setting. Therefore, make a positive contribution to the significance of the listed building group. A large detracting feature however can be found to the north, which is a large bus depot. This large-scale industrial infrastructure building contrasts the scale and historic, genteel qualities of the buildings in the listed building group and detracts from their appearance in views looking to the north through the green. As a result, they detract from appreciation of the group in certain views.

6.73 There is a very limited awareness of tall, modern development to the east at Tottenham Hale, which can be glimpsed through buildings and over rooflines along the east side of the green. This setting aspect makes no contribution to the significance of the listed building group.

6.74 Despite the negative impact of the bus depot to the north, the interrelationship between the buildings within the group, Tottenham Green to the south and the buildings around it are a key contributor to the significance of these listed buildings. Overall then the setting is a key contributor to the significance of the Holy Trinity Group.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.75 The Site in its current form forms no part of the setting of the Holy Trinity Group and makes no contribution towards its significance.

BRUCE GROVE GROUP: 9 AND 10 BRUCE GROVE INCLUDING THE FRONT BOUNDARY WALL TO NUMBER 9 AND REAR BOUNDARY WALL BETWEEN NUMBERS 9 AND 10, 15 AND 16 BRUCE GROVE (ELM PLACE) WITH

15A BRUCE GROVE, 1–4 BRUCE GROVE N17, 7 AND 8 BRUCE GROVE N17, 13 AND 14 BRUCE GROVE, WALL TO NORTH OF GARDEN OF NUMBER 16 FRONTING THE AVENUE, PUBLIC TOILET, BRUCE GROVE, INCLUDING ABOVE-GROUND PAVILION AND SUBTERRANEAN CHAMBER, WITH STAIRCASE, RAILINGS, GATEWAYS, AND PAVEMENT LIGHTS, 5 AND 6 BRUCE GROVE AND 11 AND 12 BRUCE GROVE, ALL GRADE II – MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33

6.76 This group of heritage assets has been grouped together due to its shared location, historic evolution and common setting within Bruce Grove. This group of listed buildings is located 675m northwest of the Site at the nearest point. Developed as substantial villas and townhouses associated with Tottenham's emergence as a desirable suburban settlement, the buildings reflect the area's growth during the late Georgian period. Several properties have subsequently accommodated a variety of residential, educational, commercial and community uses.

6.77 Architecturally, the group is characterised by its cohesive Georgian design, with stock-brick elevations, sash windows, parapets, symmetrical façades and a number of surviving historic boundary walls and ancillary structures. The front boundary wall to No. 9, the rear boundary wall between Nos. 9 and 10, and the wall fronting The Avenue north of No. 16 contribute to the historic enclosure and character of the street. The former public convenience, including its above-ground pavilion, subterranean chamber, railings, gateways and associated features, adds further historic and architectural interest to the area.

6.78 The significance of this group derives from its architectural, historic and townscape interest. Architecturally, the buildings represent a rare and well-preserved collection of late Georgian villas and townhouses, retaining much of their historic form and detailing. Historically, they illustrate Tottenham's transformation from a rural settlement to an affluent suburban community. Collectively, the buildings, boundary walls and associated structures possess considerable group value and make a fundamental contribution to the special character, appearance and significance of the Bruce Grove Conservation Area.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.79 The primary setting of the Bruce Grove Group of listed buildings are the buildings themselves and their relationship together on Bruce Grove. The rest of the street also forms part of the immediate setting. The variety of residential development here is a key quality of Bruce Grove itself and the relationship between these buildings and the street is a key contributor to their significance, as it traces the history of the area and its development over time from a wealthy suburban residential suburb to an increasingly urbanised area over the course of the 19th century.

6.80 Much of the wider setting is contained by development of Bruce Grove and the railway that runs north to south at the southeastern end of the road. When seen it consists of low-rise residential development not out of scale or character with the buildings within the listed building group and have a neutral contribution to the significance of the listed building group. There are glimpsed views of tall buildings seen when looking down Bruce Grove at Tottenham Hale, however these are over a considerable distance and would have no impact on the significance of the listed building group.

6.81 Overall, as a result of the interrelationship between the buildings within the listed building group, and those fronting Bruce Grove, the setting has a positive impact on the significance of the Bruce Grove Group.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.82 The Site in its current form is not visible in the setting of the listed building group and makes no contribution to the significance of the buildings in it.

62 MONUMENT WAY – MAP REF: 12

6.83 62 Monument Way was first designated in May 1974. It is located approximately 340m southwest of the Site at the nearest point.

6.84 The listed building was constructed in the late 18th century and comprises of a three-storey house with basement. It is constructed in brown brick with a stone-coped parapet with a deep reveal with similar panelling. The listed house has a finely detailed entrance, which incorporates a radial fanlight and an ornate doorcase with fluted half-columns and an open pediment, demonstrating the quality of its original design and craftsmanship.

6.85 The significance of 62 Monument Way derives principally from its architectural and historic interest as a well-preserved late eighteenth-century domestic building. The building also holds historic value as a surviving example of the period of residential development associated with the historic growth of Tottenham.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.86 The setting of 62 Monument Way is varied and comprises of varied residential development largely dating from the post-war period, with later modern development. There is also a large school to its east. The listed building stands somewhat starkly amongst this later development, with its historic context almost entirely removed. As a result, the present-day setting detracts from appreciation of the listed building's significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.87 The Site in its current form has no impact on the significance of the listed building.

TOTTENHAM GREEN GROUPING: FORMER TOTTENHAM FIRE STATION, FORMER TOTTENHAM PUBLIC BATHS, FORMER COUNTY SCHOOL & TOTTENHAM TOWN HALL, ALL GRADE II – MAP REFS: 17, 18, 19 & 28

6.88 The heritage assets in this group are located to the west of the Site. The group includes several civic and municipal buildings dating from the early 20th century. These buildings have been grouped by virtue of their location, historic development and shared setting. The group comprises the Former Tottenham Fire Station, public baths, former county school and Tottenham Town Hall which were all constructed in the Edwardian Period and surround and overlook Tottenham Green. These buildings all reflect the rapid growth and increasing civic status of Tottenham in the late nineteenth and early twentieth centuries.

6.89 All buildings in this group are constructed in an ornate and decorative Edwardian Baroque style by architects A.S. Taylor and R. Jemmett, with architectural features such as rusticated detailing, Ionic pilasters and decorative pediments. All have been constructed in red brick with Portland stone dressings, with the exception of the county school which is in red brick with limestone dressings. The Town Hall forms the centrepiece of the group, flanked by the former Public Baths and Fire Station, while the Former County School completes the composition to the north. Their consistent materials, architectural language and historic spatial relationship contribute to their strong group value and prominent civic presence.

6.90 The significance of the group derives from its architectural, historic and communal interest. Architecturally, it represents a well-preserved and highly coherent ensemble of Edwardian civic buildings. Historically, it illustrates the development of Tottenham's municipal institutions and the expansion of public services during the early twentieth century. Collectively, the buildings possess considerable group value and make an important contribution to the character of Tottenham Green and the wider historic townscape.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.91 The setting of the Tottenham Green Group is derived principally from the relationship between the appearance and historic relationship between the buildings within the group themselves and Tottenham Green, which is a triangular area of open green space located immediately to the east. This shared setting provides an important visual and historic context for the group, reinforcing its cohesion and allowing the buildings to be appreciated as part of a unified historic composition. Consequently, Tottenham Green makes a positive contribution to the significance of the group.

6.92 The setting to the immediate south and west is more varied and includes a tall residential block to the south and a large leisure centre to the west situated behind the former school, both in views that reveal the significance of the buildings in the group. In this way these aspects of setting introduce later elements somewhat incongruous to the appearance, cohesion and composition of the listed building group, and are slightly detrimental to their significance. Across the Tottenham Green area are features that formed part of the historic setting of the listed building group, including the Holy Trinity Church and nearby buildings, and mixed historic residential buildings along the High Road. These are seen alongside detrimental features, such as a large bus depot and lower-quality modern residential development. These aspects, both positive and negative, with this area, however, are seen peripherally in views that do not reveal the significance of the listed building group and have an overall neutral impact on the significance of the listed building group.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.93 The Site in its current form is not part of the setting of the listed building group and does not make a meaningful contribution to their significance.

