

639 Tottenham High Road
Conservation Management Plan

GREATER
LONDON
AUTHORITY

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London Borough of Haringey

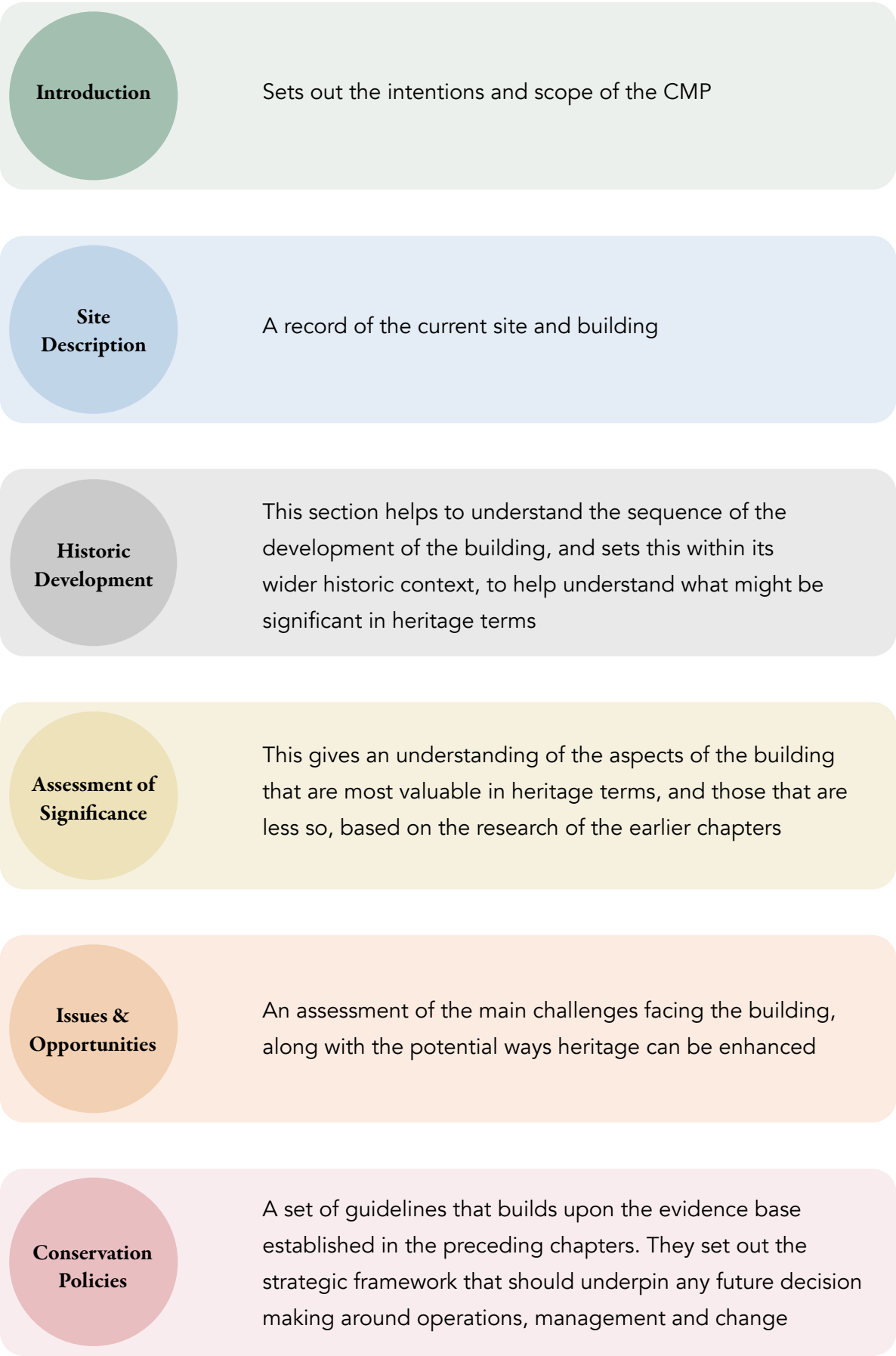
How to use this document

How to use this document

This document intended as tool to provide a robust basis for decision making regarding the maintenance, repair, or indeed any future changes proposed to the 639 Enterprise Centre.

It should be regarded as a live document that is updated at intervals, to maintain its relevance. It will also become an addendum to future leases, ensuring the future vision for the building is understood by those managing and occupying the building.

Through its chapters, the document progressively builds a knowledge base upon which a set of policies designed to protect and enhance the significance of the designated Listed Building.



Executive Summary

Freehaus was commissioned by the GLA in November 2023 to assist them in the preparation of a Conservation Management Plan for the Grade II Listed, 639 Tottenham High Road, London, N17 8AA.

The building is Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 under List Entry 1079295 and was originally listed on 10 May 1974. The site is within an Archaeological Priority Area, and on the Blue Ribbon Network. It sits within an area of Critical Drainage, and is within Flood Zone 2.

Goal

To preserve and enhance the heritage of the 639 building, while considering heritage in a broader sense that goes beyond its historic fabric.

Aims

The aim of the CMP to equip custodians of the building, and design teams with an understanding of it's tangible and intangible heritage value to make informed decisions about the building's future.

Objectives

The CMP sets out a framework of actions that would support a responsible approach to any modification, maintenance, repair or development of this particular heritage asset.

It takes a holistic building-wide view to embed an integrated approach to future proposals for change, whilst acknowledging the specific functional, operational and budgetary constraints required to sustain the building and keep it in its optimal viable use. Therefore the recommendations of this report are calibrated to keep the building in use while retaining its strong civic identity for the future, without engaging with ubiquitous reinstatement of heritage throughout.



639 High Road, Tottenham

Purpose of this Conservation Management Plan (courtesy of the Greater London Authority)

- To set out historical information about the property's history and features of significance. This information is to be understood and accounted for by relevant parties prior to commencing any significant work to the property or updating the CMP.
- To set out the management standards for the property.
- To evaluate the condition of the site and establish a framework of priorities for repair, maintenance and management to be considered as an element of responsibilities for the proposed 25 year lease starting in March 2026.
- To identify future opportunities for both conservation led restoration works and programmes/ events to promote the history of the site that would improve social value for the local community and celebrate the positive contribution to the High Road. These could inform the basis of future funding applications to the National Lottery Heritage Fund for example.
- To set objectives and identify the work required to meet the agreed standards of repair, maintenance and management.
- To update and create policies and procedures for the management of the building's heritage.
- To identify opportunities to improve accessibility and allow those using or working within the building to understand and engage with the building and its heritage.
- To guide the consideration of capital projects in the future

Executive Summary

Overview

The scope of the CMP covers internal and external areas of 639 Tottenham High Road and its place in the surrounding townscape. Much of the building's character and heritage is held within its Eastern and Southern façades, facing the High Road and Lordship Lane.

Constructed as offices and showrooms for the Tottenham and Edmonton Gas, Light and Coke Company between 1901-1914, the building has been subject to much modification and change since then. Most recently it suffered fire damage following civil disturbances in 2011, after which a limited remediation programme of works was undertaken by Sergison Bates, to return the building back to functionality. Budgetary constraints meant that some areas of heritage fabric were covered, rather than restored. It is currently occupied by the Trampery, a social enterprise, that leases out space to local businesses and start-ups, encouraging employment, training and education in the local area.

The GLA wants to secure the future of the building's heritage for future generations, and to do this, move toward a financially sustainable model of managing and maintaining it, set out adjacent.

