



CIVITAS TOTTENHAM

THE NEWSLETTER OF THE TOTTENHAM CIVIC SOCIETY

WWW.TOTTENHAMCIVICSOCIETY.ORG.UK

We have decided to make this a pictorial issue for a change, so feast your eyes on some of the marvellous heritage buildings in Tottenham.

Below is a recent photograph (by Rowan Kumar) of 97-99 Philip Lane, a pair of Victorian villas that for many years had been sliding into decay and dereliction. At one point it appeared, after squatting, fires and proposals to demolish, that the buildings would be lost forever from the Clyde Circus conservation area. Thankfully persistence by the Council led to compulsory purchase from the owner and sale on to a housing association, bringing these magnificent buildings back to life. A victory for heritage led regeneration.

It is sad that we cannot say the same for Wards Corner, condemned by developers Grainger and the Council to demolition (again) on 25 June, about which the less said the better.

Another ugly duckling that has become a beautiful swan is 8 Bruce Grove, extensively restored over the spring and early summer. A planning application has now been submitted for 7 Bruce Grove. We were intrigued to find out that the large extension on the front of the building is in fact a clever 1930s neo-Georgian pastiche. Plans are to remove this, and restore the building to match its twin, number 8. The English Heritage blue plaque commemorating Luke Howard will be re-sited on the original facade.

We are also very pleased to note that work is finally taking place to restore the former Bruce Grove toilets. These dilapidated Grade II listed public conveniences had become an eyesore, but already the restoration work is in the process of returning this jaunty little building to its rightful place in the streetscape. This small but significant example shows the huge difference that a bit of timely, well-directed and sensitive work can make.





2 CHESNUT ROAD

Earlier this year there was a planning application to redevelop this site behind the police station for student housing. It involved total demolition including the 19th century villa (left) - we objected, and the application was withdrawn.

However a new proposal has now been put forward (below) that would retain the frontage of the villa (minus the portico). The new proposals are for a common area at the front of the building, and student rooms in the block at the rear, separated by an open space. This is also where the proposed secure entrance will be.

There are a number of queries about the development. The artist's impression does not give any indication of colour or materials in the new build section, though we understand this is partly wooden. LBH's Tottenham Team have also asked for a stronger corner element, though would this detract from the Victorian frontage, which surely should be the strongest visual element? Comments can be made using reference LBH/2012/1044 .



SPURS REGENERATION PLANS

And the riot-damaged sites.

About 35 people joined this TCS walk along Tottenham High Road on 22 April. It was an optimistic occasion, with good news regarding many of the sites we passed along the way. We first looked at the area affected by the massive Spurs rebuilding plans.

Although listed Fletcher House will be demolished, Valentino's (the former White Hart pub), the Red House, the Tottenham and Edmonton Dispensary and Warmington House will all be restored and brought back into use. Spurs have made a commitment to "survey, seek tenants and secure removal from the English Heritage buildings at risk register" of both Percy House (796 High Road) and 810 High Road - two of the most important buildings, both Grade II*, in the High Road. In addition, Spurs are to "survey, set out repair and restoration work needed together with a timetable for carrying out work" on a number of neglected but important buildings including 797, 799, 807, 818, 820 and 822 High Road (photograph below).

We went on to look at the buildings affected by the 2011 riots. There is also good news here. Most importantly 638 High Road (Carpet Right) is to

be rebuilt. A planning application has since been submitted. The new building will be closer to the original 1930 London Co-operative Stores design but with new sustainability, accessibility and fire protection standards. The listed council planning offices building (639 High Road) which has been boarded up since the riots is to be taken over by the GLA and will become an enterprise and employment centre. A planning application has also been submitted to refurbish the listed 662 High Road building. We do not yet know what is to happen to the 530-536 High Road site where the Georgian terrace with Victorian shops in front was gutted by fire and demolished.

The council produced a planning brief for the 570-592 site where the Aldi store was destroyed. We had hoped to see a design proposal from Aldi that would have been more sympathetic to the conservation area but we were disappointed. The only options put forward were to rebuild the ugly 1980s building or a modern one-storey block. The latter has been adopted as the lesser of two evils.

