



# CIVITAS TOTTENHAM

THE NEWSLETTER OF THE TOTTENHAM CIVIC SOCIETY

WWW.TOTTENHAMCIVICSOCIETY.ORG.UK

## Spurs: bane or boon?

As we go to press we still don't know what the future holds for Tottenham Hotspur FC. They have said that they are going to submit the decision to give the Olympic stadium to West Ham to judicial review. Judicial review is where the process of the decision making is challenged. Surely such a move is unlikely to succeed? Presumably their lawyers have some grounds for confidence in what will be an expensive and time consuming exercise.

Local politicians have lobbied hard to keep the club in Tottenham or, failing that, within Haringey. They've been less specific with ideas about where to build a 60,000 capacity stadium, with suitable transport links. David Lammy MP has said that Tottenham will become a 'dustbowl' if Spurs leave. Boris Johnson has mentioned 'the Tottenham Hale option'. What does he mean?

One Spurs supporter we spoke to is adamant the Club must remain in Tottenham, but he lives in Crouch End, and admits he would not want the stadium built there. Here follow some edited comments from other local people:

"I've lived in Tottenham for almost ten years and enjoy the influx of fans into the area. They're not a bad lot - they come and go peacefully as far as I can tell. I can see the stadium from my kitchen window so it's not as if I'm not near the ground either. I actually love it when there's a big game on and I can hear the sound of the crowd. It brings some excitement and good energy to the area. Especially this season as Spurs are doing so well. I'm keeping my fingers crossed Spurs stay here."

"I live in Tottenham and I would never use the words 'cheerful' or 'carnival' to describe the atmosphere. The mid-week matches are the worst because they impinge on commuters using the trains and create a deeply unpleasant experience when the already overcrowded carriages have a high percentage of

fans. A 'Them' and 'Us' atmosphere quickly develops but only the fans are vocal. You should not forget that there is a very heavy police presence in the High Road and that the inter-fan confrontations are held off site (generally around Liverpool Street station). If you think Spurs is good for Tottenham - dream on."

"The school where I am a governor now gets about £40,000 a year from letting Spurs supporters park in its playgrounds. It will be a big blow if they go. I'm sure other local schools and other organisations benefit from Spurs being in Tottenham."

"I feel personally betrayed by Spurs. They've demolished most of north east Tottenham and are now leaving. But they've never done anything much for the area in my adult lifetime. Police once took five hours to attend when I called them during a match when I was being threatened, can't get to A&E in an emergency, the buses stop or are diverted so I can't get home, fans drop rubbish. The CPZ has improved parking but the roads are impassable anyway. Most of their charity stuff is done in the area around their training ground, not here until around the time of the planning application. The takeaways would not exist if not for match day trade. The downside is San Marco may close if they go."

"Spurs gives something unique to Tottenham. Who would have heard of Tottenham if it wasn't for the football club? The name is known the world over. Tottenham would be just another anonymous north London suburb if the football club left. Right now it's a destination, famous, on the map. The consequences of them leaving cannot be underestimated."

"Travelling home on Wednesday evenings is a really unpleasant experience. The atmosphere in the tube trains is a very, very long way from carnival-like. It probably would be good in the long run if Spurs were to move away. The transport system can barely handle the number of football fans who use it now; how will it cope with the additional tens of thousands which the new, larger stadium is intended to seat?"

# NEWS ROUNDUP

## Townscape Heritage Initiative

The terrace of shops at 482-490 High Road (just south of the new Asda) has been restored and looks very smart - reminiscent of Cheltenham, at least on the upper storeys (picture below). This was part of the Township Heritage Initiative reported on in the winter 2010 issue of Civitas. The Wilson Building (Iceland) has also been restored as part of the Initiative.



## Bruce Grove

The terrace at the corner of Bruce Grove (on the western side of the High Road and including 513 High Road - below) is also under renovation. We despaired of this terrace, which was in a dreadful state and the corner building looked as if it might collapse. The owner of these buildings had refused to take part in the Townscape Heritage Initiative, so this work is being financed privately. Perhaps our comments in previous issues of Civitas helped do the trick. It is good to see that work is now under way.



