



707-725 LORDSHIP LANE, WOOD GREEN, N22 5JY
HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

Project

707-725 Lordship Lane, Wood Green, N22 5JU

Client

Fusion Students and Tri7

Architects

Corstorphine & Wright

Visualisers

EB7

Prepared by

Isha Hasme, MAURP, B.Arch
Junior Consultant

Megan Townsend, BSc (Hons), MArch, DipArch, RIBA, ARB
Consultant

Checked by

Ailish Killilea, BA (Hons), MSc IHBC
Director

Disclaimer

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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1. Introduction

- 1.1 This Heritage Townscape and Visual Impact Assessment (HTVIA) has been prepared for Fusion Students and Tri7 (the 'Applicants'). It presents the findings of an assessment of the effects of the development proposals (the 'Proposed Development'), at 707-752 Lordship Lane, Wood Green, (the 'Site') within the jurisdiction of the London Borough of Haringey (LBH), on townscape, visual amenity, and the heritage significance of above ground heritage assets. This HTVIA was undertaken by The Townscape Consultancy (TTC), a practice that provides independent expert advice on architecture, urban design, townscape, and heritage.
- 1.2 The area highlighted in red in Figure 1.1 illustrates the approximate Site location.
- 1.3 The Proposed Development, designed by Corstorphine & Wright (the 'Architects'), consists of the following as described within the DAS:
- 'Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3–9 storeys, public realm and landscaping works, cycle parking, and associated works.'*

- 1.4 TTC has collaborated with the Architects during the design development process. It has undertaken baseline research into the Site and surrounding built context, sharing initial assessments with the Architects and providing design feedback from a heritage, townscape, and visual impact perspective. This has been done in an iterative manner, using 3D computer models of the Proposed Development within its existing and emerging context.
- 1.5 This HTVIA considers the effect of the Proposed Development on the significance of relevant above-ground heritage assets (HAs) in light of policy and guidance set out in the NPPF and development plan policy. It also considers the visual effect of the Proposed Development on the townscape of the area around the Site, analysing the character of the surrounding townscape, and assessing the effect of the Proposed Development on views from locations around the Site.



Figure 1.1: Aerial photograph showing the approximate location of the site outlined in red.



1.6 This HTVIA sets out:

- TTC's methodology for assessment in Chapter 2;
- Relevant statutory duties as well as design and historic environment policy and guidance in Chapter 3;
- The historic development of the Site and its surroundings in Chapter 4;
- A description of the Site and its context in Chapter 5;
- A description and assessment of the architectural and urban design quality of the Proposed Development and the assessment of the effect of the Proposed Development on the local townscape in Chapter 6;
- Identification of relevant HAs pertaining to the Site and in the area around it, including relevant heritage designations (type and grade) and Statements of Significance for identified HAs in line with NPPF paragraph 200 and an assessment of the effect of the Proposed Development on the settings of identified heritage assets in Chapter 7. The assessments of effect on heritage significance are undertaken with regard to the statutory duties of the Planning (Listed Buildings and Conservation Area) Act 1990 and in the context of national and local policy and guidance;
- Consideration of the visual effect of the Proposed Development from 15 viewpoints in Chapter 8; and
- Conclusions in Chapter 9.

1.7 The views contained within Chapter 8 of this HTVIA have been prepared by EB7, a specialist visualisation company. Their methodology has been included as an appendix to this report.

1.8 This HTVIA is submitted in support of the planning application for the Proposed Development and should be read alongside other planning documents within this submission, including the Design and Access Statement (DAS) produced by the Architects.

2. Methodology

2.1 This HTVIA considers the visual impact of the Proposed Development on the townscape of the area around the Site. It analyses the character of the surrounding townscape and assesses its effects on views from locations around the Site (see below regarding the selection of viewpoints). It also considers the impact of the Proposed Development on the significance of relevant above-ground heritage assets in light of policy and guidance set out in the NPPF and development plan policy. Below ground archaeology is not considered within this HTVIA.

Method of Assessment – Townscape and Visual

2.2 The current condition of the Site and the surrounding area has been ascertained by site visits, supported by a study of archival materials, maps, and aerial photographs. Record photographs were taken on site visits allowing the accuracy of record data to be verified.

2.3 Buildings, open spaces, townscape, and views that have the potential to be affected by the Proposed Development, particularly those that have been previously identified as significant by designation or in other ways, are identified through this process. The study area is formed of those areas around the Site on which the Proposed Development could have a significant effect in townscape terms, informed by site visits and desk study as outlined above, as well as

testing of the visibility of the Proposed Development using Vu.City (a digital visualisation tool).

2.4 The effects on these buildings, open spaces, townscape and views are studied, by the designers of the Proposed Development in collaboration with the authors of the HTVIA, as part of the process of developing the design. This process includes digital modelling of the designs as they are developed, so that the visual impact can be tested.

2.5 The impacts of the Proposed Development, in the form in which it is submitted for planning permission, on the identified townscape character areas and views are assessed by TTC, the appointed townscape assessors. This assessment is informed by computer generated images showing ‘as existing’ and ‘as proposed’ views from selected viewpoints.

Identification of viewpoint locations

2.6 A study was undertaken to establish a set of potential viewpoint locations from which ‘before and after’ views are provided. The study area is centred on the Site and is limited to locations from which the Site can be seen, or from which new buildings on the Site would be seen.

2.7 Within this study area, four types of viewing location, all publicly accessible, were identified:

- Views that have been identified as significant, by LBH or others (for example, the GLA), i.e.

in planning policy and guidance documents and conservation area appraisals;

- Other locations or views of particular sensitivity, including those viewpoints in which the Proposed Development may significantly affect the settings of heritage assets;
- Representative townscape locations from which the Proposed Development will be visible; and
- Locations where there is extensive open space between the viewer and the Proposed Development such that the Proposed Development would be prominent rather than obscured by foreground buildings. This includes areas of open space that are important in a local context, e.g. for leisure purposes.

2.8 The set of viewpoints was chosen to cover:

- A representative range of viewpoints from different directions from which the Proposed Development will be visible;
- A range of distances from the Site; and
- Different types of townscape area.

2.9 Possible locations in these categories within the study area were identified based on an examination of maps and aerial photographs; the documents referred to above; and maps of conservation areas and maps and lists of listed buildings. The study area and the possible locations were then visited to establish candidate viewpoints. A photographic record was made of the locations visited together with a map

showing photo locations. The viewpoint locations and view type (render or wireline) have been determined in consultation with LBH officers.

Assessment

2.10 For identified views illustrated in Chapter 8 of this HTVIA, there are images of the view as existing and as proposed provided as ‘Accurate Visual Representations’ (AVRs). Wireline AVRs illustrate the degree to which the Proposed Development would be visible in outline, while rendered AVRs illustrate the detailed form, and the proposed use of materials.

2.11 AVRs are produced by accurately combining rendered images of the Proposed Development (typically created from a three-dimensional computer model) with a photograph of its context as existing. The AVRs were created by EB7, a firm which specialises in the production of these images. Their methodology is included at Appendix 1.

2.12 The assessment of individual views, and the section concerning impact on townscape, which is informed by the view assessments, considers the effect on the townscape and views as they will be experienced by viewers in reality. Photographic images of townscape are no more than an approximation to this, for a number of reasons:

- Viewers have peripheral vision; their view is not restricted by borders as a photograph is.



