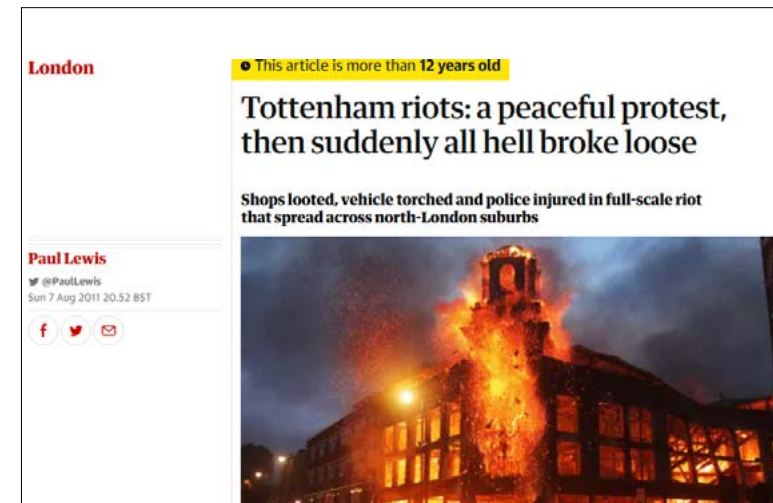


Historic Development

Tottenham & Edmonton Gas Light & Coke Company Building



headlines in 2011 - Co-op building destroyed
image courtesy of the Guardian

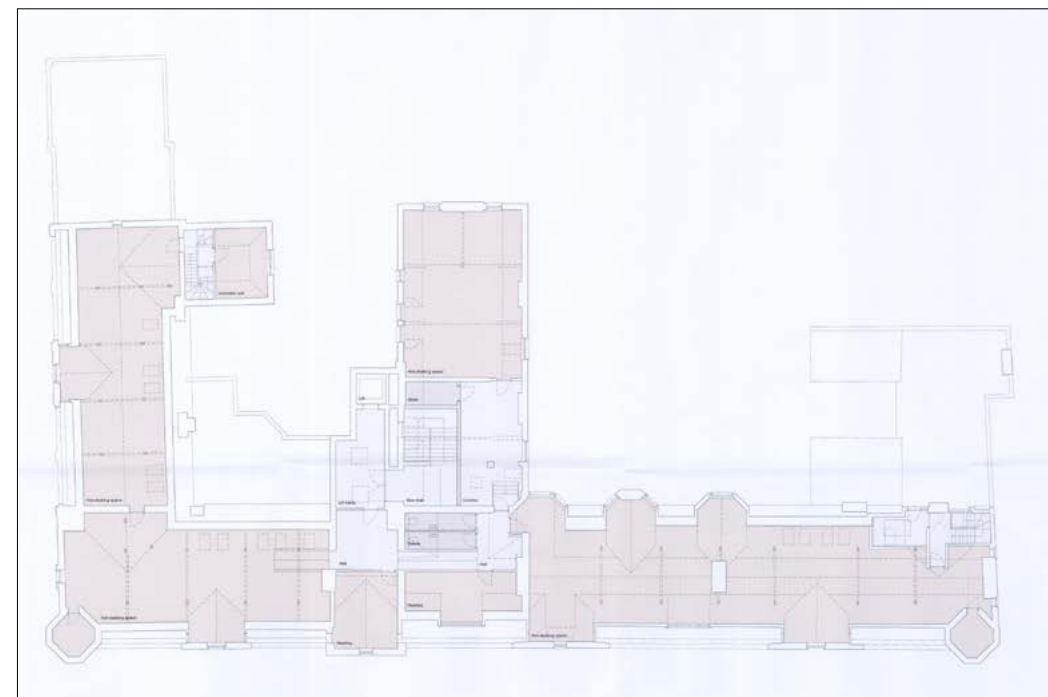


fire damaged High Road facade following the riots in 2011
image courtesy of Sergison Bates planning report HGY-2012-1561

During August 2011, the building became a flash point during the civil disturbances following the police shooting of Mark Duggan. The building opposite (the 1930's Co-op building) was destroyed, and the 639 building, occupied by various council departments including building control at the time sustained fire damage - 'primarily to the ground floor rooms along high street'¹⁶.