## Shillitoe house

The 596-606 High Road development is going ahead (as was mentioned at the TCS AGM). Although we objected because 598 High Road (the former home of Thomas Shillitoe) was not to be retained in this development, at least 596 High Road will be restored and much-needed family housing will be built on the large site behind. 596 was in danger of collapse until work began.

## Prince of Wales



There is uncertainty about the former Prince of Wales pub (612 High Road - above) which was in an almost derelict state after various fires. The top floors have now been restored and scaffolding removed but what is going to happen to the ground floor? We have discovered that it will not be a pub but a conversion for office use at ground floor level with flats above. Will the handsome green tiles most of which were damaged or lost be restored? Apparently there is no grant available to assist the restoration of special finishes like the external decorative tiling for a commercial building. TCS members will be monitoring developments.

## Gyratory System

Work to remove the Tottenham gyratory (one way road system) continues. In addition to work to the High Road pavements in front of the former Jewish Hospital and the College of Haringey, Enfield and

North East London, lime trees have been planted along Monument Way. We hope they survive the dry weather because at the moment they are looking very stressed. We also await with interest the return of the horse trough that was removed.

## **The Swan**

There has been an application for the historic Swan pub on the corner of Philip Lane to open as a licensed restaurant. Work has been started but dreadful uPVC patio doors have been installed to the front entrances. TCS has reported this to the council planning enforcement department.



## **97-99 Philip Lane**

Long-awaited good news. The council has compulsorily purchased 97-99 Philip Lane which the owner had allowed to fall into a derelict state (no doubt hoping to make more money out of the site). The houses have been sold on to Shian Housing Association (part of Sanctuary) which will refurbish and create 12 social housing units from the buildings. We hope that as much as possible of the original character of the building will be retained.

## **Tottenham Green - ugly shopfront**

We have lodged complaints about the new shop front on southern corner of Tottenham Green which flouts all the conservation area shop front guidelines. We had thought about including a picture of it on this page but it's simply too ugly and we don't want anyone choking over their cornflakes. This type of shopfront, with large photographic images of all the victuals for sale inside, has become more common over the past few years, as a result in advances in printing technology. Unfortunately shopowners are under the mistaken impression that this makes their premises look more inviting: it doesn't.

## **WARDS CORNER**

We are still waiting for a date when the Grainger planning application for the Wards Corner development will go to council planning committee.

As we go to press, renovation work is being done on some of the parade of buildings on the High Road that are slated for demolition under the Grainger plan. As the Grainger plans have receded into the middle distance and become increasingly unfeasible, it is inevitable that property owners and occupiers on the site will start to invest in the properties that exist there currently. Long may they remain!!

## **375-377 High Road**

More good news is that 375-377 High Road is being rebuilt (currently an ugly single-storey betting shop). The planning application that was approved a couple of years ago is for a copy of the ornate and unusual four storey building on the left of the picture below, number 373.



## **2 Kings Road N17**

This Grade II listed Georgian cottage was sold last year. It is a very pretty remnant of old Tottenham, double fronted in classical style. Unfortunately, it was bought by a developer who now wishes to build some very uninspired houses in the cottage's walled garden. TCS has objected. To add your objections, please go to [www.haringey.gov.uk](http://www.haringey.gov.uk) - the references are HGY/2011/0742 and HGY/2011/0763 .

## **Civic Day - Celebrate Tottenham!**

On 25th June groups across the country will be promoting local civic pride. With hard times ahead and with the future of Spurs still undecided, Tottenham needs some good news. Tottenham Civic Society is delighted that the Bernie Grant Arts Centre has agreed to take part in Civic Day. Together we will be holding a number of events in the Tottenham Green area – the historic heart of civic Tottenham. Civic Day is organised by Civic Voice ([www.civicvoice.org.uk](http://www.civicvoice.org.uk)), the national organisation of civic and amenity societies. It is intended to become an annual event.

### **Tours of Tottenham Town Hall – now restored to its former glory!**

Tours of the building will take place from 11.00am to 1.00pm (last tour starts 12.30pm).