PAIR OF HOUSES IN NORTH EAST PART OF PRINCE OF WALES'S GENERAL HOSPITAL GROUNDS, GRADE II – MAP REF: 27

6.94 The pair of houses were first designated in May 1974. They are located approximately 560m southwest of the Site at the nearest point.

6.95 Originally constructed as substantial Georgian houses, the buildings pre-date the later development of the Prince of Wales's Hospital and provide evidence of Tottenham Green's emergence as an affluent residential area during the late Georgian period. Their incorporation within the hospital grounds illustrates the changing use and development of the site over time.

6.96 Architecturally, the buildings comprise a symmetrical pair of three-storey brick houses with basements, sash windows set beneath gauged brick arches, and classical detailing including stone cornices and Doric porch features. Despite later alterations, the buildings retain much of their Georgian character and architectural quality.

6.97 The significance of the buildings derives from both their architectural and historic interest. Their architectural interest lies in their well-preserved Georgian form, proportions and detailing. Their historic interest derives from their association with the development of Tottenham Green as a prestigious residential area and their later relationship with the Prince of Wales's Hospital. The buildings also contribute positively to the character of Tottenham Green and form part of an important group of listed heritage assets surrounding the Green.

CONTRIBUTION OF SETTING TO HERITAGE SIGNIFICANCE

6.98 The setting of the listed building group consists primarily of Tottenham Green East, a small area of open green space and the buildings overlooking it. The open green space formed part of the historic setting of the listed building. To the east is the former Victorian Prince of Wales hospital, now converted to apartments, which shares a historic and functional relationship with the listed building and therefore is a key contributor to its significance. To the west is a late-20th or early 21st century residential block of no particular quality though it is not out of keeping in terms of materiality and scale with the listed building. These aspects of setting have an overall positive impact on the significance of the listed building.

6.99 There is limited awareness of tall modern development around Tottenham Hale which can be seen in the backdrop of the listed building in views towards it from Tottenham Green East. However, the overall impact of the wider setting is limited and has a neutral impact on the significance of the listed building.

6.100 On balance, and due to the importance of the immediate setting of Tottenham Green and the former Prince of Wales hospital, the setting is a key contributor to the significance of the listed building.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.101 The Site in its current form makes no contribution to the significance of the listed building.

MECCA BINGO HALL, GRADE II – MAP REF: 29

6.102 The Mecca Bingo Hall was first designated in December 1992. It is located approximately 500m west of the Site at the nearest point.

6.103 The Mecca Bingo Hall was originally constructed as the Tottenham Palace Theatre in 1908 to the designs of Oswald Cane Wylson. It has subsequently accommodated a variety of uses, including a cinema, bingo hall and place of worship.

6.104 The building was originally designed as a variety theatre during a period of significant growth in popular entertainment within London. It later became a cinema before being converted to a bingo hall, reflecting the changing patterns of leisure and entertainment throughout the twentieth century.

6.105 Architecturally, the building is an imposing early twentieth-century entertainment venue constructed in red brick with Bath stone dressings. Its principal façade is symmetrically composed with projecting end bays, Ionic pilasters, pedimented windows, balconies and elaborate decorative detailing. The interior retains significant historic features, including an ornate foyer, decorative plasterwork, and an auditorium with a horseshoe balcony and original theatrical detailing.

6.106 The significance of the building derives from both its architectural and historic interest. Its architectural interest lies in the survival of its richly detailed Edwardian theatre design and substantial historic interior. Its historic interest derives from its association with the development of popular entertainment in Tottenham, illustrating the evolution of leisure uses from variety theatre to cinema and bingo hall. The building also possesses communal value as a longstanding local landmark that has served generations of residents and continues to contribute strongly to the character of Tottenham High Road.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.107 The setting of the Mecca Bingo Hall primarily consists of the High Road, and the development along it. The High Road is characterised by low rise commercial buildings dating predominantly from the late 19th and early 20th centuries, reflecting the area's historic development during this period. As a wide and heavily trafficked thoroughfare, the High Road experiences high levels of vehicular movement and associated pollution, which detract from the overall amenity and environmental quality of the area.

6.108 The buildings within the setting of the Mecca Bingo Hall are varied in quality and include development from the late 19th century through to the 21st century. The grain of development is also varied and is reflective of the differing ages of buildings along the road. This has led to a somewhat fractured surrounding streetscape with some positive features, such as Tottenham Police Station which faces it across the road, as well as detracting buildings such as the apartment building to its immediate south.

6.109 The historic streetscape which once surrounded the Mecca Bingo Hall has partly gone and has been replaced with a streetscape of a lower quality which does not, in large part, complement the architecture and appearance of the building. Despite this the listed bingo hall shares a historic and functional relationship with the High Road and, as a result, the setting of the Mecca Bingo Hall makes a positive contribution to its significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.110 The Site, in its current form as vacant land, is not visible within the setting of the Mecca Bingo Hall and therefore has no impact on its significance.

PUMPING STATION BUILDING AND ENGINE, GRADE II – MAP REF: 37

6.111 Pumping Station Building and Engine was first designated in May 1974. It is located approximately 830m south of the Site at the nearest point.

6.112 The Pumping Station Building and Engine was constructed between 1886–88. It was built to pump sewage from Tottenham into London's wider drainage network. It formed part of a pioneering Victorian sewerage system developed in response to rapid urban growth and public health concerns. It played an important role in the development of modern sanitation infrastructure within Tottenham and the wider London area, remaining operational until the mid-twentieth century.

6.113 The building is a well-preserved example of a late nineteenth-century industrial structure and houses a rare beam engine constructed by Wood Brothers of Yorkshire. The engine is the only surviving Wood Brothers eight-column beam engine remaining in its original location, while the building itself retains much of its historic industrial character and architectural detailing.

6.114 The significance of the pumping station derives from both its historic and architectural interest. Its historic interest lies in its association with the development of Victorian public health engineering and London's sewerage infrastructure. Its architectural and technological interest derives from the survival of the pumping station building and its rare beam engine, which provide valuable evidence of nineteenth-century industrial design and engineering. The asset also possesses communal and educational value through its current use as the Markfield Beam Engine and Museum, enabling public appreciation of Tottenham's industrial heritage.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.115 The setting of The Pumping Station Building and Engine comprises primarily of Markfield Park, an area of open parkland that historically formed the grounds of Markfield House. This park formed part of its historic setting, and the qualities of the park, namely its verdant and open character, remain in the present day. The park is well contained by raised railway tracks, which frame the park, and also formed part of the historic setting. The River Lea, also part of the historic setting of the pumping station is visible to the east, with the Walthamstow wetlands beyond. Therefore, these aspects of setting are key contributors to the significance of the listed pumping station

6.116 The wider setting of the pumping station is less impactful. There is an awareness of nearby development which reflects this area of London's development over time. This includes low-rise residential and a school to the west. Tall elements can be seen to the north at a greater distance over intervening development and railway tracks, which are largely occluded by trees. These elements of setting do not detract from the ability to appreciate the listed pumping station and therefore have no impact on its significance.

6.117 Overall, the setting of the listed pumping station is a key contributor to its significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.118 The Site in its current form is vacant land which is not visible within the setting of the listed pumping station and has no impact on its significance.

THE BEEHIVE PUBLIC HOUSE, GRADE II – MAP REF: 38

6.119 The Beehive Public House was first designated in December 2009. It is located approximately 475m to the west of the Site at the nearest point.

