



CIVITAS TOTTENHAM

THE NEWSLETTER OF TOTTENHAM CIVIC SOCIETY

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Spurs' Development: Heritage Sacrificed?

Spurs' new planning application threatens three of the four historic buildings at the southern end of the development site. TCS, the Victorian Society, and SAVE Britain's Heritage have all objected to the loss of these buildings. Below we reproduce some of SAVE's objection letter:

'The buildings are located within the North Tottenham Conservation Area and are noted for their architectural and historic interest and for the contribution they make to the streetscape. Valentino's is a late nineteenth century public house with attractive decorative features including mullioned windows, double gables, and granite pilasters. The Red House dates from the late 1870s and is a handsome building of three storeys with pitched gable ends and oriel windows. It was originally a coffee house built as part of the temperance movement, but from the 1920s it became part of the football club and used for offices. Bill Nicholson, one of the most important figures in the club's history, is but one previous occupant of the building.

'The former Tottenham and Edmonton Dispensary (pictured) is a particularly interesting building of 1910. In red brick with Portland stone dressings, it features an Ionic doorway beneath an inscribed stone entablature, with dentilled cornicing, window surrounds and tall chimneys, creating a well proportioned and aesthetically pleasing building. Its use as a dispensary provides further historical interest for its role in the administering of healthcare before the creation of the NHS.

'Warmington House (to be retained) dates from 1828, and is an important survival of the type of house that once lined Tottenham High Road. Built in stock brick, it has a rusticated stuccoed ground floor, window pediments, and internally retains its original plan form. It was listed Grade II in 1974.

'The presumption within a Conservation Area is to refuse applications which seek demolition of buildings which contribute positively to the area. It is clear that these three buildings do, and their loss would cause great harm. This harm would also extend to the Grade II listed building, which would lose its context. Their retention and reuse, by contrast, would enhance the Conservation Area and go some way towards mitigating the dramatic impact the new stadium design will have.

'Many examples exist where football clubs have enhanced surrounding buildings, strengthening the bond between the club, its fans, and the local and wider community. We therefore request that this application be refused planning permission, so as to facilitate the retention of these three buildings as part of the wider development. This is not a case of having one or the other – a new stadium and associated facilities can be achieved whilst retaining, reusing and enhancing these locally listed buildings.'

The planning application will probably be considered by Haringey Council before the end of December.



Restoration of Percy House

In May there was press coverage about Spurs' plans to restore Percy House (796 High Road) and make it into the home of the Tottenham Hotspur Foundation. Percy House has been boarded up for some years and like others in Northumberland Terrace is in a poor condition.

The planning application (HGY/2015/1490) includes various documents related to this Grade II* listed building which provide a lot of information about Percy House and how the restoration work will be undertaken.

If people have the chance it is well worth reading the "Heritage Statement" prepared by Corrie Newell Historic Building Consultancy. <http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=713117>

Percy House was built in the 1740s by Hugh Smithson, Duke of Northumberland. For most of its history, Northumberland Terrace was occupied by wealthy merchants and professionals.

Percy House is one of the least changed buildings and therefore significant as a relatively rare survival from the eighteenth century. The report has photos of the buildings going back to the late nineteenth century.

The Heritage Statement then goes through every internal and external feature of Percy House with illustrations setting out its heritage value (high, medium or low), its condition and how it is proposed to deal with it (repair, enhance or remove). It is an amazing piece of work and fascinating to read.

Percy House is pictured below, currently boarded up. The gates and boundary wall are actually older than the main building, possibly dating from the 'Black House' that formerly stood on the site.



High Road Benches

As part of the Tottenham Hale Gyrotory Project, Transport for London installed 16 benches on the west side of the High Road between Seven Sisters tube station and CONEL. Almost as soon as they were installed they started to deteriorate. Tottenham Civic Society first wrote to TfL in early 2014 asking that they get the contractors to replace the benches. We regularly chased this up. In June this year we wrote again with this photo of the one of the benches. We have just heard from TfL saying that they “are equally disappointed with the poor state of the benches and have addressed the issue with the supplier.”

Public House Roundup

The famous Swan on the corner of Philip Lane which has had a very sad recent history is now Amalut, a smart Turkish restaurant. This has been generally welcomed.

The top floor of the Fountain pub in West Green Road has been enlarged in the same style and with the same materials. A new fountain has now been installed in the pub garden.