The report first sets out the purpose and scope of the study, followed by a record of the building in its current

state. A detailed understanding of the building's historical development is translated into a set of reference drawings, which act as a basis for an assessment of the significance of the building. Key areas of significance are identified as:

1. Façades - particularly the southern and eastern street-facing façades
2. Open volume of the historic ground floor showroom space
3. Elaborate first floor east-facing office spaces
4. Clock Tower and room found on the 2nd floor
5. Communal Value - the building carries an important lineage of civic functions
6. Function - the social enterprise encourages employment, and provides vital local services
7. Association with the Tottenham & Edmonton Gas Light & Coke Company

Through consultation and site inspection, issues and opportunities are identified that form the basis of a series of policies formulated to safeguard the significant heritage, and to facilitate the ongoing sustainable maintenance and operation of the heritage asset in its optimum viable use.



Historic image of the showroom on the ground floor



The former showroom, ground floor - currently the Trampery Member's Lounge Reception showing the same view as above

Introduction

Introduction

639 High Road, Tottenham was built in phases from 1901 to 1914. It is a Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 under List Entry 1079295 and was originally listed on 10 May 1974.

The building is situated within the North Tottenham Conservation Area in the London Borough of Haringey, which forms part of Greater London.

The site is within an Archaeological Priority Area, within Flood Risk Zone 2, and is both within a Critical Drainage area and on the Blue Ribbon Network.

Context and scope of this CMP

In 2023, Freehaus was commissioned by the GLA to assist in the preparation of a study to explore opportunities for future capital project works at 639 High Road, Tottenham.

The study aimed to synthesise the collection of studies and surveys carried out on the building to date and identify opportunities to harness long term value for the building, and safeguard the heritage asset for future generations.

This CMP covers the whole of the site of 639 Tottenham High Road, including both internal and external areas. As a temporary structure, the building fabric of the Tottenham Living Room is not considered in detail.

On adoption, it will underpin decision-making for any future development at the building, as well as informing the development of current proposals within the Strategic Vision.

Existing Information & Resources consulted

The document has been informed by analysis of primary and secondary archival material, physical inspections of the historic building fabric, alongside desktop research. Its structure and content has been informed by 'Conservation Plan Guidance, 2017, Heritage Lottery Fund' and

'Conservation Principles, 2008, English Heritage'. Please refer to Bibliography for full list of reference material.

A key resource that informed the work is archival materials held in Bruce Castle Museum and the study of historic maps from various online sources.

While it has not been possible to locate original floor plans of the building, during archival searches a few other potentially useful sources were uncovered (listed below) It was not possible to consult them within the scope of this document, but further archive research should be undertaken if relevant to proposals in the future.

- Bill of costs for the extension to the building in the LMA which could help better understand the 1913 works: *London Metropolitan Archives - Estimate and bill of costs for the extension of showrooms and offices at 639 High Road, Tottenham - REF ACC/1153/177 (1913)*
- List of items of furniture moved into the 1901 building: *The National Gas Archive - List of articles of furniture etc. brought from the Willoughby Lane office to new offices - REF EA/TOD/E/B/2 (c. 1901)*
- Plans for another showroom and office for the Tottenham and Edmonton Gas Company at Winchmore Hill may provide useful comparison: *The National Gas Archive - Tottenham and Edmonton Gas Company Proposed showroom, offices and residences Green Lanes, Winchmore Hill. Basement, ground floor and first floor plan - EA/TOD/E/A/9 (1910)*
- The Edmonton Hundred Historical Society produced publications on the area. Anecdotal record of the building may be contained in the book - *When the Gas Man Came to Call - (Memories of Reginald Chase), Musgrove, R. (Ed.) ISBN 9780902922679*



East Elevation at 639 High Road, Tottenham

Authorship

This CMP has been prepared by Freehaus, a studio of architects and design consultants based in the United Kingdom. Purcell, as Heritage Specialists have contributed to oversight of this document, including site visits, regular consultation with Freehaus, research assistance, and detailed review.

Consultation, Adoption & Review

The CMP has informed two concurrent Listed Building Applications (also by Freehaus) for the proposed repair of the façades, and replacement of the faulty lift. It has been adopted by the GLA in March 2024.

Freehaus has harnessed knowledge about the building's issues and operational challenges gained from their continuing relationship with the current operator, the Tramperry to inform this study. The GLA have contributed to the strategic goals, and participated in regular updates during production, and review.

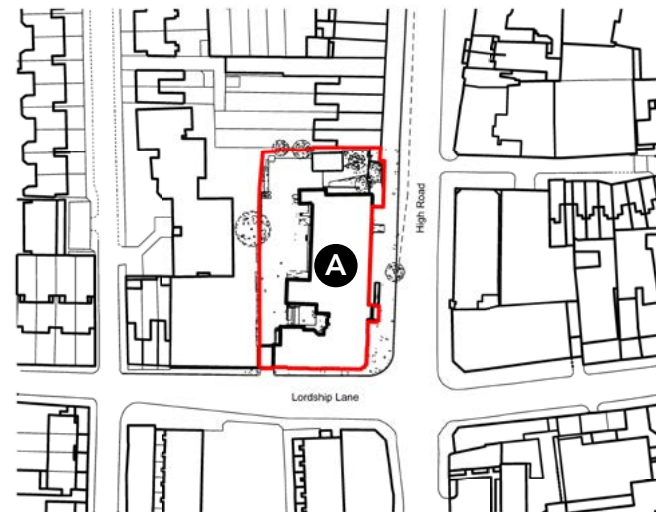
As previous owners, Haringey Council remain key stakeholders from a regeneration and economic perspective, and are also providing matched funding for a forthcoming interior fit-out project by Freehaus for the Tramperry on behalf of the GLA, for which planning permission and Listed Building Consent have already been granted (HGY/2021/2202 & 2203).

Following adoption, the CMP should be reviewed regularly, the recommendation being every 5 years, or in the event of any major change, or proposals for new capital projects.