The High Road post office (previously at 530 High Road) has reopened in the former Youth Offending Service building (478 High Road), the Job Centre Plus building (640-656 High Road) has been completely refurbished and reopened in March, and some of the shops in the 1920s terrace (436-440 High Road) have been restored.



‘WISPERING GLADES’

Haringey Council has now transferred bereavement services to Dignity Funerals Ltd, as of 20 April 2012. The transfer means that bereavement services are no longer provided by the council. Dignity will operate the burial and cremation services at Enfield Crematorium, Tottenham Cemetery and Wood Green cemetery, for the next 50 years.

As one of the largest independent providers in the UK the company operates thirty five crematoria, five cemeteries and manages a further twenty cemeteries on behalf of local authorities.

Existing staff at Enfield Crematorium have transferred and the council will retain ownership of the sites. All three sites will continue with current opening hours and access for the public will not change. The sites will continue to be locked overnight.

Haringey has agreed with Dignity a conservation management plan covering all three sites, renewable at five-year intervals. Initially, this will concentrate on priority tree works and dredging the lake at Tottenham Cemetery to the correct depth for encouraging bio-diversity.

Dignity will spend £100k in a “spring-cleaning” exercise and, over time, plan to invest £2m in the crematorium at Enfield by installing two new cremators and mercury abatement equipment. This investment also includes refurbishing both chapels and all public areas, including the memorial office, as well as improving access and car parking. During these works all sites will continue to be open every day.

People wishing to contact the crematorium should use the same contact details as before (phone 0208 367 2284) which will remain accessible on the council website.

http://www.haringey.gov.uk/index/community_and_leisure/bdm/crematoriums_and_cemeteries/cemeteries-crematorium.htm

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IN BRIEF - PLANNING APPLICATIONS NEAR YOU

7 BRUCE GROVE (LBH/2012/0564)

Exciting proposals to restore this derelict Grade II listed building to provide 9 residential units and 4 new build flats in a separate block at the rear.

BRUCE GROVE STATION (LBH/2012/1310)

After years of complaint by Tottenham Civic Society, LBH has issued enforcement proceedings against the illegal shanty-market in the station forecourt. This was one of the initiatives that Anne Lippitt, leader of the Tottenham Team at LBH, told us about at our AGM in spring. This planning application is for high quality traditional iron and glazed canopy units over the area to allow for temporary daytime market stalls. The canopies would not extend as far as the existing trees, which would be retained.

2 KINGS ROAD (LBH/2012/1187 and 1188 and 1230)

This Grade II listed Georgian farmhouse or cottage has been the subject of enforcement notices recently, following damage to the building. New planning applications have now been submitted. Our view is that these are highly deleterious to the condition of the building and represent a shameless attempt to cash in on land that should be preserved as private garden. We urge all members to object.

ST ANN’S HOSPITAL SITE

Plans have been drawn up to sell 2/3 of this 29 acre site for housing, and redevelop the remaining healthcare buildings. Heritage assets including Mayfield and Orchard houses, the lodge and boundary wall, water tower and trees will be retained. Planning applications have not yet been made.

