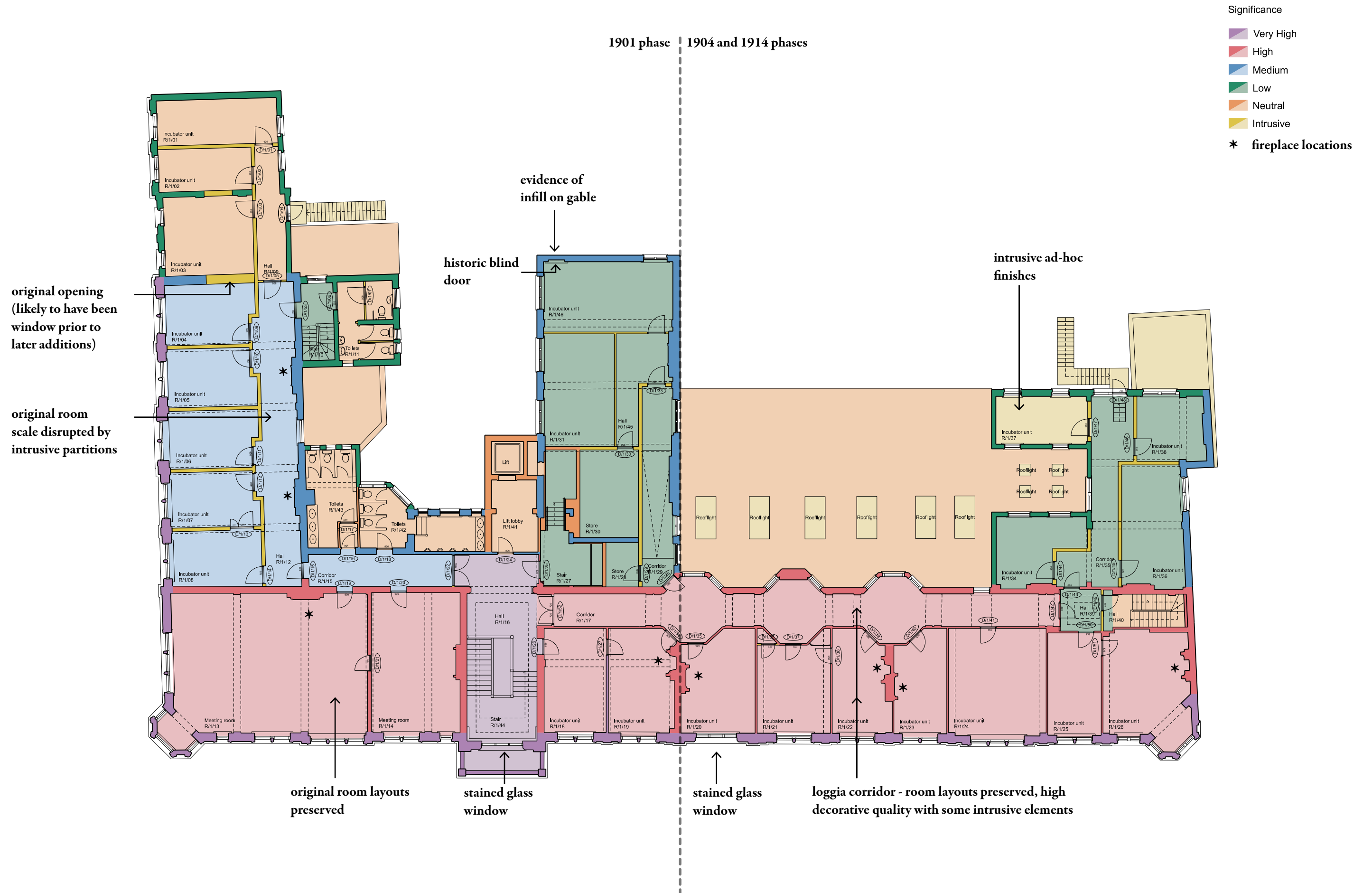


Assessing Significance

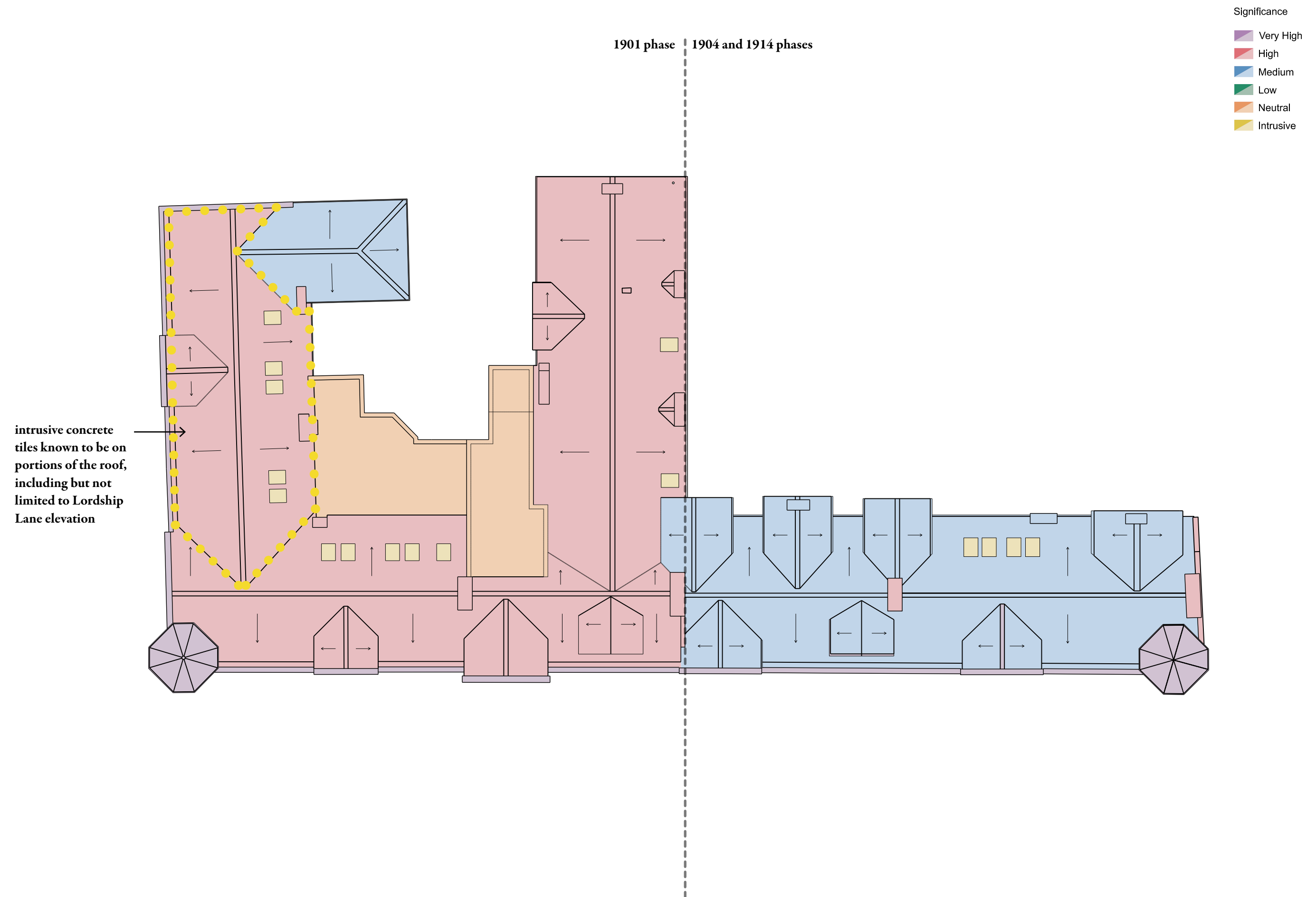
Significance Plan - First Floor



Assessing Significance
Significance Plan - Second Floor



Assessing Significance
Significance Plan - Roof



Issues & Opportunities

Introduction

- Compliance issues in vertical circulation and fire safety
- Deterioration and damage to building fabric
- Quality of historic fabric not explained and celebrated
- Constrained and unserviceable infrastructure (kitchen)
- Poor temperature regulation in spaces
- Inefficient warren-like circulation
- Untapped potential in street presence
- Lack of visibility of the life and production happening inside