Site Context

Site Context

Location & Context



Location Plan



Site Boundary

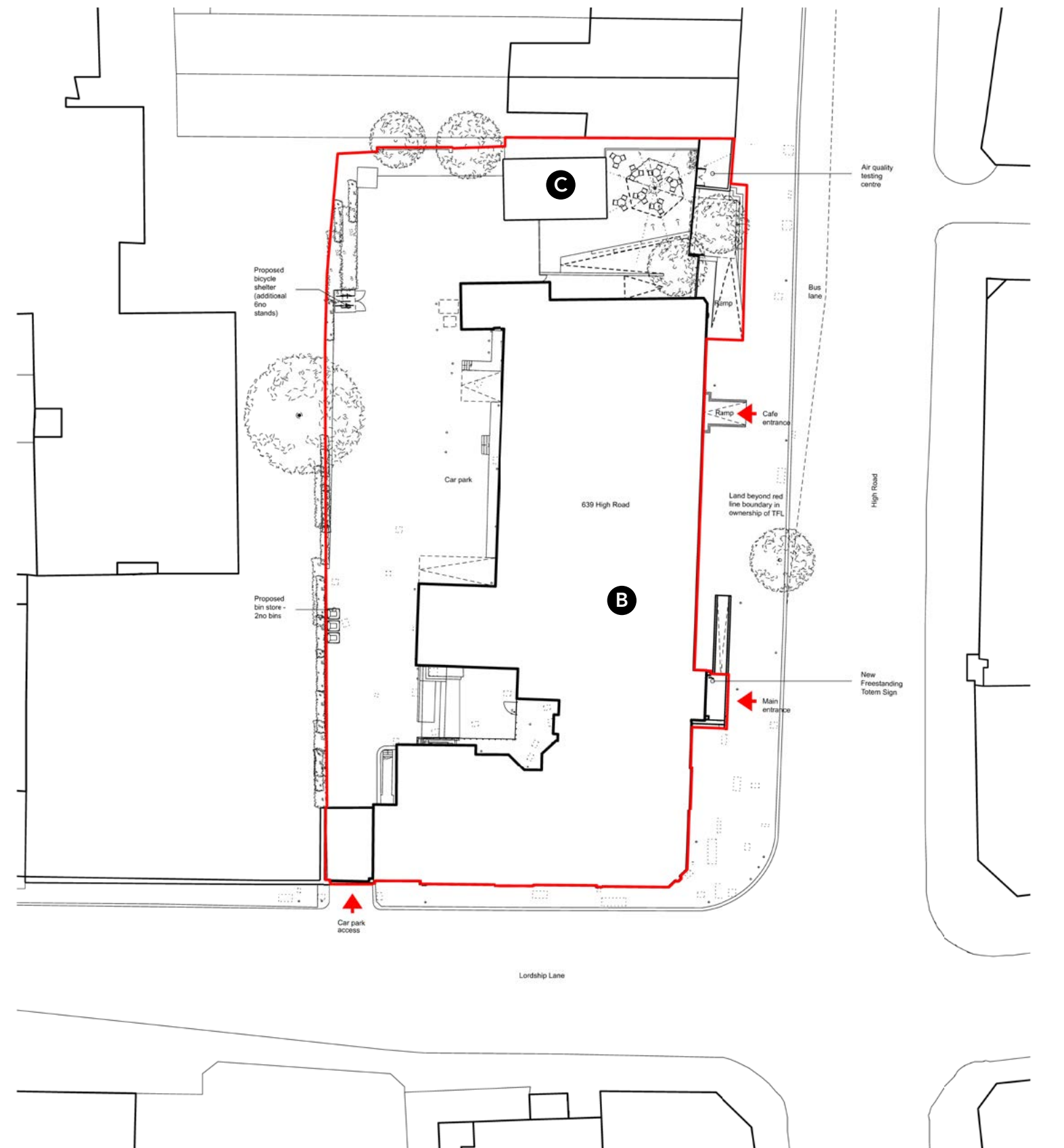
A The 639 Enterprise Centre

B Historic Tottenham and Edmonton Gas Company building

C Tottenham Living Room

Site Location

The building is situated within the Haringey (London Borough) district, to the north of London, within Greater London. Its position is at the junction of High Road and Lordship Lane, with its main public facing elevation towards the East of the building. The High Road in Tottenham is a principle road in the borough leading north towards the north circular, and follows the route of a historic road leading to Cambridge.



Site Plan

2m 5m 10m 20m

Site Context
Location & Context

The Building

639 Tottenham High Road is an Edwardian two-storey building with attic accommodation, which was constructed in the early 1900s in an ornate Neo-Jacobean style. The gable ends are dated 1901 and 1914. Phased adaptations continued to occur over the last century, including significant adaptations in the 1980s, both internally and externally with the introduction of new massing towards the west of the existing buildings. Modest adaptations took place between 1990 and 2009 to facilitate improved accessibility to the building as well as necessary maintenance and repair work. The most significant of these that remain in the current configuration of the premises is the lift shaft to the rear of the building.

In 2012, adaptations both internally and externally were implemented to help refurbish and modernise the building following the civil disturbances in the summer of 2011 and the detrimental impacts they had to the building.



Clock Tower - corner of south and east façades



Cafe Entrance - south facade

Site Context

Location & Context

Location & Context

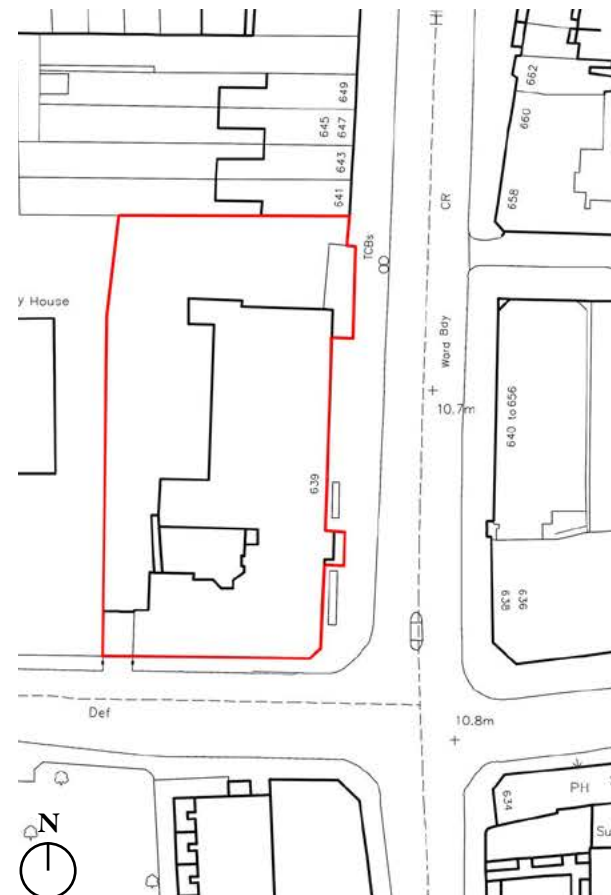
No. 639 High Road, Tottenham is located on the corner of the High Road and Lordship Lane. The principle elevation addresses the High Road to the east and Lordship Lane to the south.

It is located in the Northumberland Park Ward, at the junction of two adjoining wards Bruce Grove and Tottenham Hale. The site is within an Archaeological Priority Area, and on the Blue Ribbon Network, which refers to London's strategic network of waterspaces and the spaces and land alongside them.

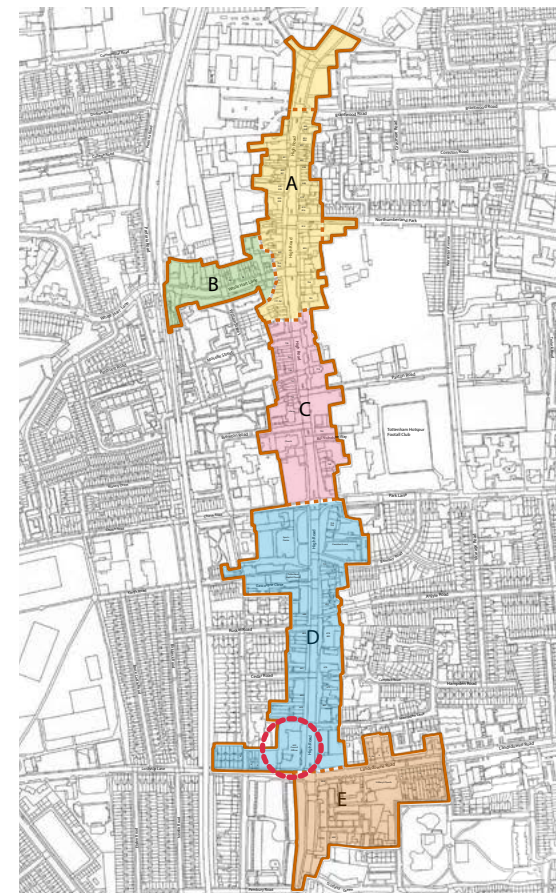
Given the special architectural and historic interest of this thoroughfare, Tottenham High Road has been identified as a Historic Corridor and comprises six contiguous Conservation Areas between Enfield to the north and Stamford Hill in Hackney to the south which include Tottenham Green and Bruce Grove.

The building is situated within North Tottenham Conservation Area and within the Tottenham Area Action Plan. It is in close proximity to Tottenham Hotspur football stadium to the North and Bruce Grove train station to the south. The land adjacent and directly east of the red line boundary is in the ownership of TFL.

