The Red House, 748 Tottenham High Road

Historic Building Record
for Tottenham Hotspur Football Club

April 2016
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Ordnance Survey map with the site marked in red.
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1.1 Introduction

Donald Insall Associates was commissioned in March 2015 by Tottenham Hotspur Football Club to record and analyse The Red House before it is demolished. Planning permission was granted for the demolition of the building on the 15th April 2016, Planning Application Reference No. HGY/2015/3000. In accordance with Condition A15 of the planning permission it is required that a programme of building recording and analysis is implemented. This record and the associated appendices will be deposited within Bruce Castle Museum (Haringey Culture, Libraries and Learning).

This record acknowledges the following organisations for their assistance in completing this record: Tottenham Hotspur Football Club for access to and assistance on site; Savills Planning Consultants for advice relating to planning matters; Purcell Miller Tritton for provision of measured floor plans; Haringey Council for guidance regarding the level of building recording required; and, Bruce Castle Museum (Haringey Culture, Libraries and Learning) for assistance with research matters and for providing permission and copyright to reproduce the included historic images and maps.

The investigation has comprised historical research, using both archival and secondary material, and site inspections. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the historical and architectural significance of the building, which is set out below.

The Red House at No. 748 High Road is a locally listed building located within the North Tottenham Conservation Area.

The photographic record of the building was carried out on Monday 30th March 2015; this is included in Appendix II. The record includes measured as existing floor plans; these are to be found in Appendix III.

The investigation and this record were undertaken by Joanna Kelly. The historical research and record and analysis of the building were carried out during July and August 2014.

1.2 Location of the Building

The full address of the building is The Red House, 748 High Road, London, N17 0AP and the National Grid Reference is TQ3392491137.

The site of The Red House is defined to the west by a narrow pavement and the High Road. To the north and south the site is defined by its return brick elevations. To the rear there is a mid to late 20th century extension, and beyond that, open land, used as a car park by the football club. Historic maps appear to show a building with a larger footprint that stretched back to the east; evidence of the former rear buildings has been totally lost.
1.3 A Summary of the Building and Its Significance

The Red House is a locally listed building that makes a positive contribution to the North Tottenham Conservation Area. The architect of 748 High Road and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1878-80.

The Red House has historical significance for its origins as a coffee house and association with the late-19th-century temperance movement which sought to provide an alternative to the public house as a meeting point for the working classes. The building also has historic and communal value for its association with Tottenham Hotspur Football Club from 1922. In particular it is significant for its use as the office of Bill Nicholson OBE (1919-2004), the celebrated football player, coach and, most famously, manager of Tottenham Hotspur from 1958 until 1974.

The three-storey Red House is constructed in the Queen-Anne style of red brick with steep-pitched slate roofs and two street facing elevations addressing its corner plot at the junction between the High Road and Bill Nicholson Way. The building has some architectural significance but this has been reduced by the replacement of the original ground-floor coffee house frontage with a less attractive brick elevation that relates awkwardly to the rhythm of bays on the upper floors. The mid-20th-century replacement oriel window on the first floor is of poor quality and also detracts. To the rear, southern elevation, of the building there is a single-to-two-storey extension which is particularly unsightly and blocks in the windows of the original rear elevation, which itself is very plain and was never of any particular architectural merit, while to the southern elevation there is an ugly concrete-clad structure, which presumably encases pipe work or a duct and runs the full height of the building, protruding above the roofline. These later alterations detract from the building’s contribution to the North Tottenham Conservation Area.

The interior of the building, which makes no contribution to the character of the conservation area, has been substantially altered and subdivided, apart from the first-floor front room which remains intact and has some historic significance in retaining fixtures and fittings that could date from the original use of the building. These include polished dark-wood panelling, a dentil cornice and chimneypieces at either end of the room which was presumably the room in which coffee and meals were served in the building’s original incarnation as a coffee house. This room also has some historic and communal significance in its later use as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club.