- Legislation and statutory control
- Use and Commercial opportunities
- Retaining and enhancing heritage value
- Setting, Views & Public Realm
- Route to Zero Carbon
- Condition, maintenance and repair
- Interpretation and visitor experience
- Health & Safety, Access and circulation

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Planned Preventative Maintenance Schedule 2023 - Avison Young

Issues and Opportunities

Key Themes

LEGISLATION & STATUTORY CONTROL

Key issues:

- Compliance with legislation and guidance concerning Listed Buildings, Conservation Areas, and Archaeological Priority Areas
- Location within Area of Critical Drainage and associated potential for flooding
- Location on Blue Ribbon Network and associated potential for ground water issues

Key opportunities:

- Potential for community and stakeholder consultation to maximise understanding of the heritage asset and its communal value
- Opportunity to ensure best practice for the conservation, management and development of the Grade II Listed Building
- Opportunity to enhance public benefit of the building through future proposals for change and enhance heritage significance

Listed Buildings and legislation

The building was Listed in 1975 (detailed Listing Description in Appendix)

*"Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations."*²⁷ Historic England

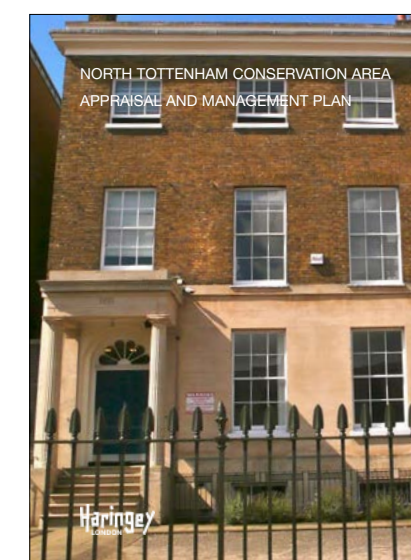
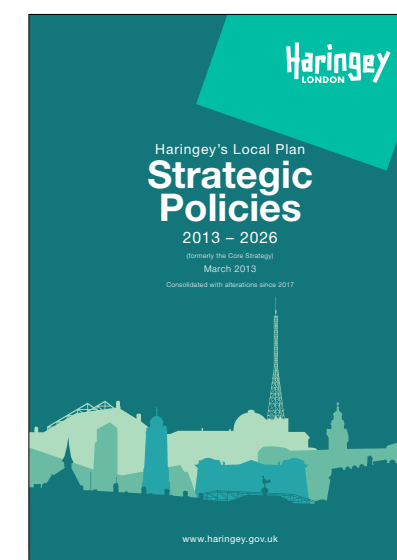
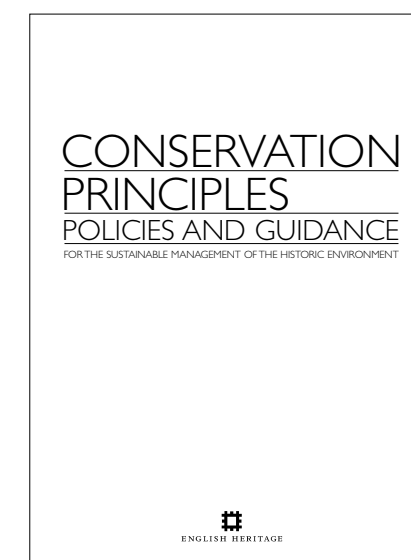
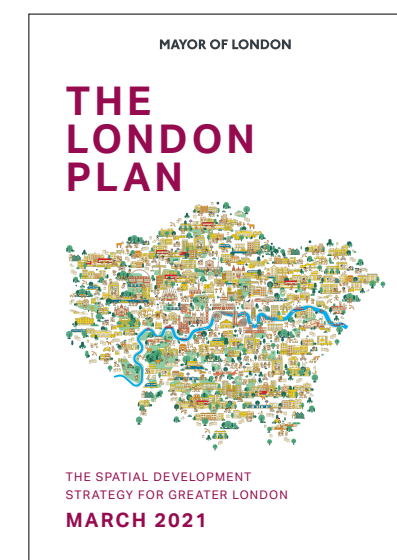
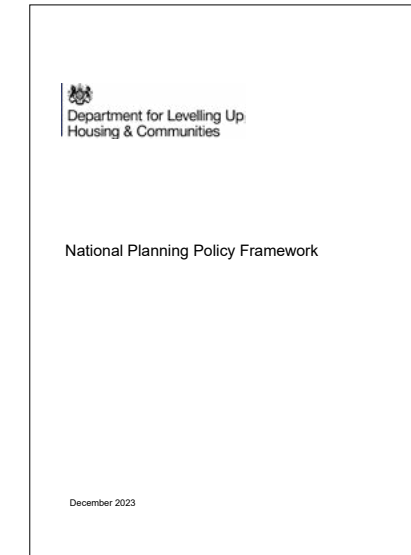
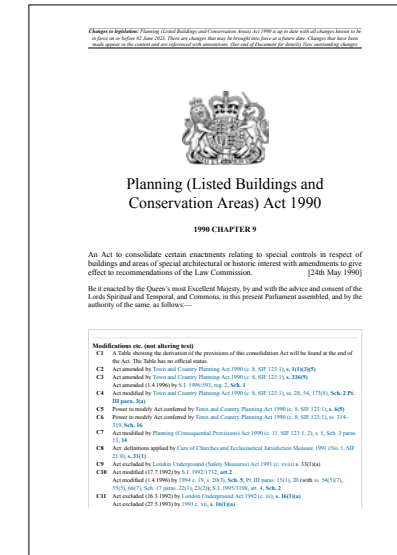
As a Grade II Listed building, any proposed demolitions, alterations, or additions to the interior or exterior would require Listed Building consent and potentially planning permission from the London Borough of Haringey.

It is necessary to have an awareness of the primary legislation, national guidance and regional and local policy that protects Listed Buildings to manage change and carry out appropriate consultation. At the time of writing, the following are the key documents relevant to the 639 building (extracts included in 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

Statutory Consultation

When planning or proposing change to the building/site, it is essential to consult with the appropriate authorities. It is advisable for all new proposals for change to the building to contact Haringey Council at an early stage to establish the requirement to consult, and undertake pre-application advice with Planning authority. It may also be necessary to appoint heritage specialist architect and heritage consultant to the design team with experience working on Listed Buildings.



