

HERITAGE STATEMENT FOR



ALTERATIONS TO DIAL HOUSE, 790 HIGH ROAD TOTTENHAM N17



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1.1 Author and background to the Heritage Statement

This Heritage Statement was prepared by:

Corrie Newell (Corrie Newell Historic Buildings Consultancy, or CNHBC). Corrie is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation and has over 30 years' experience working with listed buildings.

1.2 Summary of Proposals

1.2.1 The Statement is submitted in support of applications for Planning and Listed Building Consent for a change of use to office and associated internal/external alterations.

1.2.2 These are interim works to provide additional office space for F3 Architects.

1.3 Summary of heritage assets

1.3.3 The application Site contains the following building, a designated heritage asset within the meaning of the National Planning Policy Framework (NPPF):

1. 790 High Road (Dial House), listed grade II*

1.3.4 It adjoins Northumberland Terrace which contains the following designated heritage assets:

- a. 792 High Road, listed grade II
- b. 794 High Road, listed grade II
- c. Percy House, 796 High Road, listed grade II*
- d. The forecourt walls and railings to Percy House, listed grade II*
- e. 798 – 802 High Road, listed grade II
- f. 808, 810, 812 High Road, listed grade II*

1.3.5 These heritage assets are within the North Tottenham Conservation Area.

1.3.6 The Greater London Heritage Environment record contains entries for the listed buildings. Archaeological interests are not affected by the type of development proposed.

1.4 Purpose and scope of the Heritage Statement

1.4.1 The Heritage Statement is based on the proposals prepared by F3 Architects and should be read in conjunction with the Design & Access Statement, as well as all other submitted information, including the Planning Statement, and other supporting documents.

1.4.2 The assessment in this report accords with Historic England's recent guidance on heritage assessments, *Statement of Heritage Significance: Analysing Significance in Heritage Assets* *Historic England Advice Note 12* (October 2019) as well as Historic England's setting guidance *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).

1.4.3 The legislation and policy framework applicable to the proposed development is set out at Section 3.

1.5 Approach and Methodology of Assessment.

1.5.1 The assessment of significance has been carried out using information provided by Tottenham Hotspur Football Club and F3 Architects, observations made on site visits/inspections and research undertaken online and at archives, including:

- Ordnance Survey and earlier maps
- Historic aerial and satellite photos
- Heritage Gateway records and Historic England List Entries
- Local Planning Authority Appraisals and Planning History
- Haringey Archive and Local History, Bruce Castle
- Historic England Archive
- Alnwick Castle Archive
- Victoria County History and other local sources and histories

1.5.2 The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

1.5.3 Within the Impact Section listing each building, the key elements of significance are identified for context, and those elements potentially affected are differentiated for clarity.

1.5.4 Historic photographs are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU and from the author's collection.

2 SUMMARY OF THE PROPOSED DEVELOPMENT

- 2.1.1 The proposal is one of heritage-led restoration of the late 17th century Listed Building, Number 790 High Road (Dial House), consistent with the enhancement and regeneration of its street presence, exterior front and side elevations, and roof works.
- 2.1.2 It comprises the following works:
- 1) Providing the optimum viable use for the building, consistent with its historic character;
 - 2) Removing unsympathetic divisions, intrusions and poor quality additions that damage the design, appearance and understanding of the Georgian building;
 - 3) Carrying out much-needed conservation repairs to floors, ceilings and joinery in order to improve the longevity, use and appearance of the building;
 - 4) Restoring and reinstating internal and external historic joinery and architectural elements where they are incomplete or to enhance where there is evidence of previous loss;
 - 5) Improving the rear elevation and reinstating a central rear door inspired by historic photographic evidence.
- 2.1.3 The refurbishment will provide the infrastructure for a permanent office use and will provide accommodation for F3 staff who are relocating from Camden to join their colleagues already based next door at Paxton in Tottenham.
- 2.1.4 F3 and Tottenham Hotspur Football Club view Northern Terrace as an important element in the ongoing regeneration of the area. The proposed refurbishment of Dial House follows the recent programme of refurbishment and reinstatement of the exteriors and frontages of Dial House and the rest of the Row of listed buildings. Dial House is a landmark building and a significant part of the programme to improve and regenerate the Terrace.
- 2.1.5 The North Tottenham Conservation Area Appraisal and Management Plan highlights that this group of buildings at Northumberland Terrace comprises the finest *ensemble* of Georgian properties in the Tottenham High Road historic corridor, and individually some of these are heritage assets of the highest significance. They are complemented by some good later buildings.
- 2.1.6 Recognition of this fact is an increasingly important thread of the government Framework policies and Historic England guidance, including the Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).
- 2.1.7 Northumberland Terrace is in mixed uses and until recently, when THFC acquired it, has been in multiple ownerships, making a holistic approach to their regeneration, restoration and beneficial use unrealistic. Dial House has most recently been in multiple occupancy residential use and was previously in commercial use.
- 2.1.8 The proposals are part of an on-going programme of restoration and regeneration at Northumberland Terrace, starting with the recent restoration of Percy House and its entrance gateway, the new high quality landscaping and redevelopment at the rear of nos. 790-796, the high quality landscaping and restoration of the street frontage of the majority of the Terrace from Numbers 790 to 808, further landscaping at the rear of the Terrace and the restoration now underway at Numbers 808-812 High Road.

3.1 Legislation

3.1.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 66 and 72 of the 1990 Act.

3.1.2 Section 66(1) of the Act states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

3.1.3 According to Section 72, in relation to conservation areas:

“In the exercise, with respect to any buildings or other land in a conservation area [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

3.1.4 The 1990 Act does not require the preservation of listed buildings or conservation areas *per se*, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation “does not in terms require that a development must perform a preserving or enhancing function.” Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings.

3.1.5 Case law has established that a decision maker can, in heritage terms, give great weight not only to harm to heritage assets, but also heritage-specific benefits¹ such as, in this case, restoration of the listed buildings, the removal/replacement of unsympathetic additions, or improvements to their setting.

¹ *R (Safe Rottingdean Ltd v Brighton and Hove CC* [2019] EWHC 2632 (Admin) at Ground 2 per Sir Ouseley [at 92] “The harm was less than substantial [...] it had to be weighed against the enhancement [...] to provide the benefits to the listed building and to the Conservation Area. Without that regrettable but less than substantial harm, the greater overall heritage benefits, to which greater significant weight should be given applying the statutory provisions, would not be achieved.” Similarly [at 99] “Great weight, under the Framework, had to be given to the conservation and enhancement of the listed building, and its setting; and the preservation and enhancement of the Conservation Area, and its setting. It was; the benefits to each were very significant. They were far more significant than the harm.” This judgment is reflected in *City and Country Bramshill Ltd v SSHCLG* [2019] EWHC 3437 (Admin) at Ground 3(d).

3.2 The National Planning Policy Framework

- 3.2.1 Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 195 to 214. The NPPF places much emphasis on heritage ‘significance’, which it defines in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 3.2.2 According to paragraph 200, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.2.3 Paragraph 201 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 3.2.4 According to paragraph 203, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.
- 3.2.5 According to paragraph 205, great weight should be given to a designated heritage asset’s conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
- 3.2.6 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 3.2.7 Paragraph 208 deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance describes public benefits as *“anything that delivers economic, social or environmental progress”*. Public benefits may include heritage benefits, such as:
- sustaining or enhancing the significance of a heritage asset;
 - reducing or removing risks to a heritage asset; and
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 3.2.8 Public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

3.3 Regional Policy: The London Plan

3.3.1 The London Plan contains the overarching strategies and policies for the whole of the Greater London area. It recognises the *“immeasurable benefit” of London’s heritage assets to the city’s depth of character, economy, culture and quality of life*. Policy 7.8 relates to Heritage Assets and Archaeology, noting that:

- *“Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology”;*
- *“Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate”;*
- *“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail”;*

3.3.2 The London Plan also contains the following relevant policies:

- Policy 4.6: Support for and enhancement of arts, culture, sport and entertainment, requires decision-making to provide a cultural focus to foster more sustainable local communities;
- Policy 7.8: Heritage Assets and Archaeology supports the identification of assets to sustain and enhance their positive role in place shaping; decision-making that identifies, values, conserves, restores, re-uses and incorporates heritage assets; and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail;
- Policy 7.9: Heritage-Led Regeneration supports the use and reinforcement of heritage assets and their significant qualities to help stimulate environmental, economic and community regeneration.

3.4 Local Plan

London Borough of Haringey (LBH)'s Local Plan Strategic Policies 2013-2026

- 3.4.1 Key principles include the protecting and enhancing of the borough's distinctive characteristics, the historic environments' contribution to an area's sense of place; and establishing unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene (paragraph 1.5.5). Relevant policies are:
- Policy SP11: Design requires new development to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.
 - Policy SP12: Conservation notes that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, the wider historic environment and key views, and to use the Historic Environment as the basis for heritage-led regeneration, good design and positive change, and where possible to help increase accessibility to the historic environment.

LBH Development Management DPD

- 3.4.2 Key principles of the DPD require new development to have regard to heritage assets, Conservation Area Appraisals and Management Plans and key views:
- Key principles establish that development that conserves and enhances the significance of a heritage asset and its setting will be supported (DM9A), proposals affecting heritage assets and settings will be assessed against their significance and impact on that significance (DM9B), and the Council's assessment will have regard to significance, relevant guidance, the preservation or reinstatement of key elements, the relationship to existing uses, the viability of the asset, climate change and contribution to sustainable regeneration (DM9C).
 - Proposals affecting conservation areas will be considered and supported where they are compatible with and/or complement the special characteristics and significance of the area (DM9D), should not be intrusive and should complement the architectural style, scale, proportions, materials and details of the host building (DM9E).
 - Where proposals affect listed or locally listed buildings, the Council will seek to secure the future of listed buildings and their settings (DM9F) and protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings (DM9G). DM9 notes that the conservation and management of the historic environment are central to the delivery of sustainable development (2.57).

Tottenham Area Action Plan (AAP) includes the High Road Corridor Area Action Plan.

- 3.4.3 Policy AAP5 deals with "*Conservation and Heritage*". According to the policy, 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, 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.