To the immediate north is a temporary community building built by Architects Gort Scott in 2012. Beyond that sits number 641 Tottenham High Road, a three storey residential terrace with class A shops at ground level. It sits amongst a terrace of locally listed buildings stretching North beyond Ruskin Road. The west is bordered by Lowry house: a four-storey residential block in buff brick with a fence to the rear courtyard of no 639. Generally, the area presents a mixture of residential, commercial and community facilities. The corner building addressing no. 639 to the east across Tottenham High Road is also locally listed.



Site Location Plan 1:2500



North Tottenham Conservation Area D



Blue Ribbon Network



Bird's eye view of the 639 Building



Locally listed building at corner of High Road & Lansdowne Road ('Co-op building')

Site Context

Heritage Designations

Listed Buildings

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It was originally Listed on 10th May 1974. The Listing description focusses on the external façades, particularly the decorative façades facing the High Road and Lordship Lane, suggesting that the interior was not inspected at the time of the listing.

Further north to the east side of the High Road there is also a group of Grade II Listed late-18th century houses and the Southern Gate building at Whitbread's Brewery, also Grade II Listed. To the east, along Lansdowne Road, Grade II Listed St Mary's Church of 1886-7, a historic mission church.

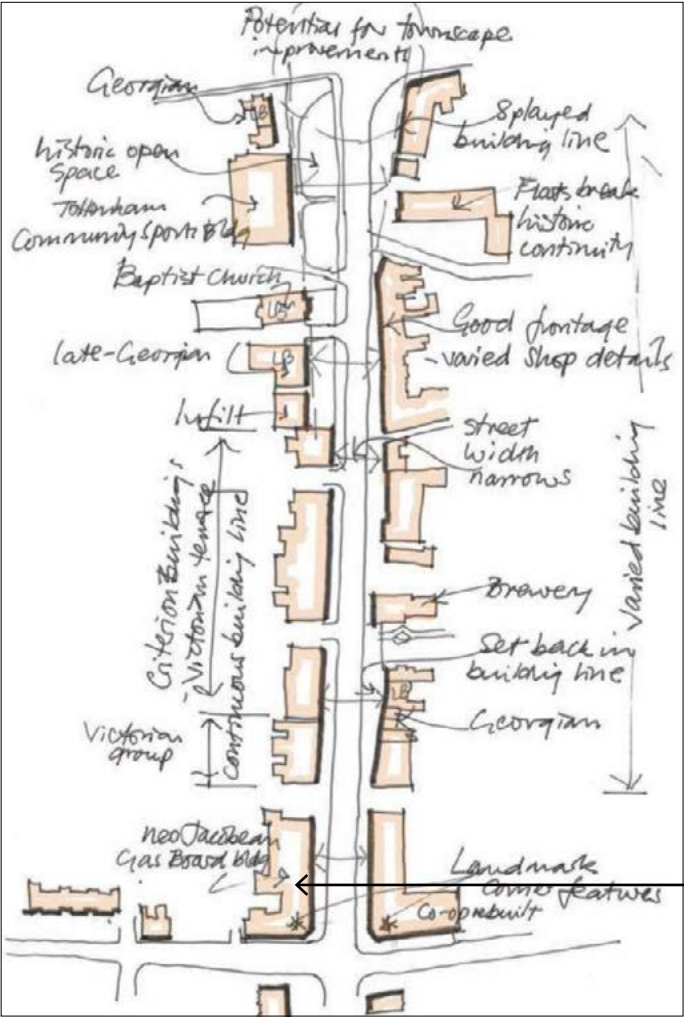
There are also a number of locally listed buildings surrounding no. 639, including the rebuilt Co-op building opposite, the former Red Lion pub on the corner of Lansdowne Road, and a terrace of shops to the north.

Formal Listing Description

Name	639, HIGH ROAD N17
List Entry Number	1079205
Grade	II
Date first listed	10-May-1974

Dated 1901 and 1914 in gable ends. 2 storey and attic building 14 windows length in neo-Jacobean style. Red brick with plentiful term-cotta dressings; and stone banding to entrance bays (5th and 8th). Scrolled and shaped gables at intervals have strapwork decoration and semicircular pediments with finials; dormers here and there between. At either end an octagonal turret, with copper dome, rests on large terracotta corbelled support. In 5th bay a shallow prostyle porch with legend in frieze and balustraded balcony above.

Listing NGR TQ 33877 90684



Townscape Analysis - Extract from North Tottenham Conservation Area Appraisal and Management Plan

Conservation Area

The building is also part of the Tottenham High Road Historic Corridor, and falls within the North Tottenham Conservation Area (designated on 28.03.1972) under character area D. The North Tottenham Conservation Area Appraisal sets out requirements and guidance for Listed buildings which should be consulted in preparing any proposals for the building.

This stretch of the High Road is significant in two main respects. First, the preservation of the historic open character and variety in the building line, which is accentuated by changes in the road width and the

639
High
Road



Map identifying relevant heritage

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

alignment of the buildings on the east side, and complemented on the west side by the survival of former front gardens and forecourts, most notably the landscaped area in front of the former technical college. Second, the variety and contrast in architectural style and materials: principally the classical proportions, stock brick and stucco of the later Georgian period, mid-Victorian Italianate, the more elaborate red-brick compositions of the late-Victorian and Edwardian period, with a few notable instances of the 'stripped' inter-war classical style.

The rebuilding of 1930 Co-op building has preserved the important visual relationship with the Edwardian former Gas company offices opposite, the pair forming an impressive 'portal' into north Tottenham; viewed eastwards from Lordship Lane with the former Red Lion pub, they form a contrasting trio of architectural styles at this prominent crossroads¹.

Site Context

Archaeology

Archaeology

Haringey currently has 22 archaeological priority areas (APAs). APA no. 16 (Saxon Settlement and Medieval Manor House) overlaps the 639 Enterprise Centre's site.

A review of Haringey's APAs was published in March 2021, within which is proposed a much more comprehensive area for inclusion surrounding the High Road (Haringey APA 2.3 Ermine Street) as of Tier 2 significance.

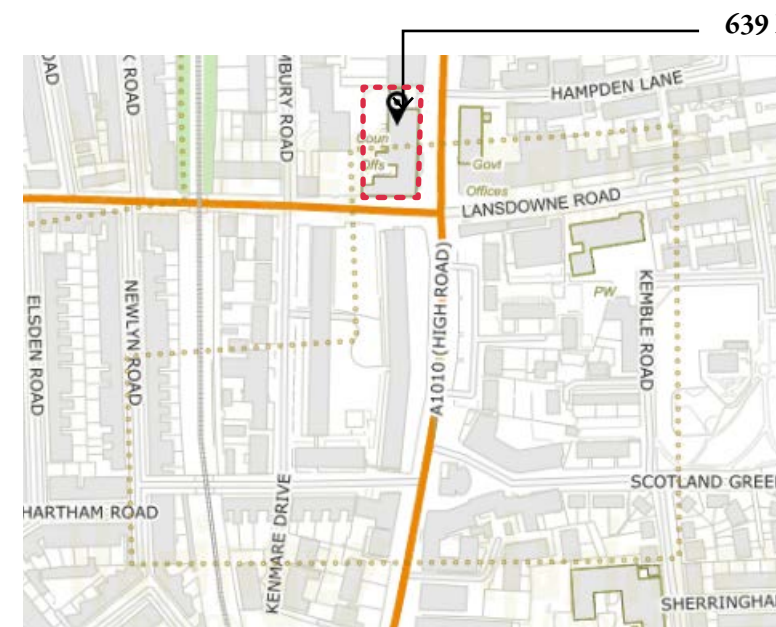
Its timeline for adoption is not known at present but should be considered in any future proposals that include groundworks as it does also appear in the Haringey's new emerging Local Plan.