The setting of the building has been considerably compromised by the development of the THFC car park to the rear. A modern fence has been erected dividing the area at the rear from the main car park and in its current situation the building has no meaningful setting.
Historical Background

2.1 History of the Area: Tottenham High Road

2.1.1 Before 1800

Tottenham High Road has its origins in the Roman period following a similar route to the erstwhile Ermine Street, a Roman Road which connected London, via Bishopsgate, to Lincoln and York. Ermine Street, however, was situated to the west of contemporary Tottenham High Road; the road’s present-day alignment was adopted in the 16th century because of its predecessor’s predisposition to flood, located close to the banks of the Moselle River. When the Romans invaded England they recorded the difficulty they had cutting their way through the dense forest to Tottenham.

Tottenham’s existence is first recorded in the Domesday Book of 1086. At this time it is likely to have consisted of an isolated and sparsely populated farming community. During the 12th century the Scottish Royal family, the House of Bruce and famous for the rebel, Robert the Bruce, held a manor of Tottenham. However, following Robert I of Scotland’s accession to the Scottish throne in 1306 he forfeited the lands. It was the area’s Scottish patronage which gave the present Bruce Castle its name (as well as Bruce Grove); although it is thought that no castle existed in the area until the 16th Century.

During the medieval period the main concentration of settlement in the medieval parish of Tottenham was in the vicinity of Tottenham High Cross. Tottenham High Cross was erected in 1209 to mark the last resting place of Queen Eleanor. Smaller settlements also existed at Tottenham Hale to the east and at Seven Sisters, which took its name from a circle of seven Elm trees at the southern end of the High Road. Several medieval inns and hostelries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road. These included the Swan Inn, which is situated at the junction with Philip Lane where a hostelry has existed on the same site since at least the 1450s. By the 18th century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

From the 15th century the significant link to London that Tottenham High Road provided meant that inns, almshouses and residential properties began to develop at strategic points along the highway. The area became well-known due to the number of people who travelled through it. The early 16th century saw considerable extensions to the parish church, followed from 1514 by the complete rebuilding of Bruce manor-house (the core of the modern Bruce Castle), on a scale fit to receive royalty. A notable feature from the 16th century was the number of large houses, most of them leased and developed by affluent Londoners as country retreats. The medieval mansion Black House (later Ridley House), in High Road opposite White Hart Lane, was said by Bedwell to boast an inscription recording that Henry VIII stayed there as George Henningham’s guest. Several spacious houses bordered High Cross or Tottenham Green, such as Reynardson’s House on Philip Lane, while others stood at Tottenham Hale or farther north, along High Road; Ducketts farm-house was termed a mansion and Asplins farm-house was large, as were Willoughbies.
along a lane to its north, and Crokes farm-house, belonging to Sir Edward Barkham, at the south corner of White Hart Lane and High Road.

Abraham Reynardson was Master of the Merchant Taylors’ Company, Governor of the East India Company and Lord Mayor of London in 1648. During his term as Lord Mayor he was imprisoned in the Tower of London for refusing to co-operate with Parliament. Reynardson’s House was demolished in 1810, whilst the Reynardson’s Almshouses built by Abraham’s son Nicholas further north on Tottenham High Road survived until the mid-20th century. Other almshouses were also erected on Tottenham High Road during the 16th century, including the Sanchez Charity Almshouses on the eastern side of the High Road. The Almshouses were built for local elderly people by Balthasar Sanchez, a Spaniard who was formerly Court Confectioner to Philip II of Spain. When Philip married Mary Tudor, Sanchez accompanied his master to England and inhabited a mansion on Tottenham High Road, close to the current junction with Bruce Grove. The property later became the ‘George and Vulture’ Inn, which is now demolished. Sanchez Charity Almshouses survived until the 19th century. The 16th century also saw the establishment of several long standing coaching inns, farms and houses in the area. However, much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19th century.

At the beginning of the 17th century Tottenham began to grow as the residence of a number of wealthy and influential people, who often entertained members of the Royal family. In 1619 most parishioners still lived along High Road, mainly around the green at the High Cross, farther north near the junction with Berry (later Lordship) Lane, and along the stretch from Marsh (later Park) Lane to the Edmonton boundary. The Black House, which had been renamed Ridley House by this time, belonged to Alderman William Gore. Between 1625 and 1640 it was a summer retreat for Sir John Coke, the secretary of state, who was to stay there regularly. The house was considered both opulent and quite splendid.1 A Map of the Parishes of Tottenham and Edmonton of 1619 illustrates the divisions of lands and ownership boundaries and the positions of a number of the residences mentioned above (plate 1). The Map, which appears upside down, marks the location of Ridley’s House and, opposite, Crokes Farm. Further to the south (though it appears to be north on this map) is the High Cross, marking the crossroads.