3.5 Historic England's Historic Environment Good Practice Advice

- 3.5.1 Historic England's *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), was published in December 2017 and provides information on good practice to assist in implementing historic environment policy in the NPPF and the related guidance given in the PPG.
- 3.5.2 The guidance sets out a stepped approach to assessing potential effects on setting, as is set out at paragraph 19:
- **Step 1:** Identify which heritage assets and their settings are affected.
 - **Step 2:** Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated.
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm. This step was undertaken as an integral part of the design and design development, rather than as a separate follow-up exercise.
 - **Step 5:** Make and document the decision and monitor outcomes. This final step of the staged approach would follow the planning decision and is not relevant to the determination of the application.
- 3.5.3 Historic England's Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* was published in October 2019. It covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance in order to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. It covers the following:
- General advice on assessing significance of heritage assets
 - Significance in the National Planning Policy Framework
 - A staged approach to decision-making in applications affecting heritage assets
 - Assessing significance
 - Consultation and discussion with the local planning authority
 - Sources of information
 - Archaeological evaluation
 - Statements of Heritage Significance as part of a Design and Access Statement
 - Statements of Heritage Significance and the Development Plan
 - Proportionality
 - The structure of Statements of Heritage Significance

4 PLANNING HISTORY AND CONSULTATIONS

Planning History

4.1.1 The Council's website records Planning Applications relevant to Number 790 Northumberland Terrace (Dial House) approved as follows:

Number 790 permissions:

1976 Fire affecting both 790 and 792.

Circa 1983/1984 application not accessed. Reconstruction and conversion to flats.

Since 2010:

2012 Listed building consent for removal of defective brickwork to flank elevation and rebuild utilising existing foundation brick wall (HGY/2012/0020). Details approved under HGY/2023/1161.

2019 Proposed works of repair and minor alteration to Numbers 790, 792 and 794 High Road (HGY/2019/0315). The works carried out under this consent included the restoration of the frontages including railings, walls, entrances and landscaping. They also included works to the front and side elevations of the listed buildings including roofworks, parapets, cornices, brickwork, door surrounds and windows.

2020 Non-material amendments to HGY/2019/0315 for Numbers 790, 792 and 794.

Building adjacent:

Number 792 permissions:

1976 Fire affecting both 790 and 792.

1987 Conversion of offices into 4 self-contained flats (OLD/1987/0657 and 0658).

1993 Conversion to form 2 x 1 bed, 1 x 2 bed and 1 x 3 bed self-contained flats (OLD/1993/1387 and 1388).

1996 Amendments to internal layouts to form 1 x 1 bed flat and 3 x 2 bed flats (HGY/1996/1048 and 1049).

1996 Erection of inter-phone kiosk (HGY/1996/1153).

2005 Erection of iron fencing to the front terrace area (HGY/2005/1795).

Since 2019 permissions as Number 790.

Redevelopment and regeneration within the Setting includes:

HGY/2010/1000 - Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/or A3 and/or A4 and/or A5), museum (Class D1) offices (Class B1) and housing (Class C3); together with associated facilities. Grant Permission.

HGY/2015/1488. 796 High Road. Erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses, with associated landscaping. Grant Permission.

HGY/2015/1490. 796 High Road. Listed Building Consent for erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses, with associated landscaping. Grant permission.

HGY/2017/1181 – 810 – 812 High Road. Change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2017/1182 – 810 – 812 High Road. Listed Building Consent for change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2018/1398 - Land to the rear of 790-796 High Road. Approval of details pursuant to condition 29 (cycle parking) attached to planning permission HGY/2016/3310. Grant permission.

HGY/2022/1028 - Land to the rear of 790-796 High Road London N17 0DH
Non-material amendment following a grant of planning permission HGY/2016/3310 seeking to alter Condition 2 and update the approved plans to add a green wall to the south elevation of the Paxton Building, indicate a potential connection to the future development phase to the north via a link bridge, and minor works to the external Level 01 terrace comprising a new planter and low access fence / gate. Grant permission.

HGY/2020/1584 & 1586 - NT Phase 3 (Paxton17)

5.1 Overview

- 5.1.1 Northumberland Terrace is located on the eastern side of Tottenham High Road, between the new Tottenham Hotspur stadium to the south, and Northumberland Park to the north.
- 5.1.2 The majority of Northumberland Terrace comprises Northumberland Row (Nos. 792-802), which was constructed in the early 1740s by Hugh Smithson (later Percy), Duke of Northumberland, from which the name “Percy House” (No. 796) is derived. A pair of earlier semi-detached houses (Nos. 808-812 High Road) are located just to the north of these. They were constructed in circa 1715 by his predecessor, Sir Hugh Smithson.
- 5.1.3 Northumberland Terrace also includes Dial House, No. 790 High Road, which dates from the late 17th century and 18th century.
- 5.1.4 The 18th century groups are joined by four mid-19th century buildings and a small section of 20th century replacement/infill that straddles the carriageway to the rear of the site.
- 5.1.5 Most of the buildings have been extended to the rear, where their gardens have been truncated, first by encroaching post-war industrial development and activities, and more recently by the large Sainsbury’s superstore.

Statutory Listed Buildings

5.2 Number 790: Grade II* Listed Building

Number 70 is the southernmost and earliest building within the Terrace. It was listed on 22 July 1949 as follows:

5.2.1 Dial House (No. 790)

“Late C17 house of 3 storeys, 5 windows. High pitched hipped tiled roof with end chimneys built out from ridge. Sundial on the southern chimney above eaves level, with inscription not legible and date 1691. Coved stuccoed eaves cornice. Replaced plain sash windows in flush box frames under segmental brick arches. Dark red brick. Stuccoed 2nd and 1st floor bands, the latter stepped up over central doorcase of attached rusticated columns, with medallions and friezes above, and mutuled side cornices and open pediment. 2 side flights of 3 stone steps to door terrace with cast iron railing. Nos 790 to 802 (even) and walls and railing to No 796 form a group.”

5.3 Northumberland Terrace Listed Buildings: Grade II*

Percy House and its Forecourt Gates and Railings are Grade II* listed buildings, listed on 22 July 1949 as follows:

5.3.2 Percy House (No. 796):

"Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, flat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutilled cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group."

5.3.3 The forecourt walls and railings to the front of Percy House:

"Early C18 or late C17 brown brick walls at either side of forecourt; and similar but lower walls in front supporting plain wrought iron railings. At outer angles tall brick piers. At centre a pair of taller rusticated stone piers with cornices and ball finials. Scrolled abutments to piers. Ornamental wrought iron gate with side panels and overthrow."

5.4 Northumberland Terrace Listed Buildings: Grade II

Numbers 792 and 794 form part of the southern 18th Century section of the Terrace.

They were listed grade II on 22 July 1949 with group value and the descriptive text from their list descriptions are quoted below:

5.4.1 No. 792 High Road:

Early C19 front to probably older house. 3 storeys and basement, 5 windows. Stock brick with stone coped parapet above stone cornice with brick dentils. Partly concealed high pitched hipped tiled, roof. Gauged flat brick arches to replaced recessed sash windows. Door of 6 fielded panels with cornice head, patterned radial fanlight and flanking pilasters. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

5.4.2 No. 794 High Road:

Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, flat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutilled cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Beyond Percy House, there are further Grade II listed buildings comprising the rest of Northumberland Row. Numbers 798, 800 and 802 were listed grade II on 22 July 1949 and the descriptive text from their list descriptions are quoted below:

5.4.3 Nos. 798, 800 and 802 High Road:

Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

The whole of Northumberland Terrace 790-814 High Road falls within the North Tottenham Conservation Area.

5.5 Conservation Area

5.5.1 North Tottenham Conservation Area

The conservation area was first designated on 28/03/1972, comprising the area around the junctions of White Hart Lane and Northumberland Park and the High Road. The subsequent boundary changes have retained this historic core, which includes Northumberland Terrace, but not Warmington House.

5.5.2 The North Tottenham Conservation Area Appraisal and Management Plan (CAAMP) summarises the Special Interest of the Conservation Area in paragraphs 1.2.1 and 1.2.2 as:

Tottenham High Road Conservation Area is notable for preserving, until very recently, an almost intact 19th century townscape incorporating notable surviving examples of earlier periods, while its hinterland (the areas immediately to the east and west) has changed dramatically.

The early history of the High Road is still traceable in its townscape and the surviving 18th and early-19th century buildings."

5.5.3 The listed building group is complemented within the Conservation Area by a late 19th century terrace (Nos. 804-806 High Road) and a mid-19th century former bank (814), which are identified as buildings that contribute positively to the Conservation Area.

5.6 Greater London Heritage Environment Record

5.6.4 The Heritage Gateway GLHER identifies 26 entries within 100 metres of Northumberland Terrace. These comprise listed buildings, archaeological finds and Archaeological Priority Areas.

5.6.5 There is no other record listed in addition to those identified above and none of the archaeological finds have been within the area potentially affected by this application.

Unless otherwise stated, photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.

6.1 Introduction

6.1.1 The buildings are significant within the Conservation Area as a group, demonstrating key periods of development from the C17 to C20 in the history of Tottenham.

17th and 18th Century

6.1.2 The listed buildings at Northumberland Terrace date from the development of Tottenham as a rural retreat for city merchants prior to the Mid-C19. Dial House is the earliest:

- o **Dial House**, from 1690s which may formerly have included an earlier C17 structure at the rear shown on the 1619 Clay map. The frontage block of Dial House contains a prominent sundial on its gable, dated 1691, and is attributed to Miles Trulock, a soap and candle manufacturer of Queenhithe, London. The Trulock family owned the building until the 1830s².

Figure 1: Thomas Clay map 1619 for the Earl of Dorset (Note the map is oriented with south at the top).

It shows expansion of the former village of Tottenham. Only the eastern side of this part of the High Road was developed in the C17. The River Moselle ran along the roadside on the western side.

The house owned by Ridley W. Gore was The Black House.



- o **Numbers 808, 810 and 812**, a pair of townhouses from circa 1715-1725. They were constructed for Sir Hugh Smithson (c.1661-1740)³, a wealthy merchant and Tory member of parliament for Middlesex.

² Local website www.singernet.info/tottenham/historictott.asp.