The proposed Ermine Street APA has the potential to contain buried archaeological remains associated with the Roman road. It may also contain evidence of Roman settlement, and associated roadside activities. Such remains could provide insight into the nature and extent of settlement in the hinterland of Londinium.²

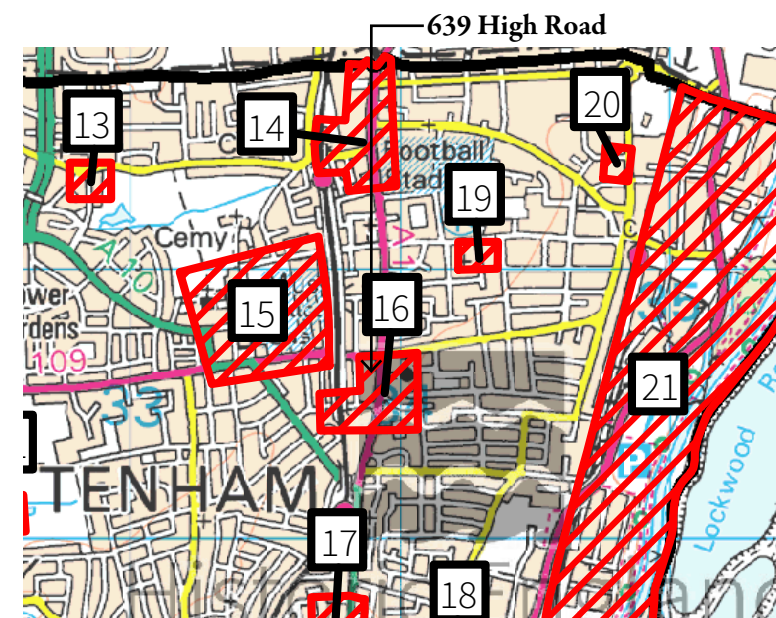
Extracts from Haringey's Development Management DPD SP12; DM 2.75

" 2.75 The Council will require the submission of an archaeological evaluation report if it considers there are assets of importance on site. Where archaeological remains are found, the Council will seek to ensure that the remains and their settings are permanently preserved and managed in situ. If it is suitably demonstrated that this is not possible, a programme of conservation will be required including satisfactory excavation and recording of remains on site along with arrangements for archiving, including publication and deposition in an appropriate designated museum. Where remains can be preserved in situ, developments should seek opportunities to provide for public display and interpretation.

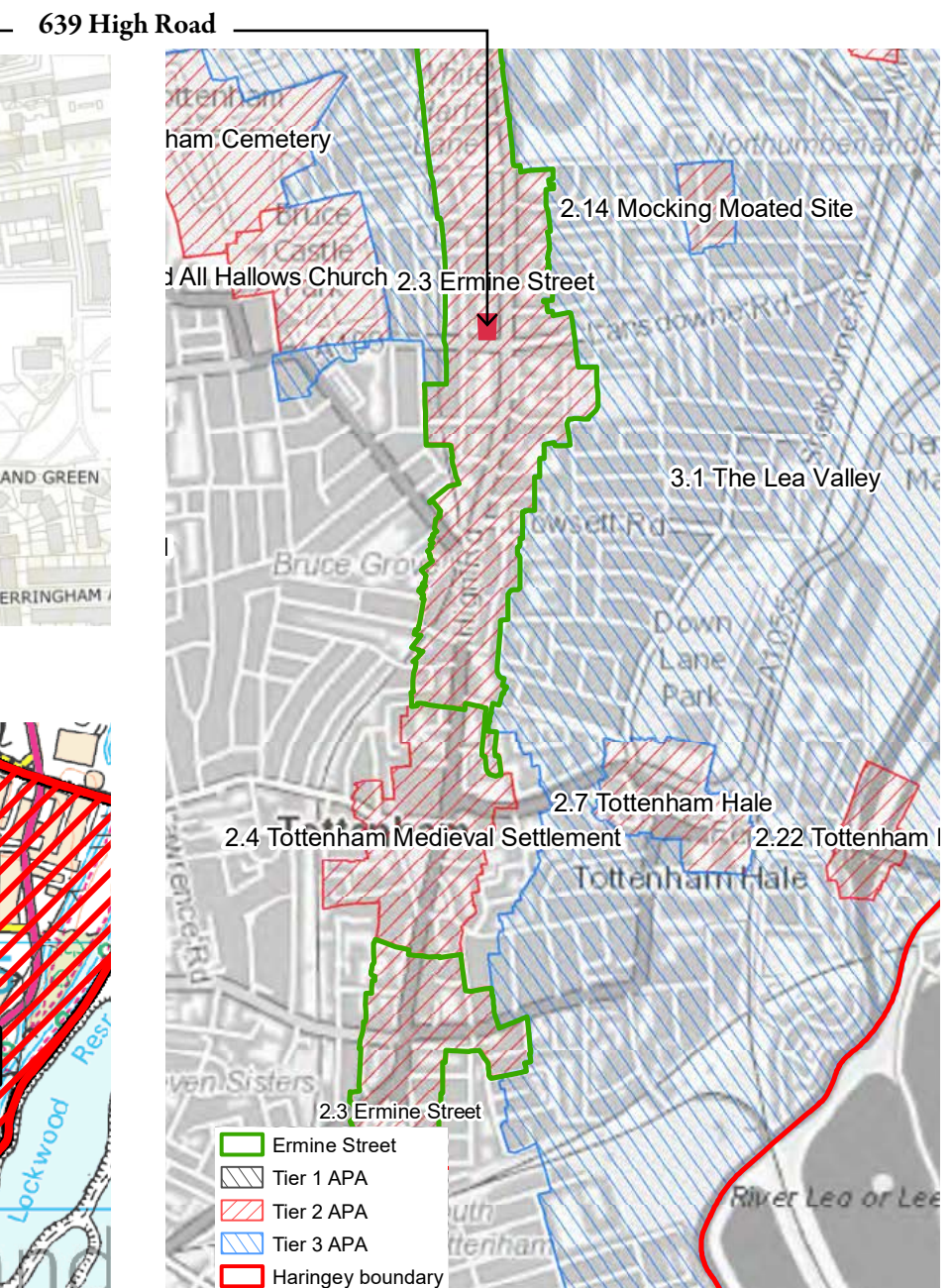
2.76 Applicants should seek advice from, and the Council will consult, GLAAS (Greater London Archaeological Advisory Service) and Historic England, in all applications relating to Archaeological Priority Areas and supporting the positive management of archaeological assets"



current APA - source - Haringey Planning Map



current APA - source - Historic England



Archaeological priority area appraisal March 2021

Site Context

Management & Use

Current Management & Use

The GLA took over ownership of the building from Haringey Council following the civil disturbances of 2011; the property is subject to an Overage Deed of Covenant with the London Borough of Haringey until August 2027.

The GLA is landlord and is responsible for the building and management services, and retains responsibility for the repair of external areas, external windows and the lift.

The GLA have commissioned Avison Young to act as Managing Agent, with respect to tenant and property management. They handle the lease and arrange routine maintenance tasks which fall to the landlord to complete, including surveys and external repairs. This arrangement is covered by a formal contract agreement and associated contract specification document.

The building is leased to Launch It, who have subleased the site to The Trampery Foundation, a social enterprise, to manage the site through a management agreement.

The lease sets out the rights and obligations of each party with regards to managing the 639 Enterprise Centre, including building safety management responsibilities. The Trampery sublets individual areas of the building ('incubator units') to a number of small local businesses and start-ups using occupation agreements.

Leaseholder repairing obligations are limited to the condition when the lease commenced. The leaseholder has responsibility for the repair of all internal areas, other than those indicated as assigned to the Landlord. They are responsible for keeping all areas clean, tidy and free from pests and keeping external areas lit, safe and secure. The leaseholder also has responsibility for any external features that they have installed themselves.

