

## **Tottenham High Road Historic Corridor Conservation Area**

The Tottenham High Road Historic Corridor Conservation Area is centred upon the busy High Road, fronted almost continuously by buildings of varying mass and scale, covering an extensive area stretching from Enfield in the north to Seven Sisters in the South. The High Road has its origins in the Roman period as it forms the successor to Ermine Street, which connected London, via Bishopsgate, to Lincoln and York. It is relatively diverse in character and appearance and is subdivided into six conservation areas.

Most of the High Road is lined with commercial premises and is, therefore, generally characterised by intensively developed, high-density urban environments. This built up frontage is interrupted by a string of historically significant isolated open spaces at Scotland Green, Tottenham Green and Pages Green, and clusters of larger institutional, educational and religious buildings. There are good surviving examples of buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries including outstanding groups of Georgian houses and mid to late Victorian shopping parades illustrating the changes to this building type in scale and style, together with examples of the inter-war style of the mid-20<sup>th</sup> century. The roads flanking the High Road are lined with residential properties and are generally characterised by a more finely grained, domestic scale and a greater degree of uniformity.

Whilst Tottenham's once thriving and prosperous past is still evident, the area has experienced a perceivable decline in both industrial and retail economy. Many of Tottenham's problems are a direct consequence of the demise of its manufacturing base that has contributed to high levels of unemployment in the area. As a result, the area has declined to one of the most deprived areas of England. The general economic deprivation of the area has led to several heritage assets being neglected, with poor or no maintenance, as well as proliferation of clutter and loss of architectural details. The riots of 2011 triggered an even greater need to respond to these challenges through a wider and comprehensive regeneration framework.

Recent investment by the Council, using Heritage Lottery funding, has specifically targeted the refurbishment and enhancement of the 19<sup>th</sup> century shop fronts and their façades along the High Road. However, there remain a large number of heritage assets across the area on the Heritage at Risk Register. The greatest challenge has been presented by the redevelopment of Tottenham Hotspur Football Stadium. Other housing renewal plans in High Road West and Northumberland Park present further pressures at the northern end of the corridor.

The London Plan (2015) and Haringey's Strategic Policies Local Plan (2013) identified Tottenham as a key regeneration area with the capacity of accommodating significant growth to help address some of the underlying factors contributing to the levels of deprivation. The recently adopted Tottenham Area Action Plan (AAP) sets out a strategy for how this growth will be managed to ensure the best quality of life for existing and future Tottenham residents, workers and visitors.

The Historic Corridor forms an integral part of the wider framework of growth for the area. The historic fabric of Tottenham is considered an asset which can anchor the character of the proposed new quarters and regeneration schemes in deep historical roots, adding precious cultural capital and avoiding the bland homogeneity of many large scale regeneration projects. On the other hand, the investment would help improve the character and appearance of the heritage assets in accordance with statutory and national policy requirements.

The AAP policies encourage the adaptive reuse of heritage buildings while meeting growth targets in order to maintain the character of Tottenham. The idea is that these assets are appropriately integrated into new developments and master plans with continued use and protection. The highest quality of design and public realm is expected of any new development that may have an impact on the setting of the assets. Considerable investment through planning obligations is expected towards buildings that are on the 'at risk' Register. Further interventions along the High Road include high quality public realm improvements as well as seeking new uses for empty buildings or providing interim uses to generate activities and interest. Larger scale developments are to be concentrated on the periphery within the residential hinterland with heights that correspond to the scale and urban grain of the High Road.

The recently adopted Character Appraisals and Management Plans for the six conservation areas within the Historic Corridor give detailed guidance on shop front improvements, along with informing residents on how they can upgrade their homes to modern living standards without causing damage to the historic fabric or architecture. Further advice has also been provided on how residents can undertake general maintenance to their properties without high cost implications.

It is envisaged that these interventions will collectively improve the historic character of the High Road and revive its importance in London, whilst simultaneously contributing to wider regeneration objectives by reinvigorating local businesses and attracting investment.

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