The area of Tottenham was much favoured by City merchants during the early Georgian period. The aristocratic Percy family, the most powerful family in the whole of England, apart from the crown, in the Middle Ages, had their estate in Tottenham. Members of the family have held the titles of Earl of Northumberland or Duke of Northumberland to this day, in addition to Baron Percy and other titles. The Percy surname twice died out in the male line but was re-adopted by the husband of a Percy heiress and by their descendants. In the 18th century, the heiress Elizabeth Seymour married Sir Hugh Smithson, who adopted the surname Percy and was created Duke of Northumberland. Their vast lands are now completely

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gone, though the family name lives on, immortalised in through the development of the area: Northumberland Park, Northumberland Terrace and Percy House. Northumberland Terrace (presently attributed to the terrace at Nos. 802-790 High Road) was built on the site of the former Black House. Nos. 794-796 High Road was built in 1750-2 by Robert Plimpton after Sir Hugh Smithson became the Duke of Northumberland in 1749. Percy House has magnificent gate piers and railings, the gate piers are thought to have belonged to the original Black House. A number of other fine houses were built in this period for ‘Georgian men of substance’. However, while building continued during the late 18th century, the pattern of development remained essentially that of 1619. This is demonstrated by the Map of the Parish of Tottenham engraved by Bowler and Triquet and published in Robinson’s History of Tottenham in 1818 (plate 2). This was based on an actual survey by a Mr. Wyburd undertaken in circa 1798. The residential nature of most new buildings gave late-18th-century Tottenham the appearance of an extended, semi-rural suburb rather than a town. New development remained confined along the edges of the High Road, concentrated largely on its east side. Industry, apart from brick-making, was virtually confined to riverside mills until the construction of a lace-factory in 1810 and a silk-factory five years later.

2.1.2 1800 – 1850

The first half of the 19th century saw the increasing urbanisation of the High Road from its south to north end and along its east and west sides. The development of the road and that change in rhythm from semi-rural suburban road to a commercial road was largely catalysed by new roads, as well as an improved link to the Capital; this enhanced transportation to London and saw the population of the area double in size between 1811 and 1851. As a result much costly new development took place reflected in the many new schools and chapels and the first modern Anglican Church, built at Tottenham Green in 1830. Church Road, Love Lane and Northumberland Park were established during the first half of the 19th century, whilst on the High Road the High Cross was repaired and covered with stucco in 1809.

In 1831 Seven Sisters Road was laid out providing a link to the West End. During the same year coaches began running from The Swan Public House at the junction between Tottenham High Road and Philip Lane and by 1839 horse buses provided transport to the City. Large villas and houses for professional people were subsequently built with development focused in south Tottenham in the vicinity of the junction with Seven Sisters Road. In 1840, therefore, it was still possible for William Robinson to claim that the pattern of settlement did not differ greatly from that of 1619. All but a few of the inhabitants lived in or near High Road.

Tottenham Local Board of Health was established in 1831 to deal with a cholera outbreak but was disbanded in 1832. From 1850 a new board of health was set up under the Public Health Act of 1848. It took over the work of lighting

2 Ibid
inspectors, highway surveyors and fire-fighting by 1860. A catalyst for more significant change came with the opening of two railway stations in 1840; one at the Hale in Ferry Lane called Tottenham (later renamed Tottenham Hale) and the other in ‘Marsh Lane’ (later renamed Northumberland Park). The consequent influx of people saw the social standing of much of the housing along High Road change; no longer were these buildings home to solely the gentry and upper classes; the area began to adopt the characteristics of a middle class suburb. Furthermore the contrast between the concentrated development along the High Road and the open fields to the west, which had existed for centuries, would soon disappear.

The Tithe Map of Tottenham (plate 3) published in 1844 provides the names of the owners and the occupiers of the land within the Parish. The map shows a considerable amount of development on the west side of the High Road westwards, particularly along the south side of Church Road.

2.1.3 1850 – 1900

The development and change in rhythm seen along the length of the High Road in the early 19th century continued in the second half of the century. However, much of this development and the commercialisation of the area remained focused along the High Road itself, with much of the area to the west of the High Road remaining open land.

