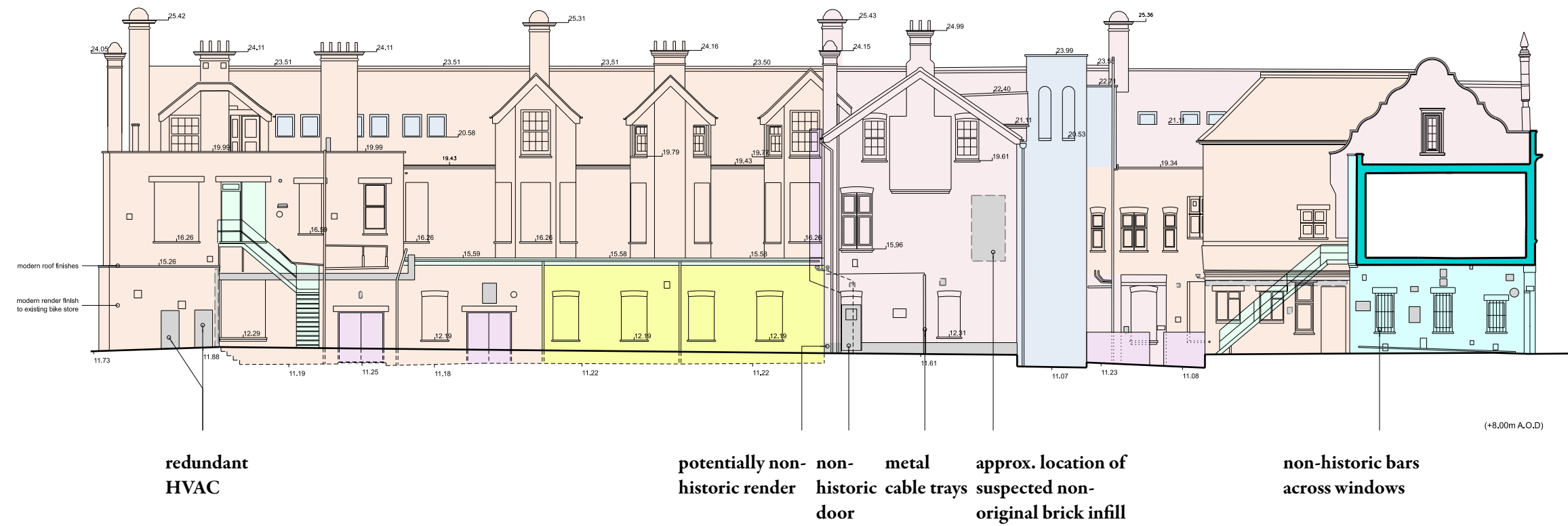


Age of Construction

Age of Construction Elevations

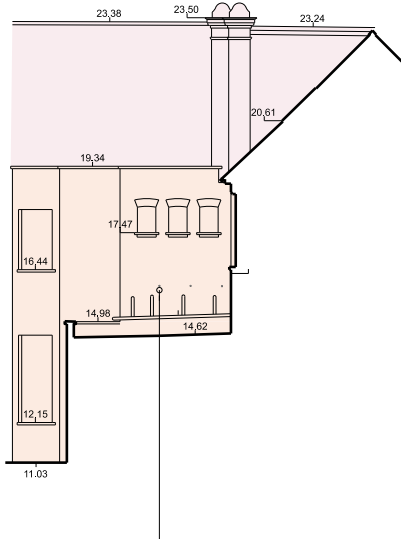
- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012