Forthcoming changes to the management of the 639 building

From March 2024 the building will be leased directly to the Trampery until March 2026, during which period it will take on the management responsibilities that 'Launch It' undertake at the time of writing.

The upcoming new lease period, will provide an opportunity to review and redefine the centre, its existing management, governance, partnerships and occupants.

In 2021, the GLA instructed Avison Young to prepare a Planned Preventative Maintenance Schedule for the building. This sets out a consolidated and prioritised scope of works for the external fabric, which has informed the need for future programmes of work to the building.

The strategy for the long term custodianship of the building is to attract a new operator, that will take on a fully repairing and insuring lease with the GLA for the whole premises, covering internal and external areas, for a period of 25 years from 2026.

The GLA will remain the freeholder and retain the long term liabilities associated with the building. This will simplify arrangements with a single point of responsibility for maintenance.

It takes a strategic approach to ensuring the necessary works to safeguard the heritage in perpetuity can be undertaken, in a planned manner over a number of years. Beyond this, there is also an ambition to progress the building toward a community asset transfer.

Aims for future management of 639 High Road, Tottenham

(courtesy of the Greater London Authority):

- To bring the building up to a standard of repair agreed with the local planning authority Conservation Officer, which stops, as far as possible, the current rate of deterioration and subsequently, to maintain the building to that standard.
- To maintain and repair the building in a manner which conserves the heritage significance of the property by: following conservation principles of minimal intervention; retaining significant architectural details when repairs are carried out; matching traditional materials as far as possible; redecorating at intervals appropriate to maintain the agreed standard of repair.
- To carry out regular inspection of the property and regularly review the vulnerability and maintenance requirements set out, using results to determine repair priorities in accordance with the Planned Preventative Maintenance Schedule.
- To ensure that new works promote the uses and interests of the property, in a way that does not damage the property's heritage of significance.
- To ensure that operator is made aware of the heritage status of the property, the function of the CMP and its management objectives.
- To ensure that all consultants and contractors are properly briefed on the property's heritage and significance, and have consulted the CMP prior to planning and undertaking any work to the building fabric.
- To ensure access is provided, at all reasonable times and at reasonable notice by appointment by any person authorised by the relevant Agency for inspection and plan monitoring purposes.

Site Context

Legislative & Policy Context

The following section outlines the legislation, national and local planning policy, and conservation guidance that provides the framework for the sustainable management of heritage assets. Management and proposals for change at The Enterprise Centre need to align with and respond to the following legislation, policy, and guidance.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to have 'special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess' and to 'pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'.

In considering future development and change to 639 High Road, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework.

While The NPPF requires local authorities to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance', at the heart of the NPPF is 'a presumption in favour of sustainable development'.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies to manage change to heritage assets. The Conservation Management Plan has a significant role in responding in particular to paragraphs 211 and 212:

- *211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
- *212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. 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*

Key Policy and Guidance (extracts included within Appendix B)

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- National Planning Policy Framework (NPPF) 2012 (rev 2023)
- NPPF Planning Practice Guidance
- Conservation Principles, Policies and Guidance (2008)
- The London Plan (2021)
- Haringey Local Plan (adopted 2017 consisting of Strategic Policies, Development Management Policies, Site Allocations, Tottenham Area Action Plan, alongside the London Plan and the North London Waste Plan)
- North Tottenham Conservation Area Appraisal and Management Plan

Site Description
Planning History

While purpose built to house the showrooms, cashiers and offices for the gas light and coke company, as described, the building has experienced much modification and adaptation over the last 40 years.

A summary of the planning history is given below, and overarching themes of the proposed modifications at the time are indicated.

changing needs of office use	1980s		
	OLD/1981/0584 + 0585	Listed building consent for adaptations/repairs to provide alternative office accommodation including provision of external fire escape and new window/door opening	Approved with conditions
	OLD/1982/0575+ 0576	26/2/82 Conversion of existing with light roof at rear & form flat roof - Approved with conditions	Approved with conditions
	OLD/1984/0600 + 0601	19/10/83 Erection of a 2m High Brick and railing wall along the length of 639, High Road, between the car park area at the rear of 639, High Road and he highway. A public seating area will be provided with some planting. Approved with conditions	Approved with conditions
improving access, (lift & stair) addressing health and safety	OLD/1986/0554 + 0555	Listed Building consent for internal alterations- Approved with conditions	Approved with conditions
	1990s		
	HGY 1990/1212	Refurbish space to office accommodation thin listed building to bring it up to health fire and safety standards	Approved with conditions
	HGY/1990/1539	Passenger lift for 8 persons at the rear	Approved with conditions
	HGY/1991/1376 +1377	Erection of access ramp to front entrance	Approved with conditions
	HGY/1994/1207 +1205	Erection of single storey demountable building for use as air pollution monitoring station	Approved with conditions (LBC withdrawn)
	HGY/1995/1305	Demolition of existing stud partition and creation of new opening between rooms 26 and 30 (Councils Development)	Approved with conditions
	HGY/1997/1388	monitoring station. cabin at north end of car park for use as an air pollution Renewal of temporary permission	Approved with conditions
adaptations for thermal comfort and facade repair	HGY/1998/1465	HGY/1998/1465 Listed Building Consent for installation of new roof-light to office space in attic and associated works	Approved with conditions
	2000s		
	HGY/2003/0919 + 0926	Alterations to ground floor to create new customer call centre including new accesses, ramps and air conditioning plant. (Councils Development)	Approved with conditions
	HGY/2007/0897 + 2225	Listed Building Consent for installation of air conditioning system to first floor	Approved with conditions
	HGY/2008/1672	Listed Building Consent for removal of raised passageway at first floor level to rear of building.	Approved with conditions
	HGY/2009/0753	Listed Building Consent for repairs to sash windows and exterior masonry / stonework	Approved with conditions

Site Description
Planning History

riot damage
remediations
and
introduction
new stair,
addition of
Tottenham
Living Room



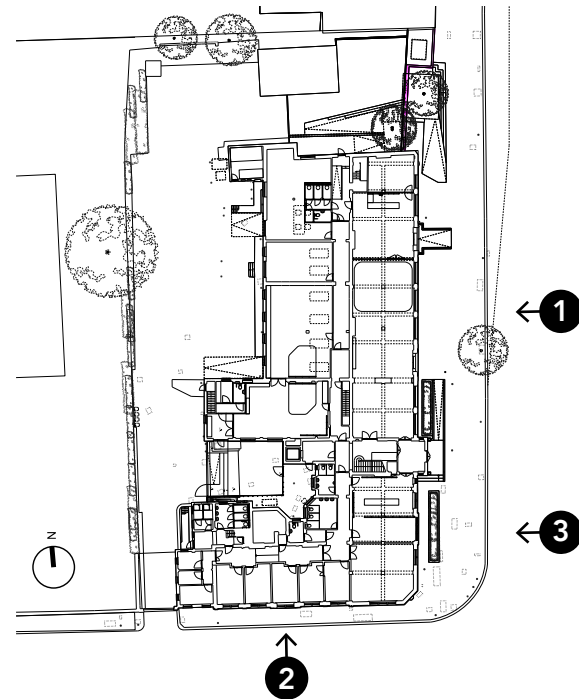
fitout
improvements
tailored
to current
occupiers
(Trampery)