The population of Tottenham grew progressively throughout the 1850s and 1860s by approximately 4,000 and 10,000 respectively. As a result, by the mid-1860s, there was no open country along either side of High Road north of Tottenham Green, although many residences still stood in their own grounds. The Ordnance Survey Map of 1864 demonstrates the significant level of local development (plate 4). To the north Northumberland Park had been laid out, lined on its northern side by a small terrace, with piecemeal development of villas along its northern and southern sides further east. Further south, on the western side of the High Road, another area of development had been established with terraced houses along the newly developed Moselle Street, Charles Street, William Street and Whitehall Street. The eastern side of the High Road had seen less development, presumably as a result of the rear formal gardens which form the setting of the grander Georgian buildings to Northumberland Terrace and Fletcher House further to the south.

The introduction of the Great Eastern Railway in 1872 saw the area’s population skyrocket reaching almost 100,000 by 1891. The Great Eastern Railway line, connecting Tottenham to Enfield to the north and Liverpool Street in the City, provided stations at Seven Sisters, Bruce Grove and White Hart Lane. The railway company encouraged workers to commute by introducing affordable early morning tickets, and as a result a growing population of the lower middle and skilled working class began to move to Tottenham. New terraced houses were built to accommodate the growing number of residents. The opening of a station at South Tottenham on the Tottenham and Hampstead junction line in 1878 and the introduction of a tram line to Tottenham High Road in 1881 further stimulated the spread of development in the area. The majority of streets flanking the High Road were
laid out and developed with utilitarian terraced housing during this period, particularly to the east of the High Road and to the west, south of Philip Lane.

The growth of the population of Tottenham precipitated a demand for public buildings and new shops, many of which were developed along Tottenham High Road during this period. In 1859 St Paul’s Church was consecrated. A few years later, in 1861, a local newspaper was established, the Tottenham and Edmonton Weekly Herald, located at Crusha and Son’s printing shop on Tottenham High Road. In the 1880s two educational facilities were opened; a Catholic School on Brereton Road in 1882 and a Marist Convent with a school and orphanage in 1888. At the corner of Brereton Road and the High Road the new Church of St Francis de Sales was consecrated in 1895. A local hospital was also established during this period in 1899; located on Tottenham Green it became known as the Tottenham Hospital, its name later changing to the Prince of Wales Hospital. By 1890 Tottenham also had 19 public houses, most of which were located on the High Road. Recreational activities also thrived at this time, carried out on the remaining, undeveloped playing fields to the Tottenham Marches. Many local clubs were set up, including the Hotspur Cricket Club, established in 1880.

Any industry along Tottenham High Road remained small scale during the later Victorian period, limited to traditional activities such as brick and tile manufacturing and brewing. By the end of the 19th century two breweries were located on the High Road, the Bell Brewery situated to the north of Lansdowne Road, and the Tottenham Lager Beer Brewery and Ice Factory, located close to the junction with Pelham Road. A larger factory was situated on the eastern side of Tottenham High Road between Reform Row and Factory Lane, Warne’s India Rubber Mills, one of the major employers in the Tottenham area by the late 19th century.

The extent of development that occurred during the late 19th century is evident in comparing the 1864 Ordnance Survey map with the OS map of 1894-6 (plate 5). The most evident change to the area is the introduction of the railway line to the west of the High Road. The adjoining terraced housing, already partly developed by 1864, had been extended beyond the railway line and further to the south. Development had also expanded along Northumberland Park with villas lining both sides of the street. However, despite the area’s population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19th century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20th century.

2.1.4 1900

By the turn of the 20th century Tottenham High Road had an established ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings. Most of the streets adjacent to the High Road were lined with terraces of utilitarian dwellings. Further to the south of the High Road were buildings related to industry, such as the Bell Brewery. This arrangement is shown on the Ordnance Survey
Map of 1913, which also depicts the first official Tottenham Hotspur Football ground, to the east of the High Road between Park Lane and Paxton Road (plate 6). The Football Club had moved to the area in 1899. A history of the Football Club is provided at 2.6 below.