The Bell & Hare pub at 724 High Road has been taken over by the “No.8” hostel and pub chain. It is mainly used by backpackers from Australia and New Zealand. The proposed new signage is the same size and in the same position as the old signage.

Some years ago the locally listed Botany Bay pub in Philip Lane became Expa supermarket. TCS members and others have made various planning enforcement referrals about changes made to the building. Negotiations between the council and the owner are still going on.

The Grade II listed Beehive pub in Stoneleigh Road (just off the High Road) is now thriving under new management and the Antwerp Arms by Bruce Castle Park has been saved from development and purchased by the local community under the “asset of community value” provisions of the 2011 Localism Act. Both pubs are excellent and are well worth a visit.

7 Bruce Grove and others

Tottenham Civic Society is very disappointed that there is no sign of restoration work on 7 Bruce Grove. This building was the home of Quaker Luke Howard and his family and has the only English Heritage plaque in Tottenham. A plan to restore the building (knocking down the 1930s front extension so that the Georgian frontage would be re-instated) and build housing to the rear was put forward in 2012. We supported this enthusiastically and it got planning permission in 2013. But nothing has happened. The developers allowed the building to deteriorate until the threat of council planning enforcement action forced them to renew the window and front hoardings. Over the years it has been argued that the council should CPO this building. We would now strongly support such a move.

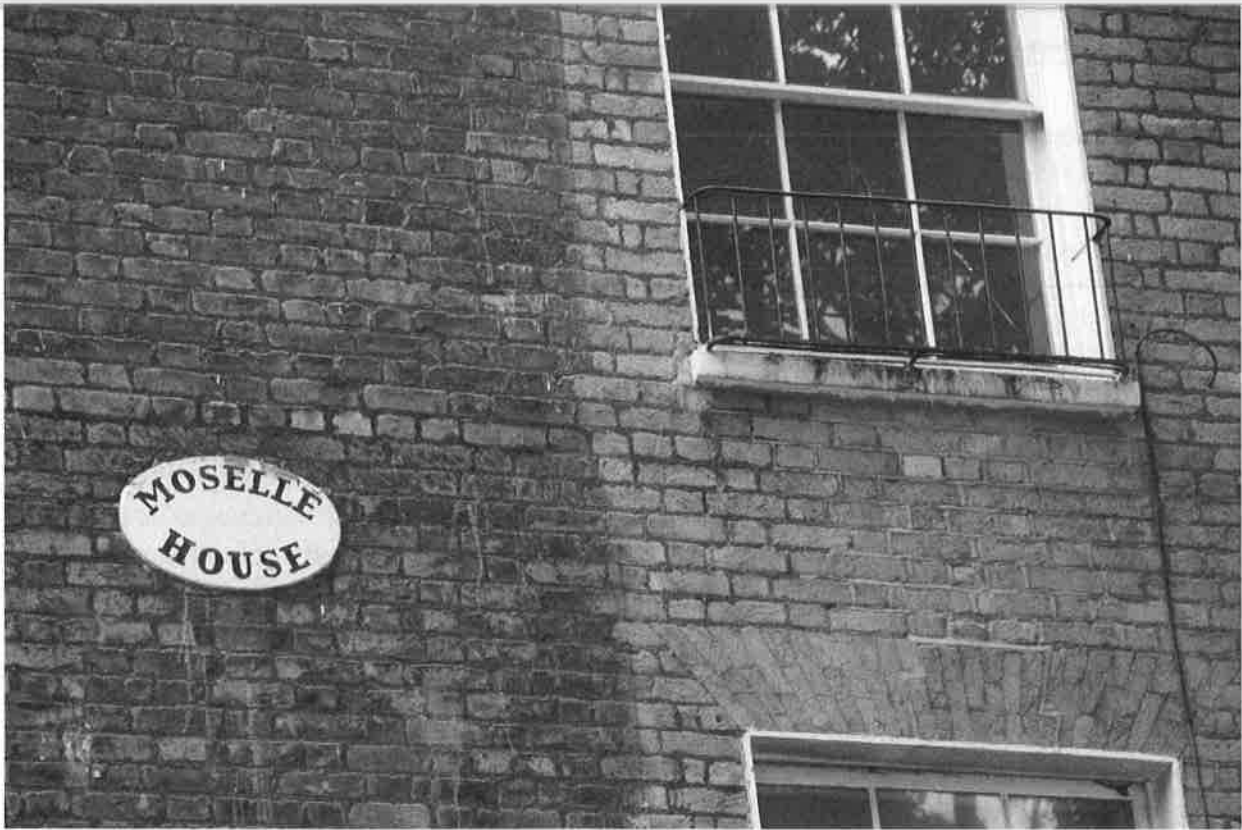
Our campaign to get 7 Bruce Grove restored has been supported by Tottenham Clouds: www.tottenhamclouds.org.uk, which brought together local members of the national Cloud Appreciation Society with the Friends of Lordship Rec. They are developing a number of projects to celebrate Luke Howard and his link with Tottenham.

