



# CIVITAS TOTTENHAM

THE NEWSLETTER OF THE TOTTENHAM CIVIC SOCIETY

[WWW.TOTTENHAMCIVICSOCIETY.ORG.UK](http://WWW.TOTTENHAMCIVICSOCIETY.ORG.UK)

## Blighted and Betrayed

In an announcement that has shocked many, Daniel Levy, Spurs' Chairman, says that Tottenham Hotspur will still leave Northumberland Park, despite being unsuccessful in their Olympic Stadium bid.

Levy does not point the finger at any one obstruction, but he says that 'the cost of consent has been high' and that the site is 'not viable'. He also says that, 'we have made no progress with landowners' and they have 'yet to complete the site assembly'. We're not sure which plots are being referred to because half the site is now a field of brick rubble. Spurs now talk of a 'mixed use development' - code for shops and flats. It's all rather short on specifics.

Levy says the average supporter travels 35 miles to a game - presumably round trip? He is tacitly saying that relatively few match-going supporters live in Tottenham. It's probably fair to say that they rarely

visit at other times.

If you've been caught up in the crowds on a match day you'll have seen supporters arriving early, with little to occupy them, other than the burger vans that arrive for the purpose or street traders that sell branded goods on the pavement. Half the buildings around the stadium are either boarded up or already flattened.

People have said that 'countless' pubs and other businesses will go to the wall if Spurs leave Tottenham. The Red Lion, the Swan, the Rose and Crown, the Railway Tavern, the Park Tavern, the Prince of Wales, to name but a few of the closest pubs, have gone already, and others have an uncertain future. Match day trade was not enough to keep them going in today's economic climate.

We live in an increasingly divided society, one of haves and have nots. Tottenham Hotspur FC belongs to the shiny, glitzy new 21st century of big deals, big money, megastars and merchandising. Socially and economically, 21st century Tottenham is languishing in the second group – the have nots.

We are often reminded that Northumberland Park is one of the poorest wards in Western Europe. Adult tickets to see Spurs vary from £30 to £78 per match, depending on who the opposition are and whether you are sitting behind a pillar or not. This is prohibitively expensive for most people who live within walking distance of the



stadium.

Where does all this leave Tottenham? It leaves us with the prospect of years of uncertainty and boarded up buildings, which blight the High Road and make increasingly likely Spurs' apparent decision to leave. Residents and businesses are the ones who suffer.

It should be remembered that Tottenham Civic Society wrote in support of the Club's revised planning application that was approved by Haringey Council last year, before doubts and rumours began to grow. The sooner this uncertainty ends the better, so that the High Road can regenerate in a sustainable and lasting way. Spurs could still make this happen - if they have the vision and the will.

**Matthew Bradby**

## WARDS CORNER NEWS

The Society has again objected to the resubmitted Wards Corner proposals of property developer Grainger. The application is substantially the same as that submitted earlier, albeit now with some limited space on the ground floor for an indoor market.

Kristian Koch, writing in the Evening Standard ('Tottenham's Massive' 21 February 2011) recently asked whether NI5 was at last becoming 'whisper it now, trendy'. He spoke about the amazingly rich cultural diversity of the area and wrote, 'The best place to witness this bubbling cosmopolitan cauldron is Pueblito Paisa - a Latin American market in Seven Sisters. Here snatches of *cumbia* blast from tinny stereos while people travel from near and far to buy Ecuadorean arepas bread and Argentine beef.'

It's a crying shame that Grainger want to bulldoze all this away. Below is an artist's impression (by Candy Amsden) showing how Ward's Corner might look if given sensitive heritage-led restoration. Instead Grainger propose an overblown clone-town monstrosity rising to around seven storeys, which if built will rob light from surrounding streets. In style it is shopping precinct average meets municipal incinerator; the landscaping is inauthentic and twee. No wonder English Heritage has also objected, again.

The Society calls upon Haringey Council to send Grainger back to the drawing board, to re-cost a sensitive heritage-led restoration, which will provide realistic space for local businesses and people. We do not want the High Road historic corridor to resemble Shopping City Wood Green. It deserves better.