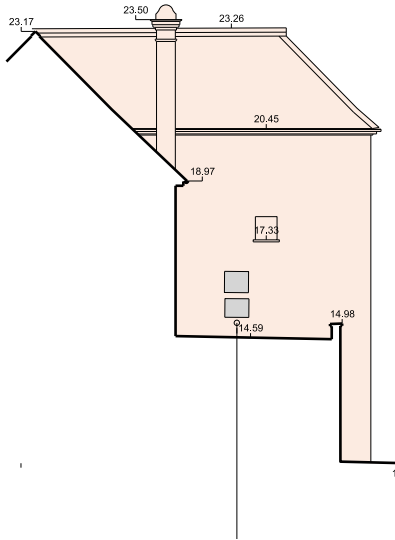
west elevation

Age of Construction Age of Construction Elevations

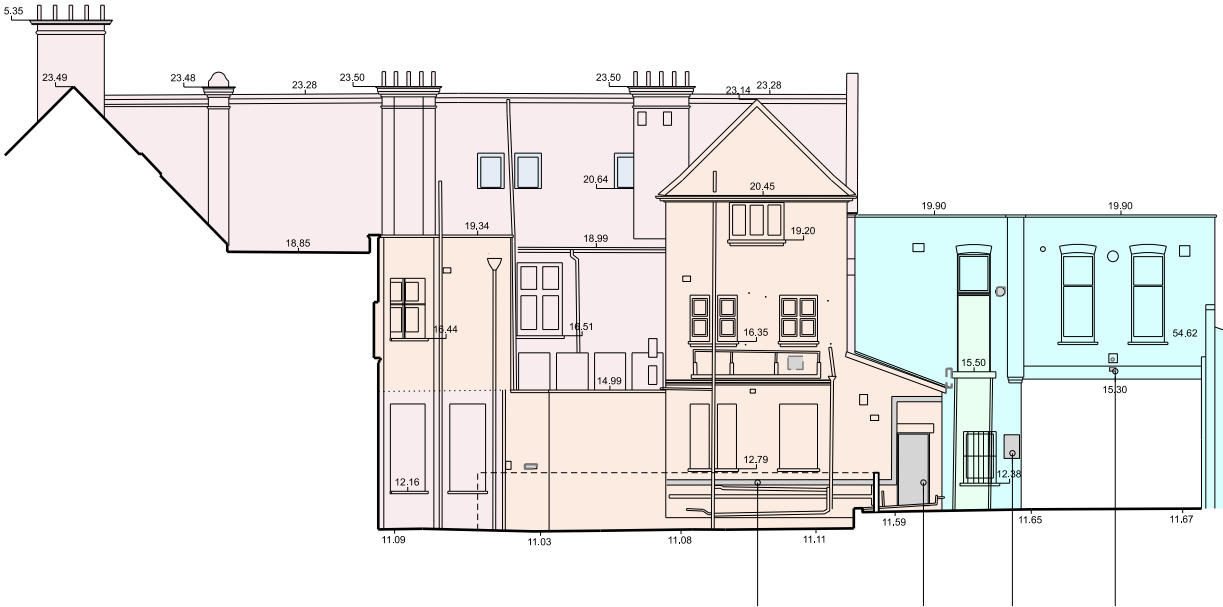
- Circa 1901
- 1904
- By circa 1910
- By circa 1914
- By circa 1937
- Circa 1980s
- 1990s
- pre-2012 assumed non-historic
- 2012
- post 2012



west elevation (south wing)

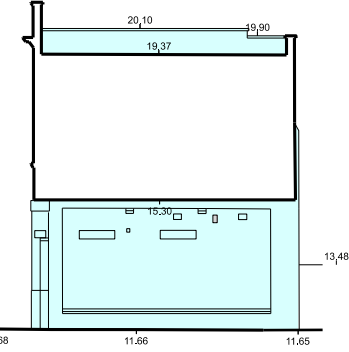


east elevation (south wing)



north elevation (south wing)