They can move their eyes and heads to take in a wide field of view when standing in one place; • Viewpoints themselves are not generally fixed. Townscape is experienced for the most part as a progression of views or vistas by people who are moving through streets or spaces rather than standing still; • Photographs do not reflect the perception of depth of field as experienced by the human viewer due to parallax and the mechanics of capture devices; • Before and after views illustrate the view in conditions that are particular in respect of time of day and year, daylight and sunlight, and weather. The view will appear differently to varying degrees when any or all of these things vary; and • Townscape is experienced not by the eye alone but by the interpretation by the mind of what the eye sees, considered in the light of experience, knowledge and memory.	Proposed Development is included in the visual impact assessment, where relevant. 2.14 The 'as proposed' images are provided as a guide to the effect on views as they would be experienced on site; to act as an aide-memoire; and to assist site visits. The assessment provided in this HTVIA represents a professional judgement of the likely effect of the Proposed Development on the specific view or the townscape, informed by site visits as well as the photographic images provided, rather than an assessment of the photographic images. Method of Assessment – Heritage 2.15 HAs have been identified using information derived from the National Heritage List for England website (historicengland.org.uk/listing/thelist) and the Local Planning Authority website (islington.gov.uk/planning). The HAs comprise relevant designated conservation areas (CAs) and listed buildings (LBs). This process also identifies any relevant non-designated HAs that have been included on the Local Planning Authority's Local List which include Locally Listed buildings (LLBs). 2.16 The Site does not fall within a CA or contain any designated or non-designated HAs. There are some CAs, LBs and LLBs in the vicinity. The relevant HAs are identified in Chapter 7 of this THVIA and are assessed. This HTVIA considers the indirect effects	arising from the Proposed Development, [update as follows] i.e. considering the extent to which setting contributes to the significance of an identified HA to understand whether there is an effect as a result of the Proposed Development. Assessments. Assessments are carried out in line with Historic England's (HE) guidance documents as set out in Chapter 3. 2.17 In line with NPPF paragraph 200, these assessments are considered to be proportionate. Study Area 2.18 The initial study area for this assessment extended 250m from the centre of the Site for both designated HAs and non-designated HAs. The extent of the study area takes into account the dense urban context of the Site and was informed by site visits, consideration of the effect of existing buildings of similar height and scale to that of the Proposed Development in the area, and testing of the visibility of development of the scale proposed for the Site informed by material produced by the project visualiser and 3D model testing. Method of Baseline Data Collection 2.19 Relevant heritage assets (HAs) are defined as a feature, site, or area holding a level of heritage interest which has the potential to be affected by a proposed development, either directly or indirectly. 2.20 The process of collecting baseline data involved identifying the relevant HAs included in the following documentary and mapping resources:	• Historic England on-line National Heritage List for England; • Statutory List of Buildings of Special Architectural and Historic Interest; • Local Plan Documents and other guidance (including CA appraisals); 2.21 Identification of HAs involved a desktop survey on the Site and in the area around it. It has included consideration of: • National and local heritage policy and guidance; • The existing effects of the Site, including intervisibility between the Site and receptors; • The physical characteristics of the Site's context, including the effect of existing large scale buildings in the area around the Site; and • The nature of the Proposed Development. 2.22 Site visits were undertaken to check the desktop assessment with regard to the potential significance of the effect of the Proposed Development on the HAs within the surrounding area (and to check for any additional HAs that were not originally identified). 2.23 Listed building descriptions can be found on the National Heritage list for England and on HE's website. CA boundary maps can be found on the local planning authority websites.
2.13 A number of proposals for new development near the Site have been granted planning permission or are under planning consideration (having been submitted and validated, but not yet determined) or are under construction. These are considered 'committed' schemes, because they are reasonably likely to be built out. The list of committed schemes for cumulative assessment was agreed with the local planning authority through the pre-application process. A cumulative assessment based on an AVR indicating these committed schemes alongside the			

3. Policy and Guidance

3.1 This Chapter sets out the relevant national, regional and local planning policy and guidance. For the purposes of this assessment, it is those policies relating to townscape and the historic environment that are of most relevance.

STATUTORY DUTIES

- 3.2 The legislation set out below is relevant to this assessment:
- The Town and Country Planning Act 1990 (as amended);
 - The Planning (Listed Buildings and Conservation Areas) Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Levelling-up and Regeneration Act 2023; and
 - The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Levelling-up and Regeneration Act 2023

3.3 The Levelling-up and Regeneration Bill received royal assent on 26 October 2023. Changes to planning procedures will begin to take place from 2024. It includes (at section 102(1)) a new section 58B, 'Duty of regard to certain heritage assets in granting permissions', to be inserted into the Town and Country Planning Act 1990. This provides (in sub-section (1)) as follows: 'In considering whether to grant planning permission or

permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting.' This includes 'preserving or enhancing any feature, quality of characteristic of the asset or setting that contributes to the significance of the asset' (sub-section (2)). 'Relevant assets' and their 'significance' are identified in sub-section (3): Scheduled Monuments; Registered Parks and Gardens of Special Historic Interest; Protected Wreck sites; and World Heritage Sites.

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

3.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) states that, when considering applications for planning permission which affect a listed building or its setting, local authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation Areas

3.5 Section 72 of the 1990 Act requires that special attention shall be paid to the desirability of preserving

or enhancing the character or appearance of a Conservation Area.

PLANNING POLICY

National planning policy and guidance

The National Planning Policy Framework, 2023

- 3.6 The Government issued the latest version of the National Planning Policy Framework (NPPF) in December 2023. The NPPF sets out planning policies for England and how these should be applied.
- 3.7 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three overarching objectives; economic, social and environmental. The NPPF states, at paragraph 10, that 'at the heart of the Framework is a presumption in favour of sustainable development.'
- NPPF Section 12: Achieving well-designed and beautiful places**
- 3.8 Section 12 of the NPPF deals with design. At paragraph 131, the NPPF states that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

3.9 Paragraph 135 notes that 'Planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

3.10 Paragraph 137 states that: 'Design quality should be considered throughout the evolution and assessment



of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'			Planning Practice Guidance 3.25 The National Planning Practice Guidance (PPG) was launched in 2014 and provides a web-based resource in support of the NPPF. It is updated on an ongoing basis, and the parts cited below are current at the time of writing.
3.11 Paragraph 139 states that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'. It goes on to say that 'Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'	3.15 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 200). It goes on to say that 'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' 3.16 The NPPF identifies three key factors that local authorities should take into account in determining applications (para 203): a) 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) The desirability of new development making a positive contribution to local character and distinctiveness.	3.20 The NPPF states, at paragraph 207, that where a proposed development would lead to 'substantial harm' or total loss of heritage significance of a designated heritage asset, consent should be refused, '...unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss', or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site. 3.21 Paragraph 208 states that where a development proposal will lead to 'less than substantial' harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Legal judgements have confirmed that considerable importance and weight should be placed on the impact of development on heritage assets or their settings when undertaking the requisite balancing exercise. 3.22 Paragraph 209 states the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss and the heritage significance of the heritage asset.	3.26 The PPG includes a section called 'Design: process and tools' which 'provides advice on the key points to take into account on design'. This was issued on 1 October 2019. 3.27 The PPG deals with the processes of the planning system with respect to design, and notes that guidance on good design is set out in the National Design Guide. 3.28 The PPG includes a section called 'Historic environment' which was updated on 23 July 2019. It explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes.
NPPF Section 16: Conserving and enhancing the historic environment 3.12 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.	3.17 Paragraph 205 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that 'this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'	3.23 The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 212 goes on to say: 'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.	3.29 The PPG considers the factors that should inform decision taking about developments that would affect HAs. It notes that 'HAs may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a HA, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals' (18a-007-20190723). It goes on to say 'understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm' (18a-008-20190723). It states that in assessing proposal, where harm is found, the extent of harm should be 'clearly articulated' as either 'substantial' or 'less than substantial' (18a-018-20190723).
3.13 Heritage assets are defined in Annex 2 of the NPPF as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' 3.14 The NPPF notes, at paragraph 195, that heritage	3.18 The setting of a heritage asset is defined in Annex 2 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.' 3.19 Paragraph 206 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.	3.24 Paragraph 213 states 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance' and that 'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area [...] as a whole'.	3.30 The PPG notes that setting is defined in the NPPF and that 'all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent' (18a-013-20190723). It goes on to say, 'the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical

considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each' (18a-013-20190723).		• 'Context - enhances the surroundings. • Identity - attractive and distinctive. • Built form - a coherent pattern of development. • Movement - accessible and easy to move around. • Nature - enhanced and optimised. • Public spaces - safe, social and inclusive. • Uses - mixed and integrated. • Homes and buildings - functional, healthy and sustainable. • Resources - efficient and resilient. • Lifespan - made to last.'		with the local planning authority and their heritage advisers to ensure that any issues can be identified and appropriately addressed'. It goes on to set out several stages that indicate the order in which this process can be approached, although the reader is advised that while it is good practice to check individual stages 'they may not be appropriate in all cases and the level of detail applied should be proportionate'. It gives the following example: 'For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary'.		3.41 Paragraph 53 discusses design and local distinctiveness. With reference to the NPPF and PPG, it notes that 'In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context: • The history of the place • The relationship of the proposal to its specific site • The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept • The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size • The size and density of the proposal related to that of the existing and neighbouring uses • Landmarks and other built or landscape features which are key to a sense of place • The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces • The topography • Views into, through and from the site and its surroundings • Landscape design • The current and historic uses in the area and the urban grain • The quality of the materials.'	
3.31 With regard to non-designated HAs, the PPG notes that 'there are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.' It states 'it is important that all non-designated heritage assets are clearly identified as such' noting it is 'helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies' (18a-040-20190723).		Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)		3.35 This guidance, published by HE, provides information to assist in the implementation of historic environment policy in the NPPF and the related guidance given in the PPG. This includes; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.		3.39 The stages are as follows: • 'Understand the significance of the affected assets • Understand the impact of the proposal on that significance • Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF • Look for opportunities to better reveal or enhance significance • Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change • Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected'.	
The National Design Guide		3.36 The guidance states at paragraph 4 that 'The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'.		3.40 At paragraph 52, it is noted that while there will not always be opportunities to enhance the significance or improve a heritage asset, 'the larger the asset the more likely there will be'. It acknowledges that 'most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation'.		Historic England: Historic Environment Good Practice Advice in Planning Note 3 (second edition): The Setting of Heritage Assets (2017)	
3.32 The National Design Guide (September 2019) ('NDG') states (paragraph 3) that it 'forms part of the Government's collection of planning practice guidance'.		3.37 At paragraph 5, it states that 'The National Heritage List for England is the official database of all nationally designated heritage assets – see www.HistoricEngland.org.uk/listing/ the-list. Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application. Archaeological potential should not be overlooked simply because it is not readily apparent'.		3.42 This guidance provides 'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties' and states that 'alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives'.			
3.33 At paragraph 21 the NDG states that well-designed places are achieved by making the right choices at all levels, including: • 'The layout (or masterplan) • The form and scale of buildings • Their appearance • Landscape • Materials; and • Their detailing'		3.38 At paragraph 6, it is stated that 'Where the proposal is likely to affect the significance of heritage assets, applicants are encouraged to consider that significance at an early stage and to take their own expert advice, and then to engage in pre-application discussion		3.43 At paragraph 2 it states that 'The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications			
3.34 At paragraph 35 the NDG sets out ten characteristics which contribute to the character of places, nurture and sustain a sense of community, and address issues affecting climate. These are described as follows:							

			for planning permission and listed building consent should be no more than is necessary to reach an informed decision [...] At the same time those taking decisions need enough information to understand the issues.'				
3.44	At paragraph 9 it states that, 'setting is not a heritage asset, nor a heritage designation, although land compromising a setting may itself be designated...its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.'	3.48	HE issued Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets in October 2019. The note covers the NPPF requirement that heritage significance is described in order to help local authorities make decisions on the impact of proposals for change to heritage assets. It states, in paragraph 2 of the introduction, that 'the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance'. It describes a statement of heritage significance as 'an objective analysis of significance, an opportunity to describe what matters and why'.	3.53	Policy D3 on 'Optimising site capacity through the design-led approach' states that 'All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.' The policy states that development proposals should 'enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.' Development should 'respond to the existing character of a place', and 'provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest.' The policy further states that development design should 'be of high quality, with architecture that pays attention to detail,' and use 'attractive, robust materials which weather and mature well'.		'positive contribution to the existing and emerging skyline and not adversely affect local or strategic views'), mid-range views (developments should a 'positive contribution to the local townscape in terms of legibility, proportions and materiality'), and immediate views (developments should 'have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street'). Proposals should 'take account of, and avoid harm to, the significance of London's heritage assets and their settings' and should 'positively contribute to the character of the area.' It goes on to note that the architectural quality and materials should be of an exemplary standard. Buildings that are situated in the setting of a World Heritage Site 'must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it.' Buildings near the River Thames should protect the open quality of the river, including views.
3.45	At paragraph 11 the guidance sets out the type of views which contribute more to the understanding of the significance of a heritage asset, including those where the composition of the view '[...] was a fundamental aspect of the design or function of the heritage asset', those with unplanned or unintended beauty, those with historical or cultural associations, and those where relationships between the heritage asset and other assets or natural features or phenomena are relevant.	3.49	The advice note states that a staged approach to decision making, where the significance is assessed before the design of the proposal commences, is the best approach. It states in paragraph 29, under 'proportionality', that while 'analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance'.	3.54	Policy D8 on 'Public realm' states that development plans and proposals should ensure that the public realm is '[...] well-connected, related to the local and historic context [...]'. It states that there should be 'a mutually supportive relationship between the space, surrounding buildings and their uses' and that development should 'ensure that buildings are of a design that activated and defines the public realm, and provides natural surveillance.'	3.57	Policy HC1 on 'Heritage conservation and growth' notes that development proposals that affect heritage assets and their settings should 'conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.
3.46	At paragraph 18 the guidance states that 'conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development'. It goes on to say that 'many places coincide with the setting of a heritage asset and are subject to some degree of change over time'.			3.55	Policy D9 on 'Tall buildings' notes that the height of what is considered a tall building should be defined in development plans and identified on maps, and that although this will vary in different parts of London, 'should not be less than 6 storeys or 18 metres'. The policy also notes that 'tall buildings should only be developed in locations that are identified as suitable in Development Plans.'	3.58	Policy HC3 on 'Strategic and Local Views' states that 'development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.' The Mayor will identify Strategically-Important landmarks within designated views and will 'seek to protect vistas towards Strategically-Important Landmarks by designating landmark viewing corridors and wider setting consultation areas. These elements together form a Protected Vista'. The Mayor will 'identify and protect aspects of views that contribute to a viewer's ability to recognise and appreciate a World Heritage Site's authenticity, integrity and attributes.'
3.47	The guidance proposes a five stage programme of assessment: 1) Identifying the assets and their settings which are affected; 2) Assessing the degree to which setting makes a contribution to heritage significance; 3) Assessing the effect of the development; 4) Maximising enhancement and avoiding or minimising harm; and 5) Making and documenting the decision and monitoring outcomes.			3.56	Policy D9 also notes that the views of buildings from different distances should be considered. This includes long-range views (developments should make a	3.59	Policy HC4 on the 'London View Management Framework' states that 'development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements.' It notes that development should not be 'intrusive, unsightly or prominent to the detriment of the view', when it falls within the foreground, middle, or background of
			Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)				
			Regional planning policy and guidance				
			The London Plan, 2021				
		3.50	The London Plan 2021 was adopted in March 2021. It is the 'overall strategic plan for London' and sets out a 'framework for the development of London over the next 20-25 years'.				
		3.51	The policies most relevant to townscape, visual impact and heritage are found in Chapter 3, 'Design', and Chapter 7, 'Heritage and Culture.'				
		3.52	Policy D1 on 'London's form, character and capacity for growth' highlights the necessity for Boroughs to identify an area's capacity for growth by undertaking an assessment of the 'characteristics, qualities and				