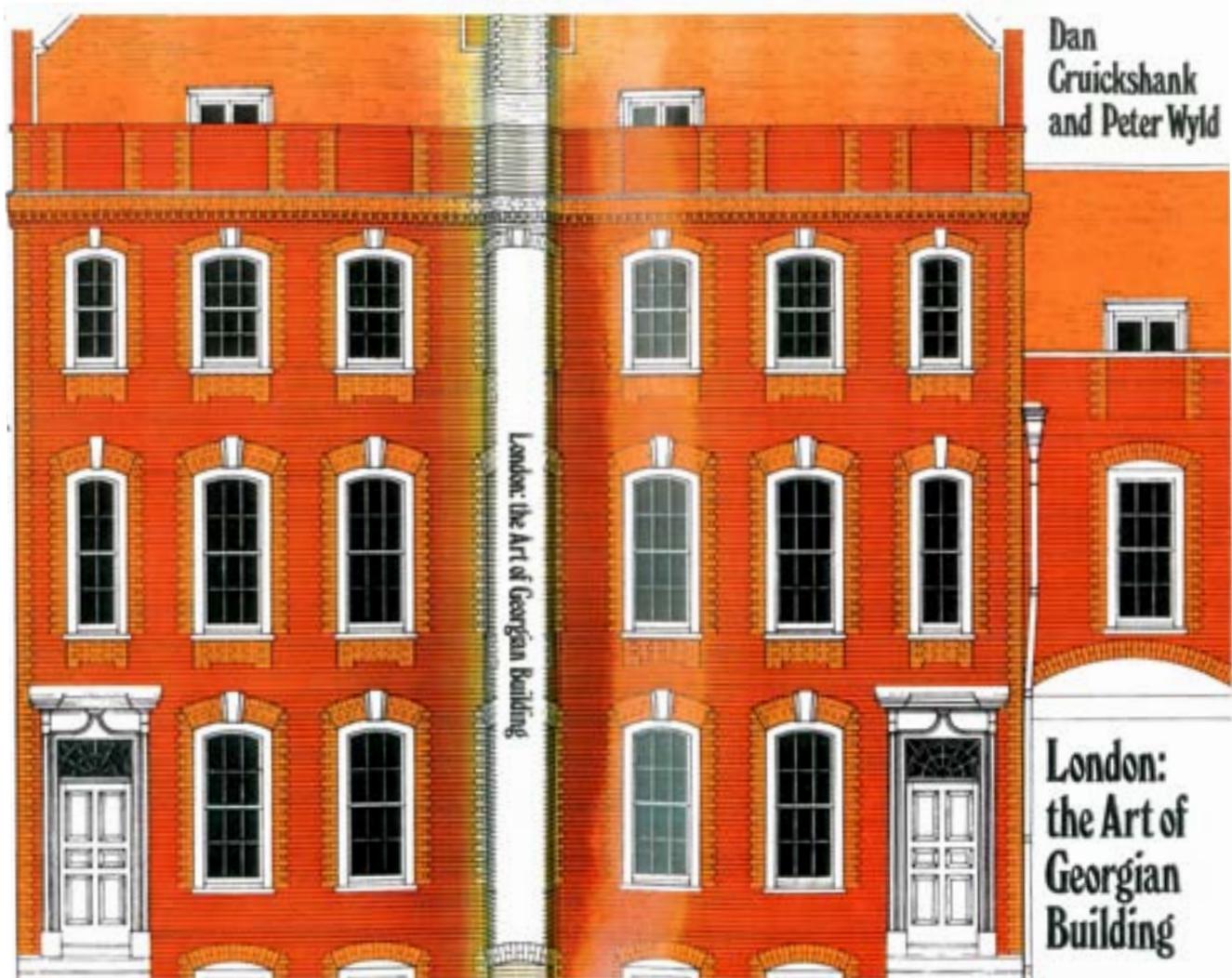
WARDS CORNER

Planning application LBH/2012/0915 was approved by the Council on 25 June. In view of all the positive work that is going on, Wards stands out as the rotten egg. Campaigners are reviewing their options to see what can be done to prevent local homes and businesses being swept away at Seven Sisters.

ON THE WEB

<http://www.britainfromabove.org.uk/>

Fabulous old photographs - highly recommended.



Above: This book was published in 1975 with illustrations of 808 and 810 Tottenham High Road on the cover. Obviously the buildings didn't look like this at that time but the artist shows what they could have looked like. In recent years both buildings have been restored so we can see them in their full glory.

WREN FONT in TOTTENHAM

TCS members attended a fascinating lecture recently by Father Charles Card-Reynolds at Saint Bartholomew's Church, Tottenham. The event was held to raise funds to restore the Wren font in this listed building. Fr Charles writes, 'The font and its cover date from 1680 and come from the older S.Bartholomew-by-the-Exchange which was in the City of London. Wren was the architect of the new church after the Great Fire of 1666. The parish, being one of the wealthiest in the City, retained Wren for the fitting-out of the interior of the church; this was very unusual. The cover is finely ornamented in the English baroque style and the decoration has rich symbolic significance. The state of the cover is now distressed and it is in need of restoration, which will cost £2,500. Since the theft of a 17th century altar from All Hallows Tottenham, the 17th century fittings at S.Bartholomew are the only examples of that period in the borough. It will be hugely exciting to bring this cover back to life and save it from deteriorating.' Visit www.holybart.com





EVENTS - recent and upcoming

EPPING FOREST

On 8 July Catherine Cavanagh, (Epping Forest Open Spaces, City of London) led a visit to the new Epping Forest Visitor Centre and Exhibition that opened in April this year. Next door to it is the Tudor Queen Elizabeth's Hunting Lodge, overlooking Chingford Plain and the newly refurbished tea rooms, Butler's Retreat, in a 19th century Essex barn (there is a similar weather boarded barn at 579a Tottenham High Road).