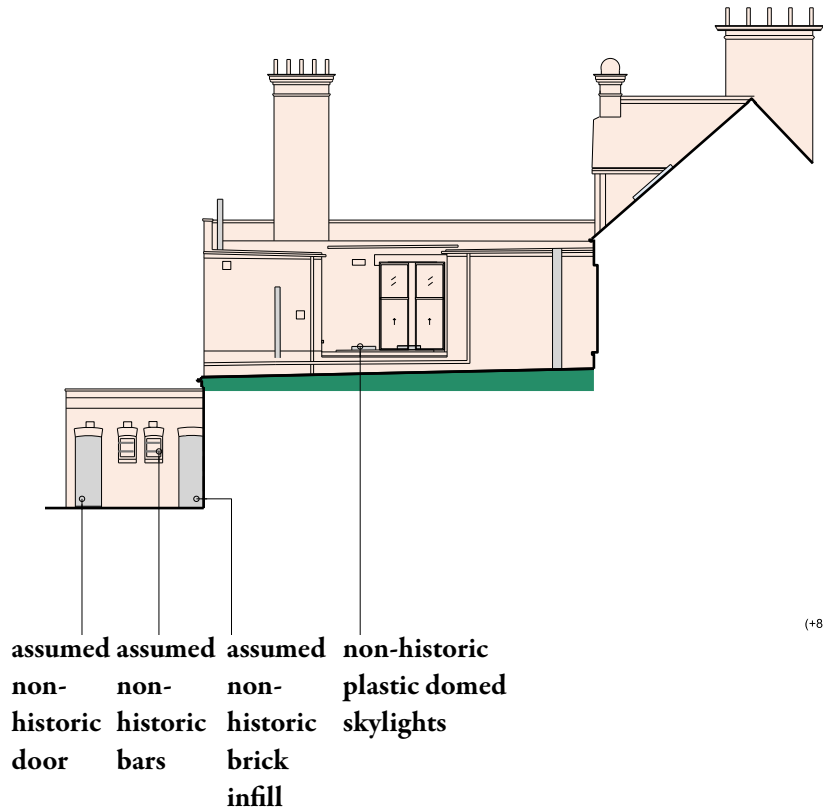
cabling, modern infill modern modern
trunking and to opening signage lighting
lighting



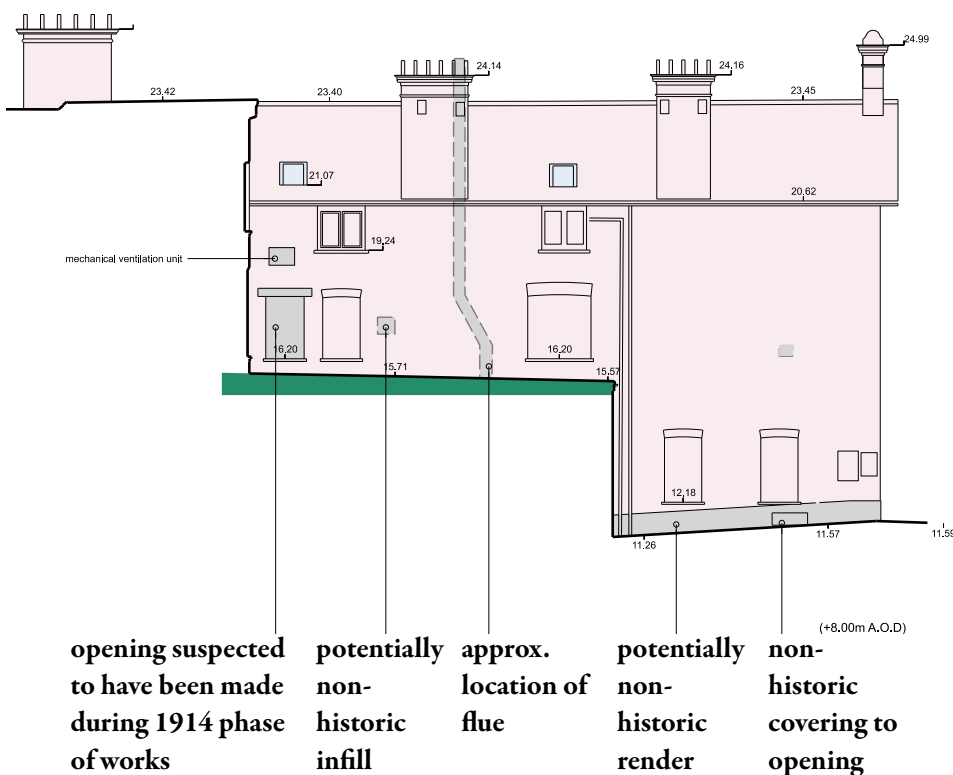
west elevation (undercroft)