London Tax Roll and Duties Paid for Apprentices' Indentures 1710-1811

³ www.historyofparliamentonline.org. Volumes 1715-1754

- o **Numbers 792-802** (Northumberland Row), a terrace originally in two blocks of circa 1740, with circa 1752, early C19 and C20 infills. The Terrace was constructed for Hugh Smithson (1715-1786) who inherited his uncle Sir Hugh Smithson's land and became Hugh Percy, Earl and then 1st Duke of Northumberland. He married Elizabeth Seymour who was a descendant of Hugh 'Hotspur' Percy (1364 – 1403), after whom Tottenham Hotspurs Football Club was named. The 1752 phase was by Robert Plimpton 'on the site of the Duke of Northumberland's Black House'⁴. Recent discoveries during survey and restoration confirm the local histories which state that parts of the C16 Black House survive in Northumberland Terrace⁵.

6.1.3 Northumberland Terrace is first shown on the Wyburd Map of 1798, as part of an extensive Georgian development of the centre of Tottenham.

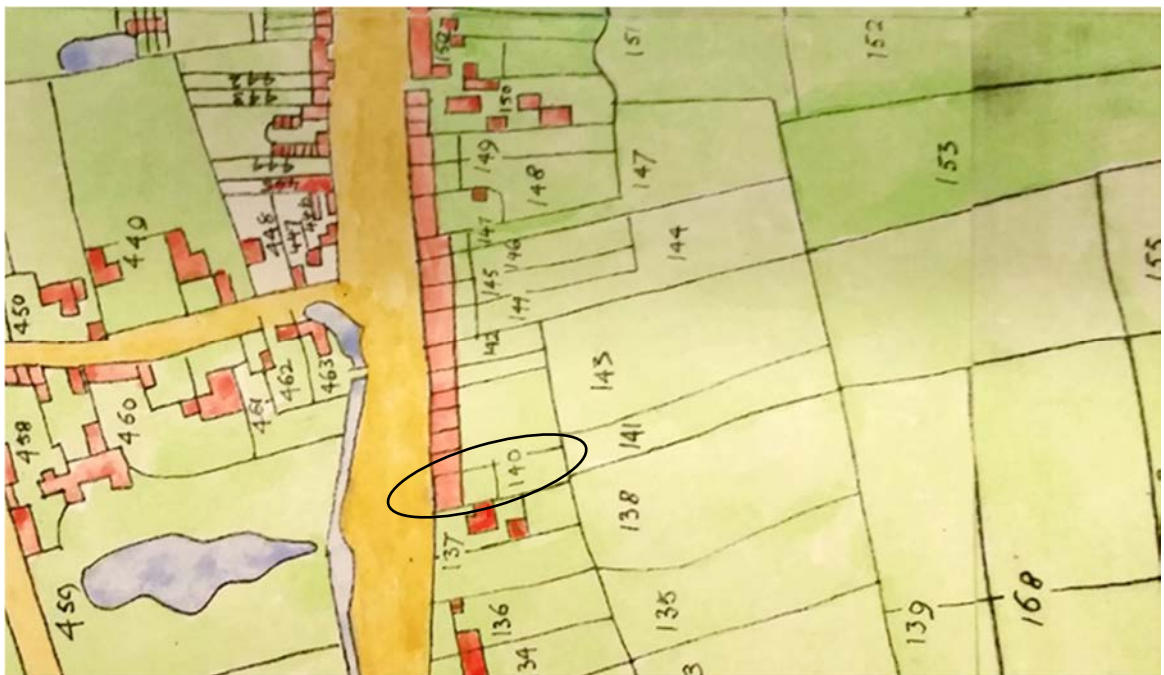


Figure 2: 1798 Wyburd Map.

6.1.4 The current terrace ran from No. 140 in the south to No. 150 in the north. The list of properties records that, other than No. 140 (Dial House), the properties were in the ownership of Hugh Percy, 2nd Duke of Northumberland (1742-1814). On the west side of the street, opposite the terrace, housing was still more sporadic because of the presence of the Moselle River. Behind Northumberland terrace there were gardens, and then orchards, fields and marshland leading down to the River Lea.

⁴ Local websites re Plimpton www.edithstreets.blogspot.co.uk and www.singernet.info/tottenham/historictott.asp

⁵ Robinson, William, The History and Antiquities of the Parish of Tottenham, Nicholls and Son 1840.
Couchman, Mrs JW, Reminiscences of Tottenham, 1909.

7 EARLY 19TH CENTURY

- 7.1.1 Tottenham's population doubled in size between 1811 and 1851 and this led to a substantial expansion of the village.⁶
- 7.1.2 The Percy family relinquished most of their estate in Tottenham in 1830s⁷. The last Percy owner was Algernon Percy, 4th Duke of Northumberland (1792-1865), known as Lord Prudhoe. He was a naval commander, explorer and politician. In 1843, Numbers 808 – 812 were the only buildings he retained, and his name is remembered at Number 808, known as 'Prudhoe House'.⁸
- 7.1.3 The 1844 Tithe Map is the first of the C19 maps showing buildings in useful detail. The map sequence shows that the 19th century houses and shops along the eastern side of the High Road were built in front of the earlier buildings. This is typically an indicator that the village was beginning to become commercial rather than residential in character and that front gardens were no longer considered important to occupants and owners. Dial House (number 475 and 456) and possibly the tiny cottages shown as 491 were the exceptions being already set forward at the road junction.

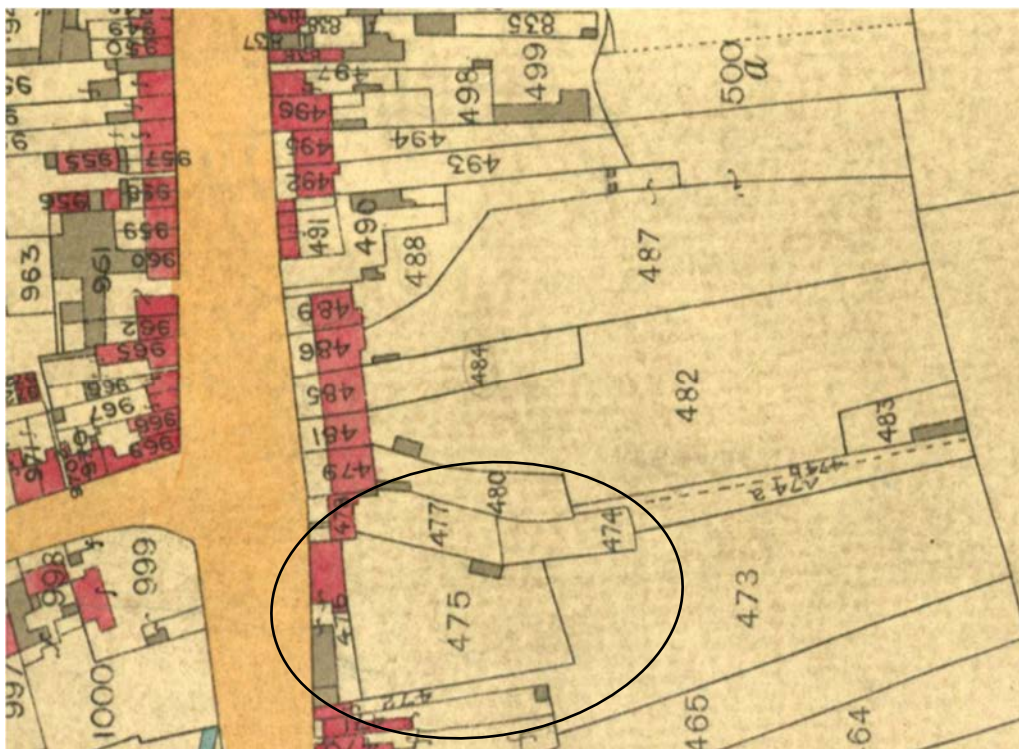


Figure 3: Tithe Map 1844. Mapped 1843.

- 7.1.4 The Tithe Map shows that Northumberland Row and much of the land around it was bought by Charles Ansell, who lived at Number 800 (plots 486 and 487)⁹. He bought many other historic buildings in Tottenham which had been falling into disrepair and redeveloped them and the land

⁶ Victoria County History Middlesex Volume 5. 1976 p317.

⁷ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

⁸ Tithe Map Schedule 16 May 1843.

⁹ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

around them¹⁰. The distinctive curved wall next to 489 was described in histories as being from The Black House and is a useful locating device as it survived until the C20.

- 7.1.5 He owned Numbers 479-489 (current Numbers 794-802) and apart from his own home, were let to tenants. Number 478 (current Number 792) was owned and occupied by Samuel Staples and Number 476 (Dial House) was owned and occupied by Henry Thomas Dunster.
- 7.1.6 The 'Four Cottages' Numbered 491 are in the place of the current shops at Nos. 804-806. They were set forward close to the road edge, with stables and a rickyard (timber yard) behind. These were all owned by Charles Ansell.
- 7.1.7 The Dictionary of National Biography 1885-1900 records him as Charles Ansell F.R.S., F.S.A (1794–1881). He was author of "the Treatise on Friendly Societies" and Actuary to the Atlas Insurance Company and the National Provident Society. The Dictionary states 'he was known for some years before his death as *the father of the profession of actuaries*.'
- 7.1.8 A newspaper article 'Who Was Who in Bygone Tottenham' (undated) in Bruce Castle Archive quotes the Tottenham Weekly Advertiser of 1881, which reported that Charles Ansell was one of the first of the C19 investors in Tottenham and that he bought the meadowland lying east of the High Road from the Duke of Northumberland for £6,000, formed the access for Northumberland Park Road and sold it on for the development of this road and its villas. This access was in the location of plots 497-500 which he owned. Plot 496, where the corner building number 814 High Road was later developed, was separately owned by Cains Cheffins and occupied by Edward Thomson.
- 7.1.9 This map provides much detail of the Terrace, showing some variety in the footprints, and in the plot subdivisions. Other than the gardens of Nos. 808 and 810 (Nos. 492-495 on the map), the boundaries did not follow the normal equal subdivisions characteristic of Georgian terraces, being instead based on the uneven boundaries of the pre-Georgian settlement, including the curved boundary of the former Tudor Black House (between 487 and 488 on the map). The larger gardens of Percy House and No. 800 show they were of the highest status and the most desirable of the group.
- 7.1.10 No. 792 (478 on the map) is shown as a building with a very narrow footprint compared to the rest of the terrace. It has been assumed in listing that this unit comprised an Early C19 range set in front of an earlier building within the terrace. The relationship of this plot to the main block of the adjoining houses on this map confirms otherwise; that it is not part of the linear Georgian terrace and that the front element is the earliest part. The Tithe Schedule confirms it was also in separate ownership to the rest of Northumberland Row. Visual inspection shows that the earliest part is early C19, and that this is the only unit with a staircase that is Early C19, rather than C18. That it was an Early C19 infill also gives reason for the subsidence and longstanding deformed brickwork visible on the adjoining Number 794.