a designated view. With regard to protected vistas, development should protect and enhance, not harm, the viewer's ability to recognise and appreciate the strategically important landmark, and it should not harm the composition of the protected vista, whether it falls within the wider setting consultation area or not.		identified as one of the 'potential locations appropriate for tall buildings' (Figure 2.2, page 18 of the DPD).	the adjoining Noel Park conservation area and its significance. Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.
London View Management Framework Supplementary Planning Guidance (March 2012) 3.60 In March 2012 the Mayor published the '<i>London View Management Framework Supplementary Planning Guidance</i>' ('LVMF') which is designed to provide further clarity and guidance on London Plan policies for the management of these views. The Site is located well outside view corridors defined within the LVMF.	a) Building heights; b) Form, scale & massing prevailing around the site; c) Urban grain, and the framework of routes and spaces connecting locally and more widely; d) Maintaining a sense of enclosure and, where appropriate, following existing building lines; e) Rhythm of any neighbouring or local regular plot and building widths; f) Active, lively frontages to the public realm; and g) Distinctive local architectural styles, detailing and materials'.	3.68 Policy DM9: Management of the historic environment notes that if development affects a heritage asset, it will be assessed on the impact to the heritage asset and their setting. Site Allocations DPD, 2017 3.69 The Site Allocations DPD was adopted in July 2017. It sets out the specific strategic site allocations within the Borough (excluding the Tottenham area) which are considered appropriate to accommodate housing and employment growth.	3.73 The document also provides 'Development Guidelines' for Site Allocation 9. Those of particular relevance to this assessment are as follows: - Heights in the south of the site should be respectful of the existing properties on Moselle Avenue. - Development should front onto Lordship Lane, with heights rising from east to west to match the buildings on either side. - The building line along the southern edge of Wellesley Road should be continued. - Development should demonstrate no adverse impact on the adjacent residential properties. - Parking should be minimised on this site due to the excellent local public transport connections.
Local planning policy and guidance 3.61 The site is identified to be a part of the Wood Green Growth Area in Haringey's Local Plan, allocated site in the Wood Green Metropolitan Centre, a part of the Blue ribbon network and is adjacent to the Noel Park Conservation Area.	a) 'Enhances the viewers' ability to recognise and appreciate the landmark being viewed; b) Makes a positive contribution to the characteristics and composition of the local view, where possible and c) Has had a regard to the Council's Tall Buildings and Views Supplementary Planning Document.'	3.70 Section 2 of the DPD sets out the site allocations which will accommodate growth in the borough. Site allocations are grouped by area. The Site is located within the Borough-wide area identified as 'Wood Green Metropolitan Centre and its heartland'. Within this, the Site forms part of Site Allocation 09: Mecca Bingo, Lordship Lane, Wood Green N22. Under the title 'Commentary' the document states:	Wood Green Area Action Plan (Regulation 18 Preferred Option Consultation Draft), February 2018
Haringey's Development Management DPD 3.62 The Development Management DPD was adopted on in July 2017. The DPD 'gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy, and providing a clear framework for resisting development that would be at odds with the Local Plan'. Those policies of relevance to townscape and heritage matters are as follows:	3.65 The Site falls within the Locally Significant View 19 from Bruce Castle at Lordship Lane to Alexandra Palace, and Locally Significant View 22 from Adam's Road to Alexandra Park.	3.71 'This site represents an underutilised opportunity in a highly accessible town centre location. There is scope for comprehensive redevelopment to bring new residential development into the town centre with a town centre frontage onto Lordship Lane with a significant reduction in surface car parking.'	3.74 The Wood Green Area Action Plan (Regulation 18 Preferred Option Consultation Draft) was published in February 2018. Its sets out draft policies, proposals and site allocations for future development within the Wood Green Area. LBH are consulting on this new 'Preferred Option'. Area Action Plan for the Wood Green Area following on from an initial 'Preferred Option' consultation in Spring 2017. When adopted, the AAP will form part of the Haringey Local Plan.
3.63 Policy DM1: Delivering high quality design states that: <i>A) All development must achieve a high standard of design which contributes to the local character.</i> <i>B) All Development proposals should positively relate to neighbouring structures and improve the local character and quality. It states that development should have regard to:</i>	3.66 The policy notes that obstruction of these views should be minimised and that development proposals should provide 'opportunities to create new local views and vistas through the design and layout of new development'. Furthermore, the policy notes that viewpoints that have already been identified should remain accessible to the public, and that proposals should also have regard to views mentioned in Conservation Area Appraisals (see Policy DM9 below). 3.67 Policy DM6: Building heights notes that building heights should be 'of an appropriate scale which respond positively to the site's surroundings, the local context and the need to achieve a high standard of design'. The Site falls within an area that has been	3.72 Under the title 'Site Requirements', the DPD notes that: - No buildings need to be retained. - The alignment of Wellesley Road will be extended, with townhouses provided on the southern side of the road. - The ground floor uses fronting Lordship Lane will be secondary town centre uses. - The Moselle runs in a culvert along the south edge of the site, and investigations around it's suitability for future use, and potential deculverting should be facilitated through any development. - This site should preserve the setting of	3.75 The document divides the AAP area into four sub-areas, and each sub-area into character areas. The Site falls within Wood Green Sub Area 1: Wood Green Tube. The Site sits within the Part 4 that is the Lordship Lane areas of Wood Green Tube Area. Chapter 7 of the document sets out AAP area-wide policies. Draft Policy WG1: 'Town Centre Uses, Boundary & Frontages' states that 'The revitalisation of the town centre will be achieved using a varied approach by AAP Sub-area'. The site falls under the Wood Green