Key legislation and policy documents

Issues and Opportunities

Key Themes

USE & COMMERCIAL OPPORTUNITIES

Key Issues:

- Ad-hoc additions to rear over time, creates inopportune small spaces that limit opportunities for flexible use
- Building in its current state of repair would not attract commercial clients - sustainability of asset and current use at risk
- Aspiration to move toward community ownership - risk that standards set out to protect heritage may not be upheld/lack of skills/clarity of roles to manage asset

Key Opportunities:

- Opportunity to move toward building-wide holistic approaches to remediations and improvements when considering current and future uses
- Clear understanding of stakeholders and users, and clearly defined roles and responsibilities
- Opportunity to explore change in lower significance areas of the building to provide greater lettable area and improve usage
- Opportunity for longer-term fully insuring and repairing lease. Resulting management structure would simplify roles in relation to maintenance, and bring revenue needed to undertake a programme of repair and development to safeguard the heritage, and keep it in sustainable use.
- Move toward community ownership - to pass the building on via community asset transfer. Set out clear strategy to ensure appropriately skilled operator in place
- Opportunity for clarified layout and reinstatement of original larger scale of rooms where relevant giving flexibility of use, while also enhancing/revealing significance

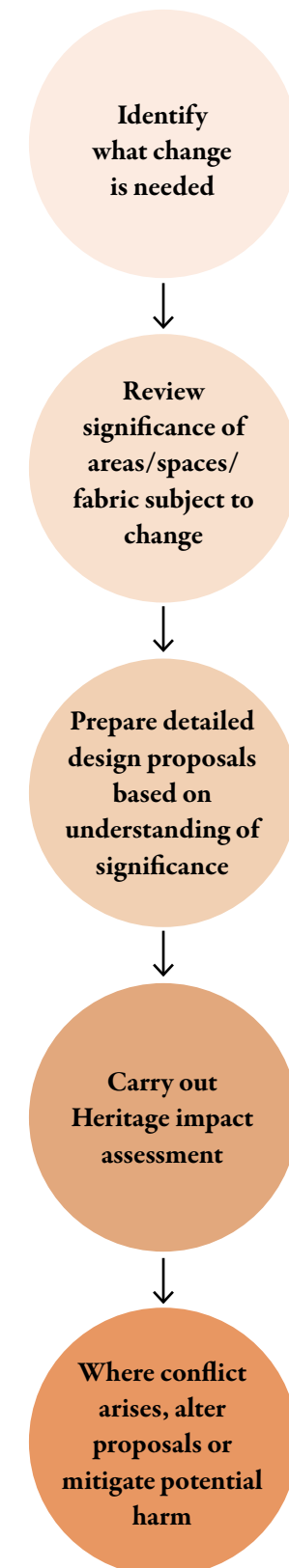
RETAINING & ENHANCING HERITAGE VALUE

Key Issues:

- Risk of unsympathetic change to the building impacting its significance
- Risk of change in the surroundings of the building impacting its setting
- Intrusive features internally and externally
- Archaeology could be uncovered during excavation
- Reactive, incremental, unplanned approach to changes and repairs over time potentially impacting heritage value

Key Opportunities:

- High quality design - enrichment of heritage legacy
- Remove intrusive features and layouts enabling appreciation of original scale of rooms
- Where possible and appropriate - undertake conservation of heritage features
- Contact Planning/Conservation officers to establish requirements for submissions for Archaeology and on Listed Building consent procedures
- Set out protocol for change - a proactive rather than reactive approach
- Opportunity to make use of key sightlines out of the building (e.g. from turret bays at 1st floor) and to facilitate public access to historic areas to enhance public appreciation of the building



A planned, managed process for change

Issues and Opportunities

Key Themes

SETTING, VIEWS & PUBLIC REALM

Key Issues:

- 2012 timber addition and low brick wall to east elevation create passive frontage
- Single storey bike shed and TLR not maximising setting of building
- Threat of new development along the High Road on setting of Listed Building
- Civic status of building not fully understood in streetscape
- Current accessibility measures and landscaping to front of building creating poor quality public realm setting

Key Opportunities:

- Opportunity to reassess street frontage to maximise presence and provide benefit beyond its built fabric through meanwhile uses, greening, activating areas of passive frontage, landscaping



sightlines into and out of building

around the building to front and rear, and a more active and welcoming approach to Tottenham Living Room

- Opportunity to reassess external areas and single storey outbuildings/rear additions to maximise use and setting
- Opportunity to enhance wider townscape and Conservation area through considered future change and conservation repair
- Opportunity to enhance aesthetic value of rear areas (elevations and open areas)
- Opportunity to reinforce the position of the building in the local community through establishing community infrastructure uses
- Opportunity for wayfinding and interpretation outside and inside the building



opportunity to improve rear areas

ROUTE TO ZERO CARBON

Key Issues:

- Thermal performance of building not optimised
- Boilers driven by fossil fuel energy source

Key Opportunities:

- Look for opportunities to replace end-of-life or poorly performing building fabric with conservation appropriate high performing alternatives
- Opportunity to power and supply the building from sustainable sources
- Opportunity to tell the continuing transition in energy use in the UK through the history of the building
- Opportunity to take a whole building approach to environmental sustainability, setting out a phased plan for upgrades to be enacted as funds/projects allow, to eliminate more expensive reactive and piecemeal approach.



opportunity to reassess energy supply sources to the building

Issues and Opportunities

Key Themes

CONDITION, MAINTENANCE & REPAIR

Key Issues

- Reactive, unplanned approach to changes and repairs over time
- Condition surveys of the roof, lift, façades, structural beam to undercroft, drainage, building safety management were carried out between 2022 and 2023, resulting in a Planned Preventative Maintenance schedule. Issues highlighted include areas of deteriorating building fabric and structure, water ingress from roof, rising moisture issues to ground floor around buried manholes and basement, and cracking to façades and structure.
- Riot damage - Unsympathetic alterations (e.g. dropped ceilings) following riots. Remediation carried out on a limited budget and as such it is understood that much of the damage has not been fully repaired, but instead concealed behind modern finishes for when it is next possible to tackle
- Increased use/footfall may mean faster deterioration of the historic fabric
- Lack of cyclical repair and maintenance
- Risk of ongoing damage to heritage fabric due to damp/groundwater ingress at basement and ground floors

Opportunities

- To take a strategic and cyclical approach to implementation of repairs and remediation to maintain and enhance condition

- Opportunity to implement regular maintenance as set out in PPM. Include actions to safeguard/ maintain heritage items
- Opportunity to allocate budgets to a prioritised schedule of repairs and maintenance to aid in longer term planning
- Opportunity to improve supporting infrastructures and replace building elements/infrastructures with higher performing alternatives (wcs, showers, windows for example).
- Opportunity to tank damp basement
- Repair failing areas of building fabric to avoid further damage