If Number 792 is excluded from the C18 composition, the position of Percy House, set forward, makes more architectural sense. The Southern Block was a 1740s symmetrical block of 3, centred on Percy House, flanked by Numbers 794 and 798.

¹⁰ Bruce Castle newspaper extracts *Who Was Who in Bygone Tottenham*'.

8 LATE 19TH CENTURY

- 8.1.1 Northumberland Park Road was constructed in the late 1850s in the open marshland behind Northumberland Terrace. Charles Ansell designed it as a new curved road with small villas. As part of the creation of Northumberland Park Road, the distinctive corner building, No. 814, was built. Once established, the primary buildings and curtilages of 1864 remained for the next 50 years.



Figure 4: 1864 1st Edition Ordnance Survey Map.

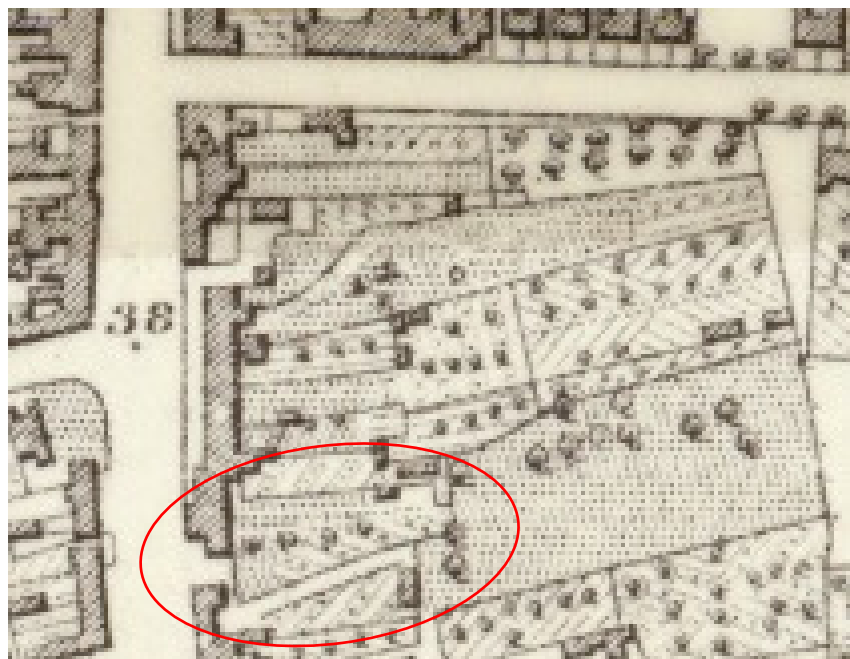


Figure 5 - 1873 Ordnance Survey Map

- 6.4.18 The 1873 OS Map shows the houses and gardens of Number 790 and the southern end of the Terrace as before.
- 6.4.19 The 1891 census¹¹ confirms that Dial House was occupied by Samuel and Jane Georgina Cathcart, their 3 sons and 2 daughters, a nephew, nurse, cook and housemaid. Samuel Cathcart was a general medical practitioner from Northumberland and 39 years of age.



Figure 6 - 1896 Ordnance Survey Map. Surveyed 1894.

- 8.1.2 The 1896 map shows the arrival of the street tram, which encouraged the creation of road frontage commercial units.
- 8.1.3 Throughout the late 19th century and first half of the 20th century, the large Georgian houses of Northumberland Row were still occupied by relatively wealthy professionals. The census returns and Trade Directories show these included a justice of the peace, a solicitor, an engineer and a physician and surgeon. These included Edwin Crusha JP at Number 794 who was the publisher, manager and owner of the Tottenham and Edmonton Herald, and his son (also Edwin) who was a composer and organist.
- 8.1.4 By 1901, Dial House was occupied by Charles Gurney Thompson (a Physician and Surgeon aged 34 from Maidenhead Berkshire) and Helen his wife (aged 32 from Scotland). They were accompanied by Grace Keiller, housemaid and Clara Williams, cook. Charles and Helen Thompson were still at Dial House in 1911.

¹¹ England, Wales and Scotland Census (National Archives) accessed from *Ancestry* and *The Genealogist*. Number 790 was not identifiable in 1841, 1851 and 1861 census entries.

- 9.1.1 The maps throughout the first half of the twentieth century show an increasingly industrial character, in association with the new railway and changes to the area. Photographs of the period also show a general decline in the condition of the Terrace. From 1920s / 1930s onwards industries occupied sites behind Northumberland Park Road and the Wyvern Motor Company occupied Number 790 Dial House and the associated outbuildings and plot to its south. This was taken over when the Wingate Industrial estate spread from the south and incorporated Numbers 790 and 792 by the Mid-C20. Photographs show that the lean-to and outbuildings of Dial House were removed and replaced by commercial buildings in 1950s and the rear garden was filled with industrial buildings as part of the Wingate Trading Estate. The roof of Dial House was also replaced.
- 9.1.2 The buildings of the rest of Northumberland Terrace remained in long-term professional business uses, albeit without their former gardens and in multiple occupancy. As such they have remained a distinctive part of the social character of the terrace until more recently.
- 9.1.3 The 1957 Ordnance Survey shows the typical density of industrial development prior to the development of Lilywhite House, Sainsburys and the new THFC Stadium.
- 9.1.4 Tottenham Hotspur Football Club's stadium was a significant presence in the backdrop to the High Road, along with local industries such as JAP Motors, Wingate Trading Estate, Barbers Foundry, Tottenham Bottling Company, Weber and Phillips Shoe Factory and numerous Engineering Works.
- 9.1.5 These are a significant part of the recent fabric, employment, history and memories of this part of Tottenham.



Figure 7 - 1957 Ordnance Survey Map.

9.2 Historic Photographs

Photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.



Figure 8 - 1880-1885 Photograph of frontages of Nos. 792-800 High Road. The windows are all 6-over-6 vertical sash windows, prior to the change to single plate glass panes in the 1890s. Number 790 Dial House is beyond this view to the left.

- 9.2.1 The earliest identified photograph of the Terrace shows Numbers 792-800. The frontage walls and iron railings of the Terrace, windows and chimneys to Percy House, fanlights and door canopy design to Number 792 have all been reinstated in accordance with the evidence of this 1880-1885 photograph, as part of the THFC's reinstatement and regeneration of the Terrace.

Number 790 Dial House

- 9.2.2 The earliest photograph found of Dial House is of its rear garden and back elevation in 1906, on a Christmas postcard sent locally by Dr and Mrs Thompson. This shows the main range with 2 dormers, fronted by a symmetrical 2-storey double-pile pair of gables and projecting central bay. The door from the garden was centrally located and probably set back within an open porch. The rear elevation was covered with climbing plants which obscures the detail and fact that the fenestration at ground floor was not fully symmetrical. The lean-to shown on plan together with wide window with high cill next to a chimney on the photograph suggests that the kitchen and service area was at ground floor in the south-east corner. Symmetry was emphasised by the garden design.



Figure 9 - 1906 view of the rear of Number 790 Dial House during the ownership of Dr Thompson. Author's collection.



Figure 10 - Circa 1920 High Road looking from Number 814 towards the gable of 790 Dial House.



Figure 11 (left) – June 1939. Number 790 Dial House from the north-west.

Figure 12 (right) - 1947. Dial House in some disrepair. The railings to each side of the central platform were removed, probably towards the war effort.



Figure 13 - 790 (Dial House) to 802 High Road in 1952.



Figure 14 - 1952. Number 790 Dial House and Wyvern Motors in the foreground, showing the rear roof, chimney and lean-to.



Figure 15 - Circa 1955. Dial House with new roof.



Figure 16 - Circa 1955 after the roof works. Fenestration of the side gable differs from the current windows.



Figure 17 – Circa 1955. Number 790 Dial House with new roof finish and render. Number 792 in the foreground.

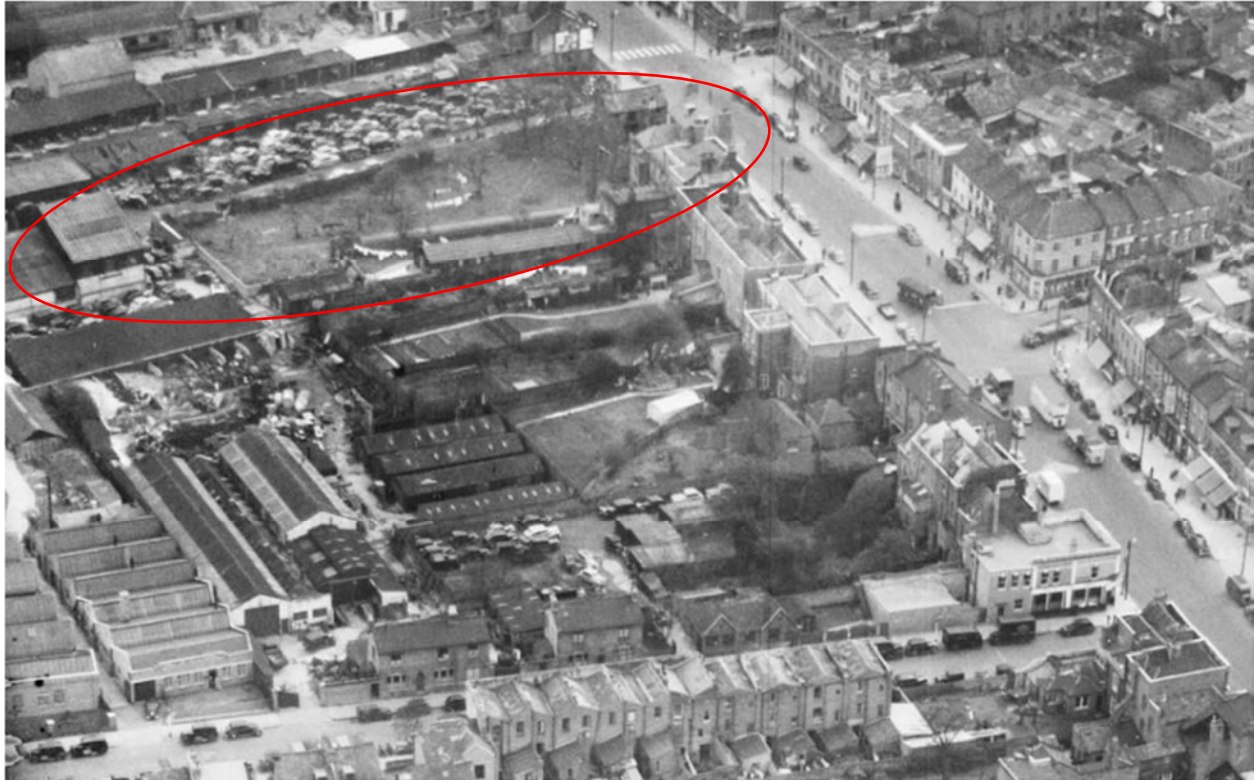


Figure 18 - Late 1950s. Number 790 Dial House and Wyvern Motors shortly before the construction of the Wingate Trading Estate.