The early 20th century saw further improvements to the local public transport which once again had a significant influence on the development of Tottenham High Road and the surrounding area. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904; leading to further development of the area to the west of the High Road. Buses also started running on the High Road between 1911 and 1914.

During this period several new shops and entertainment venues were established along the High Road. The former site of Reynardson’s House was redeveloped with five shops in 1905. In 1908 the Tottenham Palace Theatre was built with a capacity of 1,500; a year later the Canadian Royal Skating Rink was added on the site next to it. During the 1920s the skating rink was converted into a cinema, known as the Canadian Cinema, which has since been demolished. In the 1920s and 1930s larger department stores were opened along the High Road; this included the Burgess’s Department Store, which was erected on the site of the Sanchez Almshouses in 1923. The department store was demolished in 1980 and replaced by Tottenham Enterprise Store. In 1930 the London Co-operative Store was built on the corner of the High Road and Lansdowne Road. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

The Ordnance Survey Map of 1935 shows the complete urbanisation of the area surrounding Tottenham High Road (plate 7). The Football Ground had grown in size since 1913, the terraces to the north and east replaced by stands. The area at the rear of Northumberland Terrace between Paxton Road and Northumberland Park had taken on a more industrial character being occupied by a brewery, allotments and a manufactory.

This period also saw the growth of industry in the area. Despite the development that took place during the 19th century, Tottenham had little industry prior to the 1890s. Before the outbreak of the First World War industry in Tottenham was concentrated in three areas; in the east at Tottenham Hale, in the north-east from Northumberland Park towards Edmonton, and to the extreme south along the old boundary with Stoke Newington. Factories at the Hale, served by Tottenham station, were mostly between Broad Lane and the railway and along Fountayne and Fawley roads. They included Millington & Sons, manufacturing stationers, from 1903 and Gestetner Duplicators from 1906. By 1920 a number of other firms, including the Eagle Pencil Co., had opened in wartime buildings along Ashley Road north of Ferry Lane. Factories in the north-east, served by Northumberland Park station, sprang up first along Tariff Road where Kolok, founded in 1904, were making carbons and ribbons at their Rochester works from 1913. Also in the north-east, alone on the marsh-land save for the Longwater pumping station, English Abrasives bought the site of their London Emery works in 1902 and moved there.
from Clerkenwell in 1904. J. A. Prestwich, an engineer, founded the company JAP Motors in 1895, when he was in his early twenties. Initially based behind his father’s house at 1 Lansdowne Road, Tottenham, by 1911 he had moved to a new plant at Tariff Road. JAP Motors produced engines for the early Aircraft industry, Motorcycles and Motor Cars.

Close to the High Road a wide variety of family businesses, including Kolok, set up in and around Paxton Road; Edward Barber & Co., water-fittings manufacturers, who opened their non-ferrous sand foundry and finishing shop in 1908, were the last to be established but were the oldest survivors by 1973. In the south industry occupied a more constricted area of former waste ground between Vale and Eade roads, where Maynard’s, the confectioners, moved from Stamford Hill in 1906. In their day many of these industries were household names and Tottenham could proudly boast of its rich industrial base. The companies employed vast numbers of people from the Tottenham area and local unemployment was rarely heard of. The decline of Tottenham’s manufacturing industry during the 1970s took away the area’s main source of income and had a serious impact on the people and buildings of Tottenham.

2.1.5 1945 - Present Day

The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War in comparison to Central London. However, the ‘Bomb Sight’ Map produced by The National Archives records a number of high explosive bombs close to the High Road at Seven Sisters and Tottenham Green and a considerable number along Philip Lane to the west, presumably dropped to damage the railway line running north-south which intersects it. From Somerset Road northwards along the High Road the ‘Bomb Sight’ Map does not record any direct hits to the High Street itself but shows that two high explosive bombs landed close to Whitehall Street and Paxton Road, while to the south of the football ground two bombs are recorded on Bromley Road. A number of bombs are also recorded to the immediate west of the St Francis de Sales Church. These damaged the late Victorian terraces to Church Road, Beaufoy Road and Nursery Street, and were presumably intended once again to target the nearby railway line.