Structural deterioration in undercroft

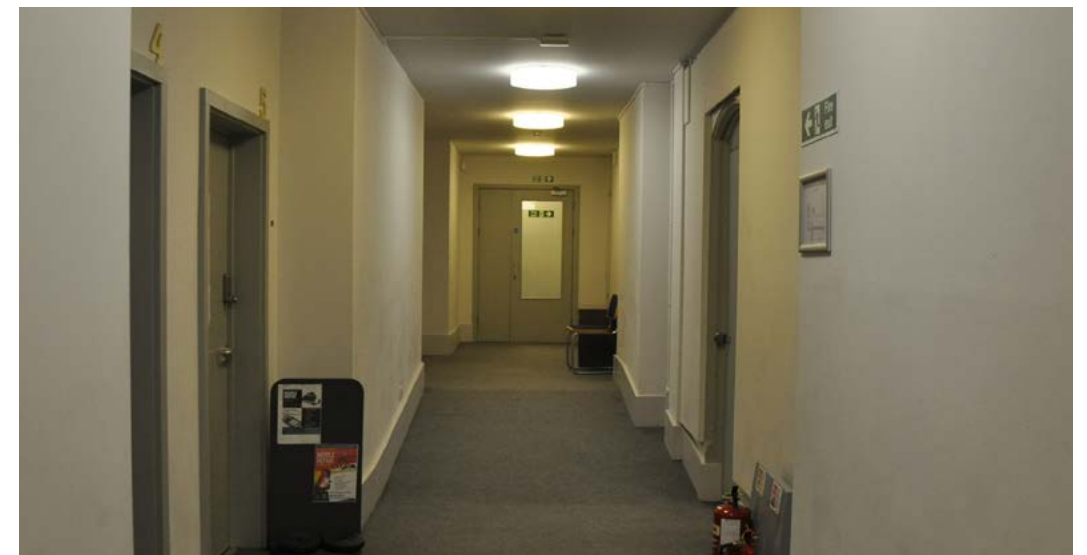
INTERPRETATION & VISITOR EXPERIENCE

Key Issues:

- Warren-like layout
- Creativity and activities of businesses inside the building not evident from street or when circulating internally
- Limited/no record of past user experience of building
- Limited access to key historic spaces which tell the story of the building and its significance

Key Opportunities:

- Look for opportunities to showcase activities inside building
- Holistic strategy for signage, wayfinding and interpretation
- Opportunity to record past user experiences/oral histories to conserve heritage for archive deposition and to feed into future programmes of interpretation
- Opportunity to understand the archaeological potential of the site through future ground investigations
- Opportunity to display information on the building's history



The building is confusing to navigate

Issues and Opportunities

Key Themes

HEALTH & SAFETY, ACCESS & CIRCULATION

Key Issues:

- Fire strategy is not clear
- Warren-like circulation
- Potentially non-compliant ramps and steps
- Lift functions poorly
- Risk of falling masonry
- Potential restrictions in universal access in some areas

Key Opportunities:

- Building-wide approaches, reviewing current condition and implementing best practice in health and safety or in moving closer to universal access
- Full review of fire strategy, and upgrading of relevant fabric/doors with heritage appropriate techniques will safeguard the building for future generations
- Opportunity to review and enhance access within building and bring ramps into compliance, and remove trip hazards where possible
- Opportunity to replace lift

SUMMARY

The issues set out range from localised to site-wide, and those that have clear resolutions, to those that will require more detailed consideration. Themes that underpin issues and opportunities set out are:

- Reactive approaches to repair and piecemeal development degrading the heritage
- Issues of deteriorating fabric and infrastructures
- Issues of water-tightness both from above and below
- Poor clarity of layout
- Under-valuing of potential role of building as civic hub
- Improvement to interpretation and visitor experience



risk of falling masonry - facade repairs necessary



potential to maximise its role as a civic hub

Conservation Policies

Introduction

This section takes the issues and opportunities identified in the preceding chapters, and collates them into a set of recommendations to set out what is accepted as best practice for this particular building and site.

These policies facilitate a proactive change management process in such a way to safeguard the significant heritage, while allowing necessary change to happen in a sensitive and appropriate manner to allow the heritage asset to evolve.

Using the policies

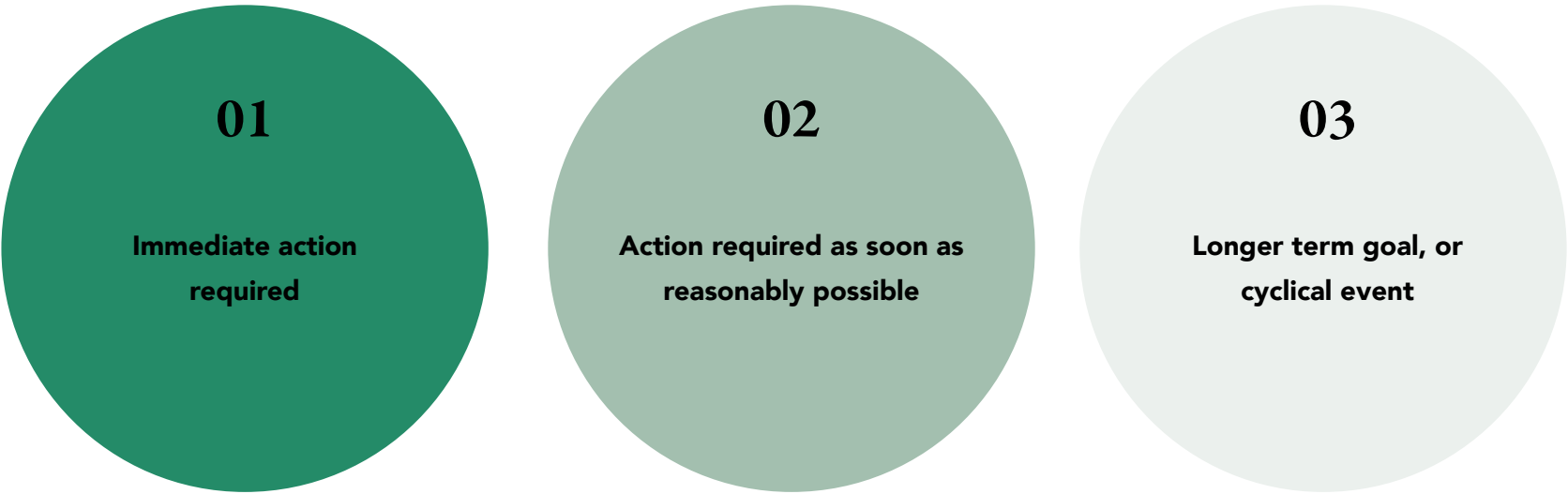
The policies included directly relate to issues and opportunities identified - the key themes becoming key policy areas.

Actions are identified and priorities based on urgency (e.g. risk of loss to heritage), importance and approximate timescale for implementation.

Sometimes more than one priority level is relevant, for example, if an initial action needs to be followed by cyclical maintenance over a period of time.

Key Policy areas

- **Legislation and statutory control**
- **Use and Commercial opportunities**
- **Retaining and enhancing heritage value**
- **Setting, Views & Public Realm**
- **Route to Zero Carbon**
- **Condition, maintenance and repair**
- **Interpretation and visitor experience**
- **Health & Safety, Access and circulation**



Prioritising actions

Conservation Policies

General | Legislation & Statutory Control

General

	POLICY	REASON	ACTION	PRIORITY
GP01	Formally adopt the policies detailed within the CMP	CMP should be used as a tool to manage future change at the 639 building.	Local authority to be made aware of the existence of the CMP in future applications.	01
GP02	CMP to be subject to periodic review, every 5 years or when major change planned	To maintain relevance and keep information up to date as time passes/changes made to building	Building owner to ensure regular review	03
GP03	Assign the role of future management of the CMP to a person, including maintenance of record of relevant information for future	If a person is not assigned to take responsibility for managing the CMP, this may result in it not being used	Building owner/operator to appoint a responsible person	01
GP04	Make CMP available to relevant parties and stakeholders with legitimate interest in site	While the document is owned by the GLA, for it to be relevant and effective it must harness the specialist knowledge and experience of stakeholders as it develops in future	When reviewed – make available to relevant stakeholders for comment in digital or hard copy.	02