5 Bruce Grove, another listed building in the same terrace, which has a social club on the ground floor is due to be restored, again with housing to the rear.

The railings of the listed public toilets in Bruce Grove have been repainted but no use has been found for this building. We are glad to see that a group of local volunteers “The Last Elm” now has access. It is hoped that the council will commission a new feasibility study. In the meantime TLE has got some funding for a clean up of the “gardens” and is working to get the building into use.

We opposed plans to build housing in the gardens of 705 and listed 707 High Road (Moselle House) but this has now been granted.

We continue to take up various concerns about 865-869 High Road, the rather out-of-the-way listed buildings (865 is only locally listed) at the top of the High Road.



Above: Moselle House on Tottenham High Road, half way through being sand-blasted. TCS members are concerned that damage to the brick work of this Grade II listed building has occurred, and have alerted Haringey Council to this.

Below: In October, a large branch fell on part of the Grade I listed wall around Bruce Castle Park, badly damaging it. The picture shows another part of the wall, where a tree has been allowed to cause severe damage. Friends of Bruce Castle are in contact with Haringey Council on this matter.



Broadwater Farm Update

This year, reps from a range of local organisations have met up to co-ordinate the Broadwater Farm Area campaign to protect and improve the area. These include Broadwater Farm Residents' Association; Broadwater United Sports and Football Academy; Broadwater Farm Enterprise Centre; Back 2 Earth / Harmony Gardens and Café; Somerset Close petitioners; Moira Close reps; Lordship Lane petitioners; Friends of Lordship Rec - backed by other supporting organisations.

Following a storm of objections and protest against the Council's proposal to 'red-line' the whole area for future 'redevelopment', the Council has abandoned its threat of house-building on Lordship Rec. So together we have produced an updated joint statement of aims (below) calling for the withdrawal of the rest of the 'red-zone' demarcation threatening future mass demolitions and redevelopment. All supporters are encouraged to continue with the petitioning.

Broadwater Farm Area Campaign Joint Statement, November 2015

- Stop 'redevelopment' threats to the Broadwater Farm Area of Tottenham.
- Protect our estates and facilities!
- NO to any demolitions of local homes. YES to good maintenance, repairs and improvements. PROTECT all the community facilities in the area.

The Council proposals

In their Draft Haringey Local Plan undergoing consultation, Haringey Council are proposing a shocking and totally unnecessary, potential demolition and redevelopment 'zone' [Site SA62], identified by a red-lined area covering Broadwater Farm, Somerset Close, Lido Square, Moira Close, and some houses along the south side of Lordship Lane. Some or all of this great, community-spirited area of Tottenham, its homes and facilities, could be under threat from property developers in the future.

The Council have confirmed that they are considering 'all options' for the Broadwater Farm council housing estate. Council planners also propose [in their Urban Characterisation Study] that the pleasant adjacent low-rise Housing Association housing estates be designated

as an area 'suitable for tall buildings' of 6-10 storeys in the future.

Community empowerment and regeneration

This is despite the fantastic, award-winning improvements to the area local people have successfully fought for and achieved together over the last 30 years - a wide range of community facilities, the UK's first ever integrated school campus, a health centre, landscaping and play areas, refurbished estate blocks with concierges, the nationally-famous Harmony Gardens, and last but not least Tottenham's largest public park which has just undergone a community-led renaissance.

These successful regeneration efforts have been led by Broadwater Farm Residents' Association, Broadwater United Sports And Football Academy, and the Friends of Lordship Rec - supported by a diverse range of other local community organisations - working in partnership with Haringey Council's housing and parks' services. This transformation and community empowerment is now admired throughout the UK and beyond - it should be a cause for celebration, not put under threat.