The 639 building therefore holds Intangible heritage value, which may yet increase or decrease in future.

The 2012 proposal to remediate the building and bring it back into use were on a limited budget, and so an approach of covering up and protecting the heritage fabric was taken in many instances (e.g. ceilings).



2012 proposals to remediate the building
image courtesy of Sergison Bates planning report HGY-2012-1561



Charring to the building fabric after the 2011 riots
image courtesy of the Trampery

Historic Development

Tottenham & Edmonton Gas Light & Coke Company Building

Following damage during the civil disturbances in 2011, the building was vacant again for a period. Through well documented investigations undertaken since 2011 it is understood that the masonry of the original historic building fabric is formed of cavity construction forming a façade against the steel frame.

In 2012 the GLA purchased the freehold of the building from Haringey Council, to bring the building back into use as soon as possible following the riots. It was agreed that the building was surplus to Council requirements, and instead, the Council could work with the GLA to create a dynamic enterprise, employment and community resource, with public space providing accommodation for new and existing businesses. The model would enable the Council's Tottenham Regeneration Team to occupy a small part of the building on a flexible basis to retain a civic presence on the High Road.

The same year, a series of refurbishments were implemented based on the design and remedial works prepared and collated by architects Sergison Bates. The focus of the works sought to refurbish and modernise the building in light of the significant damage sustained, which largely 'occurred to the ground floor of the building on the east elevation to Tottenham High Road'¹⁷. The anticipated use of the building was as an enterprise hub, home to a number of enterprise initiatives and activities driven by local people and businesses. In addition, a new café and community use event spaces were envisioned as part of the design.

The adaptations in 2012 focused externally on a new entrance ramp on the Tottenham High Road elevation. These adaptations, both of which are believed to be reversible, strike a clearer distinction between old and new and have used complementary materials set within contemporary and subservient massing to better respect the original building fabric.

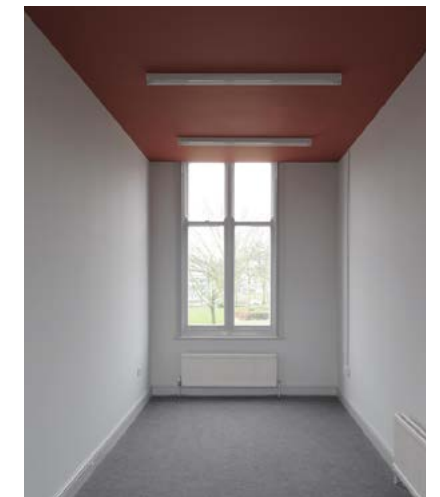
A temporary design intervention to the north of the site, a feature installation gateway surrounding an existing Rowan tree, was designed and implemented by architects Gort Scott in 2012. The intervention signals the entrance to the Tottenham Living Room, also part of the architect's scope - a new community hub in a previously disused yard adjacent to 639 Tottenham High Road. Although envisioned as a temporary community space, this is very much used by the Trampery as part of the facilities available to enterprise initiatives in the building.

The works to the premises were complete in July 2012 and formerly launched by the Mayor of London in May 2013 with the local charity, London Youth Support Trust (LYST), appointed by the GLA to operate the facility.

In 2018 the Trampery, a London-based social enterprise, specialising in shared workspace and support for entrepreneurs and creative businesses¹⁸ were appointed to oversee the facility and have spearheaded the discussion and need for improvements to the premises to better serve the local community.



looking South West from Tottenham High Road with Gort Scott's intervention in the foreground - photo circa 2021



examples of existing condition of rooms as found, and subsequent internal refurbishments in 2012 - image courtesy of Sergison Bates