Legislation and statutory control

	POLICY	REASON	ACTION	PRIORITY
LSC01	For any proposed changes to the building, Local Authority Conservation officer should be consulted, and involved at an early stage and throughout projects as they progress	Harness advice from heritage specialists for valuable input to ensure proposals are appropriate to the significance of the Listed Building, managing risk and conflict at latter stages of project	GLA to discuss proposals with Haringey Council at earliest stage, and seek pre-app. advice. Early discussions with Building control also useful. Operator should also be aware of their statutory requirements	02 03
LSC02	Take note of Listed status and statutory guidance and legislation for all approvals and consents	Statutory consents relating to its Listed status and designations must be obtained to ensure work is carried out to an appropriate standard, and to avoid penalties for harm to historic fabric	GLA should appoint or consult architects with appropriate experience employ specialist heritage consultant to advise on design work, surveys or consents. Review most recent version of policies.	02 03
LSC03	Update Listing description and clarify Archaeological Priority Area when appropriate	Listing description does not describe interiors. Providing more clarity on the interiors areas of value will facilitate evolution the building by giving decision makers the relevant information	Approach Heritage England with an application for an Enhanced Listing, and Haringey Council to clarify APA. Feed back into future iteration of CMP	02
LSC04	Explore opportunities to enhance public benefit of the building with each new set of proposals to maintain and enhance heritage significance	A key part of the building's heritage is that it is has a civic role in the community.	GLA to explore opportunities to provide more public access to key spaces with heritage value in any new proposals	03

Conservation Policies

Use & Commercial Opportunities | Retaining & Enhancing Heritage Value

Use and Commercial opportunities	POLICY	REASON	ACTION	PRIORITY
CUC01	Explore opportunities to bring building performance up to standard for modern commercial environments within Listed settings (e.g. ventilation, thermal performance, IT)	In its current state of repair, the building is less attractive to commercial clients/operators	GLA to take on future Operators under longer term fully insuring & repairing lease, taking responsibility for undertaking necessary improvements over time while safeguarding significant heritage fabric	02
CUC02	Grow the social value of heritage asset	To foreground and evolve the 639 building's historically civic role	GLA to map out route to community ownership through future community asset transfer, considering a clear strategy to ensure an appropriately skilled operator is in place as part of a set of agreed social value deliverables	03
CUC03	Explore opportunities to provide more flexible space	To future proof the building	GLA to appoint reputable architects with appropriate heritage knowledge and experience to undertake improvements to keep the building in adaptive use	02 03
CUC04	Prioritise community uses in future (eg community kitchen, meeting spaces etc.)	To reinforce and enhance the building's historic civic purpose	GLA to appoint reputable architects with appropriate heritage knowledge and experience to incorporate community uses as part of future development opportunities	02 03
HSA01	Improve understanding of the history of the building through enhanced public access	To strengthen the building's role as a community asset and its aesthetic value	GLA to work with architects with appropriate heritage experience and Operator to establish options (e.g. 1st floor lanterns, clock room) as part of future capital projects and programming.	02
Retaining and enhancing heritage value	POLICY	REASON	ACTION	PRIORITY
REHV01	Look for opportunities to carry out further archival research to gain a better understanding of the original layout	The phases of the building are well understood but original building plans not identified during this phase of work. Further archive research should be undertaken if possible and relevant to future proposals	GLA to commission further research on the building layout as part of any future proposals in advance of works– as a minimum, the specific building-related records noted in the CMP should be followed up	02
REHV02	Prior to any proposed change to the building, carry out research to inform the history or significance of the affected element or area	To ensure that proposals are set in the context of a comprehensive understanding of the potential impact on the heritage value of the building	GLA to commission heritage impact assessment at the early stage of new proposals, which should be informed by a heritage specialist	02 03
REHV03	Document intangible heritage	To enhance communal value. User experiences of the building are currently not well recorded, and some (e.g. the legacy of the 2012 uprisings) may increase in significance in future.	Haringey Council to set out brief for developing archive. An example could be – recording oral histories	03

Conservation Policies

Retaining & Enhancing Heritage Value | Setting, Views & Public Realm

Retaining and enhancing heritage value (cont.)

	POLICY	REASON	ACTION	PRIORITY
REHV04	Use high quality design for any new proposals to enrich the architectural heritage	Site is of local importance and has a wider national importance as a Listed Building due to link to the Gas Light and Coke Company. Any addition to the building should respect the heritage of the site	GLA to appoint reputable architects with appropriate heritage knowledge and experience to undertake any new additions/designs for the building. Any proposed works should be underpinned by this CMP, and relevant information to be made available to parties involved in the design or construction.	02 03
REHV05	Act to replace inappropriate materials or techniques with conservation appropriate ones as part of any future projects	Inappropriate materials can cause damage to heritage fabric, and inappropriate construction techniques can detract from the aesthetic value of existing fabric	Conservation specialist to appraise areas where change is proposed, and look for opportunities to enhance the heritage character. (e.g. at the point of renewal, struck pointing to north façade to be removed across the whole facade, and replaced with a historically appropriate technique	02 03
REHV06	Consider removal of elements of intrusive value, or, replace them with conservation appropriate alternatives	To enhance the heritage character of the building/site.	Age of construction and Significance sections should inform any future planned change	02 03
REHV07	Prioritise retention of all historic features, fixtures and fittings	To retain heritage significance	Undertake audit of historic features, fixtures and fittings to inform future projects	02 03
REHV08	Explore opportunities to restore dropped ceilings to their original height and character	Dropped ceiling installed in lieu of repairing damaged historic ceilings following 2012 riot damage due to constrained budgets	GLA to revisit as part of future capital projects. Survey information of existing ceiling condition should be obtained, and uncovering and restoration of the original ceiling in spaces of high significance, should be considered.	02

Setting, Views & Public Realm

	POLICY	REASON	ACTION	PRIORITY
SVPR01	Explore options to improve northern approach to building	The function of Tottenham Living Room is a vital part of the operation of the current building. Enhancing the aesthetic quality of this area could enhance the setting of the building and have a positive impact on the aesthetic quality of the heritage asset	Haringey Council and GLA to work with necessary consultants to explore options to improve the setting of the building and its wider townscape through future development opportunities	02
SVRP02	Explore options to improve rear elevations through rationalisation	To enhance the aesthetic value of the building, and unlock the potential of the car park area	Haringey Council and GLA to work with architects and heritage consultants to explore options to rationalise and improve rear of site	02

Conservation Policies

Setting, Views & Public Realm | Route to Zero Carbon

Setting, Views & Public Realm (cont.)