Lordship Rec saved

The Council says it has listened to the mass of objections received to its proposal and has therefore withdrawn Lordship Rec and the Broadwater United sports field from the red zone. However, almost all the objections were for the whole zone to be withdrawn, not just the park. Also we note that, despite written promises to the contrary, the new red line still includes the Broadwater Farm Community Centre which is in fact protected as being sited on and serving the Metropolitan Open Land designation for the saved areas. The Centre should be removed forthwith.

We also note that, although the Council talk about their aim being to 'improve' Broadwater Farm, they have not removed the other housing estates and private homes from the red-zone proposal. In any case, if their aim is to improve the existing area for the existing communities this can be done through all the usual range of policies, and does not require a 'red-zone' designation to achieve that.

- Broadwater Farm Area Campaign

North Tottenham Conservation Area: Heritage Restoration

Haringey Council's £2.3 million project to restore 28 historic buildings in north Tottenham has now started, in partnership with local businesses and the wider community. A representative from the Conservation Area Advisory Committee is on the Partnership Board for the project and the project manager, Catherine Cavanagh, is a TCS member.

The Heritage Lottery Fund is providing £1.5 million via its Townscape Heritage Initiative, while the council is contributing £500,000. Property owners will pay 15% towards the capital works and take part in the design process. Any planning applications will be made in early 2016, with construction work starting in autumn 2016 if permission is granted.

Conservation of the building elevations and shop fronts along the High Road follows recommendations in the Conservation Management Plan and will help take the Conservation Area off Historic England's At Risk register.



The following historic buildings have been selected for repair and restoration, including several listed and locally listed buildings: 769-809 High Road, 1-5 White Hart Lane and 818-822 High Road. They represent a good range of independent shops, restaurants and Victorian pubs, with few vacant units.

A similar shop front improvement scheme in Green Lanes, Haringay, resulted in traders reporting a 5% increase in business turnover, while conservation at Myddleton Road, Bowes Park has spurred three other businesses to restore their shopfronts and new shops to open.

This is the northern gateway to N17 and the Northumberland Park ward has a thriving and diverse community. Regeneration projects in the vicinity include transport improvements, new homes and redevelopment of the Spurs stadium. The aim is to create an attractive retail destination that people can take pride in, as part of heritage led regeneration across Tottenham and Haringey.

Get involved

The project is about people, not just bricks and mortar. Bruce Castle Museum will run a heritage activity programme with the local community from early 2016. It will provide training and apprenticeships, as well as involving students from local schools and colleges.

The Council is seeking Heritage Champions for north Tottenham to be involved now and in the future.

For further details of the project, please contact Catherine.Cavanagh@haringey.gov.uk.

There are now more ways to keep up to date with what's going on in Tottenham: see www.teamnorthtottenham.com/ for news and activities.

Tottenham Town Hall Clock

Following representation by TCS members, Lea Valley Estates that own the former Town Hall building has ordered new parts and repairs to this clock and we are pleased to report that it is now working again.

Bruce Grove Station Forecourt

Below are two contrasting visions of what Bruce Grove Station could look like in future.

The lower image shows the plans that have been approved recently by Haringey Council. The radical new modernist structure is made of glass, with 'Cortene' steel decorative elements. Cortene steel is that kind that is left to develop an oxidised (rusty) finish. This version is two storeys high, which allows for greater flexibility in the use of the space, and will also allow the pavement to be wider. However, it obscures the Victorian facade and also lacks disabled access to the platform level, which we consider a major oversight. It may never be built, because funding has yet to be secured for this scheme.

The upper image on this page shows an alternative more traditional vision. In our view this also represented overdevelopment of the site, which could work well as a cafe with outside space and trees.

Apex House

Few will be sorry to see the back of Apex House, the ugly council building at Seven Sisters. However even fewer people are enthralled with the 20+ storey block of flats proposed for the site by Grainger plc. TCS has objected to the proposals and we await the Council's decision with interest. In our view the scheme is out of scale, and will be damaging to the local area.

The application summary reads:

'Apex House 820 Seven Sisters Road N15 5PQ
Proposal: Demolition of existing building and construction of one 22 storey building with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated landscaping. This application is subject to an Environmental Impact Assessment.'