Figure 19 - Aerial View, 1961. After the construction of the Wingate Trading estate within the former Wyvern Motors site adjacent Number 790.

9.2.3 Numbers 790 (Dial House) and 792 were badly affected by fire on 18 June 1976¹². Dial House was gutted, and Number 792 was substantially damaged.



Figure 20 (left) – Dial House in circa 1970 shortly before the fire.



Figure 21 (right) - 790 (Dial House) after the fire.

9.2.4 Bruce Castle holds a small number of negatives from 1976 and 1977 by local photographers who gained limited access to the two burnt-out buildings.

*Figure 22 –
Frontages of
Numbers 790
to 794 in 1977
after the fire.*



¹² Bruce Castle Album 2015.1479.



Figure 23 - June 1976 photographs of the fire damage to Number 790



Figure 24 – The rear of Numbers 790 (left) and 792 (right) on 24 November 1977 after the ground floor openings had been blocked up.



Figure 25 - Number 792 on 24 November 1977.



Figure 26 - Northumberland Terrace in September 1980 prior to repair of the fire damage.





Figure 27 - July 1984 after restoration of Dial House with the roof and chimneys rebuilt and the windows reinstated to their Georgian proportions.



Figure 28 - July 1984 after restoration of Dial House and its front wall and railings.



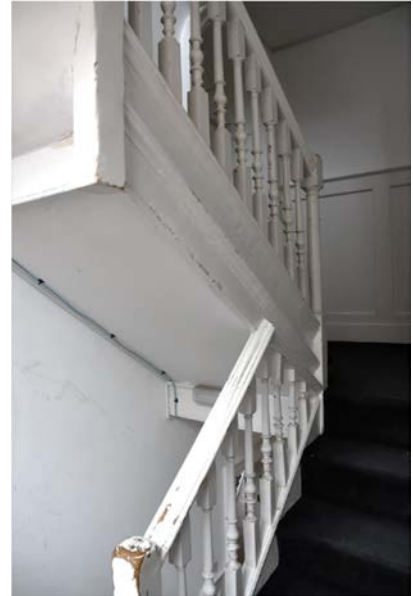
Figure 29 - Numbers 790 Dial House and 792 after restoration. Note the new window openings within the render side elevation of Dial House.



Figure 30 – After 1984 restoration of Dial House. Note the new window openings within the brick side elevation.

- 9.2.5 Opening up shows that the 1984 restoration after the fire included the replacement of all the lower floors using concrete beam and block and all upper floors using standard machined softwood joists on concrete lintels. Localised repairs and alterations to the flank walls and front wall were carried out mainly using secondhand brickwork to match the C18 brickwork of the terrace and the remaining walls were constructed in concrete block and engineering or semi-engineering brick. It appears that the brickwork was used for the replaced walls and blockwork was used for the changes. Blockwork was used for the internal leaf and internal partitions of the rear range which was fully rebuilt. The rear range was subsequently refaced in stretcher bond to give consistency to its appearance in 2012.
- 9.2.6 The central stair was rebuilt as a painted softwood stair with decorative balusters and a small number of replacement square balusters. Its design was changed as it now intrudes across the fanlight over the front door. The upper flight between Second and Third (Attic) Floors was added and has square balusters.
- 9.2.7 The floor layouts were changed to install separate flats and this included the installation of two additional staircases. As a result of the layout changes, partitions have an awkward relationship to the chimneypieces (especially in the southern rooms and Second Floor) and to the additional side gable windows. All internal doors were replaced and all the fireplaces were blocked.
- 9.2.8 The rear of the building was reconstructed as a 3-storey block with an asymmetrical layout and flat roof with fire escape and terrace for the attic floor. The rear door to the former garden was lost and replaced by a window. Discrepancies in measurements indicate that a basement may have been blocked.

9.2.9 Details of the c1984 reconstruction:



Photographs from 2019 showing the 1984 redesigned central stair core:

Figures 31a-c Top row left to right:

- *Front door showing landing lowered over the fanlight and replaced skirting, dado and ceiling mouldings.*
- *Entrance Hall and lobby with utilitarian fire partition, C20 finishes and service hatch.*
- *Reconstructed lower flights in painted softwood with C19 style mouldings reusing some sandblasted timbers.*

Figures 32a-c Centre row left to right:

- *Second floor landing with added upper stair flight.*
- *Third Floor (Attic) landing looking towards the rear.*
- *Typical inserted stair within flat.*



Photographs of opening up from 2024 showing typical structural changes after the fire:

Figures 33a-b Above left to right showing the replacement floors throughout the building:

- Typical concrete beam and block floor with sterling board. This photo is taken within the Ground Floor front SW reception room.
- Typical c1984 machined softwood joists and ply/sterling board first floor, also typical of upper floors. This photo is taken on the Ground Floor facing North flank wall with c1984 brick wall between front and rear buildings (right) after removal of an inserted c1984 store.



Figures 34a-c Above left to right showing typical reconstruction of former walls using some secondhand bricks:

- Reconstructed walling of various types on the external North flank wall. On the left of the square cut panel there is altered brickwork for an inserted c1984 window and on the right reconstructed brickwork with reused historic bricks. This wall is rendered externally which hides the various structural changes of this date.
- Opening up typical bathroom ceiling and cupboard (Ground Floor NW room). Shows the brick wall between front and rear block (left) and brick wall abutting the access corridor (centre). In the foreground the circled typical blockwork toothed in to the brickwork is for the c1984 blockwork bathroom partition.
- Detail of c1984 brickwork and toothing for blockwork bathroom partition.





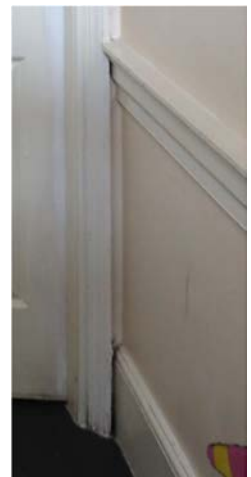
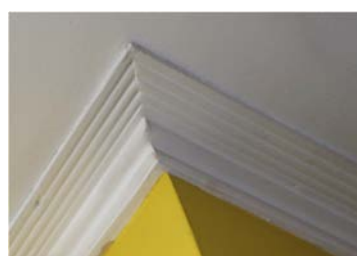
Figures 35a-b Above showing typical c1984 brick wall and plasterboard lining finish of the central Stair core. Photograph shows opening up on Ground Floor NW reception room South Wall.



Figures 36a-c Above left to right showing typical c1984 applied sheet board linings and block partitions:

- Plasterboard and fibreboard wall lining with applied mouldings. In Ground Floor reception room with reproduction C18 and C19 style softwood and plaster mouldings. These reproduction mouldings are only used in the primary Ground Floor Entrance Hall and front reception rooms.
- Blockwork wall typical of Rear block and subdivided rooms in Front block.
- Detail of central photograph showing typical blockwork and applied plasterboard finish. The skirting moulding with bead top is typically used in subservient spaces.

Figures 37a-c Below: Reproduction cornice, skirting and dado detail in primary rooms.



- 9.2.10 Number 790 (Dial House) was gradually surrounded by the Wingate industrial estate. After 2013 Wingate and the industrial sites to the South and rear were redeveloped as part of the Stadium and Lilywhite House.

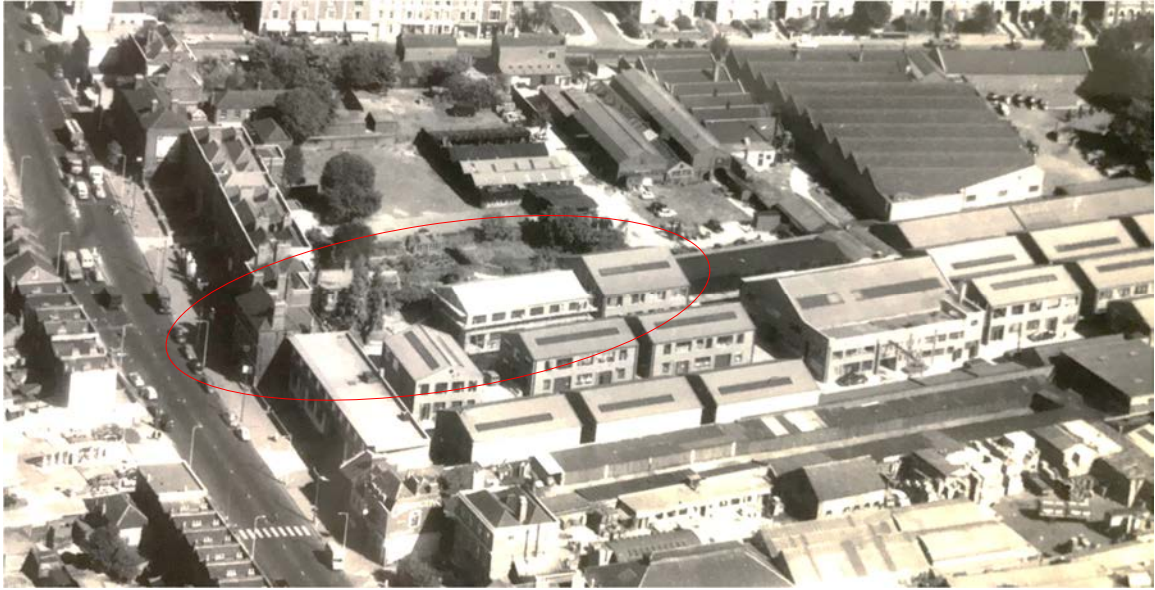


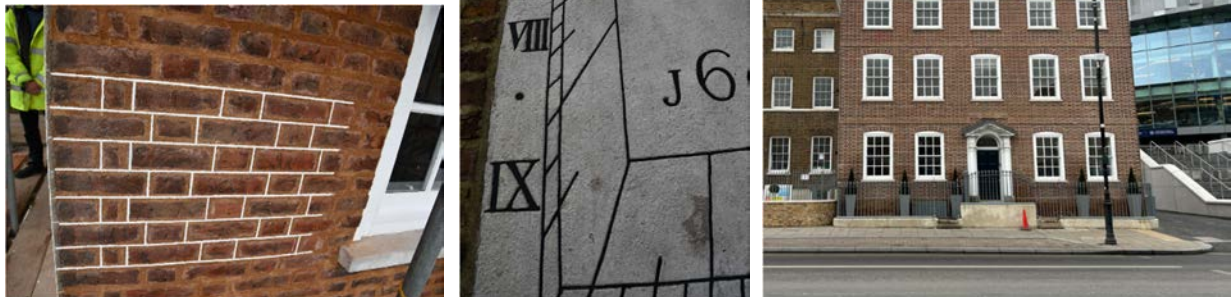
Figure 38 – 1999 Aerial photograph showing the Wingate Trading Estate