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



south elevation (north wing)



north elevation (middle wing)



south elevation (middle wing)

Assessment of Significance

Assessment of Significance

Introduction

Introduction

This section assesses the significance of the heritage assets, including its setting.

Significance is defined by the National Planning Policy Framework as the **‘value of a heritage asset to this and future generations because of its heritage interest’**.

Significance is the term given to the total sum of the cultural and heritage values that make a place special to this and future generations. It encompasses not just the physical attributes of a site but also its setting, contents, use, history, traditions and wider context; these may be tangible or intangible (i.e. physical or thematic). It is therefore unique to each place and relative significance can vary from element to element: a building or space may be significant for one or several overarching reasons, but a specific element may be more or less significant than the whole for different reasons.

The following assessment of heritage significance is informed by Historic England’s Conservation Principles (April 2008), Managing Significance in Decision-Taking in the Historic Environment (March 2015), and Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019).

Heritage Values

The concept of ‘significance’ lies at the heart of Conservation Principles, it is a collective term for the sum of all the heritage values that society attaches to a place. Understanding who values a place and why provides the basis for managing and sustaining those values for future generations. Heritage values can be arranged into the following four groups:

Evidential value - The potential of a place to yield evidence about past human activity.

Historic value – The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – Derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Factors such as rarity, integrity and group value will further contribute to significance.

Setting – the surroundings in which a heritage asset is experienced or is otherwise linked to – is also a key consideration.

Who

In assessing value, it is also important to consider who the building provides value to. In the case of the 639 building, the key groups include:

- those that have memories of its former functions as the Gas Light & Coke Company showroom and as the Council premises
- the small businesses and start ups for whom it is a vital source of free or affordable workspace, offering the potential to connect with others through events, learning programmes, training mentoring and advice²².
- the children and families that benefit from the after school programmes and support run from the building
- those that make use of its important local services, often run by local groups - such as the Tottenham Food Hub
- local people who make use of the public-facing cafe
- local people who attend events held in the members' lounge area



639 High Road - Trampery studio occupiers today



Community events in the members' lounge, image courtesy of The Trampery



Community focussed services in the Tottenham Living Room

Assessment of Significance

Levels of Significance

Levels of Significance

Significance and the interests/values which contribute to it are measured against a sliding scale: whilst many elements will be significant, not all will be significant to the same degree. It is important to recognise these variations so that future change is determined proportionately to significance.

Very High Significance	High Significance	Medium Significance	Low Significance	Neutral Elements	Intrusive Elements
A theme, feature, building or space which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly	A theme, feature, building or space which is has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly	A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.	Themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.	Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.	Intrusive – Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

Assessing Significance

Statement

Communal value

Derived from *'the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'*¹²³

For many, the former role of the building in the community as a regular place to visit to pay gas bills and to look at new gas-related products still holds some communal value, and during its life as a Haringey Council building, it became a flashpoint for the civil disturbances in 2011, suffering damage during the riots. As such it has become part of the fabric of the history of social uprising and resistance in the borough.

The Trampery were appointed in 2018 to provide a range of education and support programmes to the local community from 639 Tottenham High Road.

These functions are housed within a grand Edwardian Building set within a urban commercial context in North Tottenham. The premises provide an important entrepreneurial base and subsidised rent for the Trampery members, comprising local businesses, start-ups and innovators. Important services are also provided to the local community, (e.g. food bank and soup kitchen) through the 2012 Tottenham Living Room (TLR) - an outbuilding originally conceived as temporary.