North sub-area for which the policy states that: 'The Wood Green North sub-area's retail offer will be food and drink oriented, building on the public houses and restaurants which already exist in this area, and the demand for this use from visitors to Alexandra Palace who arrive at Wood Green Underground station.'			
3.76 Draft Policy WG2: Housing identifies the site to be located in an area which is less suitable for family housing. Policy DM15 of the Development Management DPD identified growth areas as the most suitable location for student housing in the borough. The Council recognises that student housing can play a role in the rejuvenation of the town centre, but will seek to ensure that a mix of housing types come forward in Wood Green which meets overall housing need.	• That there is necessary space for pedestrian and cycling along the route; • That junctions are pedestrian and cyclist-friendly as a direct route through the Town Centre, including through the new Town and Civic Squares; • That the route is legible, with developments that front the route reinforcing the primacy and legibility of the route within Wood Green; • That surfaces are of a high quality, with consistent materials and treatments used along the route; • That where possible opportunities for new planting, and the creation of dwell spaces for visitors to the Town Centre are created; • That connections into the borough-wide Green Grid and emerging cycling and pedestrian network are realised.	3.79 Draft Policy WG7: 'Heritage' states: 3.80 'Existing buildings and open spaces of historic or architectural merit, as set out in Figure 3.8 must be preserved or enhanced and new buildings will be required to demonstrate how they positively reflect this context whilst encouraging high quality, contemporary design responses that achieve optimal regeneration impact. The preservation and improved public understanding of significant archaeological remains affected by development will be required. The historic fabric of the town centre in terms of the architectural, townscape and landscape features should be preserved or enhanced, including making the best use as far as possible in relation to:	3.87 LBH's SPG2 – Conservation and Archaeology is a draft document dated 2003, which does not appear to have been formally adopted by the Council. It expands on adopted and saved policies regarding conservation and archaeology. Haringey's Urban Character Study, 2015 3.88 The council's Urban Character Study was completed in 2015 to support the Local Plan. It identifies areas of high townscape value, issues affecting the quality of townscape and appropriate locations for tall buildings. It aims to guide the urban design of development and protect important vistas.
3.77 Draft Policy WG5: 'Wood Green's Urban Design Framework' states that: 1) 'Future development should respect the established characteristics of the Character Area that the site exists within. 2) Existing local landmarks and heritage assets and their settings will be enhanced through new development, in line with policy WG7. 3) A generally consistent building line incorporating highly permeable street layout, active frontages, and development which contributes to making a safe environment will be required throughout the AAP area. 4) Blank facades and rear service areas exposed to the public realm will be strongly discouraged. 5) Specific opportunities for improving the urban realm in Wood Green as a whole will be supported including: 'Improved East-West connections will be created through the area as identified in Figure 7.10. This will link Noel Park with Alexandra Palace via the new Town Square and Civic Square, incorporating site allocations WGSAs 8, 9, 10, 11, 18, 20, 23, and Developments along this route should ensure: • That active frontages are provided along its entire length;	3.78 Draft Policy WG6: 'Local Tall Buildings and Local Views Policy' states: 1) 'In line with DM6, Wood Green has been identified as being potentially suitable for the delivery of tall buildings. The design of any buildings within this area will be in accordance with the relevant Site Allocation, and proposals should follow the guidance set out in any future Tall Buildings SPD. 2) Where tall buildings are proposed within or adjacent to strategic views, they should seek to manage, and where possible enhance the strategic and/or local views (identified in Figure 7.13) by not obscuring these views and ensuring that all new development works to 'frame' these views where possible. Where feasible and viable, new tall buildings should provide public access to the top floor of the building so that everybody can benefit from the best views created in new developments. Particular consideration in Wood Green should be given to the views west from the public area. 3) A new local view from Wood Green High Road through to Alexandra Palace will be established across the new Town Square. 4) Views across the rail line from Alexandra Palace should be a primary consideration in the location and design of tall and taller	3.81 Listed and locally listed buildings and their settings, particularly the listed Gaumont Cinema building in the heart of the Wood Green Central area, and Chocolate Factory building at the heart of the Cultural Quarter; 3.82 Buildings within the Noel Park, Wood Green Common, and Trinity Gardens 3.83 Conservation Areas, as well as the setting of the adjacent Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas; 3.84 Unlisted buildings of historic and architectural merit and of townscape importance within the town centre. These heritage assets are proposed for potential regeneration through re-use and refurbishment and should inform the design of new development and inform wider proposals. These assets are indicated in Figure 3.8. 3.85 The terraces along Wood Green High Rd will be retained as a link to the past, and as a source of small business space which is consistent with Wood Green's cultural heritage'. 3.86 Haringey's Supplementary Planning Guidance SPG2 – Conservation and Archaeology (draft), 2003	3.89 The Site falls within the Wood Green neighbourhood. The Urban Character Study notes that Wood Green is 'a large, busy urban London neighbourhood lying centrally in the borough, centred on the largest and busiest town centre in the borough and designated one of the 12 Metropolitan Centres across London'. 3.90 The Urban Character Study identifies the Site as being within the 'Urban' character type, more specifically falling under the 'Historic High Streets' type, which are characterised by 'busy bustling high streets with near continuous active retail frontage at ground level'. Characteristic commercial built form along Historic High Roads that predate the late 19th century shopping parades are generally individual plots or short terraces. The 20th century developments of most significance are those of larger floorplates, characteristically larger shop units such as department stores. The Character Study goes on to separate the area into different character typologies. The Site is within the 'High Road / High Street' character typology, the High Road being a 'main street'. 3.91 The Urban Character Study recommends that buildings on the Site should be in the range of 12-21 metres (or 3 to 6 storeys) in height. The place principles for the High Road include reinstating the historic urban grain, and an improvement in alleys, edges and backs of buildings to improve local connections and better integrate these into the surroundings.

4. Historical Development

4.1 This chapter sets out the historic development of the Site and the surrounding area. It has been prepared to inform the heritage, townscape and visual assessments carried out in the later sections of this HTVIA. The information presented is based on archival and secondary resources, a full list of which is included at the end of this document.

Historical overview

Early History of the Site

4.2 Throughout the Medieval period, Wood Green, originally known as Woodleigh, was a small hamlet that straddled roads heading between the larger settlements of London and Enfield (running north-south), and between Barnet and Tottenham (running northwest-east). Most of the land in this area was owned by 'the Lord of the Manor', with exceptions of certain freehold estates and Church-owned lands.

4.3 Wood Green was originally a wooded hamlet within the parish of Tottenham, named Tottenham Wood which was part of the Great Forest of Middlesex. A survey undertaken in the early 17th century by the landowner, the Earl of Dorset, established that Wood Green only had 16 houses, and 50 inhabitants. A new watercourse, passing along the northern side of Wood Green, was built at the same time by Sir Hugh Myddelton, known

as the New River project, with the intent to bring clean water within London and improve infrastructure growth along the watercourse. With time, several, large dwellings and properties were constructed between the 17th and 19th century within the area due its proximity to the new watercourse. With the clearance of woodlands in 1777, much of the land was replaced with pasture and arable fields up until 1800.

4.4 Wood Green continued to remain as a small agrarian community until the early 19th century when the area began to develop. Wood Green was recorded 'as charming a spot as its sylvan name implies' in 1847 with undulating and partly wooded surroundings. These surroundings attracted large institutions and developers to plan a new middle-class suburb, Fishmongers' and Poulterers' institution was the first amongst many. The arrival of railways from the mid to late 19th century fuelled residential development and the establishment of isolated manufacturing industries. Wood Green's population growth was centred to the north of 1889 built St. Mark's church within the triangle between Green Lanes and Bounds Green Lane. Wood Green continues to retain the relatively contained neighbourhood character to the present day, with well segregated urban areas along the major access roads, and further reaching medium density residential development with its age old parks and open spaces like the Alexandra Park.



Figure 4.1: 1619 Dorset Survey Map, source: Bruce Castle Museum. The map is published in an upside-down version with the north at the bottom, as was custom for map orientation at the time.