Tottenham Town Hall was built in Edwardian Baroque style in 1905 by A S Tayler and R Jemmett. With the Fire Station, the Public Baths (now the Bernie Grant Arts Centre) and Tottenham County School it forms what has been described by local architectural historian, Steve Amor, as “the finest group of ensemble buildings in Haringey...Fine detailing in design, high quality materials in the fabric, including lovely red brick and the Mansard roofs make this group reminiscent of Louis XV Paris. The old town hall has an opulent interior detailing including marble columns and colonnades and a dramatic split staircase that leads to the original council chamber, more recently known as the Moselle Room, with an impressive plaster moulded ceiling.”

From 1965 to 2007 the building was used as municipal offices. It is grade II listed and was on the English Heritage “buildings at risk” register. This will be an opportunity to see the Town Hall after its extensive restoration.

### **Performance by the New Tottenham Singers: 12 noon in the Moselle Room**

Founded in November 2010, the New Tottenham Singers aim to actively and positively represent

the community through singing and the fun and camaraderie to be gained from music-making. The New Tottenham Singers are always keen to support local initiatives, and are extremely proud and pleased to be the ‘choir-in-residence’ at this year’s Civic Day celebrations. More information is available at [www.tottenhamsingers.com](http://www.tottenhamsingers.com).

### **Bernie Grant Arts Centre events for Civic Day 11:00 am to 5:00 pm**

The Tottenham Public Baths, also built in Edwardian Baroque style by Tayler and Jemmett, was situated next door to the Town Hall. The new Bernie Grant Arts Centre, incorporating the frontage of the original Baths building, was designed by award-winning architect David Adjaye.

The Bernie Grant Arts Centre will be hosting a barbecue, open house, free music, tours of its extraordinary building, exhibitions and displays from local artists and crafts people. There will be tours of the Bernie Grant Arts Centre Enterprise Centre – home to 20 local creative businesses – covering fashion, design, dance, music, film, radio, floristry, drama and much more. There will be a display of some of the hundreds of large scale photographs of local people as part of “The Great Book of Tottenham” and an exhibition by Alejandro Gortazar – a Cuban born photographer based in Seven Sisters. His huge portraits of Masai tribespeople from Kenya are remarkable.

### **Saro-Wiwa Memorial Sculpture**

And last, but not least, at 1.00pm there will be the launch of the “sculpture in residence” – the living memorial to Ken Saro-Wiwa, the Nigerian activist executed in 1995, alongside eight other activists from the minority Ogoni people, for their campaign against the environmental and social devastation caused by oil companies. Bernie Grant Arts Centre is proud to host the visit of this extraordinary sculpture, a massive steel bus, which will be based in Tottenham for a year. The Remember Ken Saro-Wiwo Project commissioned artist Sokari Douglas Camp to create a “Living Memorial” to honour the Ogoni activists and their struggle. The Bus tours in the UK with a supporting programme of Afro-inspired music, arts workshops, and educational events. The sculptor will be on hand to talk about her work.

## The Ferry Lane Estate – thirty years on

The Ferry Lane Estate stands on part of the site of the Lebus works, one of the largest furniture factories in the world. In the Second World War it made the famous wooden Mosquito aeroplanes. The firm left Tottenham in 1969. In the early 1970s the GLC Architects Department began designing plans for a new housing estate which opened at the end of the decade.

Tottenham Civic Society was fortunate in that we managed to contact Jack Lambert, the lead architect who designed the estate in the 1970s and he agreed to lead a tour with Quentin Given and Lorna Reith, members of Ferry Lane Action Group. Over twenty people came on the tour which included visits in see the inside of two of the homes.

Jack Lambert was pleased to discover that his estate is described by Pevsner and Cherry as “Pleasantly

for its design.

Many of the original residents came from Hoxton following slum clearance schemes and they formed the basis of the active social life in the estate in its early days. Provision had been made for a school, pub, surgery and shops but residents had to conduct campaigns to get a pillar box, GP, bus service and telephone.