Whilst the public facing areas of the building are less extensive than those used by the members, the building still plays a vital role in the community and is seen as a focal point not only for community initiatives but also for further education and advice. Its current functions are seen as very appropriate to perpetuating the heritage.

There is also potential to consider the views and sightlines to and from the building, to strengthen its role and identity as a community asset.

The building is therefore of **high communal value**.

Historic value

*'The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.'*¹²⁴

The building has a particularly rich history. The building and what remains of the interiors are explicit and tangible reminders of a notable gas company, thriving and influential.

In broad terms across the historic headquarters, the multiple layers of change contribute greatly to its historic value, charting the rise and fall of the importance of domestic gas use, the relative prosperity and gradual decline leading to break up of the relocation and eventual break-up of the company.

It has not been possible to access historic plans of the building, and further archival research may further reveal how the building laid out and consequently how the company functioned within it.

The building also holds historic associations with the architect as part of his body of work, and with the historic events of the 2011 riots.

The building therefore has **high historic value**.

Evidential value

*'The potential of a place to yield evidence about past human activity.'*¹²⁵

Archaeology: The site's location partially overlapping the archaeological Priority Area - Saxon Settlement and Medieval Manor House, and it's potential future inclusion within the Ermine Street corridor means that there is some potential that buried deposits relating to these early phases of settlement could be found in areas below ground.

There may also be archaeological evidence relating to the



Tottenham District Gas Offices, Cashiers & Showroom circa 1907-courtesy of Bruce Castle Museum



Tottenham gas showroom circa 1914 - courtesy of Bruce Castle Museum

Assessing Significance

Statement

Evidential value (cont.)

pre-dating Fairlawn Villa and garden landscaping.

If archaeological remains are found to be in-situ, the archaeological potential would be considered **moderate**.

Documentary and archive: 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 has not been possible to source. While it is understood that the public facing showrooms and cashiers rooms were at ground floor level, with company offices above, it may be possible to unearth further evidence of past layouts of this or other comparable buildings in the future. Our research uncovered further archival records, (see Introduction) which may provide further understanding of the original arrangement of the building itself and other comparable buildings.

Building Fabric: The building and its spaces are not considered to hold high 'evidential value'; insofar as the spaces, their layouts, materials used and interior fabric are visible and in keeping with the early 20th Century character, and as such the spaces do not yield evidence about specific human activity that isn't already well understood in comparable examples of architecture across London. While some areas of original plan layout remain particularly to the east facing rooms at ground and first floor levels, the building as been subsequently subdivided and remodelled internally to adapt to each new occupier's functional needs. There is also potential in conjunction with further research, for the building to reveal information about typical or atypical showroom and office layouts, and the operation of the Company.

The building is considered to be of **low evidential value**.

Aesthetic value

*'The ways in which people draw sensory and intellectual stimulation from a place.'*²⁶

Broadly, aesthetic value can be split up into urban, external, and internal. Externally the East and South facing façades provide the highest significance, the elevations having been arranged for aesthetic impact, featuring enhanced levels of decorative detailing. Internally, east facing, principal rooms at ground and first floor hold the higher significance, with the rear facing rooms holding considerably less aesthetic value and have been subject to more extensive adaptation over the course of the building's life.

Architectural qualities that contribute to this significance include the materiality and detailing of the principle façades, the remaining historic cornicing internally, the clock, decorative fireplace surrounds and plasterwork, stained glass windows, timber pediments over doorways, arched openings within the ground floor showrooms and the grand entrance stair.

The main elevations and some of the more intricately designed internal spaces (e.g. the ground floor showroom and first floor loggia corridor and spaces) are of **high aesthetic value**. However, internally in the remainder of the building there is significant variation in aesthetic value - ranging from **high, moderate, low** and spaces that are **detracting** from the aesthetic value.

Cumulative significance

The special interest of the fabric of the building has the following hierarchy of significance.

Of the **very high significance** and particularly sensitive to change are:

- Its civic value and presence as part of the urban setting, forming part of a pair of buildings (with the



inside the clock tower



view from Tottenham High Road following riot damage in 2011

Assessing Significance

Statement

Cumulative significance (cont.)