Historical Development of the Surroundings

- 4.5 The Artizans, Labourers and General dwellings Company, established in 1867, was aiming to provide better housing facilities for the artisans. In 1883, with the help of architect Rowland Plumbe, a low-rise, picturesque, housing estate with integral amenities was planned near Wood Green and was named Noel Park after the chairman of the company board, Mr. Ernest Noel MP. The construction of this mass, social housing estate, which lies to the immediate south of the Site, was completed in 1907. However, some of the recreational facilities and other parts of the estate opened later and not until 1927. Known for its long tree-lined avenues, coherent townscape character and the inclusion of a number of social amenities like schools, community halls and theatres; Noel Park became recognised as an idealistic social housing model, that rose to be an asset to the Wood Green neighbourhood.
- 4.6 As Wood Green began to grow rapidly in the middle of the 19th century, Lordship Lane was one of the first areas to see increasingly dense development. Other areas that were local hubs in this period were Wood Green Common and Ducketts Common. Its convenient location, the advent of railways and the availability of open land led to the expansion and development of Wood Green neighbourhood as an urban centre and so it eventually got separated from Tottenham.
- 4.7 Due to Lordship Lane's relatively early development, many of its plot sizes developed to be relatively irregular as they followed the old agrarian freeholders' plots. This meant that well into the 1900s, the houses on the street maintained unusually large gardens for the area. This in turn provided an opportunity for developers to gain large sites by only buying a few household plots. During the middle of the 20th century, this led to a divergence in the building size between the more commercial Lordship Lane and the neighbouring residential properties in Noel Park.

- 4.8 In the post-war period, Wood Green saw a huge transformation in its urban character with the upcoming new buildings like the Wood Green Shopping Complex. It's the major roads of Lordship Lane and High Road, that have undergone a significant change in the last decade. The interior areas remain relatively unchanged, with religious buildings, public buildings, recreational spaces, low density houses, street patterns and housing layouts being retained.

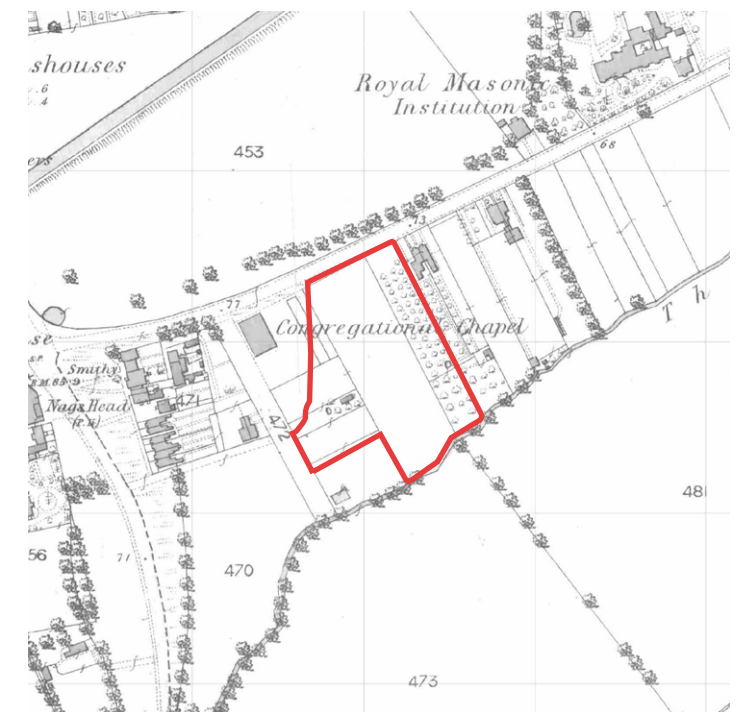


Figure 4.2: OS Map (1864).

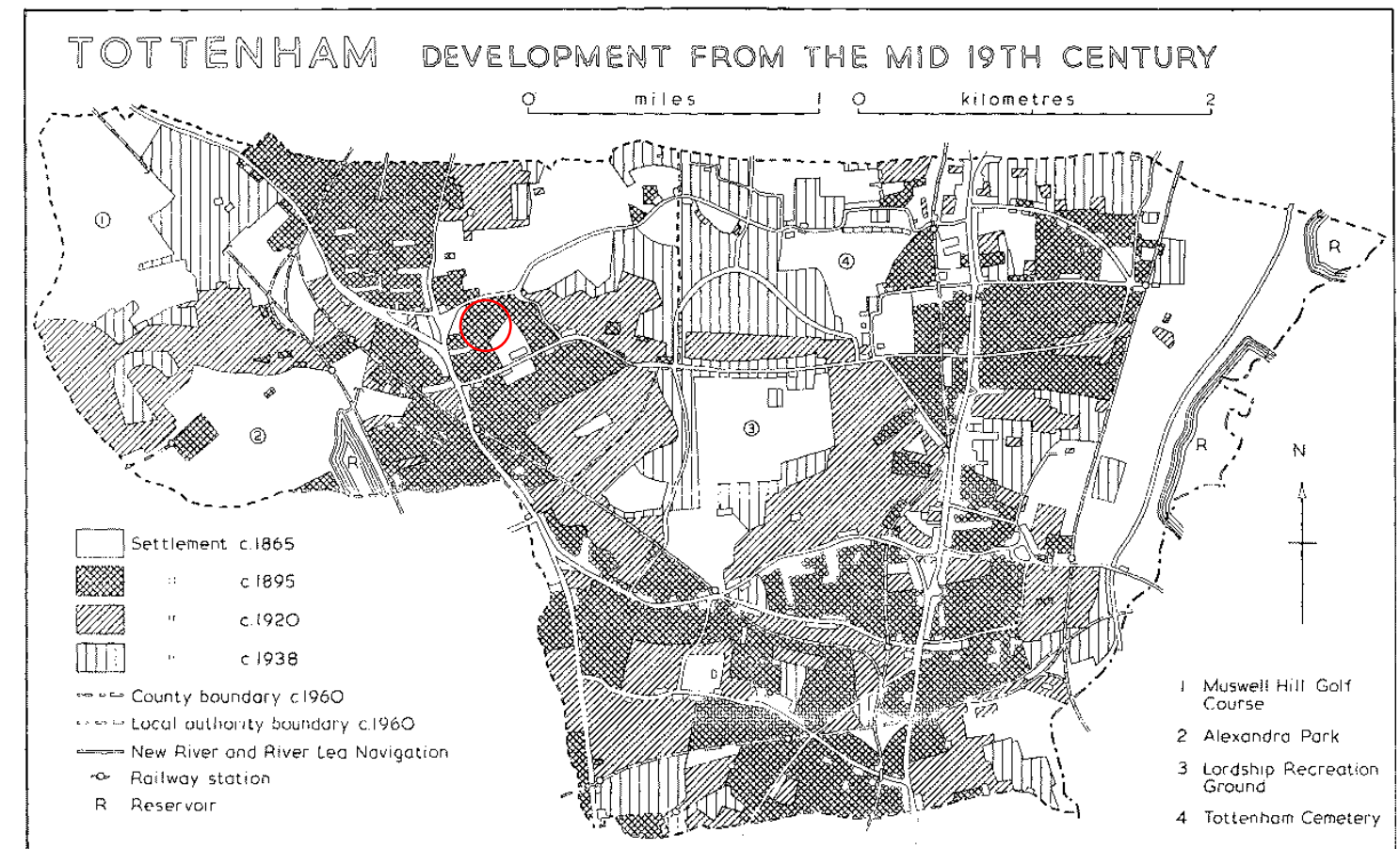


Figure 4.3: Tottenham Map showing the new developments in the 19th century around Wood Green. The approximate location of the Site outlined in red shows the surrounding settlements developed in 1895.