	POLICY	REASON	ACTION	PRIORITY
SVPR03	Explore options to influence sightlines to the building and development in its setting through input into planning applications in the locality and local policy	A single vista is discussed in the current Conservation Area assessment, there may be others to consider to enhance aesthetic and townscape value	Haringey Council and GLA to work with architects with appropriate experience to explore options to improve townscape value, to form part of future Conservation Area Appraisal or Local Plan revision.	02
SVPR04	Enhancing the aesthetic quality of the main elevation through conservation repair, improved access and planting solutions	To enhance aesthetic and communal value of site	GLA to work with designers/architects with appropriate heritage experience to consider options for improving public realm, placemaking and landscaping on site.	02
SVPR05	Enhance presence of existing trees	To improve the setting of the building	Removal of temporary timber structure to reveal tree crown back into public domain	02
SVPR06	Removal of bike shed to harness development and greening potential of car park area	To improve the setting of the building	GLA to work with architects with appropriate heritage experience to consider removal of bike shed as part of future development opportunities	02

Route to Zero Carbon

	POLICY	REASON	ACTION	PRIORITY
RZ01	Establish a whole building approach to environmental sustainability	To facilitate decisions to be made that allow for further environmental enhancements in the future rather than reactive solutions	GLA to work with appropriate consultants to develop a Route to Zero Carbon as per the Strategic Vision to be considered for all new capital projects	02
RZ02	Explore options to upgrade, rationalise, and consolidate plant and services in line with building-wide strategy and alternative energy sources – including connection to District heating	To address impact of building on the environment, reduce running costs and improve energy efficiency	GLA to work with appropriate consultants to appraise existing services and move to renewable sources of energy as part of future capital projects. Haringey Council to work with GLA to map the route to connection to connection to the District Heating Energy Network	02 03
RZ03	Explore options to upgrade poorly performing building fabric	To take a fabric first approach to reducing energy consumption	GLA to work with appropriate consultants to appraise building fabric as part of new capital projects (e.g. upgrades to roof, windows)	02 03

Conservation Policies

Condition, Maintenance & Repair | Interpretation & Visitor Experience

Condition, maintenance and repair	Condition, Maintenance & Repair				
		POLICY	REASON	ACTION	PRIORITY
	CMR01	Ensure an up to date, clear, management and maintenance rota in place to carry out regular maintenance as per the Planned Preventative Maintenance schedule (PPM)	To keep the building in good repair and identify issues in time to take a building wide, proactive, planned approach to safeguarding the heritage asset.	GLA to adopt and implement the PPM, and appoint a responsible person/team with the appropriate expertise to manage any required works and to review and update the PPM on an annual basis	0103
	CMR02	Assign roles and responsible parties for the management and maintenance of the historic building	There are a number of stakeholders involved in the running of the building. A primary reason for loss of heritage fabric is a lack of clarity on who is the responsible party.	GLA to clearly set out roles and responsibilities. This should form part of the lease agreements going forward	01
	CMR03	Act to prevent loss of historic fabric	The building has been subject to ad-hoc repairs over time, acting within constrained budgets. The PPM identifies some key priorities to address	GLA to commission remediation/repair works to safeguard key priority areas at highest risk (e.g. façades)	01
	CMR04	Explore opportunities to enhance heritage value or improve building performance through maintenance and repair regime	To take advantage of the possibility to improve the asset each time repair/remediation works are commissioned, and ensure the building evolves as sustainable heritage	GLA to work with consultants with appropriate heritage experience to identify opportunities to enhance the building's performance and heritage through routine maintenance and repair work	02
	CMR05	Establish building wide, approaches to repair and additions	Reactive approaches to repair and ad-hoc additions over time present an opportunity to add further usable area, and rationalise areas inefficient layout	GLA to appoint architect/designers with appropriate heritage experience to develop design studies in line with the Strategic Visioning undertaken to explore potential to improvements to layout and usable area.	02
Interpretation and visitor experience	Interpretation & Visitor Experience				
		POLICY	REASON	ACTION	PRIORITY
	IVE01	Provide opportunities for interpretation	Historic uses, functions and the building’s historic role in the community are not well evidenced in the building, prevent loss of this important part of the heritage	GLA to action proposals for collection, interpretation and display as part of future proposed changes to the building – Heritage Lottery Funding application could support this	0203
	IVE02	Explore options for reinforcing the lineage of the building at the forefront of energy advances in the UK	The connection of the Tottenham and Edmonton Gas Light and Coke Company may aid community buy-in for future sustainable energy proposals	GLA to work with appropriate consultants to develop proposals for display/dissemination of the historic ties to the Gas Light & Coke Company and incorporate into future Capital projects	0203

Conservation Policies
Health & Safety, Access & Circulation

Health & Safety,
Access and
circulation

	POLICY	REASON	ACTION	PRIORITY
HSA01	Ensure an up to date Fire strategy is established as part of any future projects	Non-compliant conditions observed on site. To provide a safe environment for building users.	GLA to commission Fire Strategy review, findings to inform future projects. Responsible person to ensure Fire Strategy is reviewed and updated when any change or modification to the building is considered.	01 03
HSA02	Explore options to improve level access and circulation throughout the building	Some potentially non-compliant access conditions. Best practice – to align all users experience of the building / enjoyment of equitable manner	GLA to commission access audit – establish best practice approach to existing condition and potential improvements	02
HSA03	Act to ensure a safe building for users that works towards best practice principles for Listed settings.	To achieve statutory health and safety compliance	GLA to work with appropriate consultants to address immediate safety issues, commission necessary survey and audits, and with each capital project address those remaining in a building wide, holistic manner	01 03

SUMMARY

The policies in this section focus on establishing building-wide, planned approaches to remediation, repair, development, and enhancement of the heritage significance of the building, with an emphasis on clearly assigning responsibilities.

They aim to establish an approach that facilitates necessary change, allowing the building to evolve and thus become a sustainable piece of heritage that can continue to serve the community for future generations.

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Appendix A: Designations

Appendix
Designations

List Entry summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name	639, HIGH ROAD N17
List Entry Number	1079205
Location	
County	Greater London Authority
District	Haringey
District Type	London Borough
Parish	Non Civil Parish
Heritage Category	Listed Building
Grade	II
Date first listed	10-May-1974
Location	639, HIGH ROAD N17
The building or site itself may lie within the boundary of more than one authority.	
National Grid Reference	TQ 33877 90684

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham, No 639 TQ 3390 17/118
2. 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.

The contents of this record have been generated from a legacy data system.

Legacy System number	201398
Legacy System	LBS

Appendix B: Regional & Local Planning Policy

Appendix

Regional & Local Planning Policy

The London Plan

Policy HC1 Heritage conservation and growth

A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental

quality of a place, and to social wellbeing.

C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

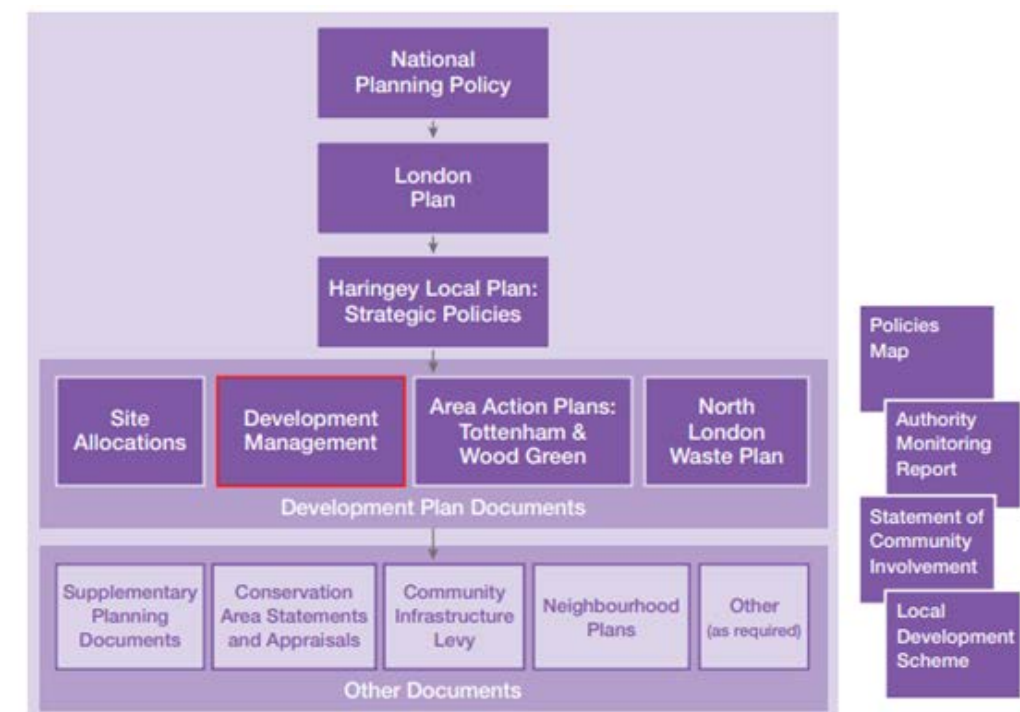
D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Haringey's Local Plan

