

Philip Elliott

From: Elisabetta Tonazzi
Sent: 24 November 2023 12:48
To: Philip Elliott
Subject: HGY/2023/2306 & HGY/2023/2307 _819-829 High Road, Tottenham, London, N17 8ER &

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Dear Phil,

the proposed works include internal and external alterations to grade II listed buildings at Nos 819/821 High Road including façade works, internal alterations and reinstatement of hipped roof, demolition works to the rear so to redevelop for purpose-built student accommodation and supporting flexible commercial, business and service uses. Works also include hard and soft landscaping, parking, and associated works.

The development site is located to the west of the North Tottenham Conservation Area which is characterised as an almost intact 19th century townscape incorporating notable surviving examples of earlier periods. Despite a few changes, the townscape of this part of the High Road retains a high degree of historical continuity and displays a notable variety and contrast in architectural styles and materials. The Conservation Area includes the best surviving townscape section of the High Road as well a distinctive sequence of 18th and 19th century buildings, some statutory listed, including properties at Nos. 790 to 802, and 808-810, and some locally listed that create a densely built, almost continuous frontage of two-three storey historic buildings that greatly contribute to the sense of enclosure and character of the historic High Road.

The site comprises part of the west side of the historic street frontage of the North Tottenham Conservation Area formed by locally listed and nationally listed buildings at Nos 819-829 High Road, and extends further to the west, beyond the Conservation Area boundary and includes the Peacock Industrial estate and Builders Yard.

The site is currently in commercial and residential use with the grade II listed 819-821 Georgian properties hosting a mix of commercial uses on the ground floor and residential uses above.

It is fundamental to consider that the urban and architectural context of the development site and related heritage assets is rapidly changing with the Tottenham Hotspur Football Club stadium and related ancillary buildings now dominating the street scene of the east side of the High Road; the design of further consented development on land surrounding the Stadium is being finalised and the approved High Road West masterplan has also established the emerging urban scale that will immediately surround the proposed development site.

The site is also located in the setting of some of the most highly graded and best-preserved Georgian houses forming part of the remarkable Northumberland terrace at Nos 790-810, located on the opposite side of the Tottenham High Road frontage.

Properties at Nos 819-821 are grade II listed as an early C18, relatively well-preserved pair of three-storey Georgian townhouses with late C19 shops on the ground floor and a symmetric façade composition complemented by original features. These buildings have been progressively converted, redeveloped, altered externally and to a greater degree internally and have lost their original use. But despite all these alterations this pair retains many original C18 features and the legibility of their original façade and spatial composition that still contribute to their special interest and historic character. These properties are in relatively good conditions having been in continued use over recent years and have benefited from regular standard maintenance after having been substantially refurbished in the late 1980s. The shopfronts have been partially altered, then reconstructed and have lost the original decoration and architectural qualities. The significance of the listed houses rests on their most intact original features that bear high aesthetic and historic value, while their surviving shopfronts are of medium value both and as a group. The locally listed C 19 buildings at 823 - 829, although of more modest intrinsic architectural and historic special interest, are interesting two-storey buildings that bear group value and positively contribute to the varied character of the Conservation Area. The properties have been internally and externally substantially altered over the centuries, substantial roof replacements and repairs have been carried out, however the elevations and related

architectural features are in generally good conditions with some decay towards the top and to the shopfront apparently due to roof defects. Insensitive rendering has generally obscured some of the decorative features to front and both front and rear elevations seem to suffer from water infiltration due to poor roof detailing. The rear of these buildings is altered and cluttered, obtrusively located satellite dishes and services contribute to detract from the character of the buildings, while property at No 829 is a poor quality early C20 replacement building, with later flat roof and flat roofed extensions along Brunswick Square.

The significance of the buildings at 823-827 High road derives from the quality of their facade composition, architectural detailing, and surviving C 19 shopfront that positively contribute to the street frontage of this part of the Conservation Area. These buildings have medium aesthetic and historic value consistently with their local listing and importance.

The submitted heritage statement and related map drawings illustrating the heritage significance of the listed buildings forming part of this application very helpfully illustrate the historic development of the heritage buildings impacted by this proposal and their hierarchy of significance. It is apparent throughout the heritage related analysis and descending development proposal that a thorough understanding of the conditions and significance of heritage assets have informed the development proposal so to retain, enhance and where necessary reinstate the original features of the heritage assets forming part of this development proposal.

The proposed development responds to the wider regeneration strategy and emerging built scenario for the area as set out in the High Road West Masterplan Framework that does not include the High Street frontage, but provides guidance in terms of massing, heights and uses for new development to be enabled at the back of the historic frontage of the High Road with new buildings that sensitively complement the established urban scale with a transitional new height.

The principle of redevelopment with a progressive increase in height on the currently light industrial site at the back of the historic frontage descends from the adopted masterplan and is therefore accepted in principle from conservation grounds.