Historical Development of the Site

4.9 The Site was first developed between 1864 and 1896, when it moved from being agricultural land to having a selection of small roads containing terraced housing. A congregational Church and a Sunday School along the Boundary Road- Lordship Lane junction is the first public building seen in the immediate site surroundings, sitting on the western edge of the Site in Figure 4.5 that is the 1896 OS Map. Figure 4.8 shows that by the 1950s, there were transport uses (in the form of a coach station) and light industrial uses (in the form of a Brush Works) on the Site.



Figure 4.4: 1930 aerial view showing the Hornsey Park Road, Noel Park and its environs, and Wood Green from the south-west. The approximate location of the Site is outlined in red.

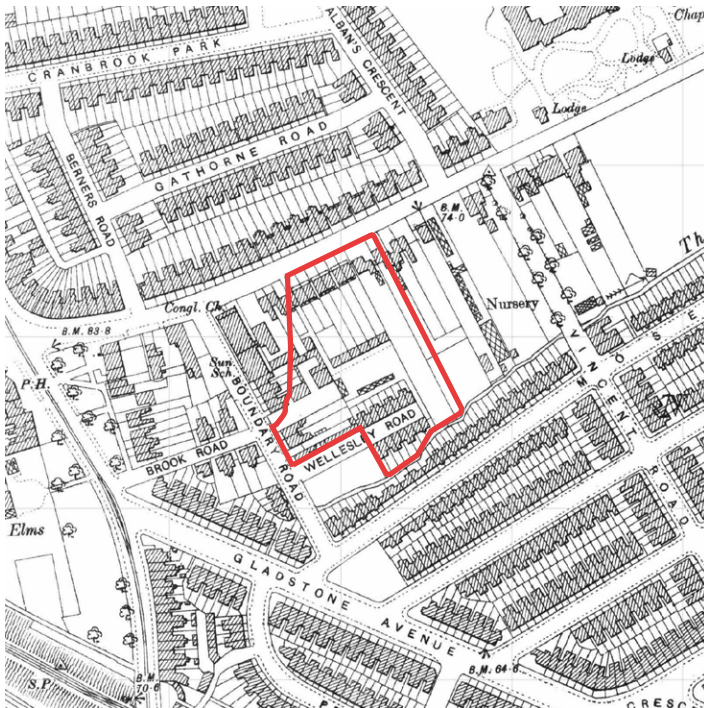


Figure 4.5: OS Map (1896).



Figure 4.6: OS Map (1914).



Figure 4.7: RAF Aerial Photography (1947).

Contemporary History of the Site

- 4.10 Figure 4.9 that is the 1974 OS Map shows that the congregational Church and Sunday school continued to occupy the western part of the Site till 1974 with the coach station holding its place on the central part of the Site till the late 1980's.
- 4.11 The Site was redeveloped in 1984. As a result, the area occupied by the mid-19th century housing blocks along Lordship Lane and Wood Green Coach Station, was redeveloped with a Tesco Superstore and associated car parking in 1989 as shown in Figure 4.11.
- 4.12 Over the course of the 20th century these larger footprint buildings came to dominate the Site. These uses directly influenced the demarcation of the site boundary, which remains unchanged from 1989 until today. The existing Mecca Bingo building on the Site, was converted in 1995 from the 1989 supermarket building, based on the permission granted for the change of use from retail warehouse to bingo hall. Provision of an associated car parking scheme catering the bingo hall, was one of the conditions presented alongside the approved planning permission.



Figure 4.8: OS Map (1956).



Figure 4.9: OS Map (1974).



Figure 4.10: OS Map (1982).



Figure 4.11: OS Map (1989).

5. The Site and Surrounding

5.1 This section presents a brief description of the Site and its surrounding townscape, accompanied by a selection of photographs that help to illustrate its character and qualities as existing. The information gathered presents the baseline conditions against which the heritage, townscape and visual assessments are made, following the methodology presented in an earlier section of this report.

Location

5.2 The Site contains 707-725 Lordship Lane, Wood Green – currently the Site of a Mecca Bingo premises. It sits on the south side of Lordship Lane, around 200 metres from Wood Green Station at the town centre junction to the west. The Site backs directly onto the edge of the Noel Park conservation area to the south of the Site boundary, to the rear of Moselle Avenue.

The Site

5.3 The Site currently houses a warehouse style Mecca Bingo, which takes up around two thirds of the overall Site area. The Site boundary covers a whole city block, including the piece of Wellesley Road which currently terminates at the southwestern boundary of the Site.

5.4 The Site is bordered to the north by Lordship Lane, the east by private residents’ roads within the Vincent Estate off Vincent Road, to the west by access to the rear of the Site off Wellesley Road, and the adjacent Omnibus House on Redvers Road. And to the south, the Noel Park CA, comprising of fine grain residential buildings on gridded streets with a coherent townscape.



Figure 5.1: Panorama taken looking north-west from the south western corner of the existing building.



Figure 5.2: View looking towards the site's north-west corner and the adjacent Omnibus House from Lordship Lane.



Figure 5.3: View looking southwest across the northwest of the Site, from Lordship Lane



The local surroundings

- 5.5 There is a mixed urban grain directly surrounding the Site, ranging from commercial, retail and leisure uses, as well as smaller scale residential and ground floor retail units. The Noel Park Conservation Area lies to the south of the Site, extending from the Gladstone Avenue- High Road junction on the west side towards Lordship Lane on the east side. Moselle Avenue and the houses lining this street, run near the southern edge of the Site and lie within the conservation area.
- 5.6 The Vincent Estate lies adjacent to the Site's eastern edge. The housing estate is obscured by dense trees along Vincent Road and within the communal courtyards. The Vincent Estate is comprised of mid-rise Victorian apartment blocks with courtyards. The buildings within this estate are separated from the traffic and noise of the Wood Green town centre and Lordship Lane, due to it being set back from the road. The estate acts as a mediator in scale between the low-rise Victorian terraced houses within Noel Park conservation area and the denser more high rise contemporary buildings towards Wood Green town-centre, and as a visual buffer from Lordship Lane.
- 5.7 To the north, there are exceptions to the low residential landscape in the form of Wood Green Crown Courts, Morum Hospital and Haringey Council offices at Alexandra House, but much of the townscape is lower density and residential in nature.
- 5.8 Generally, to the west of the Site towards the town centre junction of Wood Green, the scale and height of the buildings fronting the primary locations along the main roads of Station road- Lordship Lane running east-west and High Road running north-south are larger and taller, but this is seen more so to the south of the junction, with large retail, leisure and warehouse uses being found near the main arterial roads.
- 5.9 The area to the immediate south of the Site and the town-centre junction of Wood Green has a relatively coherent character with 2-3 storied mixed-use Victorian buildings with shops on the lower level and residences above. To the immediate north of the town-centre junction, the High Road is bordered by

Victorian 3 storied mixed-use buildings on its eastern edge and a longitudinally elongated warehouse style building of the Arriva bus garage on its western edge adjacent to the Haringey Council building. The built environment becomes less dense with a dominance of green spaces as one moves away from the town-centre junction on the northern side.