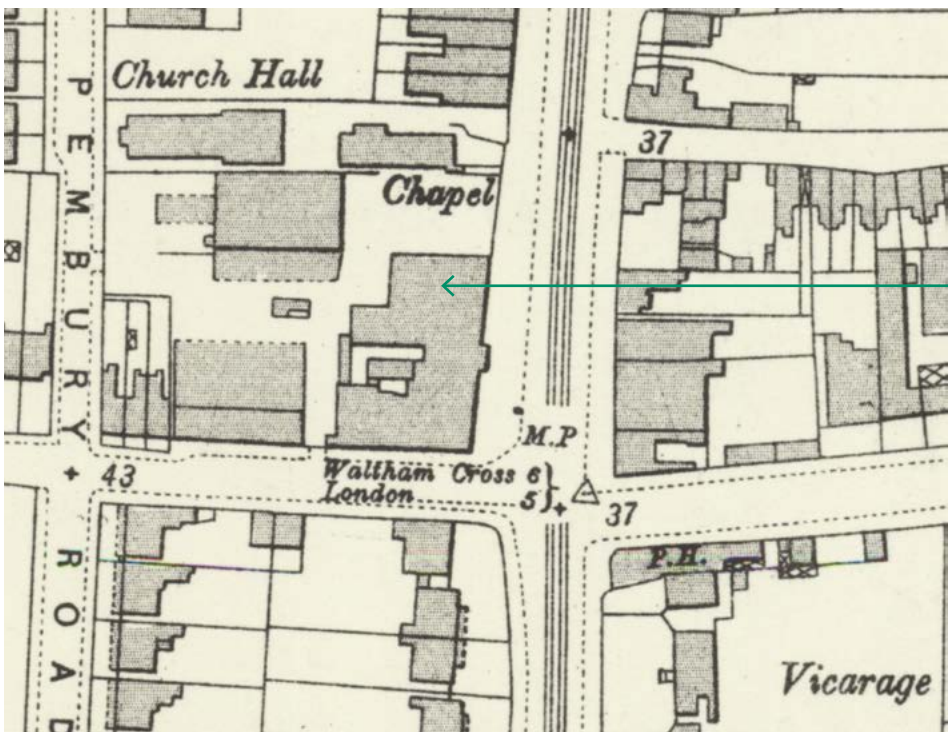
Historic Development
Tottenham & Edmonton Gas Light & Coke Company Building

Fairlawn Villa
still in place



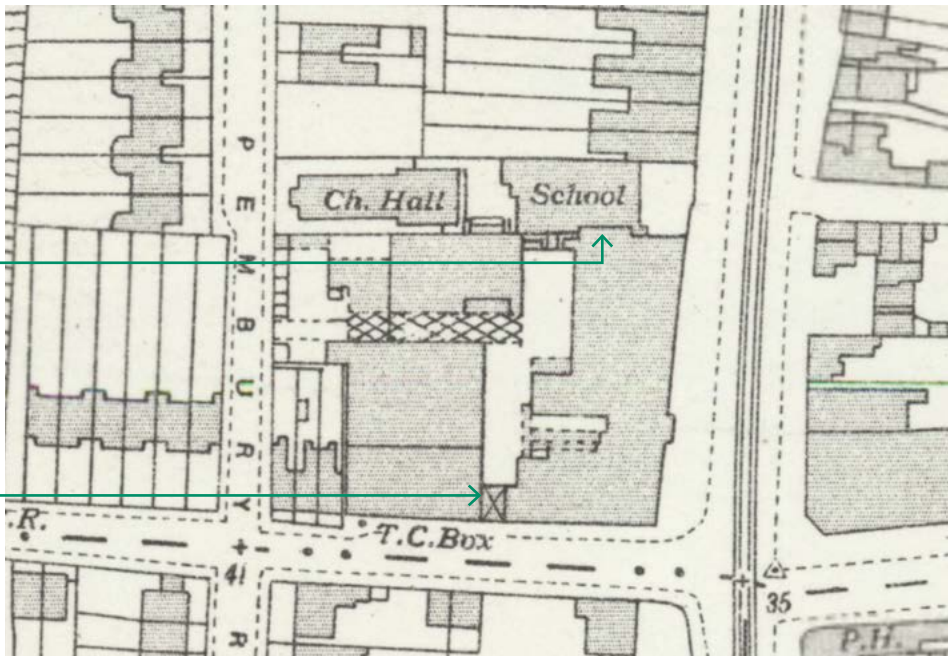
1893-6 - Tottenham High Road - courtesy of Layers of London