Figure 39 – 2013 Aerial of the Terrace prior to the construction of Lilywhite House.

- 9.2.11 In 2021-2022 the roof and exterior of Dial House was restored by THFC as part of the restoration of the High Road frontages of Numbers 790-808. This included the restoration of the railings, tuck pointing, joinery and the sundial on the southern gable.

Figure 40a-c – 2022 restoration



10.1 Criteria

10.1.1 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest.

10.1.2 Archaeological interest

- The Northern Terrace demonstrates the evolution of high quality housing development of the C17 to C19 in Tottenham and is of high interest.
- Number 790 (Dial House) is the earliest standing building within the Northern Terrace.
- Northumberland Row (792-802) first appears a single symmetrical terrace, but recent discoveries have shown it is a multiple of phases. This complexity adds significant interest.
- Few of the C20 alterations to the Terrace are of interest. The C21 alterations carried out by the THFC reinstate lost elements based on documentary and site evidence which provide greater understanding and these have a Low level of interest.
- Although extensively damaged by fire, the reconstructed interior of Dial House retains some of its symmetrical layout and details of C18-C19 interest.

10.1.3 Architectural and Artistic interest

- The Northern Terrace is well-proportioned and harmoniously designed. Whilst it first appears a single symmetrical terrace, it is not and the phasing and design of the original blocks and their matching links add interest to the composition.
- The setting is dominated by the busy High Road and is predominately C20 and C21 in character.
- Number 790 (Dial House) and its sundial are set forward of the Terrace and neighbouring buildings. This positioning and the harmonious composition of the frontage and front block provide landmarks within the High Road. The symmetry, proportions and details of the frontage of Dial House are exceptionally pleasing and complement the character and appearance of the Northern Terrace.
- The rear block of Dial House is a C20 reconstruction with minimal interest. The C21 alterations at the rear have provided some visual improvements and have a Low level of interest.

10.1.4 Historic interest

- The Northern Terrace, including Number 790 (Dial House), is a very good example of the growth of Tottenham along Ermine Way during the late C17-C19.
- The buildings have connections to people and events which are generally little known, but of at least local interest and contribute to understanding. These include the Trulock and Thompson families of Dial House.

10.1.5 The Values of Significance described in English Heritage policy documents, Conservation Principles, Policies & Guidance and Guidance for the Sustainable Management of the Historic Environment are:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

10.1.6 **Evidential Value** – *“the potential of a place to yield evidence about past human activity”*

- The location, form, massing, layouts and architectural elements of the C18 Northumberland Terrace is of high evidential value.
- Numbers 790, 808, 810 and 812 are some of the earliest buildings in Tottenham and are key to understanding the earliest Georgian houses in the locality.
- The Terrace is one of the most complete examples of C18 architecture in Tottenham, and a key group showing the growth of the village along Ermine Street and within the village centre during the C18 and C19.
- Number 792 is later, from the early C19, but complements and adds complexity and interest the rest of the Terrace.
- The interiors vary in interest, but at their best they retain distinct C18 volumes, with mouldings, panelling, door and window cases, fire surrounds and cupboards that contribute to the understanding of the spaces and the architecture of the period.
- The restorations of the late C20 and Early C21 have generally removed unsympathetic and poor-quality changes and damage of the Mid-C20. Where they are based on evidential sources, they have some, albeit low, level of interest and contribute to understanding.

10.1.7 **Historical Value** – *“the ways in which past people, events and aspects of life can be connected through a place to the present”*

- The front ranges have High historic interest and demonstrate the Georgian / Early Victorian development of Tottenham, as it evolved from countryside to an urban environment. The original rear elevations are less complete, but still discernible alongside later extension.
- The restoration of the rear elevations by THFC since 2014 are based on evidential sources and reinstate the historic legibility of the Terrace prior to the industrialisation of the area in the Mid-C20. They provide a Low level of interest as part of the ongoing heritage-led evolution and regeneration of the High Road.
- The interiors, where substantially of the C18 or C19, provide evidence of the hierarchy of the buildings and their occupation. At their best they show the primary reception floor entered from the main entrance and hallway, located above the kitchen level, with the bedroom floors above, and the hierarchy of bedrooms reducing to the second floor. The extant evidence within the buildings can be connected to the documentary evidence, to greater effect and understanding.

- The buildings have connections to people and events of at least local value. The recent heritage plaque project of 2023-4 by THFC has improved accessibility to this resource.

10.1.8 Aesthetic Value – “the ways in which people draw sensory and intellectual stimulation from a place.”

- The frontages contribute to the harmony, balance and consistency of the Georgian Terrace.
- The individual features and unified Georgian design of the terrace provide an important part of the pattern of the High Road and this part of the North Tottenham Conservation Area.
- The materials and textures that survive of the C18 and C19 reflect the history and characteristics of the locality.
- The interiors that best survive from the C18 and C19 are well-proportioned and of high architectural quality, and give added interest to the quality of the Terrace as a whole.

10.1.9 Communal Value – “associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”.

- The Georgian buildings of Tottenham provide an important and significant group of High interest at the core of the community and the historic environment of Tottenham. The Victorian buildings complement this and are an important part of the identity of the centre of Tottenham.
- Events and people of local and occasionally of national importance for the community have been connected with these buildings and key events are recognised within the plaque project.
- Projects run by THFC as part of the regeneration of the Terrace and at Percy House and 810/812 High Road have demonstrated how the historic buildings complement community projects based on sports and the arts.
- The regeneration of the Terrace is an integral part of the regeneration of the local area. The external and internal spaces have been enhanced at the front and the rear of the Terrace. The rear of the Terrace is substantially improved as an attractive space away from the noisy High Road and is being redeveloped with high quality spaces for social interaction as part of the THFC’s wider regeneration of the area. These approved landscape works within Paxton Square are providing improved accessibility to the Terrace and its setting and the proposed alterations to Number 790 (Dial House) will build on this.

10.2 Significance of Number 790 (Dial House)

10.2.1 Key external elements of significance of the building are:

High Significance - these external elements are critical to understanding of significance.

- The original c1691 front and flank elevation and its original elements:
- Proportions, openings, symmetry and pattern of the front and side elevations.
- Doorcase, window surrounds, sundial, cornice, string courses and chimneys.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.

Medium Significance – these external elements are important to understanding of significance.

- The roof of the main block, albeit significantly rebuilt after the fire of 1976.
- Flank windows on architectural interest grounds only as they did not exist prior to the fire.
- Reinstated features based on evidence, including 6 over 6 timber sash windows.
- High quality tuck pointing restored as part of the THFC 2021 repairs.
- Stone entrance platform, central railing and steps (C19 railing). Repaired 2021.

Low Significance – the element makes some limited contribution to understanding of significance.

- Rear elevation of main block as it post-dates the 1976 fire.
- C20 flank railings (hollow steel sections). All repaired as part of 2021 refurbishment.

Neutral Significance – the element is not negative, and could be enhanced to make a positive impact.

- Rear extensions.

10.2.2 The interior was gutted by fire and there is no internal fabric from the original c1691 phase.

Low Significance – the element makes some limited contribution to understanding of significance.

- The principle of classical symmetry comprising a room each side of a central hall/stair, recreated as part of the 1984 reconstruction.
- A section of fire-damaged softwood C19 stair incorporated in the 1984 reconstruction.

The works are designed to retain all these elements above.

Neutral Significance – the element is not negative, and could be enhanced to make a positive impact.

- The C20 rear block, refaced in the C21. This has cavity walling and blockwork inner walls and partitions. Its demolition and replacement were supported in principle in PRE/2019/0212.
- The C20 brick and block wall between front and rear blocks has no fabric of interest but may indicate the former position of a rear wall (except that only on the attic floor is its position symmetrical on the gable with the front wall).
- Structural alterations of c1984 including concrete beams and block floors, steel and machined timbers and boarded linings to reconstruct the building after the fire.
- Insertions of the C20 and C21 to provide flats, including blockwork and timber subdivisions, kitchens, bathrooms, steps, duplex stairs, hatches, vents, openings and doors.