- 5.10 Lordship Lane (A109) is the nearest primary route to the Site from the town-centre junction. The townscape character at the busy road junction formed by the converging High Road, Lordship Lane, and Station Road is, characterised by Nicholas Pevsner (included in the references) as follows: - *'The scene around the [Wood Green] Underground Station on the High Road is unhappily disparate: large brash office buildings of the 1970s-80s confront a tiny Victorian shop and a couple of Edwardian pubs and Neo-Georgian banks, relics of an uneventful suburban centre'*.
- 5.11 There is a clear visual separation between southern and northern sections of the High Street, on either side of The Mall. This 9 storey mega-structure is described by Pevsner as a 'jagged pile in deep red brick'. It includes a large shopping centre and multi-storey car park, a cinema, and flats. It bridges High Road, further limiting views between the northern and southern sections of this commercial thoroughfare.
- 5.12 The Vue multiplex cinema is a large modern addition to the junction, presenting a curved corner to the High Road and Lordship Lane and blank street frontages that provide no active frontages. It does little, if anything, to improve upon the state of the junction described by Pevsner.



Figure 5.1: View looking east along Lordship Lane.



Figure 5.2: View looking west along Lordship Lane.



Figure 5.5: View from Lordship Lane - High Road junction, looking southwest, towards the Nag's Head pub.



Figure 5.6: View from Lordship Lane - High Road junction, looking northeast, towards the Wood Green Underground Station.



Figure 5.4: View from the Gladstone Avenue - Ashley Crescent junction, towards the St. Mark's Church in Noel Park CA.



Figure 5.3: View from Vincent road, looking west, towards Moselle Avenue, within the Noel Park CA.

6. The Proposed Development

- Proposed Development**
- 6.1 A summary of the design of the Proposed Development is set out below. Please refer to the Design and Access Statement submitted with the planning application for further detail. Please refer to the Design and Access Statement (DAS) submitted with the planning application for further detail.
- 6.2 Redevelopment of the Site presents the opportunity for a scheme that will optimise the use of the Site through higher density, height, and mixed use, as well as an improved public realm. There is potential to improve on the current condition of the streetscape, which has been degraded through the former warehouse use and subsequent bingo hall, with no active frontage, and surface car parking that fails to address the arterial road position it commands on Lordship Lane.

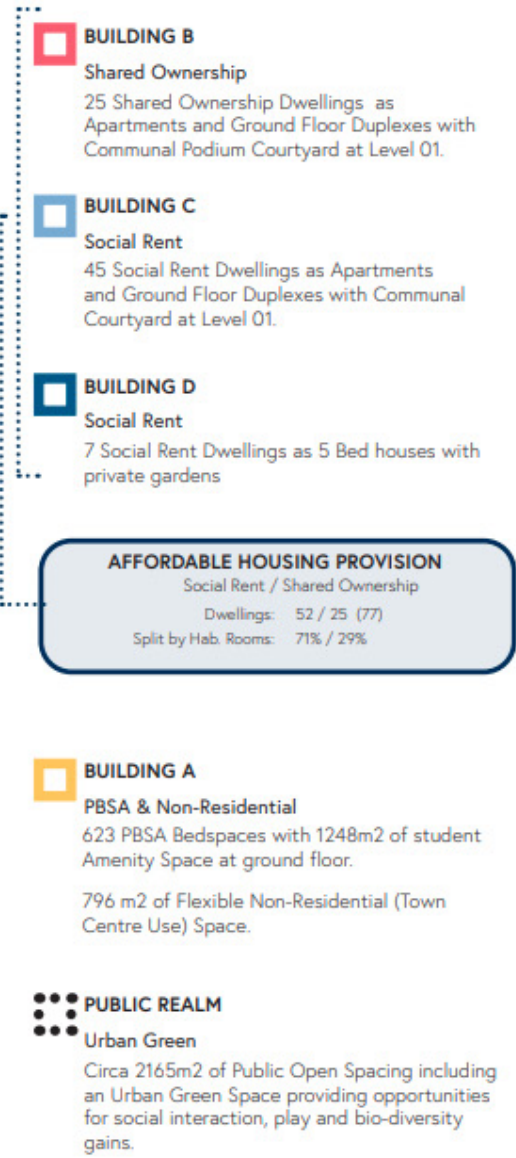


Figure 6.1: Proposed Site Plan.



Pre-application process and consultation

6.3 The Proposed Development has been designed through an iterative process in response to feedback from pre-application meetings and design workshops with the LBH. Over the course of this process the massing, façade and roof articulation and ground floor public realm and landscaping has been developed to respond to the local townscape and heritage sensitivities and specific constraints of the Site.

6.4 The design has evolved throughout these discussions to include reduced massing to the south as well as a more residential scale and articulation to the architecture, to create improvements in the relationship with the Noel Park Estate.

Assessment of the design

Architecture and urban design

6.5 The wider townscape has experienced change in recent years including the increased scale and massing of more modern buildings clustered around the Wood Green junction. The Proposed Development would further contribute to the strengthening of Lordship Lane and the busy Wood Green town centre, through animation of the ground floor and a strengthening in the relationship with the street along the important arterial road of Lordship Lane. This includes a response through the building line better relating to its neighbours than the existing condition.

6.6 The considered design approach would add to the varied character of Lordship Lane and its surroundings and the nearby HAs, particularly around the Wood Green town centre, drawing on the rich mix of materials and typologies and thereby enhancing the Site and its contribution to the townscape.

6.7 The Proposed Development would create a transition through height and massing, materiality, and design between the larger scale and more modern buildings of Omnibus House and Vue Cinema to the immediate west, and the surrounding finer grain heritage assets. The use of brick in varied tones, detailing and patterns, creates texture and draws on the rich history of brick

use and brick embellishment within the Noel Park Conservation Area. By drawing on the mix of materials and typologies, scales, and architectural expression already prevalent in the immediate surroundings, the Proposed Development would enhance this underutilised site and creates a development that contributes positively to the townscape.

6.8 The considered design approach would add to the varied character of this part of Lordship Lane. The principal facades facing north and west addressing the Wood Green town centre create a rhythm by utilising a strong residential scale grid, which can be seen to the east and west in other larger scale buildings fronting onto the south side of Lordship Lane. The base of the building features columns which ground the building and provide a sheltered entryway into the commercial spaces that line the street. This continues the solidity of the main façade, and it adds interest and three dimensionality to the Lordship Lane streetscape, a considerable improvement upon the existing contribution.

6.9 There is animation to the ground floor on Building A, relating with the street and its neighbours, extending the active frontages of the Wood Green town centre. Its grounded and solid frontage creates a confident building which, coupled with the additions to the public realm provision, breaks up the view of the building when seen in context looking both east and west along Lordship Lane. This change responds better to the increase in density and scale towards the commercial centre, as well as the finer grain residential and historic buildings within its surroundings.

6.10 The Proposed Development turns the corner at ground floor on its western side to draw the public round from Lordship Lane, into the landscaped public realm behind Omnibus House. The more southerly buildings behind Building A reduce in scale, with a stepped form, variation in façade rhythm and contextual ornamentation which addresses the finer grain residential nature of Redvers Road. Building C similarly responds to the residential nature of its surroundings by referencing local roofline variations and creating contextual bays to the southern elevation. Building D goes further and mitigates the extra scale to the south



Figure 6.2: Proposed Elevations for Building A.



Figure 6.3: Proposed Elevations for Building B.