6.120 The Beehive Public House was constructed in 1927, designed in the 'Brewers' Tudor' or 'Olde English' style, a popular architectural style for public houses during the inter-war period. The building rises to two storeys with an attic, and is characterised by its half-timbered upper storey, prominent gables, tile roof, and tall brick chimney stack. It also retains a substantial proportion of its original internal plan form and fittings

6.121 The significance of the Beehive derives from both its architectural and historic interest. Its architectural interest lies in its high-quality inter-war 'Brewers' Tudor' design and the survival of its historic interior and plan form. Its historic interest derives from its illustration of changing attitudes towards public house design during the early twentieth century, when pubs were increasingly conceived as respectable social and community venues. The building also possesses communal value as a long-established local landmark and social centre within Tottenham.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.122 The setting of The Beehive Public House primarily comprises of low-rise commercial development to its west along the High Road, and of low-rise, post-war residential development to its east.

6.123 The High Road comprises of low-rise commercial buildings dating largely from the late 19th and early 20th century and reflects the development of the area in this period. The High Road is itself a wide, busy thoroughfare with high levels of traffic and pollution. Awareness of the High Road is limited to an extent by the narrowness of Stoneleigh Road on which the listed public house sits, which is located perpendicular to the High Road. The buildings to either side of the listed public house on Stoneleigh Road are of considerably later construction and do not complement the architectural appearance of the listed public house. As a result, these aspects of setting have a small negative impact on the significance of the listed public house.

6.124 The low-rise post-war residential development to the east of the public house is reflective of the area that the public house would have served, However, these houses are of no particular architectural quality. The setting to the south comprises a car park, with the rear elevations of commercial buildings framing it. These aspects of setting detract from the amenity of the area and are largely removed from the historic setting of the listed public house. As a result, they have a small negative impact on the significance of the public house.

There is visibility of tall modern development to the southeast, but these are seen at considerable distance and are clearly separated from the context of the listed public house and have no impact on its significance.

6.125 The Site in its current form makes does not form part of the setting of the listed public house and does not contribute to its significance.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.126 The Site in its current form is not visible within the setting of the listed public house and therefore has no impact on its significance.

CHAPEL AT DRAPERS' ALMSHOUSES THE DRAPERS' ALMSHOUSES, GRADE II – MAP REF: 39

6.127 The almshouses and chapel were first designated in May 1971. They are located approximately 1.05km from the Site at the nearest point.

6.128 The almshouses and chapel were constructed c.1870 as part of the former Sailmakers' Almshouses, and the chapel forms the architectural and communal centrepiece of this important historic almshouse complex.

6.129 The almshouses and chapel were built as part of a philanthropic residential development established to provide accommodation and spiritual support for elderly and vulnerable residents. It reflects the strong Victorian tradition of charitable provision and the historic role of almshouses within the social welfare system.

6.130 Architecturally, the chapel is designed in a Gothic style and occupies a prominent central position within the courtyard arrangement of the almshouses. Notable features include pointed traceried windows, a stone three-bay portico with pierced parapet, and a timber bell turret with a slated roof. The chapel's architectural detailing complements the surrounding yellow-brick almshouses and contributes significantly to the visual coherence of the wider complex. The adjoining almshouse is built in a matching style, with each individual cottage constructed in yellow stock brick in an identical style, with Slate roofs with ornamental cresting tone dressings, red brick eaves cornice and band at 1st floor level. With the chapel at the centre, the almshouse forms a formally composed three-sided courtyard.

6.131 The significance of the chapel derives from both its architectural and historic interest. Its architectural interest lies in its well-executed Gothic design forming an attractive almshouse courtyard. Its historic interest derives from its association with Victorian philanthropy and charitable housing provision in Tottenham. The almshouse and chapel also contributes significantly to the character and significance of the Bruce Castle Conservation Area.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.132 The setting of the listed almshouses consists primarily of the immediate context of the buildings, which includes a rectangular area of open grassy fields which sits in front of the almshouse complex. This is then contained by a hedge and fence to front the road. Together these aspects form a planned composition which is an intrinsic contributor to the significance of the listed almshouses.

6.133 The setting also includes Bruce Grove to the west, which is a main thoroughfare lined by early-20th century terraced houses. From this road one can appreciate the composition and appearance of the listed almshouses, and the road did form part of its historic setting. It does introduce traffic and pollution into the setting however, which does contrast the quiet and genteel quality of the listed almshouse.

6.134 Within the wider setting to the east there are further Victorian terraced houses arranged around quieter residential streets. There are some post-war residential developments within this wider context. However, these aspects are rarely read together in context with the listed almshouses. In views that reveal the significance of the listed building looking east towards the buildings, these wider setting aspects do not appear or are glimpsed. As a result, the wider setting has a neutral impact of the significance of the listed almshouses.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.135 The Site in its current form makes does not form part of the setting of the listed almshouses and does not contribute to their significance.

LOCALLY LISTED BUILDINGS
BEROL HOUSE – MAP REF: 1 (NDHA MAP)

6.136 Berol House is part of the local list of Haringey. It faces immediately across from the Site to the east over Ashley Road.

6.137 Berol House was constructed in 1907 as a pencil factory. It operated as such for several decades, pausing during the war to produce wartime goods, before being converted into modern managed workspaces following the closing of pencil production in 1992.

6.138 The building has architectural interest which derives from its attractive industrial appearance, with rhythmic brick facades, well-ordered fenestration and symmetrical composition. It has historic interest which derives from its association with local employment and the industrial history of the area.

6.139 Berol House has planning permission (Planning Ref: HGY/2023/026) for a comprehensive refurbishment of the locally listed building itself, and for the additional construction of a G+31 storey tower to its rear.

CONTRIBUTION OF SETTING TO SIGNIFICANCE

6.140 The historic setting of Berol House, which consisted of late-19th and early-20th century industrial development, has been entirely removed following post-war industrialisation. This has been replaced with modern, high-density residential development. As a result, the setting of Berol House makes no contribution to the significance of the locally listed building.

CONTRIBUTION OF SITE TO SIGNIFICANCE

6.141 In its current cleared and vacant condition, the Site forms part of the immediate setting of Berol House and makes a limited negative contribution to that setting by reason of its unfinished and vacant appearance.

MAP REF	HERITAGE ASSET	GRADE (IF APPLICABLE)	FULL ASSESSMENT REQUIRED?	REASON FOR EXCLUSION (IF APPLICABLE)
CONSERVATION AREAS				
A	TOTTENHAM GREEN CA	N/A	YES	
B	BRUCE GROVE CA	N/A	YES	
D	NORTH TOTTENHAM CA	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
E	BRUCE CASTLE	N/A	YES	
LISTED BUILDINGS				
1	TOWER TO SOUTH WEST OF BRUCE CASTLE	I	YES, GROUPED WITH BRUCE CASTLE DUE TO PROXIMITY AND SHARED SETTING.	
2	BRUCE CASTLE	I	YES, GROUPED WITH TOWER TO SOUTH WEST OF BRUCE CASTLE DUE TO PROXIMITY AND SHARED SETTING	
7	HOLY TRINITY CHURCH SCHOOL	II	YES, AS PART OF HOLY TRINITY CHURCH GROUP. MAP REFS: 7, 14, 26 AND 34	
12	62 MONUMENT WAY	II	YES	
14	OLD WELL AND WELL HOUSE	II	YES, AS PART OF HOLY TRINITY CHURCH GROUP. MAP REFS: 7, 14, 26 AND 34	
15	9 AND 10 BRUCE GROVE INCLUDING THE FRONT BOUNDARY WALL TO NUMBER	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS:	