Map regression, condition surveys and historic evidence accompanying the application, convincingly demonstrate that the progressive alteration of the historic buildings still surviving on site and the deterioration of both the architectural and urban design qualities of the site at the back, which has slowly yet dramatically shifted from its originally Georgian and Victorian residential character to the current very utilitarian light industrial character, provides an opportunity for enhancement of the adjacent heritage assets through well-detailed and sensitive refurbishment and high quality redevelopment in their setting. The application convincingly articulates the heritage significance of the affected heritage assets and assesses the impact of the proposed refurbishments, demolition works and erection of new buildings on the listed and locally listed properties.

Accordingly, the proposed works include internal and external alterations to grade II listed buildings at Nos 819 - 821 High Road so to enable the conversion of these properties into student accommodation and commercial services. The proposed scheme also includes the demolition of the locally listed building at No 829 High Road, the demolition of the existing buildings and structures located at the back of these listed and locally listed buildings so to enable the ancillary space, amenity space, and a range of flexible commercial uses as well as hard and soft landscaping and parking.

The design proposal has been developed and sensitively refined to create high quality accommodation, landscape and landscape as part of the new development while striving to retain the special interest and significance of both the Conservation Area and its contributing designated and non-designated heritage assets and the overall scale, mass and gradual increase in height of the proposed development have been comprehensively illustrated and tested in contextual elevations, cross-sections and views taken both across the Conservation Area and along its historic frontage and have convincingly demonstrated that the impact of the proposed development on the heritage frontage of the High Road is modest, especially in comparison to the much taller and denser emerging development envisaged by the masterplan for this regeneration area, and would lead to a low level of less than substantial harm to the significance of the Conservation Area.

The impact of the proposed new increasingly taller buildings on the setting of the historic frontage of the Conservation Area is mitigated by the careful increase in mass and heights of the new development that is well set-

back from the street frontage while the proposed landscaping works improve the public realm and connectivity between the High Road and the new development.

Concurring with the findings of the heritage statement supporting the application, the proposed works to grade II listed 819-821 High Road will reinstate the original use of the buildings and will unveil their original architecture as fully legible and separate from the new development despite the overall increase of scale and height at its back and a progressively taller and more densely built wider context, by reversing those unsympathetic alterations that have been cumulatively carried out to the townhouses over many years, including removal of the rear extensions, the flat felt roof, cement render, overpainting, prominent services, satellite dishes and cabling. Heritage sympathetic repairs and reinstatement of original external and internal features, the removal of clutter and unsightly extensions, the reinstatement of the historic layout of the upper floors would re

The redevelopment at the rear of 819-821 High Road will improve the built as well as the hard landscaped private and public spaces surrounding the listed buildings building would be enhanced by the repairs and refurbishment.

The proposed works to the locally listed buildings at Nos 823-827 will declutter their frontages and rear elevations by removing unsympathetic extensions, doors and windows and will repair their historic fabric and facades, will sensitively reinstate original chimneys, doors, windows, and fixtures this leading to a significant enhancement of the quality of these buildings.

The locally listed building at 829 High Road is a much altered and poorly designed Edwardian building that has lost most of its original features such as roof, chimneys, elevations and has low heritage value. As a corner building fronting the High Road in Conservation Area and extending to the rear along Brunswick Square, Its proposed demolition has been debated throughout the pre-application process and although undesirable, is proving necessary to create an appropriate vehicle and pedestrian access to the development site from the High Road along Brunswick Square which is currently poorly maintained and insufficient to provide public access and to maximise the importance of Brunswick Square as a key east-west pedestrian route that connects the High Road with the remainder of the masterplan area to the west. The loss of this locally listed building of modest heritage value and the alteration of the narrow alleyway at Brunswick Square, both meant to be positive components of the character of the Conservation Area, would lead to a low level of less than substantial harm to the significance of the Conservation Area, however we agree with the findings of the submitted heritage statement and impact assessment that highlight how this low level of harm, besides being justified and necessary to provide adequate access to the development site, would be outweighed by the proposed enhancements to the fabric and setting of the more valuable heritage buildings, by the provision of a well-designed access route into the site and by descending public benefits.

The proposed redevelopment of the light industrial site, together with the proposed refurbishment of the listed and locally listed buildings that significantly contribute to the street frontage of the Conservation Area and to the landscaped reconfiguration of Brunswick Square would largely conserve the significance of the listed and locally listed buildings, would enhance the quality of this part of the conservation area and would significantly enhance the setting of both listed and locally listed buildings. However, the erection of new, large buildings at the back of the High Road and the proposed demolition of the locally listed building at 829 High Road will lead to a low level of less than substantial harm to the significance of the Conservation Area and the test set out at paragraph 196 of the NPPF should apply with due consideration of the heritage benefits and wider public benefits provided by the proposed scheme.

The application provides a comprehensive set of information related to new development and its materiality, however, method statement for the proposed demolitions affecting locally listed and nationally listed buildings, together with detail drawings, material specification and material samples of proposed repairs, replacements and built alterations to heritage buildings should be submitted for approval as part of planning conditions.

Kind Regards,
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