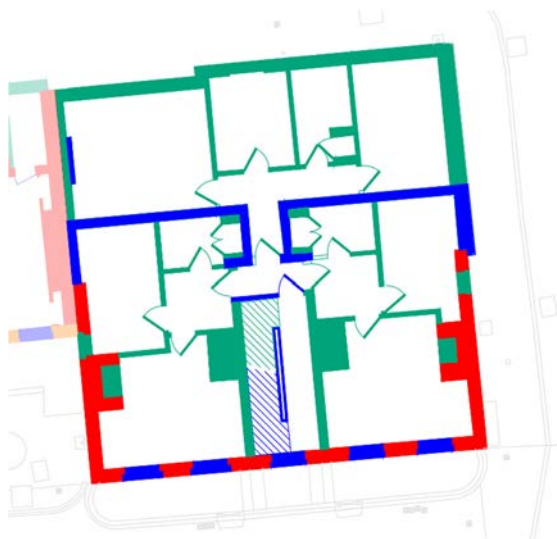
10.3 Significance Plan of Number 790 (Dial House)



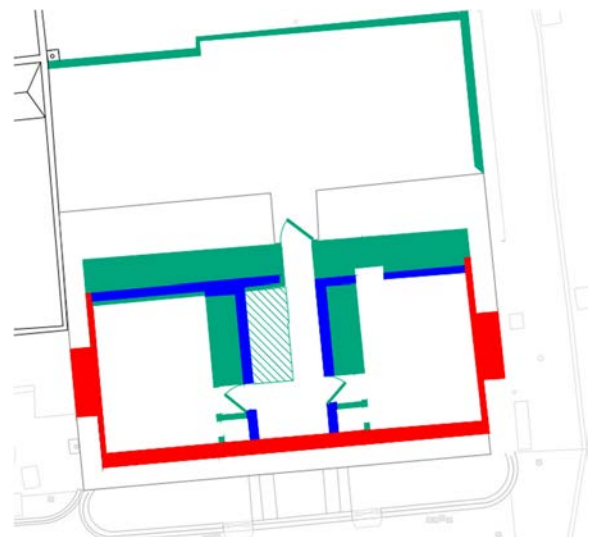
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

KEY

- 17th/ 18th Century fabric of High Significance
- 19th Century fabric of Medium Significance
- 1984 Replica of Low Significance
- Modern fabric of Neutral/ No Significance
- Indicates an internal finish, such as panelling, skirting or cornice. Colour coded as above.
- Indicates staircase significance Colour coded as above.

10.4 Proposals

Number 790 (Dial House):



Front Elevation (no change)



Side (South) Elevation (no change)

10.4.1 The only external proposals are:

1. Alteration of GF rear central window to reinstate central door.
2. Installation of service route at roof level of the C20 rear range to connect to condenser units installed within the hidden roof valley of Number 792.

10.4.3 The internal proposals are:

1. Removal of redundant C20 blockwork and timber subdivisions, kitchens, bathrooms, steps, duplex stairs, hatches, vents, openings, fire door and services of former flats to reinstate historic volumes.
2. Installation of partitions within existing C20 service core and alter and form new openings in C20 walls to suit new office use.
3. Installation of platform lift to provide accessibility between front and rear rooms.
4. Remedial structural works and removal of C20 piers subject to structural engineer's scheme.
5. Replacement of C20 roof terrace steps and repair paving.
6. Removal of redundant and poor quality pipework and services and installation of replacement kitchen, w.c., CCTV and M&E services.
7. Replacement of unsympathetic C20 elements including finishes, softwood boards to replace sheet floor finishes and panelled doors in C18 style to replace flush utilitarian doors and fire doors.
8. Repair and refurbish defective and worn elements like-for-like or as evidence based enhancement including floor, ceilings and wall finishes, stairs, panelling, cupboards, doors and joinery.
9. Upgrading doors, ironmongery and surfaces for fire protection.

10.5 Assessment and Schedule of Impact

- 10.5.1 NPPF 200 expects the level of detail to be no more than is sufficient to understand the potential impact of this on the significance of the heritage asset.
- 10.5.2 Number 790 (Dial House) is listed Grade II* so its preservation is given very great weight, and it is of importance within the North Tottenham Conservation Area.
- 10.5.3 The scale of proposed development is modest. It involves no extension and no removal of historic fabric.
- 10.5.4 The works are designed to only affect C20 and C21 fabric and to respect the greater sensitivity of the frontage block.
- 10.5.5 The schedule that follows considers this work and effect in the context of Dial House, the Conservation Area and the settings of adjacent heritage assets:

10.5.6 Table of Elements and Work:

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
External works				
E 1	Alteration of GF rear central window to reinstate central door.	Low. C20 Extension in position of former extension	Good	Enhancement: The door is designed to avoid historic fabric and the historic photograph shows this was an original door position. The reinstatement of a central doorway in principle is an enhancement. The door is to match the timber rear door of Number 794.
Rear door opening   1906 rear elevation (top left) with access to garden				

2024 rear window from c1984 (top right).

10.4.2 The proposed door reinstates the central doorway.



(left) Proposed rear entrance within the existing window width and brick arch with a simple half-glazed painted timber door to reflect the existing doors at 792 and 794.

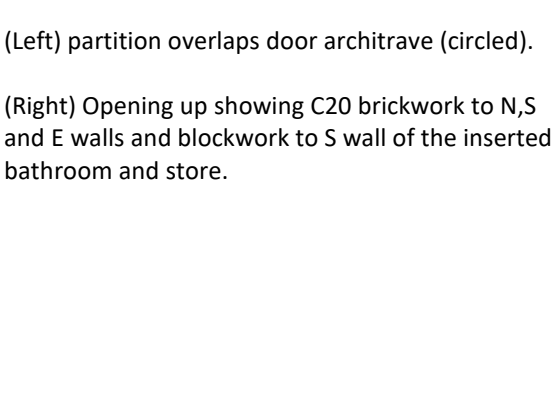
(right) Internal view of the rear wall with blockwork to inner face and partitions (right)



(left – right) Numbers 790, 792 and 794 High Road aerial view from the rear.

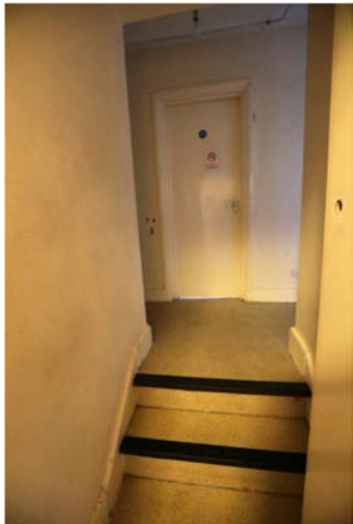
- Proposed doorway (circled cream), using design from existing timber doors (circled pink).
- Proposed location of condenser units hidden in valley (arrowed orange). Route into building (arrowed cream). For internal view of roof terrace / chimney of Number 790 see below (ref 5)

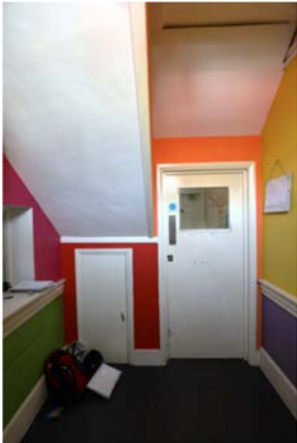
E 2	Install service route in rear range of Number 790 to connect to condenser units within the hidden roof valley of Number 792.	Neutral (C20 rear range and lowest chimney. Roofs rebuilt C20 and C21).	Good. Repaired by THFC c2019.	Preserve: The proposal selects the most altered part of the buildings. The fabric at the rear of both units Numbers 790 and 792 was reconstructed after the 1980s fire and after removal of C20 extensions.
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	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
Internal works				
1	Removal of redundant C20 blockwork and timber subdivisions, kitchens, bathrooms, steps, duplex stairs, hatches, vents, openings, fire door, fixtures and services of former flats to reinstate historic volumes.	Neutral. C1984 insertions and change of use	Moderate	Enhancement: The subdivision of the building into flats reduced its accessibility and understanding as a single building. It subdivided larger historic spaces and increased complexity of the simple symmetrical historic layout. On each floor in the c1691 frontage block the inserted kitchens and bathrooms within the front North reception rooms will be removed. The block partitions on each floor of the reconstructed rear block will also be removed. The front South reception rooms have a poor relationship with their fireplaces and their original extent was unclear. They will remain at their current volumes or more logically be extended back to the line of the rear of the central staircase. The proposed removal of hatches, fire door and secondary stairs, re-opening the primary spaces and limiting service spaces to the service core will enhance the layout and appearance of the interior spaces.
Removal of C20 blockwork partitions: Ground Floor NW Room    Inserted bathroom and store circled Inserted store Inserted bathroom    (Left) partition overlaps door architrave (circled). (Right) Opening up showing C20 brickwork to N,S and E walls and blockwork to S wall of the inserted bathroom and store.				

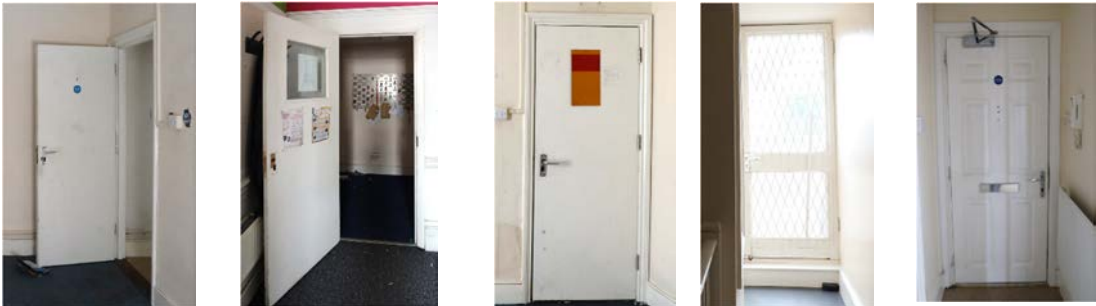
	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
1	Removal of C20 blockwork partitions: Ground Floor Rear Block –    Typical service room and fixtures – kitchen bathroom corridor (right) Typical blockwork partition toothed into C20 brickwork (far right) Typical blockwork partition toothed into blockwork  			
	Removal of C20 timber partitions: First Floor NW Room:   Inserted bathroom and kitchen circled   C20 machined floor joists supporting partitions.			