"The Local Plan alongside the London Plan are the key planning documents for Haringey. Much of the detail to support Local Plan policies is contained in accompanying documents called Supplementary Planning Documents (SPDs)."

"Haringey's conservation policies are part of the Haringey Local Plan. SP12 of the Strategic Policies sets out the council's intention to 'ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.' Haringey's emerging Development Management DPD has further detailed policies on design and conservation."



Appendix

Regional & Local Planning Policy

Development Management DPD

Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

Development Management DPD

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or nondesignated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- b Character appraisals and management plans or other guidance, where they are available;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- d The relationship with adjoining and neighbouring

uses, particularly where these are heritage assets of significance in their own right;

- e The desirability of securing a viable use for a heritage asset consistent with its conservation; f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration. Conservation Areas

D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive. Listed and Locally Listed Buildings

F In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a Do not lead to substantial harm or total loss of their significance;

- b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner
- c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

G Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- o a The significance of an archaeological asset and its setting;
- o b The impact of the proposal on archaeological assets; and
- o c The priority given to preserving and managing the archaeological asset and its setting in situ. I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations. Enabling development J The Council will approve proposals for enabling development where it is demonstrated that: a It is the only viable means of securing the long term future of the asset affected; and b It is the optimum viable use, supported by an appropriate options appraisal; and
- o c The proposals address relevant policies (A-I) above

Appendix

Regional & Local Planning Policy

Haringey's Local Plan - Strategic Policies 2013 - 2026 March 2013

Strategic Policy 12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site. 2
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views

Archaeological Priority area – Saxon Settlement and Medieval Manor House - policy: SP12; DM 2.75

2.74 The Council is committed to securing the conservation and understanding of all historic assets including those of archaeological interest. Archaeological remains are the principal surviving evidence of the Borough's past. These assets, along with opportunities to exploit their contribution to public education and enjoyment, are vulnerable to new development where its potential impacts have not been fully considered. The heritage value of archaeological remains is diminished once they are removed from their original location or lost altogether.

2.75 Locations within Haringey which are suspected to contain below ground archaeology are identified on the Policies Map as Archaeological Priority Areas. Applicants should refer these areas when considering site development opportunities and assess whether sites are

known or likely to contain archaeological remains. 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

STRATEGIC POLICY 12: CONSERVATION	
The Council will protect and enhance buildings and areas of historical interest and importance, and their settings.	
Targets	Indicators
a. Protect all buildings and areas in Haringey included in the Historic Environment Record.	LOI 59 Number of Conservation Area appraisals and Conservation Management Plans completed
b. Maintain, and where appropriate, increase the number of buildings with statutory listing (where there is proper justification and where they meet certain criteria).	LOI 60 Change (increase/decrease) in the number of statutory listed buildings and structures in the borough
c. Reduce the number of buildings, structures Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register.	LOI 61 Numbers of buildings, structures and Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register
d. Ensure no change to the borough's strategic view.	LOI 62 Any/type of change to the strategic view

Extract from Haringey's Local Plan - Strategic Policies 2013-2026

Appendix

Regional & Local Planning Policy

Tottenham Area Action Plan AAP5 Conservation and Heritage

Header policy:

A The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this aim the Council will seek to strengthen the historic and local character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment. This includes reviewing Conservation Area Appraisals and Management Plans where appropriate. Proposals for new development will be required to:

- a)** Reflect, where available and relevant, character and heritage appraisals, statements and management plans for the area and/or heritage assets;
- b)** Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal;
- c)** Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them;
- d)** Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible

SPDs

Planning Obligations SPD

London Plan Policy 7.8 and Policies SP12, DM9 and AAP5 detail the Council's policy requirements in relation to managing the historic environment, including archaeological assessment requirements.

10. Heritage

Types of Obligations

10.4 Where appropriate, the range of matters that could be included as part of a planning obligation in relation to heritage assets include:

- Conservation, enhancement, restoration and/or maintenance of a heritage asset(s) and their setting;
- Increased public access and improved signage to and from heritage assets;
- Interpretation panels/ historical information and public open days;
- Production and implementation of a Conservation Management Plans;
- Measures for preservation or investigation and recovery of archaeological remains and sites;
- Display of archaeological sites;
- Dissemination of historic environment information for public/school education and research; and
- Sustainability improvements (such as loft insulation) for historic buildings.