stove repair workshop
and extension of
showroom now built



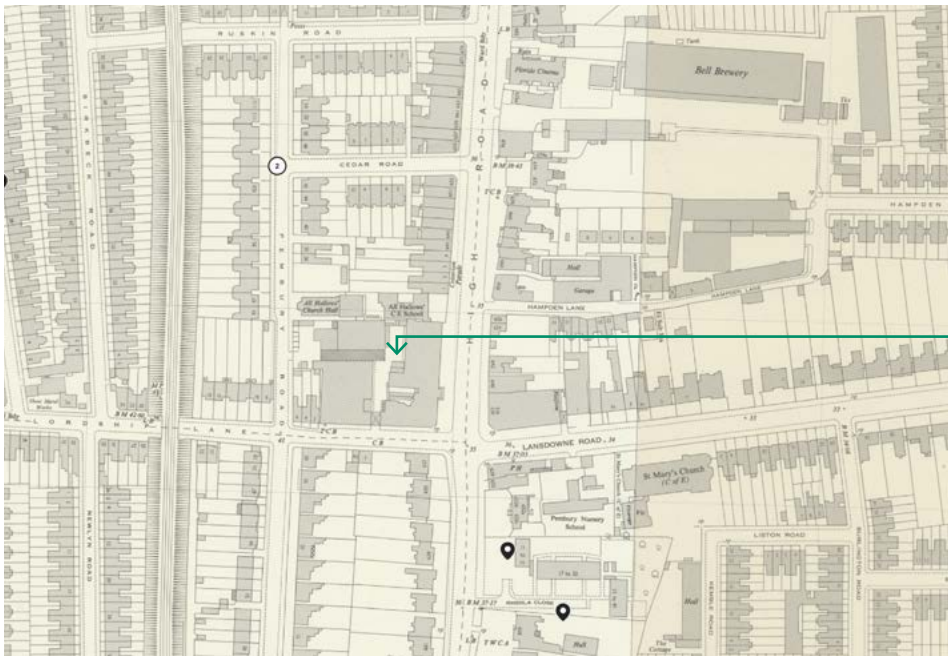
1911 (published 1913) - Tottenham High Road - courtesy of Old Maps of Haringey

phase 2 built
right up to
existing school
adjacent



1937 - Tottenham High Road - courtesy of Old Maps of Haringey

further ad-hoc
additions to rear
(subsequently
removed)



1940s-60s - Tottenham High Road - courtesy of Layers of London

Historic maps have aided the understanding of the
building's development over time.

Historic Development
Tottenham & Edmonton Gas Light & Coke Company Building



circa 1905 - courtesy of Bruce Castle Museum

first phase
complete



circa 1910 - courtesy of Bruce Castle Museum

ground floor
bays added



circa 1914 - courtesy of Bruce Castle Museum

second
phase
complete



1946 Aerial photo - courtesy of the National Library of Scotland

pitched
rooves to rear
buildings still
present

undercroft
now present

Historic photographs have aided the understanding of the building's development over time.

Historic Development

Architectural Context: Neo-Jacobean Architecture

Architectural Context

639 High Road was built in the Neo-Jacobean architectural style, and so some examples of buildings built in that style are included here to sit within its broader architectural context. It is notable that the function of the buildings included here are in contrast to the Edmonton Gas Light and Coke Company building, and further research could be undertaken to find any other contemporaneous Gas, Light and Coke Company buildings.

Neo-Jacobean Architecture

Neo-Jacobean, often referred to as 'Jacobean Revival' or 'Jacobethan'¹⁹ (a compound of both Jacobean and Elizabethan styles as coined by Sir John Betjeman (1906-1984), refers to a mixed renaissance revival style that was made popular in England from the late 1820s²⁰.

The style revived most of its inspiration from the English Renaissance (1550-1625) and combined elements of Elizabethan and Jacobean periods. In particular in the movement borrowed from exemplar Jacobean country houses which often adopted an 'H' or 'U' plan, ornate capped corner towers and between these, a loggia with a long gallery above, both for show and for entertainment.

The style's main characteristics are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, carved brick detailing, steep roof gables, often terracotta brickwork, balustrades and parapets, pillars supporting porches and high chimneys as in the Elizabethan style. Celebrated examples of this style are Harlaxton Manor in Lincolnshire, Mentmore Towers in Buckinghamshire and Sandringham House in Norfolk, England (see adjacent images).