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
1	Removal of C20 blockwork partitions: First Floor Rear Block:   Typical kitchen and fixtures   Opening up shows blockwork partitions supported by beam and block floor structure.			
	Removal of C20 timber partitions: Second Floor NW room   Opening up shows timber partition between C20 machined timber floor / ceilings.			
	Removal of C20 timber partition and stairs. Addition glazed partition: Second Floor SW room  			

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
1	Removal of c1984 timber duplex stairs within flats			
	   			
	Typical stair Typical C20 timber structure opened up Typical late C20 joinery Typical C20 brick substrate behind stair			
	Remove steps to rear corridor Typical C1984 steps 			

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
	Infill Hatch and remove C20 built-in cupboard and fire door in Entrance Hall			
				
Internal works continued				
2	Installation of partitions within existing C20 service core and alter and form new openings in C20 walls to suit new office use.	Neutral. C1984 insertions	Moderate	Neutral: There is no historic fabric affected in this proposal to convert to the optimum viable new use. The alterations to blockwork and to provide glazed partitions protect the primary reception spaces and do not affect the historic layout. Low level harm: The opening between NW GF Room 2 and the rear block is in C20 fabric and nibs are retained to show the extent of the probable historic wall line. It is in the likely positions of the former c1691 windows. The changes are reversible.
	Proposed opening between NW GF Room 2 and the rear block			
	(Left) wall covered by store and bathroom from Room 2 (Right top) wall within rear block (Right lower) Opening up once store and bathroom partitions removed shows C20 brickwork and blockwork.		  	

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
3	Installation of platform lift to provide accessibility between front and rear rooms.	Neutral. C1984 insertions	Moderate	Low level harm and Medium level benefit: The proposed lift is to overcome the change of level between the historic front block and C20 rear block and it provides the benefits of accessibility to the ground floor. The floors are concrete, there is insufficient space for a ramp and it will minimise intrusion into the layout.
See illustration of NW GF Room 2 above for location				
	Allow for remedial structural works and removal of C20 piers subject to structural engineer's scheme.	Neutral. C1984 structure	Moderate	Neutral - Potential benefit overall: There are structural issues. The rear block is faced in stretcher brickwork applied to cover structure of various phases. The brickwork of the South side elevation shows signs of former movement at low level and adjacent the inserted windows and the North side elevation comprises brickwork of various phases which has been covered externally in C20 render which detracts from the appearance of the building. The projection in the rear block NE Room 3 is subject to opening up as it is vented at GF level as if a blocked fireplace. Opening up has been carried out and further details are to be as proposed or as agreed in writing with the Conservation officer.
5	Replacement of C20 roof terrace steps and repair paving.	Neutral. C1984 structure	Moderate-Poor	Neutral: The works are to improve the weathering, use and access to the existing rooftop terrace. This area is well screened from the ground and photographs show there have been longstanding issues with damp staining in rooms below this. The steps are in poor condition, uneven and the lowest tread is missing.
  C20 Roof Terrace and lowest chimney.				

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
6	Removal of redundant and poor quality pipework and services and installation of replacement kitchen, w.c., CCTV and M&E services.	Neutral - Negative	Moderate-Poor	Enhancement The existing M&E is utilitarian and of poor quality. Neutral subject to design: Proposed CCTV, lighting, M&E to be high quality, light touch, sympathetically located, designed and specified. To be reversible.
7	Replacement of unsympathetic C20 elements including finishes, softwood boards to replace sheet floor finishes and panelled doors in C18 style to replace flush utilitarian doors and fire doors. See door schedule for detail.	Neutral-Negative	Moderate-Poor	Enhancement. Almost all internal doors are cheap hollow core flush doors and replacement in principle will be a benefit. Allow to replace flush doors to primary rooms to match existing template 6-panel doors of C18 style. Allow to replace flush doors in secondary rooms with 2 or 4-panel doors of C18 style. The timber floors throughout the building have been replaced with sheet finish with utilitarian finishes. The replacement with higher quality materials will be an enhancement in principle and the softwood timber boards will be a significant visual and functional improvement.
	Template C18 style 6-panel door to GFRoom 1 SW corner has bead mouldings on primary side.  Allow to replace all flush, catalogue FR panelled doors and late C20 Fire doors (examples pictured below: 			

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
8	Repair and refurbish defective and worn elements like-for-like or as evidence based enhancement including floor, ceilings and wall finishes, stairs, panelling, cupboards, doors and joinery.	Medium historic elements Low Reproduction elements Neutral-Negative Late C20 additions	Moderate-Poor	Enhancement: There are few internal historic elements. Key historic elements such as the main stairs are damaged and tatty. High quality localised like-for-like conservation repairs as previously approved at Percy House and 808-812 High Road are to be used unless otherwise agreed with the Conservation Officer. Short term repairs are to be reversible.
	   Left: main stairs with damage and replacement balusters. Right: GF SW room 1 with missing panelling/surround.			
9	Upgrading doors, ironmongery and surfaces for fire protection.	Medium - Neutral	Moderate	Enhancement: Improves the use of the building and follows the conservation principles previously approved at Percy House and 808-812 High Road. Replaces intrusive fire partitioning such as that in the entrance hall and preserves rather than replaces any historic elements.

Summary Impact and justification:

Fabric: No historic fabric is harmed.

Character: The symmetry and simplicity of the historic layout is enhanced by removing c1984 subdivisions, bathrooms and kitchens.

A number of missing elements are reinstated, and localised enhancements and repairs are carried out. The limited identified harm is at the lowest level, is readily reversible and is outweighed by more numerous benefits.

The works improve the viability of the building in its optimum viable use and improve accessibility.

10.6 Number 792:

10.4.1 The only external proposal is:

1. Installation of condenser units installed within the hidden roof valley.

The setting is potentially affected by the external works at the rear of Number 790.

The setting from the front is unaffected as there is no intervisibility.

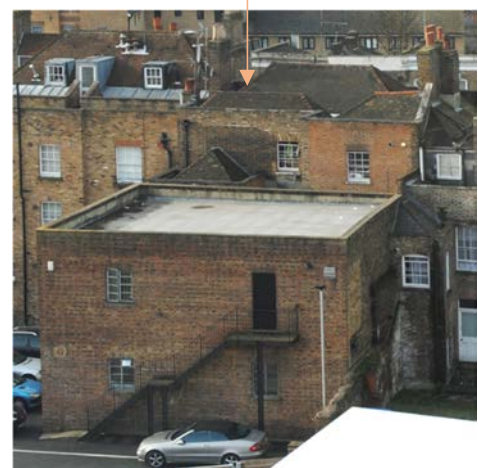


Below (left) 1885 photograph used for restoration of railings and doorcase in 2021-2.

Below (centre) 1984 photograph showing previous C20 railing.

Below (right) For comparison, front photograph as existing.

All these elements are unaltered.



(Left): Rear elevation as existing, which would be unchanged.

(Right) Rear elevation in 2015 prior to demolition of the rear industrial 2-storey element. The existing rear elevation comprises the C20 link structures. The condenser position in hidden valley is arrowed.

Number 792 continued:

This building is listed Grade II so its preservation is given great weight, and it is of importance within the North Tottenham Conservation Area.

Key external elements of significance of the building are:

High Significance - the element is critical to understanding of significance.

- The original Early C19 front elevation and its original elements:
- Proportions, openings, symmetry and pattern, reflecting the Terrace as a whole.
- Doorcase, window surrounds, string courses, chimneys and handmade chimneypots.
- Local materials, including bricks characteristic of Tottenham and the rest of the Terrace.

Medium Significance – the element is important to understanding of significance.

- The roof of the main block, which is significantly rebuilt.
- The original rear elevation, albeit mostly obscured by C20 extension and scars.
- Reinstated features based on evidence, including sash windows, front door and fanlight. (These have high architectural and aesthetic interest and low archaeological / fabric interest).

Low Significance – the element makes some limited contribution to understanding of significance.

- Railings and wall on the frontage (repaired and reconstructed with railing redesigned in accordance with 1885 photograph, as part of 2021-2 refurbishment).

Neutral Significance – the element is not negative, and could be enhanced to make a positive impact.

- Rear extensions, rear elevation and rear roofs. The elevation is not symmetrical and the central doorway position is recessive and dominated by the C20 former industrial 2- and 3-storey extensions. The doorway is an informed restoration of c2019 by THFC to reflect Number 794.

Impact and justification:

	ELEMENT	HERITAGE VALUE	CONDITION	IMPACT AND JUSTIFICATION
External works				
E3	Installation of condenser units installed within the hidden roof valley.	Low. Hidden C20 valley between main block and C19 rear element. Rebuilt 1980s after fire.	Good, repaired by THFC in 2019.	Neutral: The works provide a readily managed sustainable heating and cooling system. The condenser units are located unobtrusively within the later part of the roof and are not visible from ground / street.

Summary Impact and justification:

Fabric: No historic fabric is harmed.

Character and Setting: The character, appearance and views of the C18 buildings and Terrace are preserved.

11 CONCLUSIONS:

- 11.1.1 The proposals support the continued use and viability of Number 790 (Dial House), a landmark building and key contributor to the historic environment in Tottenham.
- 11.1.2 The Heritage assessment of significance has used the relevant historic documentation and targeted opening up of C20 fabric to identify the extent and value of the historic building and its elements potentially affected by the works. The assessment enhances the understanding of the extent of impact of the fire of 1976 and of the changes carried out before and since that devastating event, including the extensive restoration and conversion of circa 1984.
- 11.1.3 The evidence identified as part of this study shows that the reconstruction included the rear flat roofed block, all floors and the majority of the internal elements, and that this restoration took two approaches:
- o The reconstruction of the exterior, front block and flank walls was carried out in principle reproducing joinery, detailing and the appearance of the former building. These elements were designed to respect the hierarchy and architectural history of the historic building.
 - o The reconstruction of the structural frame to comply with regulations after the fire and the changes to the internal layout for the new use were carried out using contemporary materials and methods of c1984 which generally avoid confusion with the historic evidence.
- 11.1.4 The proposed alterations follow that principle. Some of the identified benefits of the proposed works include:
- The regeneration of a landmark historic building, giving it a viable use which is compatible with the interests of the listed building and its surroundings.
 - The enhancement of the understanding of the building through reinstatement of the rear entrance and symmetry.
 - The improvement of the historic layout and interior spaces through opening up of the major reception spaces and removal of C20 blockwork compartments and services.
 - The removal of unattractive C20 intrusions such as fire compartmentation and added staircases within the Entrance Hall and the former C20 flats. Their removal benefits the appearance and reinstates the historic volumes and architectural understanding of the historic building.
 - Providing improved accessibility to the building including wheelchair access to all rooms on the ground floor.
 - The improvement of the appearance, features and decoration of the interior including the reinstatement of sympathetic architectural elements such as panelling, doors and finishes.
- 11.1.5 The proposals protect and enhance the interests of the listed Dial House and Number 792 and protects the settings of nearby listed buildings and this part of the Conservation Area.

28 November 2024