Although the estate was designed to be entirely council housing, the Conservative take-over of the GLC in 1977 led them to sell off many of the houses on the estate. The GLC also introduced a “double-rented” scheme in some flats in Reedham Close, the second part of the estate, to achieve a “better social mix” as an inducement to people to buy. This was highly controversial and led to flats being left empty while the scheme was set up. Erskine Crescent was squatted in a high profile campaign to highlight empty homes at a time of long waiting lists. Interestingly the double-rented flats proved popular with gay couples who at that time were unable to access mortgages.



laid-out low-rise housing on former industrial land: two-storey terraces and three-storey flats in slightly stolid vernacular-revival; upper floors slate-hung” (The Buildings of England: London North). The estate originally had 781 dwellings. The homes were constructed to meet Parker Morris space standards. There were no lifts. All the homes have a balcony or a garden and many have a garage. The density is 284 habitable rooms per hectare (compared to current Haringey guidelines which can go up to 700 habitable rooms). The estate won various architectural awards

There was an initial period when it looked as though the estate might split between higher and lower income households but this was overcome by an active residents group and good community work. Because of the high quality of the housing and the success of the estate many of the original owner occupiers still live here. 50% of the households are owner occupiers. The rest of the homes are managed by Homes for Haringey.

The communal heating system caused problems and was replaced ten years ago by individual systems. The pub closed some years ago and there is a new housing development (with a shop) on the site.

After the tour which took place on a sunny Sunday in May we all went to Pistachios in the Park café in Markfield Park. Our special thanks to Jack Lambert, who was able to provide the residents group with copies of architects’ plans and other historic information about the estate, and to Quentin, Lorna, Paul and Jason.

**Joyce Rosser**

## Events June to September

(for Civic Day events see p.4)

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

11.00am Sunday 19th June



Tour 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. Bus 243 from Wood Green tube station or bus 123 from Turnpike Lane tube station.

## 1920s Summer Garden Party

### ☞ Tea and Cakes

2-5 pm Saturday 23rd July

In the garden of Ivy Cottage, 21 Gospatrick Road, Tottenham N17 7EH (Tower Gardens Estate). Near the junction with Waltheof Avenue, reached by 123 and 243 bus from Lordship Lane, or 144 from Wood Green to the Roundway. Call 020 8352 2354 if you need further directions! Open to all TCS members, their partners, friends, and especially those who would like to join the Society on the day. Cakes, other traditional tea party comestibles and confections, and beverages, are very welcome. Informal 1920s theme - but no Prohibition!

### **Architectural walk around Tottenham Green Conservation Area**

(This is an Open City event)

11.00am Sunday 18th September

Tour leaders: Matthew Bradby and others  
External historical guided tour around the buildings of Tottenham Green, including C18 Georgian houses, C19 Jewish Hospital, Prince of Wales Hospital and Holy Trinity Church, ancient High Cross Monument, old Swan pub, Edwardian Town Hall complex, recent housing developments, new Bernie Grant Arts Centre and recent Banksy mural. In this small area there are 17 nationally listed buildings and over 50 locally listed buildings. Tour will last up to two hours with optional visit afterwards to Garden House Turkish Restaurant for refreshments.

Meet: outside Old Tottenham Town Hall, Town Hall Approach Road, N15 4RY. Nearest tube is Seven Sisters, numerous buses along the High Road.

### **Recent Visit: Letchworth**

In May there was a TCS tour to Letchworth Garden City. Following the ideals of Ebenezer Howard, it was founded in 1903 as the world's first Garden City. It influenced other developments including Tottenham's Tower Gardens Estate (which has some roofs known as "Letchworth Butterflies").