## Spot the Difference

In 2005 there was a planning application to demolish the Fountain pub and build three houses, four one-bedroom flats and 24 two-bedroom flats on the site. After a public campaign this was turned down by the council planning committee. The developers appealed. In 2009 the planning inspector said that the pub should not be demolished.

In the meantime the pub garden had been partitioned with the far larger southern section being fenced off. Then in March 2010 there was a proposal (A) for eight houses with three of these houses occupying the partitioned off section of the pub garden. There were a lot of objections and it was withdrawn.

Last summer the developers came back with a proposal (B) for seven houses, this time occupying only part of the pub garden. We objected (helped by the revised conservation area appraisal map which showed all the pub garden in the conservation area which hadn't been clear before). It was withdrawn.

We are glad to see that the latest proposal (C) does not propose to build in the pub garden area at all, although at the moment we have no way of knowing whether the pub garden will be permanently restored to its original size.



Plans by Archspace.



## Events Programme: Exploring Tottenham's Heritage... and its Future

**All the events are free. Unless otherwise stated, booking is not required – just turn up.**

**Tottenham Town Hall – now restored!**

**Date - to be confirmed.**

Tour leaders: Mark Jefferson, Architect, BPTW Partnership/Newlon/Lee Valley Estates

Tottenham Town Hall was built in 1905 by A S Tayler and R Jemmett. "Baroque, with columns, alternating pediments, and a hipped roof and cupola. Imperial staircase to a large front room, formerly the Council Chamber, with a barrel ceiling with festive plasterwork." (Cherry & Pevsner). From 1965 to 2007 it was used as municipal offices. Grade II listed. It was on the English Heritage 'buildings at risk' register. This will be the first opportunity to see the Town Hall after its extensive restoration.

### **Alexandra Palace to Bruce Castle: a walk across the old parish of Tottenham**

11.00am Sunday 27th March

Walk leader: Joyce Rosser, Heritage & Conservation Officer, Haringey Federation of Residents Associations

This five-mile walk starts at Alexandra Palace, goes through nine parks and seven conservation areas (Alexandra Park and Palace, Wood Green Common, Trinity Gardens, Noel Park, Tower Gardens, Bruce Castle, Tottenham Cemetery), takes in various listed buildings and ends at Bruce Castle Museum at about 1.00pm. Light refreshments will be available at Bruce Castle. You might wish to bring a packed lunch. Meet in front of the BBC TV

Tower at Alexandra Palace, N22 7AY. W3 bus from Finsbury Park or Wood Green tube stations.

### **TCS Annual General Meeting**

3pm – 6pm Saturday 9th April

Tottenham Chances, 399 High Road, N17 6QN

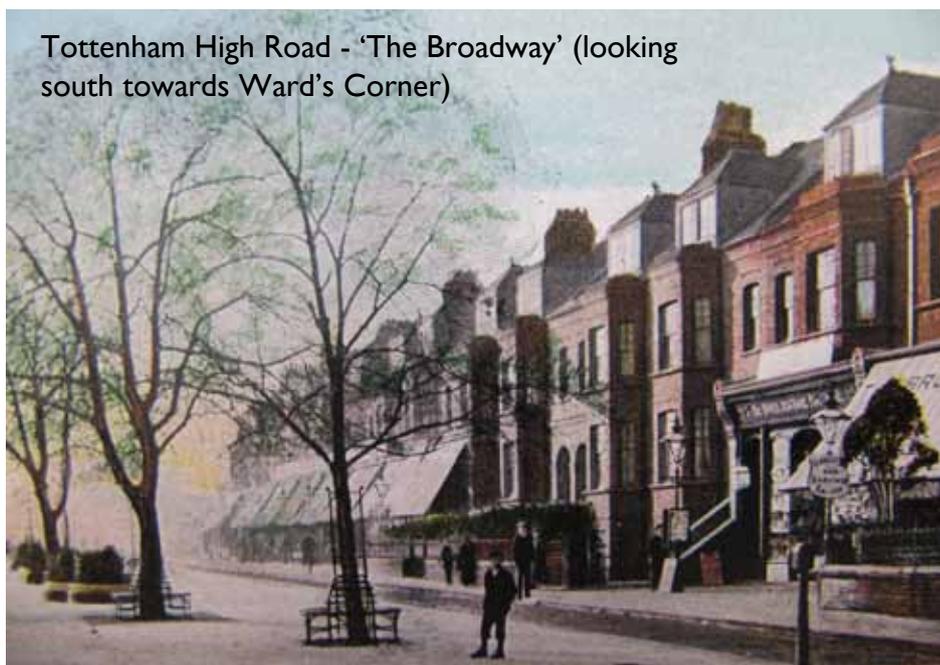
Guest speakers: Benedict O'Looney and Lucie Carayon on "How to balance conservation with the cheerful but messy vitality of a south London neighbourhood." Everyone is welcome to this meeting. Followed by AGM business – reports and election of officers.