2010s		
HGY/2012/1289	Installation in car park (for one year) of office / meeting room with associated landscaping, access, signage and hoarding	Approved with conditions
HGY/2012/1562	Listed building consent for partial change of use of existing office building (B1) to include A1 (shop), A3 (cafe) D1 (crèche and training facilities). Installation of entrance ramp, public realm improvements, lightweight porch elements to rear courtyard	
HGY/2012/1561	Partial change of use of existing office building (B1) to include A1 (shop), A3 (cafe) D1 (crèche and training facilities). Installation of entrance ramp, public realm improvements, lightweight porch elements to rear courtyard	Approved with conditions
HGY/2014/3571	Listed building consent for installation of 5no. new CCTV cameras to replace 2no. old cameras and new kitchen extract to north gable of building at ground floor level	Approved with conditions
HGY/2015/0772	Existing building with temporary planning permission (HGY/2012/1289) to be made permanent with minor amendments	Approved with conditions
HGY/2019/1968	Application for listed building consent for remedial works (cracked brick repair, external render, wall ties)	
2020s		
HGY/2020/2414	Adaptations to the northern elevation to facilitate access to an external events area, referred to here as the Tottenham Living Room (TLR), adjustments to the external decking area in the TLR to facilitate part M compliant access to a new Community Cafe and the incorporation of a rentable Community Kitchen facility with delivery access to the rear.	Approved with conditions
HGY/2020/2415	Listed Building Consent for internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, referred to here as the Tottenham Living Room (TLR), adjustments to the external decking area in the TLR to facilitate part M compliant access to a new Community Cafe and the incorporation of a rentable Community Kitchen facility with delivery access to the rear.	Approved with conditions
HGY/2021/1861	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both sides of the unit.	Refused
HGY/2021/1856	Two digital 75 inch LCD display screens, one on each side of the amended InLink unit	Refused
HGY/2021/2202 & HGY/2021/2203	Internal refurbishment of Grade II Listed property including internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, with level access to a new Community Cafe facility with delivery access to the rear.	Approved with conditions
HGY/2023/0779	T1 Ilex aquifolium (Holly) - reduce in height by 2m and trim sides to leave a compact shape. Decking at base will need to be lifted and replaced where it meets the trunk of the tree. A gap of 5-10cm is to be left around the trunk to allow for secondary thickening	No objection

Site Description

Site Description

Description - Exteriors



Exteriors

General

The main building comprises two stories and roof space. The building is of red brick over a stone plinth to the ground floor, with terracotta dressings and stone banding. Later additions are of red brick. Windows are primarily sashes, with some casements and rooflights and two ornate leaded stained glass windows. Roofs are a combination of pitched roofs, hipped roof sections and flat roofs to the rear and copper domes to corner turrets.

Eastern Elevation

Two storeys, fourteen windows in length. Bays 1-7 were built in 1901, remaining bays were constructed by 1914. Decorative pedimented terracotta picture frame/cartouche at ground floor to southern end and decorative niche



window to north end. Entrance bay with shallow prostyle porch with legend in frieze, and balustraded balcony with finials, above 5th bay. Scrolled and shaped gables at intervals have strapwork decoration and semicircular pediments with finials. Two primary gables toward the centre of the elevation, and two lesser gables with oval windows at intervals, mediated by two pedimented dormers set back from stonework balustrades at roof level. Octagonal turret with copper dome and segmental pediments (clock tower to southern corner and lantern with weathervane to northern corner), and pediment over first floor corner windows, each over corbelled terracotta supports. Stone banding to ground and first floor, and stained glass windows to first floor of central entrance bays (5th and 8th). Arched painted timber window assemblies

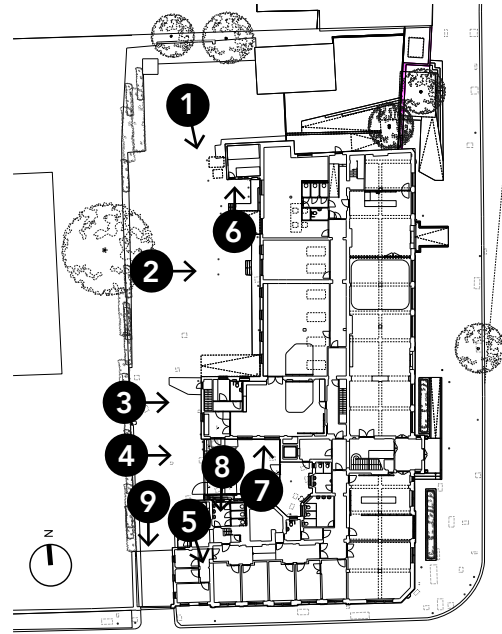
to ground floor (to bays 6,7,9,10,12 and 13). Brick mullions to ground and first floor windows. 4 brick chimneys. Clay tile roof with the potential of some areas of cementitious modern slates.

Southern Elevation

Two storeys. Historic fabric of six bays. Two storey modern red brick addition with undercroft and flat roof form western end of two bays. Stone plinth to ground floor bays 3-8. Sashes to historic portion. Scrolled and shaped gables at intervals have strapwork decoration and semicircular pediments with finials. One primary gable with arched sash, one secondary gable with oval window. Stonework balustrades at roof level. Octagonal turret with copper dome and segmental pediment (clock tower) to eastern corner, pediment over first floor corner window, over corbelled terracotta support. Clay tile roof with some areas of cementitious modern slates known to be present. Modern buff lintels at ground floor adjacent to carriage undercroft.

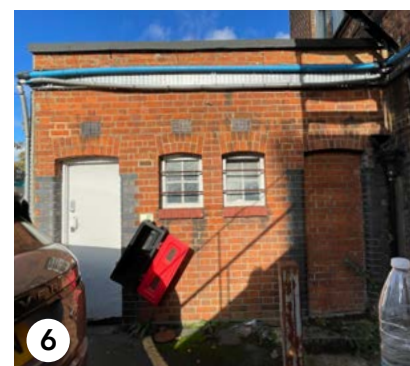
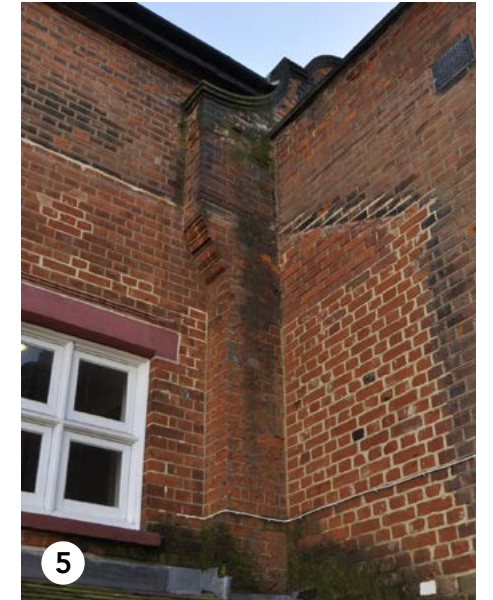
Site Description

Description - Exteriors



Western Elevation

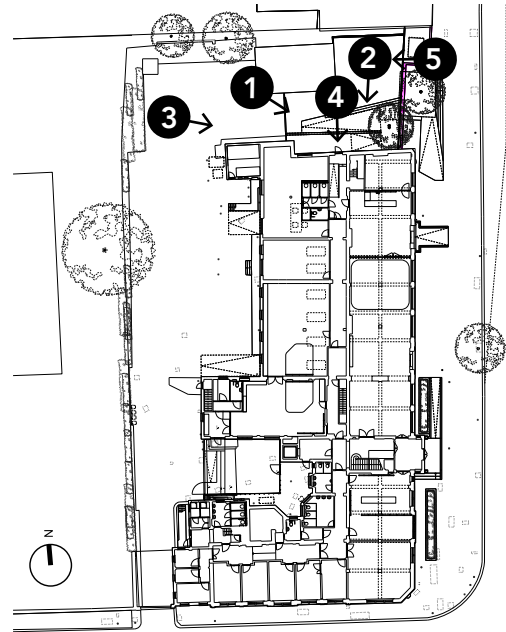
Main building is two storeys with clay tile roof, surrounded by tarmaced car park (1). Part of rear offshoot of 1914 building extends up to three storeys. A number of single storey flat roof additions of different ages and modern three storey lift tower are present. Construction is of red brick with some grey brick and render present to north end (bike shed). Some scarring and evidence of past additions that have been removed, and infill of historic openings evident (3). Windows are a mixture of traditional sashes with stone/terracotta lintels, however a number of sashes with arched brick lintels also present, and some casement windows. Modern rooflights present. Three gables to central portion with timber barge boards, and corbelled chimney support to central outrigger gable end. To southern end, 1901 scrolled and shaped gable end visible, mostly hidden by two storey modern addition (5).