	9 AND REAR BOUNDARY WALL BETWEEN NUMBERS 9 AND 10		15, 16, 20, 21, 22, 23, 30, 32, 33	
16	15 AND 16 BRUCE GROVE (ELM PLACE) WITH 15A BRUCE GROVE	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
17	FORMER TOTTENHAM FIRE STATION	II	YES, AS PART OF THE TOTTENHAM GREEN GROUP. MAP REFS: 17, 18, 19, 28	
18	FORMER TOTTENHAM PUBLIC BATHS	II	YES, AS PART OF THE TOTTENHAM GREEN GROUP. MAP REFS: 17, 18, 19, 28	
19	FORMER COUNTY SCHOOL	II	YES, AS PART OF THE TOTTENHAM GREEN GROUP. MAP REFS: 17, 18, 19, 28	
20	1–4 BRUCE GROVE N17	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
21	7 AND 8 BRUCE GROVE N17	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
22	13 AND 14 BRUCE GROVE	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
23	WALL TO NORTH OF GARDEN OF NUMBER 16 FRONTING THE AVENUE	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
26	CHURCH OF HOLY TRINITY	II	YES, AS PART OF HOLY TRINITY CHURCH GROUP. MAP REFS: 7, 14, 26 AND 34	
27	PAIR OF HOUSES IN NORTH EAST PART OF PRINCE OF WALES'S GENERAL HOSPITAL GROUNDS	II	YES	
28	TOTTENHAM TOWN HALL	II	YES, AS PART OF THE TOTTENHAM GREEN GROUP. MAP REFS: 17, 18, 19, 28	
29	MECCA BINGO HALL	II	YES	
30	PUBLIC TOILET, BRUCE GROVE, INCLUDING ABOVE-GROUND PAVILION AND SUBTERRANEAN CHAMBER, WITH STAIRCASE, RAILINGS, GATEWAYS, AND PAVEMENT LIGHTS	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
32	5 AND 6 BRUCE GROVE	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
33	11 AND 12 BRUCE GROVE	II	YES, AS PART OF BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33	
34	FORECOURT WALL TO CHURCH OF HOLY TRINITY, WITH SIDE WALLS TO BACK	II	YES, AS PART OF HOLY TRINITY CHURCH	

	OF GROUNDS FRONTING TO PHILIP LANE		GROUP. MAP REFS: 7, 14, 26 AND 34	
37	PUMPING STATION BUILDING AND ENGINE	II	YES	
38	THE BEEHIVE PUBLIC HOUSE	II	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
39	CHAPEL AT DRAPERS' ALMSHOUSES THE DRAPERS' ALMSHOUSES	II	YES	
LOCALLY LISTED BUILDINGS				
1	BEROL HOUSE	N/A	YES	
2	HALL SOUTH OF ST MARY'S CHURCH, KEMBLE ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
4	NOS. 30-42 SCOTLAND GREEN	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
5	NO. 1A (FORMER JAP MOTOR CYCLE & RACING CAR ENGINEERING WORKS), LANSDOWNE ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
6	NO. 628 HIGH ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
7	NO. 634 (FORMER RED LION PUBLIC HOUSE), HIGH ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
8	PRINCE OF WALES PUBLIC HOUSE (SEE HIGH ROAD (EAST SIDE))	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
9	NO. 612 (FORMER PRINCE OF WALES PUBLIC HOUSE), HIGH ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
10	NO. 596 HIGH ROAD	N/A	NO	NO INTERVISIBILITY OR SETTING RELATIONSHIP
11	NOS. 538 TO 554 (EVEN) (WINDSOR PARADE 1907) HIGH ROAD	N/A	YES, AS PART OF B	
12	NOS. 551 & 553 HIGH ROAD	N/A	YES, AS PART OF B	
13	NO. 549 HIGH ROAD	N/A	YES, AS PART OF B	
14	NOS. 530 TO 536 (EVEN) HIGH ROAD	N/A	YES, AS PART OF B	
15	BRUCE GROVE GROUP: 9 AND 10 BRUCE GROVE INCLUDING THE FRONT BOUNDARY WALL TO NUMBER 9 AND REAR BOUNDARY WALL BETWEEN NUMBERS 9 AND 10	N/A	YES, AS PART OF B	
16	15 AND 16 BRUCE GROVE (ELM PLACE) WITH 15A BRUCE GROVE	N/A	YES, AS PART OF B	
17	NO. 551B (FORMER ELECTRICITY SUBSTATION) HIGH ROAD	N/A	YES, AS PART OF B	
18	NOS. 527 TO 543 (ODD) HIGH ROAD	N/A	YES, AS PART OF B	
19	NO. 510 AND 510A HIGH ROAD, AND NOS. 512 TO 520 (EVEN) HIGH ROAD	N/A	YES, AS PART OF B	
20	1–4 BRUCE GROVE N17	N/A	YES, AS PART OF B	
21	7 AND 8 BRUCE GROVE N17	N/A	YES, AS PART OF B	
22	13 AND 14 BRUCE GROVE	N/A	YES, AS PART OF B	
23	WALL TO NORTH OF GARDEN OF NUMBER 16 FRONTING THE AVENUE	N/A	YES, AS PART OF B	
24	NOS. 497 & 499 (THE SHIP PUBLIC HOUSE) HIGH ROAD, AND NOS. 501 TO 507 (ODD) HIGH ROAD	N/A	YES, AS PART OF B	

25	HOLLY COTTAGE (FORMER STATION MASTER'S HOUSE) MOOREFIELD ROAD	N/A	YES, AS PART OF B	
26	NO. 462 HIGH ROAD	N/A	YES, AS PART OF B	
27	NOS. 479 TO 491 (ODD) WARNER TERRACE HIGH ROAD	N/A	YES, AS PART OF B	
28	NOS. 448 TO 454 (EVEN) (FORMER MARKS & SPENCER STORE) HIGH ROAD	N/A	YES, AS PART OF B	
29	NO. 22 (FORMER ROYAL MAIL SORTING OFFICE) MOOREFIELD ROAD	N/A	YES, AS PART OF B	
30	PUBLIC TOILET, BRUCE GROVE, INCLUDING ABOVE-GROUND PAVILION AND SUBTERRANEAN CHAMBER, WITH STAIRCASE, RAILINGS, GATEWAYS, AND PAVEMENT LIGHTS	N/A	YES, AS PART OF B	
31	NO. 1 (STONELEIGH) CHESHUNT ROAD	N/A	YES, AS PART OF B	
32	5 AND 6 BRUCE GROVE	N/A	YES, AS PART OF B	
33	11 AND 12 BRUCE GROVE	N/A	YES, AS PART OF B	
34	NO. 1 (CORNER SHOP), ST LOYS ROAD	N/A	YES, AS PART OF A	
35	NOS. 433 TO 441 (ODD) HIGH ROAD	N/A	YES, AS PART OF A	
36	THE GREEN SCHOOL (AT REAR OF FORMER GRAMMAR SCHOOL), SOMERSET ROAD	N/A	YES, AS PART OF A	
37	NO. 2 CO-OPERATIVE WORKSHOPS (FORMER TOTTENHAM GRAMMAR SCHOOL), SOMERSET ROAD	N/A	YES, AS PART OF A	
38	NOS. 372 TO 376 (EVEN) HIGH ROAD	N/A	YES, AS PART OF A	
39	NO. 413 (FORMER FELVERS HALL) HIGH ROAD	N/A	YES, AS PART OF A	
40	NOS. 352 TO 366 (EVEN) RAWLINSON TERRACE & SYNAGOGUE, HIGH ROAD	N/A	YES, AS PART OF A	
41	NOS. 389 & 391 (FORMER TOTTENHAM LIBRARY) HIGH ROAD	N/A	YES, AS PART OF A	
42	NO. 373 HIGH ROAD, AND NOS. 381 TO 385 (ODD) HIGH ROAD	N/A	YES, AS PART OF A	
43	363-365 HIGH ROAD	N/A	YES, AS PART OF A	
44	NO. 324 HIGH ROAD	N/A	YES, AS PART OF A	
45	NO. 310 (HIGH CROSS UNITED REFORM CHURCH & HALL) AND NO. 320 (FORMER FUNERAL DIRECTORS), HIGH ROAD	N/A	YES, AS PART OF A	
46	HIGH CROSS UNITED REFORM CHURCH HALL, COLSTERWORTH ROAD	N/A	YES, AS PART OF A	
47	TOTTENHAM BUS GARAGE (FORMER TRAM SHED SECTION)	N/A	YES, AS PART OF A	
48	HOLY TRINITY CHURCH VICARAGE	N/A	YES, AS PART OF A	
49	FORMER PRINCE OF WALES HOSPITAL (MAIN BUILDING)	N/A	YES, AS PART OF A	
50	39 TALBOT ROAD	N/A	YES, AS PART OF A	
51	2-40 TALBOT ROAD	N/A	YES, AS PART OF A	
52	31-33 TALBOT ROAD	N/A	YES, AS PART OF A	
54	THE COLLEGE OF HARINGEY, ENFIELD AND NORTH EAST LONDON TOTTENHAM CENTRE	N/A	YES, AS PART OF A	
55	64-79 HIGH STREET	N/A	YES, AS PART OF A	