### **Ferry Lane Estate – thirty years on**

11.45am Sunday 8th May

Tour leaders: Jack Lambert, the GLC architect who designed the estate; Quentin Given and Councillor Lorna Reith, both members of FLAG (Ferry Lane Action Group) the estate residents association.

The Ferry Lane Estate was built by the Greater London Council in the 1970s on the site of the old Lebus Works. It is described by Pevsner & Cherry as 'a rare appearance of GLC work in this area. Pleasantly laid-out low-rise housing on former industrial land: two-storey terraces and three-storey



Tottenham High Road - 'The Broadway' (looking south towards Ward's Corner)

flats in slightly stolid vernacular-revival; upper floors slate-hung.' The estate is a success story of public housing design – residents like it, choose to stay, and there is a thriving residents association. At the end of tour there will be an opportunity to have refreshments at the lovely Pistachio café in Markfield Park.

Meet at the W4 bus terminal on Jarrow Road (five minutes walk from Tottenham Hale tube and bus station)

## Letchworth Garden City

Saturday 14th May

Letchworth was the world's first Garden City. Ebenezer Howard's company, First Garden City Limited, started work on Letchworth in 1903. Even today the Estate is still managed in accordance with his founding principles. Letchworth GC influenced other developments including Tottenham's Tower Gardens Estate (which has some roofs known as 'Letchworth Butterflies'). We will do a tour of some of the main features of Letchworth Garden City (using the guide produced by their tourist office). Lunch in a pub or café (or you might prefer to bring a packed lunch).

How to get there: Meet at 10.30am at the front entrance of Finsbury Park station (Seven Sisters Road) to buy tickets for the 10.57am train to Letchworth Garden City (arrives 11.25am).

## Tower Gardens: Tottenham's Hampstead Garden Suburb and Tottenham's Hidden Peabody Cottages

11.00am Sunday 19th June

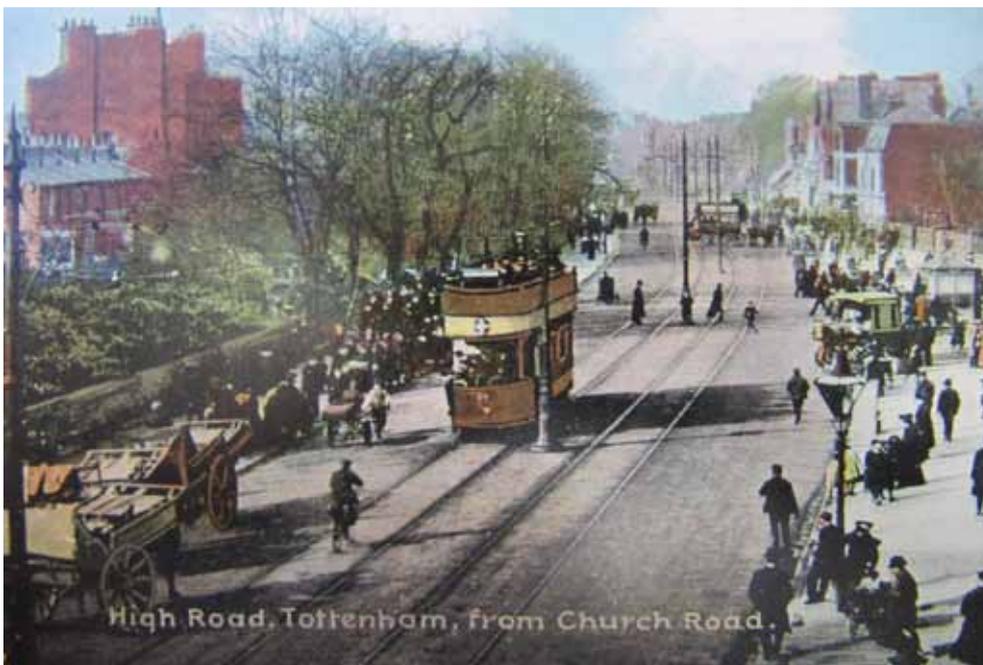
Walk leader: Matthew Bradby, Chair of Tottenham Civic Society