- rebuilt Co-op opposite) creating a gateway to the north of Tottenham High Road.
- Its external street-facing elevations, in particular the east elevation, including its picturesque roof-scape and clock tower.
- Original external features including the grand window reveals and decorative stone-lined column to the doorways, expressive masonry gables and adjacent high level balustrading;
- The ornate 'oriel' window projection at first floor level on the south-eastern corner of the building which continues above the roof level supporting a clock tower with a copper dome roof; (the projecting lantern to the north east corner is less prominent, while providing symmetry to the façade, is less significant)
- The existing terracotta mullions and transoms
- The bay lined profiles and internal corridors to the west elevation within the 1914 wing of the building.
- Entrance stairwell and it's original decorations and finishes

Of **high significance** and also sensitive to change is:

- Historic showroom space at ground floor
- First floor east-facing ornate offices
- North facade at first and second floor levels - historic urban development plans indicate the north elevation abutted a school building, now demolished. It is also impacted by a number of service penetrations at low level and has a lower street presence
- Existing windows - overall the building is an example of good original window retention

- Stained glass to the internal and external windows;
- Internal floor linings to the grand entrance staircase and detailing around the stair itself.
- Areas of interior plasterwork that have been preserved (e.g. Loggia corridor)
- Original cast iron drainage goods
- Fireplaces throughout, where they remain and are visible, particularly those at first floor level where decorative surrounds remain in tact. Where concealed, significance subject to opening up.

Of **moderate significance** and therefore broadly adaptable are:

- The west facade has experienced much change over the years to adapt to changing needs - however, its chimneys provide important heritage character
- Original doors, ironmongery and architraves;
- Areas of interior plasterwork that have been considerably adapted over time.
- Hidden original parquet flooring and floorboard beneath modern finishes
- Original finishes and room layout of Strong room
- Coal chute

Of **low significance** and but which might contribute to the character or appearance of the site are:

- Attic rooms with historic roof pitches at second floor
- Rear projections to the building that formed part of the 1901 or 1914 phases

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole and therefore highly adaptable are:



stained glass window to east facade



decorative plasterwork and internal stained glass door

Assessing Significance

Statement

Cumulative significance (cont.)

- Internal painted finishes throughout, which conceal the
- expressive timber detailing which is understood to be mahogany based on previous opening up as part of the 2012 works;
- The brick-lined lift extension believed to date from 1990.

Factors which detract from the building's significance and should therefore, wherever possible, be removed are:

- Concrete roof tiles to historic pitched rooves
- Struck pointing wherever present (for example North elevation) is out of character for the period
- Surface-mounted services including conduits, flues and grilles to the exterior of the building, many of which appear redundant, in particular to the primary eastern elevation and the northern flank elevation;
- Internal services that have been layered on to the existing fabric without due care and attention.
- Unsympathetic modern finishes and fittings (e.g. carpets and radiators)
- Dropped ceilings - introduced as part of the 2012 brief to make the space functional, on a limited budget. These detract from the historic character of the rooms, and partially obscure sashes internally.
- Metal railings to the ramped and stepped access to the main entrance;
- The 2012 internal alterations the majority of which are reversible additions to the premises.
- The metal railings to the secondary entrance to the 'café' and the ramped entrance threshold which does not appear unified to the overall elevation nor

the detailing of the original stone steps to the main entrance;

- The brick lined planters to the public realm in front of the eastern elevation of the building;

SUMMARY

The building carries significance across a number of different areas, with some aspects of the building being more significant than others.