North Tottenham Conservation Area Appraisal

Sub character area Townscape summary

1.5.44

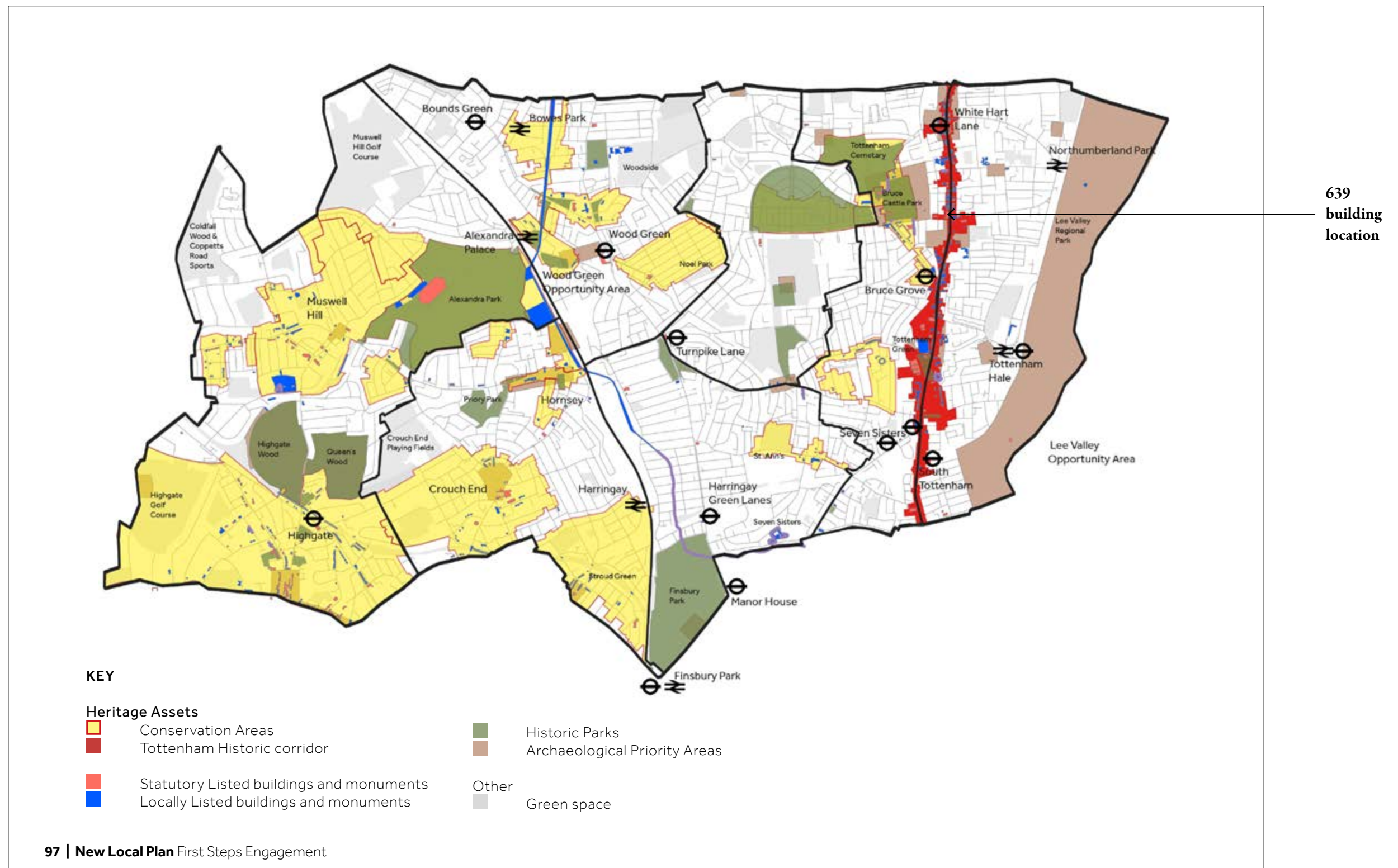
This stretch of the High Road is significant in two main respects. First, the preservation of the historic open character and variety in the building line, which is accentuated by changes in the road width and the alignment of the buildings on the east side, and complemented on the west side by the survival of former front gardens and forecourts, most notably the landscaped area in front of the former technical college.

1.5.45

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 in facsimile of the 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 crossroads.

Appendix

Regional & Local Planning Policy



Extract from Tottenham's New Emerging Local Plan (2020) - 639 Site shown within Tottenham Historic corridor

Appendix

Regional & Local Planning Policy

Development Management DPD

SP13 DM24 Managing and reducing flood risk (On edge of Flood Zone 2)

A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding.

B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment (FRA) taking account of all potential sources of flooding and should:

a) Demonstrate the application of a sequential approach for the development of individual sites to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;

b) Preserve overland flood and flow routes and ensure there is no net loss of flood storage. Adequate flood storage and compensation should be provided on site, or if this is not possible, provided off site where circumstances allow;

c) Where appropriate, set out the mitigation measures that will be incorporated on site to manage residual flood risk including:

i) Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level; and

ii) Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan.

d) Contribute to naturalising watercourses where opportunities arise.

C. All proposals for new development will be required to: a Manage and reduce surface water run-off; and b Manage water and waste water discharges. D With the exception of water compatible uses and essential infrastructure, development in areas designated in Haringey's Strategic Flood Risk Assessment as being within Flood Zone 3b will not be permitted

SP13 DM26: Critical Drainage Area

Critical Drainage Areas - DM 28 A - All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.

SP13; DM28 Protecting and Enhancing Watercourses and Flood Defences (On Blue Ribbon network)

A) New development must be set back at a distance of 8 meters from a main river and 5 meters from an ordinary watercourse, or at an appropriate width as agreed by the Council and the Environment Agency, in order to provide an adequate undeveloped buffer zone.

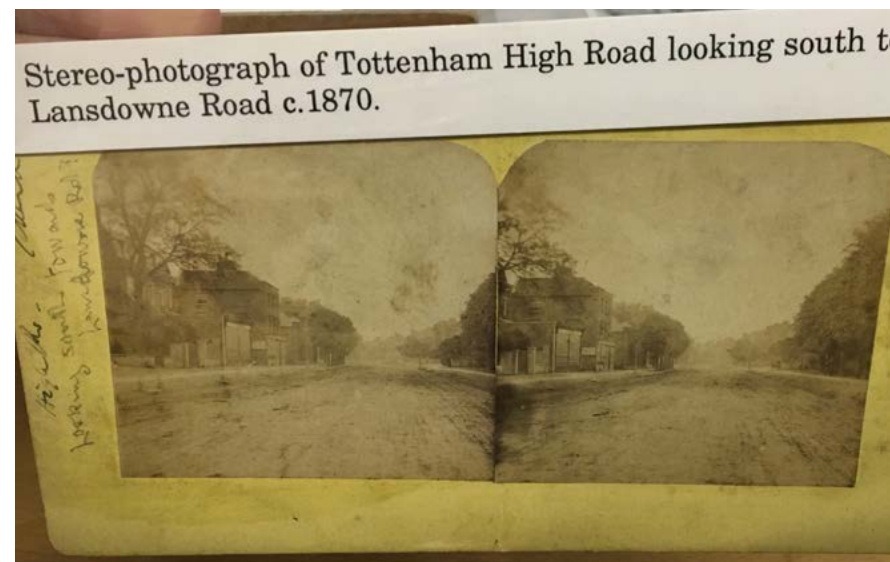
B) Development proposals on sites containing a main river or ordinary watercourse will be required to demonstrate how the objectives of the Thames River Basin Management Plan and London River Restoration Action Plan have been taken into account. C Having regard to (B) above, all major development will be required to and minor development should: a Investigate and secure the implementation of environmental enhancements to open sections of the river or watercourse; and b Investigate and secure the implementation of measures to restore culverted sections of the river or watercourse. D Proposals must not adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting. E Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements. F Development on or adjacent to a watercourse must not result in the deterioration of the quality of that watercourse.

4.96 - Watercourses in Haringey form part of the network of rivers and streams within the London basin. They are an important resource that offer amenity, support biodiversity and play a critical role in sustainable flood management (such as by reducing the speed of water run-off and providing capacity for flood storage). Many watercourses have been significantly altered from their original state thus compromising these key functions. This is owing to a legacy of urban development in which watercourses were redirected away from sites or piped into culverted sections below ground. The Council will seek to stop and reverse such unsustainable alterations by requiring that proposals for site redevelopment fully exploit opportunities to restore and enhance the natural functioning of watercourses. This is in line with the London Plan objectives for the Blue Ribbon network and the Council will extend these policy principles to all watercourses in Haringey.

Appendix C: Historic Photographs

Appendix

Historic Photographs



1870



Fair Lawn Villa circa 1890



The Ferns circa 1892



circa 1905



circa 1905



circa 1910



circa 1914



circa 1914



circa 1930

Images courtesy of Bruce Castle Archive

Appendix
Historic Photographs



circa 1996 - courtesy of Bruce Castle Museum



2012 - courtesy of Sergison Bates Architects



2012 - courtesy of Sergison Bates Architects



2012 - courtesy of Sergison Bates Architects

Thank you.

+44 (0) 208 5100 500

studio@freehausdesign.com

77 Leonard Street,

London EC2A 4QS

United Kingdom

freehausdesign.com