White Hart Lane Coal Offices

We were saddened that these buildings were demolished earlier this year. Tottenham Hotspur had applied for the buildings to be demolished so that they could use the site as a depot while the new stadium is built.

The images on this page show the offices - in effect a terrace of three - how they were in their heyday and how they looked earlier this year shortly before they were knocked down.

Images courtesy of Carol Sykes, who made a valiant attempt to list these buildings before they were lost.



Brook House Development

by Joyce Rosser

In August TCS members were taken on a tour of the new Brook House development led by Sarah Timewell and Tim Bryant from Newlon Housing Trust.

It is situated at the extreme northern end of Tottenham High Road. Brook House was an early seventeenth century mansion that was not demolished until 1955 (see article by Jean Pegram in "Lost Houses of Haringey"). It then became the site of the Cannon Rubber factory.

The new development is of 222 housing units located along a new road called Cannon Road. There are 100 shared ownership units in the 22-storey Rivers Apartments tower and 122 units for rent in three low-rise blocks. The development includes new premises for the Brook House Primary School (until now located in temporary premises in CONEL) and commercial units for start-up businesses.



We went to the top of Rivers Apartments and, as you might expect from 22-storeys, the views are magnificent. Generally people were impressed by the design of the estate. We also appreciated the various heritage features. The three housing blocks (or "Courts") are named after three different women – Ambrose, Mallory and Beechcroft - who lived in

Brook House. The design on the front of the balconies is from the car mats produced by Cannon Rubber. Also three masts from the cold war shelter in the Clyde Road Depot have been saved and erected on the site.

Above, view of 20th century social housing from the top floor of Brook House.

Left, part of the new development with the main tower at the rear.



Names in Stone

by Sue Rowe

Grade II listed All Hallows, Church Lane, is home to an astonishing wealth of history, not only in the church itself, but in the ancient churchyard, with many more riches – if you will excuse the pun – yet to be unearthed. It is two years now since my project to map the churchyard began, inspired by a walk led by Bruce Castle Museum Curator, Deborah Hedgecock.

My 'map' is simply a bird's eye view of the site, with headstones represented by rectangles, and corresponding shapes for the various monuments, hand drawn since what remains to be seen in the old churchyard is arranged somewhat haphazardly.

The churchyard is handily divided into five sections by pathways, and very fortunately a register of sorts was compiled in 1979, organised by Roy Sutton, who assigned numbers to the burials to be seen at the time, with Somerset School pupils recording details, including what they could read of the precious M.Is – the monumental inscriptions. This has formed the basis of my work.

What one sees walking around a churchyard is completely different to a drawn aerial depiction, and I have spent many hours trundling about in all weathers,

and then squinting at small shapes on paper, trying to marry the two views to achieve the greatest possible accuracy. I owe an incalculable debt to those who have gone before me, eminent historians and respected enthusiasts whose findings, published in books and reports, provide valuable data, notably from 1790, 1795, 1818, 1840, 1875, and more recently 1968 and 1979.

Alongside the mapping, I have compiled a database of well over 1000 names of folk buried at All Hallows, verified via Parish Burial Registers. This has been very interesting and I am often diverted into researching particular people, finding their stories. Who was 'Julius Cesar' for example, buried in 1733?

Asked whether anyone important is buried at All Hallows I like to reply (tongue in cheek) that everyone is important, but I know what is meant. Sadly the great majority of our most significant tombs haven't been glimpsed by anyone for upwards of fifty years due to obstructive, intrusive and destructive plant life.

Mainly clustered in one section, these were clearly already inaccessible when local historian Martin Speight listed many of the burials and sketched headstones and tombs in 1968. Roy Sutton's team hit the same problem in 1979, as I have today in 2015. Until the problem is taken care of I cannot take the mapping further than the current 75%.