56	NO. 295 (FORMER JEWISH HOSPITAL INCLUDING FRONT BOUNDARY WALL, GATES & RAILINGS); TOTTENHAM COLLEGE OF TECHNOLOGY (ORIGINAL BUILDING INCLUDING FRONT BOUNDARY WALL, GATES & RAILINGS), 295 HIGH ROAD	N/A	YES, AS PART OF A	
57	289-293 HIGH ROAD, ST ANN'S POLICE STATION	N/A	YES, AS PART OF A	

7.0 HERITAGE ASSESSMENT

7.1 This section of the report provides an assessment of the impact of the proposals on the significance of the heritage assets identified at **Section 6.0** in light of national and local planning policy and the relevant statutory provisions (see **Section 4.0**).

7.2 The assessment methodology is based on GPA3, and the steps are summarised below:

- **Step 1 – Identifying the assets:**
  The first step in GPA3 is to identify which heritage assets (designated and non-designated) may be affected by a proposal. This achieves the requirement at NPPF Policy HE5(1), which states that 'development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance.'
- **Step 2 – Assess significance and setting:**
  Step 2 is an assessment of the significance and contribution of setting to the significance of the heritage assets identified at step 1.
- **Step 3 – assess the effect of proposals:**
  Step 3 is assessing the effect of a development proposal on the significance of a heritage asset, or the ability to appreciate the asset.
- **Step 4 – maximising enhancement and minimising harm:**
  The fourth step in GPA3 is exploring ways to maximise enhancement and avoid or minimise harm

7.3 The DAS prepared by DLA Architecture provides a discussion on the design rationale and should be read alongside this assessment.

7.4 In preparing the proposals, the design team has been mindful that the conservation of designated heritage assets should be afforded substantial weight, (consistent with NPPF Policy HE6(1)). We consider the following matters are the principal heritage considerations:

7.4.1 The impact of the Proposed Development on the setting of nearby conservation areas.
7.4.2 The impact of the Proposed Development on the setting of listed buildings.
7.4.3 The impact of the Proposed Development on the setting of locally listed buildings.

ASSESSMENT OF THE PROPOSALS ON HERITAGE ASSETS
CONSERVATION AREAS

TOTTENHAM GREEN CONSERVATION AREA – MAP REF: A

The Proposed Development lies approximately 420m east of the TGCA. The ZTV demonstrates that the Proposed Development will not be visible from the majority of the TGCA due to the topography and the enclosure of streets, with visibility generally restricted to views above rooflines along the eastern side of the High Road and to occasional glimpsed views between intervening buildings. Where the Proposed Development is apparent, it is seen within the existing context of tall buildings located within Tottenham Hale, an area identified for tall building development. Therefore, the change to this aspect of the TGCA's setting will be very minimal.

7.5 Whilst visible from some limited parts of the TGCA, the Proposed Development will have no impact upon the appreciation of the characteristics and coherent form of the townscape as it is experienced within Tottenham Green or along the High Road. As a result, the Proposed Development would not harm the significance of the TGCA nor the locally listed buildings within it.

BRUCE GROVE CONSERVATION AREA - MAP REF: B

7.6 The Proposed Development lies approximately 470m east of the BGCA. As demonstrated by the ZTV, the Proposed Development has the potential to be visible from only a very small part of the BGCA's wider setting, appearing in limited views between gaps in buildings seen from High Road and from Bruce Grove.

7.7 Representative views 6 and 7 demonstrate the limited nature of this visibility from the High Road, glimpsed between buildings along the eastern side of the High Road. This visibility will not detract from the Victorian and Edwardian commercial and residential character of the BGCA, nor the buildings within it. In views from the southern end of Bruce Grove, the middle and upper portions of the Proposed Development will appear above the railway viaduct and above development in the foreground, appearing at considerable distance. The building will appear within the context of existing tall, modern development at Tottenham Hale and will constitute a very small change to the setting of the BGCA from this location. This change will occur within an area identified for tall building development. This visibility changes in nature, with more of the building being revealed as one travels southeast along Bruce Grove towards the High Road before disappearing behind foreground development and the railway viaduct.

7.8 In summary, when seen, the Proposed Development will be perceived over considerable distance and in the context of existing large-scale development centred around Tottenham Hale. The Proposed Development will not affect one's appreciation of the interest of the BGCA, which derives from the consistent late Victorian commercial and residential character and buildings as experienced from the High Road and Bruce Grove. The Proposed Development would not harm the significance of the BGCA, or of the locally listed buildings within it.

BRUCE CASTLE AND ALL HALLOWS CONSERVATION AREA – MAP REF: E

7.9 The Proposed Development is located approximately 970m to the southeast of the conservation area at nearest point. As demonstrated by the ZTV, the Proposed Development can be seen along Bruce Grove, the principal route road through the BCAHCA. It will appear at considerable distance with considerable intervening development, within an area identified for tall building development at Tottenham Hale. This tall development currently forms a small part of the wider setting of the BCAHCA.

7.10 The experience of the Proposed Development is represented by Views 3 and 4, which show the Proposed Development within the context of an existing tall buildings cluster, where it is screened to varying extents by interposing development. The only visible element is that of the 23 storey volume forming part of Shared Living Block. The scale of the Proposed Development would sit comfortably within views, appearing as a subservient element to the taller 32 storey Anthology Hale Works development and the 38 storey Ferry Island development. The intervisbility of the Proposed Development will not detract from the historic and residential character of the BCAHCA, nor the highly graded listed buildings within it that are important contributors to its significance.

7.11 This will result in a very small change to the existing setting of the BCAHCA, and as a result, the Proposed Development would preserve its setting and significance. It would also preserve the significance of the locally listed building within the BCAHCA.

LISTED BUILDINGS
TOWER TO SOUTH WEST OF BRUCE CASTLE & BRUCE CASTLE, GRADE I – MAP REFS: 1 & 2

7.12 The Proposed Development is located approximately 1.3 km to the southeast of the listed buildings at the nearest point. The group comprises Bruce Castle and the tower to the south which are both listed at grade I. The buildings hold national interest from their association with the medieval Manor of Tottenham and the Bruce family, their survival as one of London's oldest secular building complexes, and their illustration of the site's evolution from a Tudor manor house and estate into a place of local civic and educational significance. Given the very high heritage value of the heritage assets; their setting not only comprises of its immediate context but also the wider context of north London.

7.13 The Proposed Development would introduce a new, large-scale development to the wider setting of the early 17th century manor house and tower. The existing setting of the listed assets primarily comprises of the interrelationship of the assets themselves and the surrounding Bruce Castle Park. The wider setting is more varied but has a largely neutral contribution to its significance. Located to the southeast and within the much wider setting the tall building cluster of Tottenham Hale

can be seen. This aspect of the much wider setting is seen at considerable distance in views looking away from the listed assets and has no impact on their significance.

7.14 Located over 1km away, the Proposed Development will be located within this aforesaid context of the tall building cluster at Tottenham Hale. The extent of the visibility would be limited to the upper portions of the building, and seen at considerable distance within a context that already includes tall modern buildings. The introduction of the Proposed Development would amount to a very minor change to an aspect of the wider setting of the listed assets, which already does not contribute towards their significance.

7.15 Through the Proposed Development, the intrinsic special interest of the buildings would be unaffected and there would be no material change to the setting of the buildings. The shared intrinsic value, setting and group value of the buildings, which share a visual relationship within proximity of each other and within Bruce Castle Gardens, would be preserved.