Harlaxton Manor, Lincolnshire, 1830



Mentmore Towers, Buckinghamshire, 1852-4



Sandringham House, Norfolk, 1870-92

The Age of Construction

Age of Construction

Age of Construction Plans

- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012

This section contains a set of drawings that indicate the age of the building fabric. Enquiries have been made at the V&A collections, RIBA Library, and the local history library in Haringey at Bruce Grove, however historic information about the original layout of the building is limited.

As such, age of construction has been interpolated from archival photographs, OS maps, and inspection on site where possible with oversight from heritage specialists, Purcell. Sergison Bates' surveys undertaken prior to the 2012 works, as well as 'as built' drawings from the same time were instructive to enable identification of the 2012 additions.

The building is constructed broadly in three phases - 1901, 1904, and 1914, with many additions over the years to adapt it to changing needs, and changes of use. It is understood from a commemorative publication that a stove works was added to the rear of the building in 1904²¹.

Generally, internal alterations have been carried out circa 1980 via applications OLD/1986/554 and OLD/1986/0555 and 2012 via HGY/2012/1561 The lift core was a subsequent addition in 1990 via applications OLD/9999/2603 and OLD/9999/2604.

There is some question over the exact date of construction of the rear WC block additions and bike store, however clues such as the grey edging brick to door openings suggests it was at the same time as the large single storey ground floor rear extension, which is visible on the 1913 OS plan.



Age of Construction Plans

- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012



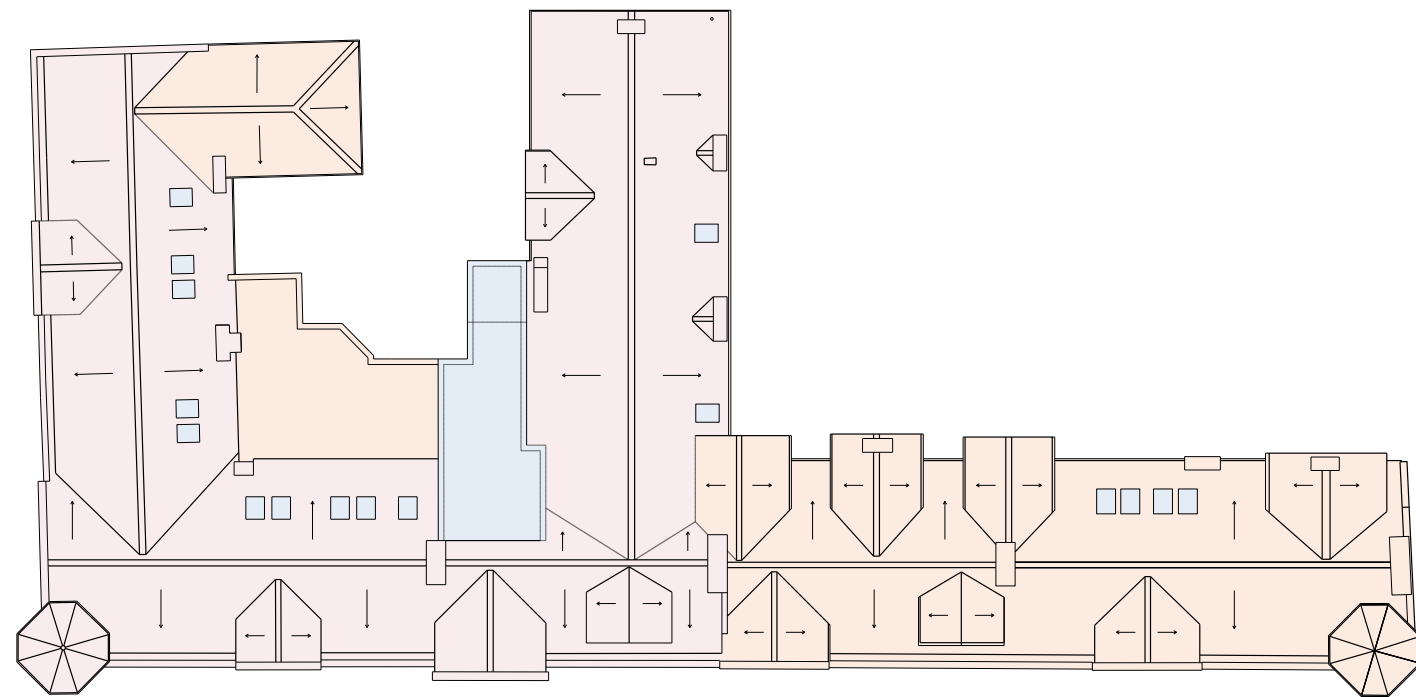
The loggia corridor at first floor and adjoining rooms presents a location where historic decorative interiors are largely intact