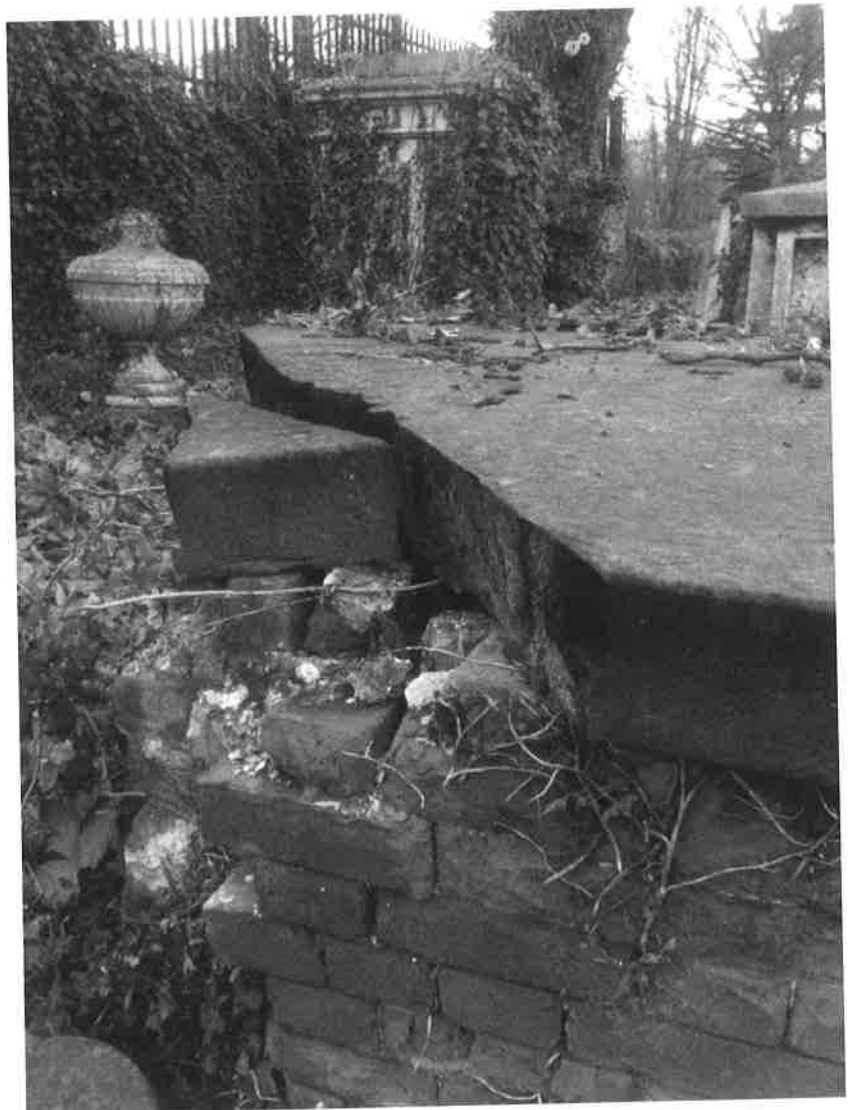
Left: Cass family tomb, vandalised.

Below: Daubuz family crypt, damaged during recent tree works. The Daubuz family were Huguenots.

Opposite page: newly discovered grave of William Ground Smith

Stirring concerned parties into action over a churchyard is no simple matter, it seems, so I am extremely glad there is a group which – although focused on Tottenham Cemetery – is taking an interest, and I am also grateful that Bruce Castle Museum continues to recognise the churchyard's value to the community.

There are still secrets behind impenetrable swathes of ivy, and deep-rooted bushes, and my hope is that one day the community will be able to safely walk around and appreciate the skills of local craftsmen who made and engraved the headstones and monuments, and in enjoying the pleasant and quiet environment, also pay tribute to the folk from all walks of life whose lives are represented.



JOIN TCS

I/we would like to join the Tottenham Civic Society (TCS). Annual membership will provide four copies of our quarterly newsletter, Civitas, attend meetings and events, and support our campaigns to promote high quality, heritage-led regeneration in Tottenham.

I/we enclose a cheque for the following amount:

£5 unwaged

£10 individuals

£7.50 per person - two or more people in the same household

£15 for organisations with under 100 members

£20 for organisations with over 100 members

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TCS email network:
<http://uk.groups.yahoo.com/group/TottenhamCS/>

To join this network, you need to follow the registration process and your membership will be confirmed by the group moderator. It's a great way to find out what's going on locally.

TCS is affiliated to Civic Voice, the national charity that represents local civic and amenity societies. Visit their website at:
<http://www.civicvoice.org.uk/>

We are also affiliated to the London Forum of Amenity and Civic Societies - visit their website at:
<http://www.londonforum.org.uk/>