7.16 We therefore identify no harm arising from the Proposed Development on the heritage assets.

HOLY TRINITY CHURCH GROUP. MAP REFS: 7, 14, 26 AND 34

7.17 The Proposed Development is located approximately 595m to the east of the Holy Trinity Church Group at the nearest point. The Holy Trinity Church Group comprises a number of grade II listed buildings located near to, and including the Holy Trinity Church to the north of Tottenham Green. The group holds local and national interest in the quality and survival of its nineteenth-century buildings and structures, and for their role in the educational and civic development of Tottenham, as well as the survival of the historic parish well. Together the assets possess strong group value.

7.18 The Proposed Development would introduce a new, large-scale development to the wider setting of the 19th century asset group. The existing setting of the group primarily comprises of its immediate context of the buildings around Tottenham Green, including 19th century commercial buildings to the east, and larger early-20th century municipal and civic buildings to its west. As indicated by the ZTV, there are views towards the Proposed Development from Tottenham Hall Approach Road and from within Tottenham Green, where it will appear above the east rooflines of the High Road. The Proposed Development, when seen, will appear within the existing context of tall buildings at Tottenham Hale. Moreover, it will be extensively screened by large, mature trees in the aforesaid views that include the listed building group. As a result, the visual change introduced by the Proposed Development will not amount to a material change to the setting of the buildings.

7.19 The Proposed Development would not detract from the appreciation of the buildings in this group. As a result, the Proposed Development would preserve the setting and significance of this group.

62 MONUMENT WAY – MAP REF: 12

7.20 The Proposed Development is located approximately 340m east of 62 Monument Way at the nearest point. The building holds significance as a rare, surviving and well-preserved late eighteenth-century domestic building associated with the historic residential development of Tottenham. The setting of 62 Monument Way is characterised predominantly by post-war and modern residential development, together with a large school to the east. The listed building survives as a relatively isolated historic structure within this later townscape, with little of its original context remaining.

7.21 The Proposed Development would introduce a tall, modern development to the setting of the listed building. The development would contribute to an existing and emerging context of modern and tall development in the Tottenham Hale area. As illustrated by View 19 the development would appear behind modern residential development in the foreground, which will occlude the lower portions of the building. The upper portions of the building will sit alongside tall buildings of a comparable appearance and scale. In these views the elevational treatment and materiality ensures that the Proposed Development will sit comfortably within this context.

7.22 The Proposed Development would not detract from the appreciation of the 62 Monument Way. As a result, the Proposed Development would preserve the setting and significance of this heritage asset.

BRUCE GROVE GROUP. MAP REFS: 15, 16, 20, 21, 22, 23, 30, 32, 33

7.23 The Proposed Development is located approximately 675m to the southeast of the listed building group at the nearest point. The Bruce Grove Group comprises a number of grade II listed buildings located along the southern portion of Bruce

Grove, which have been grouped for their proximity, similar age and shared setting. The significance of the listed building group derives from being a rare and well-preserved collection of late Georgian villas and townhouses that illustrate Tottenham's transformation from a rural settlement to an affluent suburban community.

7.24 The Proposed Development would introduce a new large-scale building within the wider setting of the 19th century residential group along Bruce Grove. The principal setting of these buildings is Bruce Grove itself, where the enclosed nature of the street and the presence of the nearby railway viaduct create a well-defined historic environment and limit visual connections with the surrounding area. Beyond this immediate context, taller modern development associated with Tottenham Hale can be glimpsed at considerable distance in south-easterly views down Bruce Grove, forming part of the group's wider setting.

7.25 The upper levels of the Proposed Development would be visible within the distant backdrop of views looking south-east along Bruce Grove. However, it would be experienced within an established context of existing and emerging tall buildings at Tottenham Hale and would be readily understood as occurring within an area identified for tall building development. Given its separation from the listed buildings and their key setting relationships, the Proposed Development would not affect the ability to appreciate their architectural or historic significance. The setting of the Bruce Grove Group would therefore be preserved, and the Proposed Development would have no impact on its significance.

TOTTENHAM GREEN GROUP. MAP REFS: 17, 18, 19, 28

7.26 The Proposed Development is located approximately 690m northeast of the listed building group. The Tottenham Green Group comprises a number of grade II listed civic and municipal buildings which overlook Tottenham Green from the west, which have been grouped for their proximity, similar age and shared setting. The significance of the listed building group derives from them being a well-preserved and highly coherent ensemble of Edwardian civic buildings constructed in the Edwardian Baroque style. They help to trace the development of Tottenham's municipal institutions and the expansion of public services during the early twentieth century.

7.27 The Proposed Development would introduce a large-scale building into the wider setting of the Edwardian civic and municipal group. The significance of these heritage assets is derived principally from the relationship between the buildings within the group and their association with Tottenham Green to the east, which provides important historic and visual context. Buildings beyond this immediate setting make only a limited contribution to the group's significance.

7.28 In views looking east from the group, there is already some awareness of tall modern development associated with Tottenham Hale, visible above rooflines and through gaps between buildings fronting the High Road. The Proposed Development would be experienced within this established context of taller contemporary buildings and would be seen at a considerable distance, typically as a glimpsed element within the setting. Furthermore, where visible, it would generally be perceived in views directed away from the heritage assets and the key setting relationships that contribute to their significance.

7.29 Although the ZTV indicates potential visibility from locations such as Tottenham Hall Approach Road and Tottenham Green, in practice much of this visibility would be filtered or obscured by mature tree planting. Consequently, the Proposed Development would result in little to no perceptible change to the contribution made by the setting of the Edwardian civic and municipal group, and any effect on its significance would be negligible.

PAIR OF HOUSES IN NORTH EAST PART OF PRINCE OF WALES'S GENERAL HOSPITAL GROUNDS – MAP REF: 27

7.30 The Proposed Development is located approximately 560m northeast of the listed building at the nearest point. The buildings derive significance from their architectural and historic interest as well-preserved Georgian houses, evidenced in their form, proportions and surviving architectural detailing. Their historic interest is enhanced by their association with the development of Tottenham Green as a desirable and prestigious residential area during the 18th and 19th centuries, as well as their subsequent relationship with the Prince of Wales's Hospital, reflecting the evolving social and institutional history of the area.

7.31 The Proposed Development will be glimpsed to the left and rear of the listed building when looking at it from within Tottenham Green East, where only its upper portions can be seen. When seen this visibility will be influenced by the distance at which it will be seen, and by the considerable amount of intervening development. Moreover, the Proposed

Development will be seen within an area identified for tall building development at Tottenham Hale. When these factors are considered, the Proposed Development will result in a minimal change to the existing setting. It would not detract from the appreciation of the heritage asset, and its significance would be preserved.

MECCA BINGO HALL – MAP REF: 29

7.32 The Proposed Development is located approximately 500m to the east of the listed building at the nearest point. The listed building derives its significance architecturally from its richly detailed exterior and interior, and from its historic and communal uses which illustrate the evolution of leisure uses from variety theatre to cinema and bingo hall, forming a local landmark that has served generations of residents and continues to contribute strongly to the character of Tottenham High Road.

7.33 The Proposed Development is located to the east of the listed building and will be seen down Cheshunt Road looking away from the listed building's main, east-facing elevation where the principal architectural interest lies. As a result, the Proposed Development will not be visible in views that reveal the significance of the listed bingo hall. This is demonstrated in View 7, where the Proposed Development is experienced as part of the emerging cluster of tall buildings within Tottenham Hale.

7.34 As a result, the Proposed Development would not harm the significance of the listed building through change to setting, and its significance would be preserved.

PUMPING STATION BUILDING AND ENGINE - MAP REF: 37

7.35 The Proposed Development is located approximately 830m north of the listed pumping house at the nearest point. Its significance derives primarily from its architectural interest as an attractive and intact Victorian industrial pump building, with a surviving beam engine, and for its association with the development of Victorian public health engineering and London's sewerage infrastructure.