western elevation

Site Description

Description - Exteriors



Northern Elevation

Two storeys, primarily in red brick, with scrolled and shaped brick gable. Two brick chimneys with brick corbelled stone capping pieces. Decorative arch relief in brick to eastern chimney. Octagonal turret with copper dome and segmental pediments (lantern with weathervane to eastern corner). Flat roofed bike shed to western end, age unknown. Cementitious render to ground floor in places. Plaque above central doorway indicating historic ownership. Windows are a mixture of traditional sashes with stone/terracotta lintels to ground and first floor, and curved arched sashes to roof level. Flat roofed temporary timber-clad structure and decking adjacent to north elevation (5).

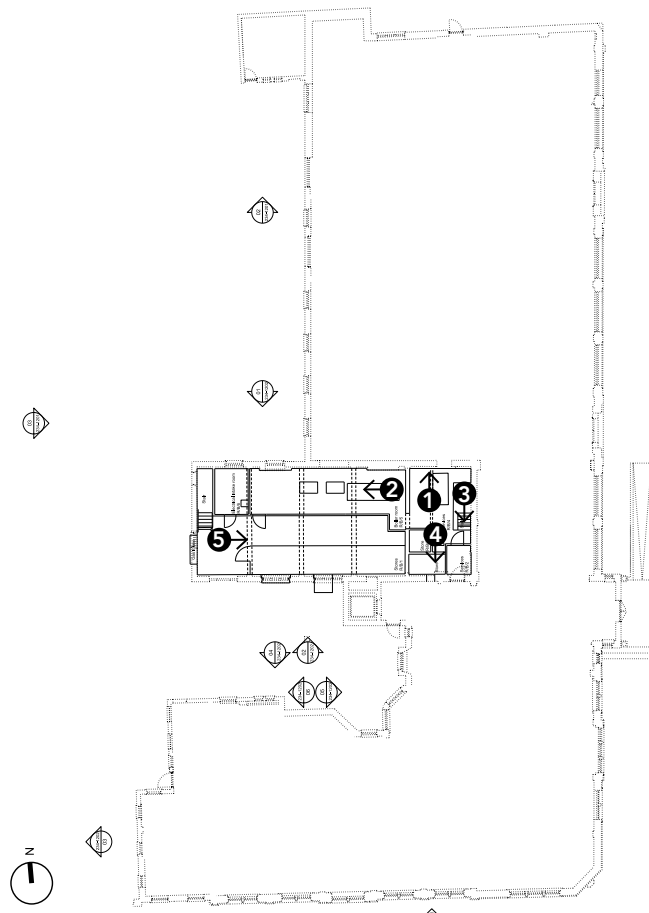


northern elevation



Site Description

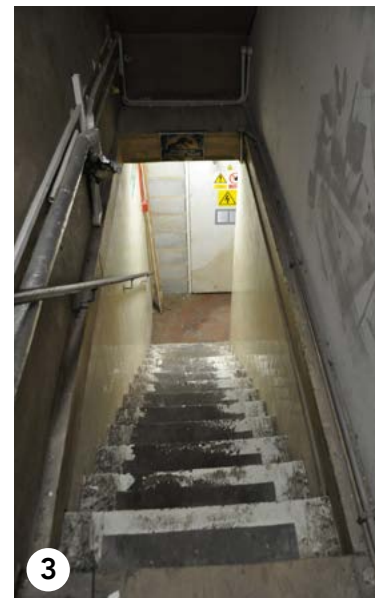
Interiors - Basement



1
tiled floors and walls



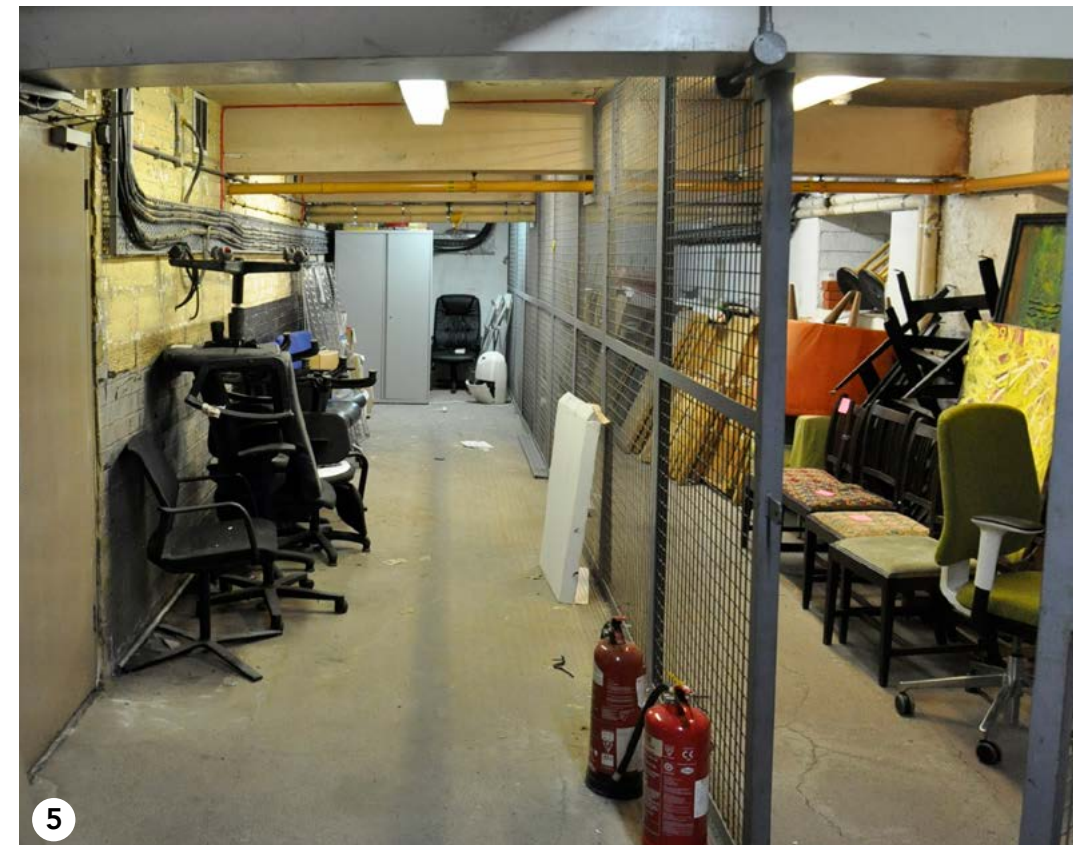
2
concrete floors, brick walls



3
breeze block partitions



4
coal chute



5
modern partition structures

Interiors - Basement

Rooms are occupied with plant and some modern partitions. Floors are concrete, or with clay tile. Walls are brick generally, with some modern breeze block insertions, some areas with modern tiles. Ceilings are generally boarded. There is little of historic significance.