Age of Construction

Age of Construction Plans

- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012

roof level



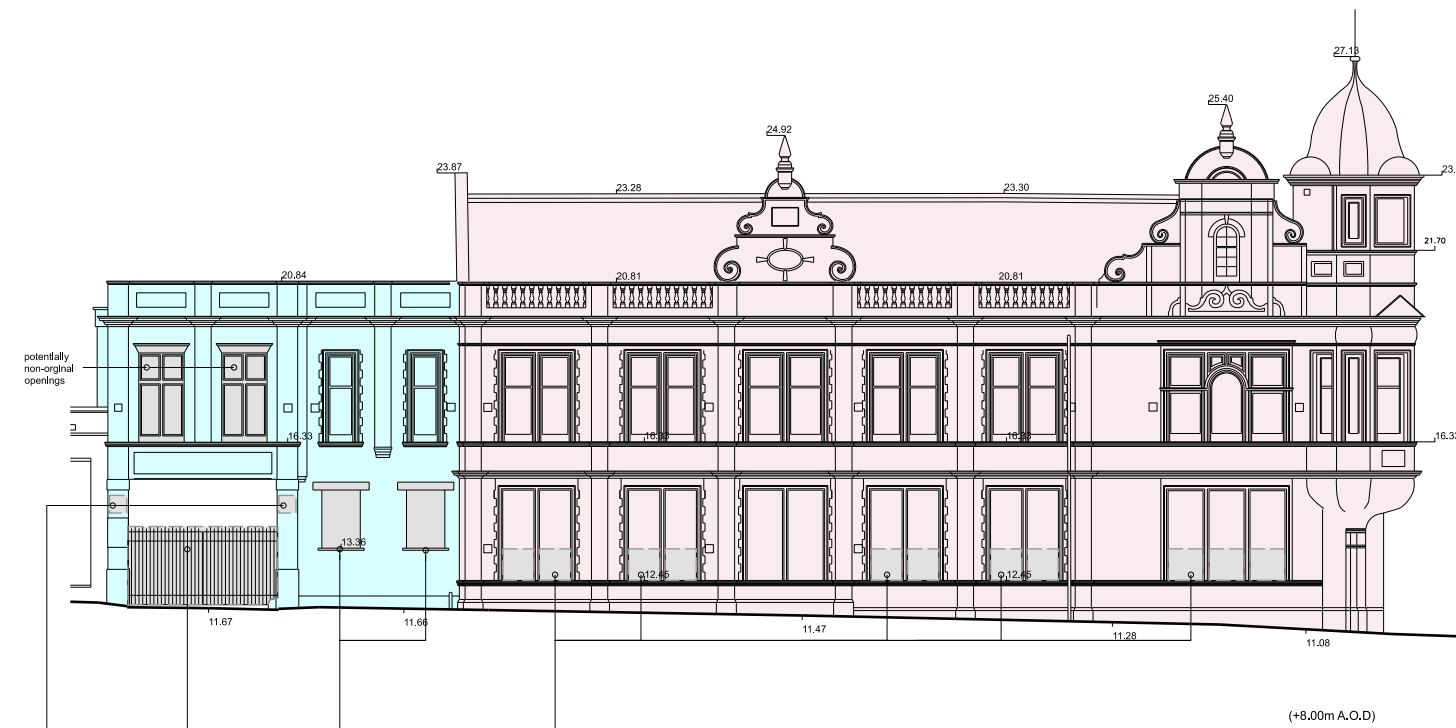
Roof coverings may not be historic in areas. Fills refer to roof construction/fabric. Lordship Lane facing wing known to have modern concrete roof tiles.



Age of Construction

Age of Construction Elevations

- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012



modern signage modern gates potentially non-original windows modern internal secondary glazing

south elevation



cementitious render - infilled opening
suspected to have been made to facilitate
1990s fire escape stair installation

north elevation