It is crucial that the significance is considered appropriately so as to safeguard the more important aspects, without overstating those areas which have been subject to significant modification or loss of original features over time. The key areas of significance can be summarised 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**



unsympathetic render finish to north flank elevation

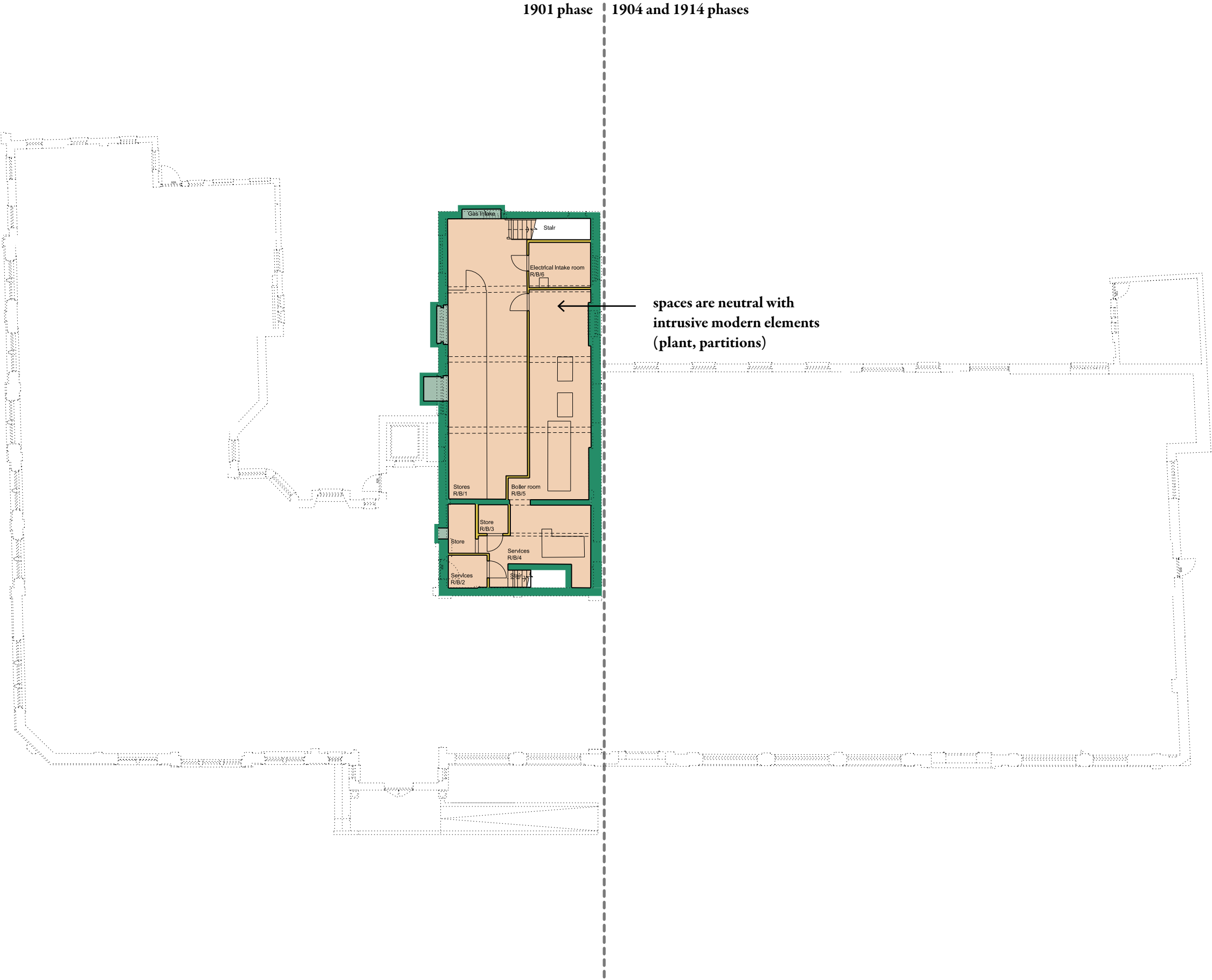


surface mounted services and conduits to the northern flank elevation

Assessing Significance
Significance Plan - Basement

Significance

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive



Assessing Significance

Significance Plan - Ground Floor