## Other Organisations' Events

### Tottenham Festival

Saturday 18th June, from 12 noon  
Carnival parade, and some stalls at Bruce Castle Park,  
Lordship Lane, N17 8NU  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

### Markfield Beam Engine in steam

Sunday 26th June, Sunday 24th July and Bank Holiday  
Monday 29th August 11am - 4pm  
Markfield Park, Markfield Road, N15 4RB  
Go along if you haven't seen it and have a nice meal  
at Pistachios cafe.  
[www.mbeam.org](http://www.mbeam.org) [www.markfieldpark.org.uk](http://www.markfieldpark.org.uk)

### The Road to Redemption: the Brewing of Ale in Haringey

Wednesday 29th June 7.30pm  
Talk by Robert Waite, Deputy Curator of Bruce  
Castle Museum  
Bruce Castle Museum, Lordship Lane, N17 8NU  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

### Concert with Willis Organ and London Welsh Male Voice Choir

Saturday 9th July, 7.30pm  
The world famous London Welsh Male voice choir  
will be performing in a concert supported by the  
North London based KAOS signing choir, and will  
feature John Pryer on the Grand Organ. The aim  
of the concert is to support the restoration of the  
organ to its pre-war state – from which the legendary  
EMI recordings and sound samples date. It was then  
heralded as “The Finest Concert Organ in Europe”.  
The restoration will reverse the extensive damage  
caused during and after World War II, and the great  
fire of 1980.  
We know Ally Pally isn't in Tottenham now but it  
was until 1888!  
[www.alexandrapalace.com](http://www.alexandrapalace.com)

### Bird Tour of Bruce Castle Park

Monday 25th July 12.15m  
A guided bird-watching tour with David Cotteridge,  
Friends of Tottenham Marshes.  
Meet at Bruce Castle Museum,  
Lordship Lane, N17 8NU  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

### Who was St Benet Fink?

Wednesday 27th July 7.30pm  
Historical visit and talk with the Vicar of St Benet Fink  
Church, Father Hill. A chance to see the church's  
18th century organ with original Willis pipes.  
Organised by Bruce Castle Museum [www.haringey.gov.uk](http://www.haringey.gov.uk)  
St Benet Fink Church, Walpole Road (near junction  
Downhills Road and Lordship Lane), N17 6BH

### Lordship Rec Festival

Saturday 24th September  
Due to the major regeneration works, the Friends of  
Lordship Rec have decided to scale down the festival  
in 2011. The annual festival will take place around the  
Broadwater Farm Community Centre and the newly  
completed Harmony Gardens.  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

### National Trust and English Heritage - FREE day passes

As members of Civic Voice, all individual paid up  
Members of Tottenham Civic Society can get a FREE  
day pass to a National Trust property, and an English  
Heritage property.  
To download the passes, go to:  
[www.civictrust.org.uk/nationaltrustcivicvoiceoffer](http://www.civictrust.org.uk/nationaltrustcivicvoiceoffer)  
and  
[www.civictrust.org.uk/englishheritagepassoffer](http://www.civictrust.org.uk/englishheritagepassoffer)  
If you do not have internet then send a SAE to  
Civic Voice, Unit 101, 82 Wood St, The Tea Factory,  
Liverpool L1 4DQ. Please state that you are a  
member of Tottenham Civic Society.  
If you are not sure whether you are a member please  
contact the Membership Secretary (see overleaf).

## JOIN US!

I/we would like to join the Tottenham Civic Society (TCS). Annual membership will provide you with four copies of our quarterly newsletter, Civitas, enable you to 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

If you receive the email copy, pictures will appear in colour!

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

## CONTACTS

Chair: Matthew Bradby

Vice-Chair: Alison Armour

Secretary: Joseph Nicholas

Treasurer and Membership Secretary: Ann Robertson

Committee members:

David Allen

Janet Harris

Rowan Kumar

Joshua Nawras

Joyce Rosser

Jane Wardlaw

### Membership enquiries:

61 Durban Road, Tottenham, N17 8ED

Phone: 020 8801 9654 Email: [robbotwix@aol.com](mailto:robbotwix@aol.com)

### TCS website:

[www.tottenhamcivicsociety.org.uk](http://www.tottenhamcivicsociety.org.uk)

### Newsletter Editor

Ann Robertson

020 8801 9654

[robbotwix@aol.com](mailto:robbotwix@aol.com)

### Events Organiser:

Joyce Rosser, [jrosser@lineone.net](mailto:jrosser@lineone.net)

020 8347 7684

### 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 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/>