MOSELLE RIVER WALK

For much of its length, the Moselle River lies hidden in an underground culvert, but it is commemorated in streets and buildings along its seven mile length. In Lordship Recreation Ground a major regeneration project is nearly completed, which includes raising the Moselle to the surface in a stunning new open channel, criss-crossed by three new bridges.

To celebrate the restoration of the Moselle in Lordship Rec, 80 residents took part in a seven mile walk on Sunday 24 June following the river's route. The walk was organised by the Haringey Friends of Parks Forum, supported by TCS. It started in Queen's Wood, Highgate, where the stream rises and ended at Markfield Park where it empties into the Lea. On the way the walkers stopped at many key points to hear about some of the history of the Moselle, its features and its surroundings.

At the half-way point in Lordship Rec, participants were able to stand on one of the three new bridges to admire the landscaping and riparian planting (pictured above).

TOTTENHAM CARNIVAL

Although the main festival on 23 June was cancelled, the doughty historians at Bruce Castle Museum and their friends, including TCS, went ahead with a History Zone in front of the Museum. It was a well attended event which also proved the value of the simple and timeless attraction of a punch and judy show.

SUMMER ON THE GREEN

This community event runs on Tottenham Green East until 22 July. For more information visit the website at www.summeronthegreen.co.uk/

LORDSHIP REC FESTIVAL

This is the biggie. The grand launch celebration of the Rec, after 18 months of work, on Saturday 22 September. An exciting afternoon of sports, cycling, art, nature, community stalls, local history, flower and produce show. See the new Hub building, restored model traffic area, new open stream bed for the Moselle, restored shell theatre, and much more. TCS will have a stall at this event so please support us.

Architectural Walk around Tottenham Green Conservation Area

Sunday 23 September

External historical guided tour around the buildings of Tottenham Green, including 18th century Georgian houses, the 19th century Jewish Hospital, Prince of Wales Hospital and Holy Trinity Church, ancient High Cross Monument, old Swan pub, the Edwardian Town Hall complex, housing developments, the Bernie Grant Arts Centre and the Banksy mural. In this small area there are 17 national listed buildings and over 50 locally listed buildings. The tour will last up to two hours with an optional visit afterwards to the Garden House Turkish restaurant for refreshments.

Meet at 11.00am outside Old Tottenham Town Hall, Town Hall Approach Road, N15 4RY. Nearest tube is Seven Sisters, numerous buses along the High Road. This is a London Open House event.

Broadwater Farm Estate: a Success Story

Saturday 29 September

With over a thousand homes, Broadwater Farm was the biggest housing scheme of the new borough of Haringey and was completed in 1973. Following the riot of 1985, major improvement works were carried out, including landscaping, the demolition of walkways, and the setting up of concierge schemes. "Broadwater Farm...now thrives ... Once again it is seen as a model public-housing project, but this time round, that seems genuinely to be the case" (Lynsey Hanley, Estates, 2007).

Meet at 11.00am at the Neighbourhood Office, 108c Gloucester Road, N17 6GZ. This is on the left hand side just down the slope of Gloucester Road from the junction with The Avenue.

Below: River Lee to Ferry Lane by Emily Ault, exhibited this year at Bruce Castle Museum.



JOIN US!

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

Name.....

Organisation.....

Address.....

.....

Tel.....

Email.....

Do you want to join the TCS Yahoogroup?

Yes No

Would you prefer to receive your copy of Civitas by

Post Email

Please make cheques payable to Tottenham Civic Society and post to: TCS, 61 Durban Road, Tottenham, London N17 8ED.

You can also find us on Facebook!

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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/>