7.36 The Proposed Development will be seen in the wider setting of the listed pumping station, where it will appear as part of an emerging context of tall modern development at Tottenham Hale. The ZTV illustrates that this visibility will be limited to the upper portions of the building. It should also be noted that the ZTV does not take into account for tree coverage, which is extensive around the boundaries of Markfield Park where the listed pumping station is situated. As a result, the Proposed Development will be, in reality, heavily screened by trees. When this is factored alongside the considerable distance between the listed pumping station and the Proposed Development, the existing context of tall buildings and intervening development, the change to setting brought about by the Proposed Development will be negligible. This is illustrated by View 10 from the south of the listed pumping station within Markfield Park.

7.37 Therefore, the Proposed Development would not detract from the appreciation of the listed pumping station, and its significance will be preserved.

CHAPEL AT DRAPERS' ALMSHOUSES THE DRAPERS' ALMSHOUSES - MAP REF: 39

7.38 The Proposed Development is located approximately 1.05km southeast of the listed chapel and almshouse. Its significance primarily lies in its fine Gothic design and its role as the focal building within the almshouse courtyard, and for its association with Victorian philanthropy and charitable housing provision in Tottenham.

7.39 The ZTV indicates that the Proposed Development will be visible from Bruce Grove, the principal route through the area which is located to the west of the listed almshouse complex. Therefore, the impact of the Proposed Development will be limited to the wider setting. As demonstrated by View 5, the principal setting of the almshouse and chapel which comprises the surrounding fenced garden and landscaping will be preserved.

7.40 When seen the Proposed Development will be glimpsed at considerable distance in oblique views away from the almshouses on the southern approach down Bruce Grove. As seen in View 3, the proposals will be seen as a slim, tall element within an emerging context of tall buildings at Tottenham Hale, where it would be read within the established Tottenham Hale cluster and would not detract from appreciation of the listed almshouses. It follows that the asset's setting would not be affected, and its significance preserved.

LOCALLY LISTED BUILDINGS

BEROL HOUSE – MAP REF: 1 (NDHA MAP)

7.41 The Proposed Development is located to the immediate west of the Site at the nearest point. Its significance primarily lies in its industrial architecture and association with local employment and the industrial history of the area. The historic industrial setting of Berol House has been entirely eroded and replaced with a modern high-density residential context which does not contribute towards its significance. The existing Site is vacant brownfield land and currently detracts from the amenity and appearance of the surrounding area.

7.42 Due to the proximity of the development the visibility of the Proposed Development is extensive. It will however replace the vacant brownfield land with a building of a high-quality building, providing a pleasant sense of enclosure, active ground floors and detailed and well-articulated facades which will improve the amenity and appearance of the area surrounding Berol House. Berol House has been subject to a recent consent (Planning Ref: HGY/2023/026) which will extend the building and create a G+31 storey building to its immediate rear. This demonstrates the building is judged to be capable of accommodating tall modern development within its immediate setting. The Proposed Development is in keeping in terms of scale and massing with this consented scheme.

7.43 The Proposed Development will therefore contribute to the emerging context of tall, modern and high-quality development that comprises Berol House's setting. While the visual change would be significant, it will not alter the way in which the locally listed building is appreciated, nor its significance understood.

7.44 Therefore, the Proposed Development would not detract from the appreciation of the Berol House, and its significance will be preserved.

SECTION SUMMARY

7.45 The findings of the assessment of impact on the significance of the identified heritage assets is summarised at **Table 7.1** below.

MAP REF	HERITAGE ASSET	EFFECT
CONSERVATION AREAS		
A	TOTTENHAM GREEN CA	NO EFFECT
B	BRUCE GROVE CA	NO EFFECT
E	BRUCE CASTLE	NO EFFECT
LISTED BUILDINGS		
1	TOWER TO SOUTH WEST OF BRUCE CASTLE	NO EFFECT
2	BRUCE CASTLE	NO EFFECT
7	HOLY TRINITY CHURCH SCHOOL	NO EFFECT
12	62 MONUMENT WAY	NO EFFECT
14	OLD WELL AND WELL HOUSE	NO EFFECT
15	9 AND 10 BRUCE GROVE INCLUDING THE FRONT BOUNDARY WALL TO NUMBER 9 AND REAR BOUNDARY WALL BETWEEN NUMBERS 9 AND 10	NO EFFECT
16	15 AND 16 BRUCE GROVE (ELM PLACE) WITH 15A BRUCE GROVE	NO EFFECT
17	FORMER TOTTENHAM FIRE STATION	NO EFFECT
18	FORMER TOTTENHAM PUBLIC BATHS	NO EFFECT
19	FORMER COUNTY SCHOOL	NO EFFECT
20	1–4 BRUCE GROVE N17	NO EFFECT
21	7 AND 8 BRUCE GROVE N17	NO EFFECT
22	13 AND 14 BRUCE GROVE	NO EFFECT
23	WALL TO NORTH OF GARDEN OF NUMBER 16 FRONTING THE AVENUE	NO EFFECT
26	CHURCH OF HOLY TRINITY	NO EFFECT
27	PAIR OF HOUSES IN NORTH EAST PART OF PRINCE OF WALES'S GENERAL HOSPITAL GROUNDS	NO EFFECT
28	TOTTENHAM TOWN HALL	NO EFFECT