A tour of the Tower Gardens Conservation Area. One of the first Garden Suburbs, heavily influenced by the Arts and Crafts Movement, its diverse cottages are modest but evocative, practical and beautiful. The walk will show the various stages of the development from 1903, focusing on the architectural detail of the homes, materials used, significance of street names, surviving original tree planting, some social history, as well as modern threats to the estate's appearance. We will also look at the unique Peabody Cottages, built at the same time by the Peabody Trust and which still preserve a wealth of original character. Meet by the gates of Lordship Recreation Ground, Lordship Lane (opposite Waltheof Road), N17. Buses 123 or 243 will take you there.

## Civic Day – Celebrate Tottenham!

Saturday 25th June

Tottenham Civic Society will be joining other civic and amenity societies across the country and organising an event to celebrate local civic pride.



Details will be available nearer the date.

The picture left shows the bustling High Road near the junction of Church Road looking north, in its heyday. Horses, trams and pedestrians, not buses and cars (and the clapping sound of horses hooves and people talking, not exhaust noise and sirens).

## The 'what' Centre?

One response to Haringey Council's draft Local Development Framework requested that the sentence about familiar local landmarks should be expanded to read as follows: 'Some of the most familiar local landmarks include Alexandra Palace, Bruce Castle, the Selby Centre and Tottenham Hotspur Football Club'. The 'what' Centre? Is this a joke?

In fact it is quite serious. Sona Mahtani, the dynamic Chief Executive, says that 'within the diverse communities of Haringey, most people facing disadvantages such as finding a job, seeking advice or undertaking citizenship training, are more likely to have visited the Selby Centre than Alexandra Palace or Bruce Castle.' The Selby Centre is the second largest community centre in England. 33 charities



and community groups of all ethnicities are based there. Many other community groups, sports clubs, faith groups and training providers regularly use its facilities. 1500 people visit the Centre every day. It is open 18 hours a day, seven days a week.

The Centre is situated on a 150,000 square foot site just off White Hart Lane. Many of the buildings date from the early 1960s and were built for Tottenham County School which moved here in 1963 from the well known Edwardian building near the Town Hall. In 1967 Haringey's schools became comprehensive so Tottenham County School (a grammar school) became Tottenham School (a comprehensive). A sixth form centre and sports hall were added in 1972. In the 1980s Tottenham School moved off the

site and became part of White Hart Lane School (now Woodside High School). The Selby Centre was originally run by the Council. In 1994 the Selby Trust ([www.selbytrust.co.uk](http://www.selbytrust.co.uk)), a registered charity, was established. Its motto is 'Many cultures, one community.' It was recently listed as one of the UK's fastest growing social enterprises. It generates 70 per cent of its own income.

The not-for-profit organisation 5E Ltd was set up at the centre in 1998 and delivers Train to Gain programmes in subjects ranging from health to information technology. It runs an employability skills programme aimed at disadvantaged learners including those who have been out of work for long periods or those with no qualifications. Last summer Ofsted hailed it one of the best in the country for helping hundreds of learners get ready for the workplace.

Special events take place at the Centre. Last summer 400 young people transformed the gym, revamped the sports hall and foyer and painted stylish pop art on the corridor walls. Others constructed a rockery, a sensory garden

and a nature wall.

The Centre's latest initiative is to turn the Centre into a 'green hub' with food growing, community gardens, recycling activities and a community energy lab. 'Wood Works Wonders' makes use of wood waste by collecting and recycling it and reducing the amount going into landfill. The project is run by Joel Minot, an experience eco-builder, and employs formerly unemployed people and local skilled carpenters to bring together trade skills and job opportunities and spread environmental awareness.