29	MECCA BINGO HALL	NO EFFECT
30	PUBLIC TOILET, BRUCE GROVE, INCLUDING ABOVE-GROUND PAVILION AND SUBTERRANEAN CHAMBER, WITH STAIRCASE, RAILINGS, GATEWAYS, AND PAVEMENT LIGHTS	NO EFFECT
32	5 AND 6 BRUCE GROVE	NO EFFECT
33	11 AND 12 BRUCE GROVE	NO EFFECT
34	FORECOURT WALL TO CHURCH OF HOLY TRINITY, WITH SIDE WALLS TO BACK OF GROUNDS FRONTING TO PHILIP LANE	NO EFFECT
37	PUMPING STATION BUILDING AND ENGINE	NO EFFECT
39	CHAPEL AT DRAPERS' ALMSHOUSES THE DRAPERS' ALMSHOUSES	NO EFFECT
LOCALLY LISTED BUILDINGS		
1	BEROL HOUSE	NO EFFECT
11	Nos. 538 to 554 (even) (Windsor Parade 1907) High Road	NO EFFECT, AS PART OF B
12	Nos. 551 & 553 High Road	NO EFFECT, AS PART OF B
13	No. 549 High Road	NO EFFECT, AS PART OF B
14	Nos. 530 to 536 (even) High Road	NO EFFECT, AS PART OF B
15	Bruce Grove Group: 9 and 10 Bruce Grove including the Front Boundary Wall to Number 9 and Rear Boundary Wall Between Numbers 9 and 10	NO EFFECT, AS PART OF B
16	15 and 16 Bruce Grove (Elm Place) with 15a Bruce Grove	NO EFFECT, AS PART OF B
17	No. 551B (former Electricity Substation) High Road	NO EFFECT, AS PART OF B
18	Nos. 527 to 543 (odd) High Road	NO EFFECT, AS PART OF B
19	No. 510 and 510a High Road, and Nos. 512 to 520 (even) High Road	NO EFFECT, AS PART OF B
20	1–4 Bruce Grove N17	NO EFFECT, AS PART OF B
21	7 and 8 Bruce Grove N17	NO EFFECT, AS PART OF B
22	13 and 14 Bruce Grove	NO EFFECT, AS PART OF B
23	Wall to North of Garden of Number 16 Fronting The Avenue	NO EFFECT, AS PART OF B
24	Nos. 497 & 499 (The Ship Public House) High Road, and Nos. 501 to 507 (odd) High Road	NO EFFECT, AS PART OF B
25	Holly Cottage (former Station Master's House) Moorefield Road	NO EFFECT, AS PART OF B
26	No. 462 High Road	NO EFFECT, AS PART OF B
27	Nos. 479 to 491 (odd) Warner Terrace High Road	NO EFFECT, AS PART OF B
28	Nos. 448 to 454 (even) (former Marks & Spencer store) High Road	NO EFFECT, AS PART OF B
29	No. 22 (former Royal Mail Sorting Office) Moorefield Road	NO EFFECT, AS PART OF B
30	Public Toilet, Bruce Grove, including Above-Ground Pavilion and Subterranean Chamber, with Staircase, Railings, Gateways, and Pavement Lights	NO EFFECT, AS PART OF B
31	No. 1 (Stoneleigh) Cheshunt Road	NO EFFECT, AS PART OF B
32	5 and 6 Bruce Grove	NO EFFECT, AS PART OF B
33	11 and 12 Bruce Grove	NO EFFECT, AS PART OF B
34	No. 1 (corner shop), St Loys Road	NO EFFECT, AS PART OF A
35	Nos. 433 to 441 (odd) High Road	NO EFFECT, AS PART OF A
36	The Green School (at rear of former Grammar School), Somerset Road	NO EFFECT, AS PART OF A
37	No. 2 Co-operative Workshops (former Tottenham Grammar School), Somerset Road	NO EFFECT, AS PART OF A
38	Nos. 372 to 376 (even) High Road	NO EFFECT, AS PART OF A
39	No. 413 (former Felvers Hall) High Road	NO EFFECT, AS PART OF A
40	Nos. 352 to 366 (even) Rawlinson Terrace & Synagogue, High Road	NO EFFECT, AS PART OF A
41	Nos. 389 & 391 (former Tottenham Library) High Road	NO EFFECT, AS PART OF A
42	No. 373 High Road, and Nos. 381 to 385 (odd) High Road	NO EFFECT, AS PART OF A
43	363-365 High Road	NO EFFECT, AS PART OF A
44	No. 324 High Road	NO EFFECT, AS PART OF A
45	No. 310 (High Cross United Reform Church & Hall) and No. 320 (former funeral directors), High Road	NO EFFECT, AS PART OF A
46	High Cross United Reform Church Hall, Colsterworth Road	NO EFFECT, AS PART OF A
47	Tottenham Bus Garage (former Tram Shed section)	NO EFFECT, AS PART OF A
48	Holy Trinity Church Vicarage	NO EFFECT, AS PART OF A
49	Former Prince of Wales Hospital (Main Building)	NO EFFECT, AS PART OF A
50	39 Talbot Road	NO EFFECT, AS PART OF A
51	2-40 Talbot Road	NO EFFECT, AS PART OF A
52	31-33 Talbot Road	NO EFFECT, AS PART OF A
54	The College of Haringey, Enfield and North East London Tottenham Centre	NO EFFECT, AS PART OF A
55	64-79 High Street	NO EFFECT, AS PART OF A
56	No. 295 (former Jewish Hospital including front boundary wall, gates & railings); Tottenham College of Technology (original building including front boundary wall, gates & railings), 295 High Road	NO EFFECT, AS PART OF A
57	289-293 High Road, St Ann's Police Station	NO EFFECT, AS PART OF A

Table 7.1 Conclusions of Heritage Impact Assessment.

8.0 CONCLUSION AND POLICY COMPLIANCE

8.1 Montagu Evans have been instructed by the Applicant to produce this HIA in relation to a planning application for the Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ. The proposals seek the comprehensive redevelopment of the Site to deliver a mixed use development comprising residential accommodation (Class C3) and shared living accommodation (Sui Generis) alongside commercial/community floorspace.

8.2 This assessment has followed the approaches set out in legislation, policy, and best practice guidance, namely the 1990 Act, the Development Plan, the NPPF, and guidance published by Historic England.

8.3 In our judgement, the Proposed Development as a whole would, at least, preserve the significance of all heritage assets in the wider area. On this basis, the proposals would comply with the relevant parts of the development plan, including Policy HC1 of the London Plan and Policy DM9 of the Local Plan. It would also comply with relevant parts of national policy and the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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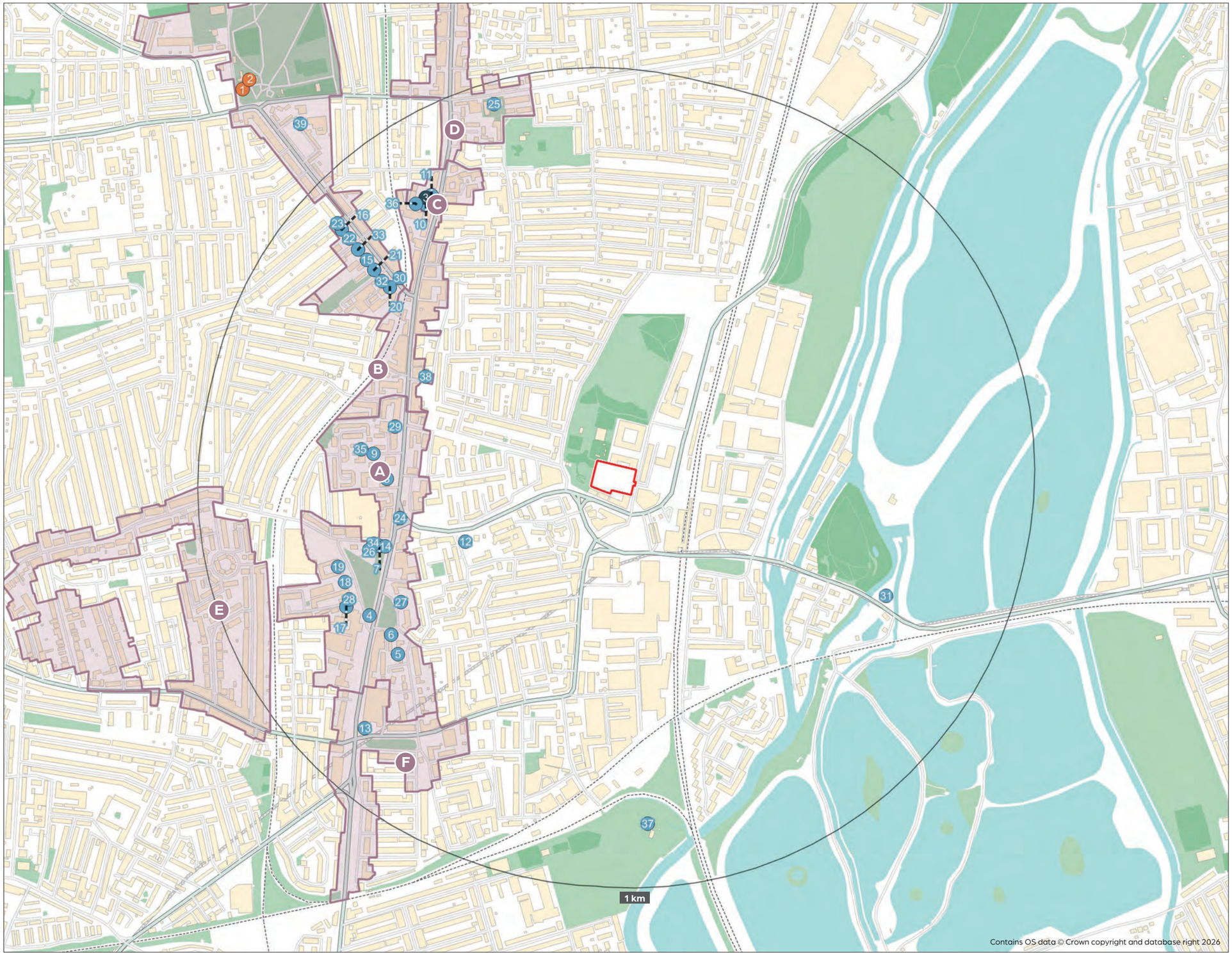
WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALLY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.

APPENDIX 1.0

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:
August 2026

SCALE:
1:10,000 @ A3

FIGURE:

▲ **NORTH**

MONTAGU EVANS
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HERITAGE ASSET PLAN & ZTV OVERLAY

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