Sadly, as we went to press we learned that the Centre may lose its Council funding.

**Joyce Rosser**

# Tottenham News Roundup

## **The Great Book of Tottenham**

This new project will record the lives of the people of Tottenham over a period of one year, using photography, video, music, verbatim recordings, testimony, reflections, attitudes, hopes and fears for the future. All 152 streets in Tottenham will be involved. The work will be done by local artists, school students and residents. The first 'manifestation' will be a series of large scale photos of local residents erected on 400 feet of hoardings at the Bernie Grant Arts Centre – this will be one of the largest arts installations in London. The coordinator is Joshua Nawras. [www.berniegrantcentre.co.uk](http://www.berniegrantcentre.co.uk)

## **End of gyratory scheme going ahead**

It is good to see work starting on the £45 million TfL 'Improving Tottenham Hale' project. It will change the one-way traffic system to two-way flow as well as improving local streetscapes. At present work is going on in front of Sycamore Gardens (the former Jewish Hospital) and the College of Haringey, Enfield and North East London. The planters have been removed (although new trees will eventually be planted) as has the stone horse trough. The Society is making enquiries about this locally listed feature and we'll update readers about this in a future issue of this newsletter.

## **Blue School becomes 'Savannah's Pleasure'**

The former Blue School at Scotland Green (614 High Road) was built in 1833. It was restored a few years ago as part of the heritage-led regeneration of the High Road (which involved building an over-sized block of flats behind the school building) but has been empty since 2007. It is now a pub called "Savannah's Pleasure". The publican hopes the attractive first floor will become a restaurant in the near future.

## **The Prince of Wales**

The handsome and locally listed Prince of Wales pub (612 High Road) was in the process of being restored (it had been badly damaged by fire and neglect) but there doesn't seem to have been any work going on there for months.

## **Everybodies Music to stay**

The planning inspectorate rejected Paddy Power's appeal against the council's decision not to grant

planning permission to turn this colourful shop into a betting shop. We understand that shop will be staying for the foreseeable future. This is good news.

## **Izaak Walton Lodge**

The new block of flats in Philip Lane behind The Swan pub has been called Izaak Walton Lodge, to commemorate the seventeenth century author of 'The Compleat Angler' who frequented the pub (not the present building which has been much altered over the centuries). It is interesting that the developers knew of the connection. However there is no sign that the pub will reopen, particularly at a time when pubs are closing all over the country.

## **Haringey Council conservation staffing**

Due to the budget cuts that the council has been forced to implement, the Conservation and Design Team has been merged with the Planning Policy Team. Only two conservation and design team staff members remain – Mortimer MacSweeney, Principal Conservation Officer, and Richard Truscott, Urban Design Officer.

## **Tottenham Community Choir**

Rehearsals take place on Tuesday from 7.30 pm to 9.30 pm at Downhills Primary School, Philip Lane, N15 4AB. For more information please visit: [www.tottenhamcommunitychoir.com](http://www.tottenhamcommunitychoir.com)

## **New Tottenham Singers**

Rehearsals take place on Tuesday from 7.30pm to 9.30pm at St Philip the Apostle Church, Philip Lane, London N15 4HH. Sessions cost £3 per person; £1 concessions. For more information please visit: [www.tottenhamsingers.com](http://www.tottenhamsingers.com).

## **KATA Japanese Restaurant - Review**

*Inside the Fountain pub is a Japanese restaurant and take-away that has some of the best cooked food in the whole of West Green Road. The ingredients are fresh, the vegetables are never overcooked and the sushi is to die for. And all for a very modest price. Once we have eaten there and soaked in the community atmosphere we realise what an exciting place we live in and we go home full up and happy.*

- Candy Amsden

Kata: 125-127 West Green Road N15 5DE  
Open Mon- Thurs 5.30-10pm, Fri- Sat 5.30-11pm,  
Sun 3-10pm. Tel: 020 8880 2828.

## 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 Yahooogroup (email alert network - details opposite)?

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.

## CONTACTS

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### TCS email network:

To join, go to:

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

Then follow the instructions 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 new 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/>