Significant changes have occurred to the areas flanking Tottenham High Road in the last 25 years. The Ordnance Survey Map of 1955 shows that the terraces to the west of the High Road remained at this time, although the industrial area to the east of the High Road had grown in size, the former rear setting of the Georgian buildings to the High Road replaced by a trading estate and a number of engineering works (plate 8). The Football Ground had also grown in size once again, with stands to each of its four sides. In contrast the Ordnance Survey Map of 1970 shows large swathes of the late-Victorian terraced housing to the west of the High Road demolished and replaced with three new towers with a T-shaped plan; Charles House, Moselle House and Ermine House between High Road and Love Lane and low-rise apartment blocks, to the south of Whitehall Street (plate 9).


6 Bomb Sight, URL: http://www.bombssight.org/#15/51.5050/-0.0900 (version 1.0, 06 June 2014)
2.2 The Building: The Red House

2.2.1 19th Century

The architect of the building and the exact date of its construction are unknown but historic photographs and records help to determine the date of the building as c. 1880. In the mid-19th century the site formed part of a complex of small houses, tenements and yards located on the opposite side of a small yard south of the White Hart Public House (plate 4). It was purchased in 1877 by a local philanthropist, Mr. Joshua Pedley, a teetotal Baptist with a keen interest in keeping the working classes out of the public houses. On acquiring the site Mr. Pedley pulled down a number of the buildings shown on the Ordnance Survey Map of 1864 and offered the site free, with a donation of £500, towards the building of a coffee palace, an establishment that served only non-intoxicating beverages.

The building appears on a postcard of the High Road dated c.1880 and is thought to have been erected in c. 1878-80 (plate 10). The Ordnance Survey Map of 1894-6 shows a building with an internal lightwell with smaller outbuildings connecting to the rear (plate 5). At this time the building appears to share the rear yard with the Public House to the immediate north, which extends east to the Tottenham Nursery.

The historic setting of the building has been heavily influenced by the Tottenham Hotspur Football Club. The Football Club was formed in 1882 but did not move to its present site, the area between Paxton Road and Park Lane and to the east of the High Road, until 1899.

The new football ground replaced the neglected Tottenham Nursery that had been established by George Beckwith, landlord of the White Hart public house at 750 High Road. The owners of the nursery site were the brewers Charrington and Co. who had planned to develop the land with terraced housing. Beckwith had previously worked in Millwall and had seen first-hand that it was profitable to run a pub near a football ground. He therefore convinced the brewery that the proposed football ground would be beneficial. Roberts signed a 21 year deal with the brewers in...
1898 guaranteeing crowds of 1000 for 1st team members, 500 for reserve and to only sell Charrington's beer. Works began in 1899, the new pitch was prepared by the groundsman John Over.

### 2.2.2 20th Century

The premises are listed as a restaurant in the Kelly’s 1905 Directory; it is likely that the coffee tavern was no longer viable in the wake of the new football ground and the redevelopment of the White Hart public house. A historic photograph from c. 1905 shows that the building originally had a patterned tiled roof and a tiled canopy over a small balcony to the central first-floor window that also recorded in the c.1880 postcard (plate 11). A postcard from 1906 provides an alternative view of the Red House, from the south, looking north (plate 12). The original shop front arrangement included a central entrance flanked by tall timber-framed shop front windows with a panelled stall riser. There was a further entrance in the southern return elevation. A recessed brick panel at second-floor level originally accommodated a sign for ‘The Red House’.

At the beginning of the First World War, football was allowed to continue on the Tottenham ground to raise morale, but in September 1916 the Ministry of Munitions announced that the football ground would be closed and taken over as a factory to produce gasmasks. It is possible that the Red House was commandeered as part of this factory.

Tottenham Hotspur Football Club bought the premises for use as the club offices in 1922 after the Club won the 1921 FA Cup. The Ordnance Survey Map of 1935 shows the internal lightwell marked on the late 19th century OS map and still shows the footprint of the building extending eastwards, although the rear buildings appear to have been amalgamated into the main building (plate 7).
A 1947 photograph shows the building with its main entrance remaining on the High Road; however, by this date the first-floor central oriel window which replaced the former canopy and balcony had already been installed. At some point after this date the Club removed the original shop front and rebuilt the ground floor elevations of the building in red brick with two-pane sash windows (plate 13). The OS Map of 1970 shows the same building footprint, extending eastwards to the rear as in 1935, although the internal lightwell appears to have been infilled (plate 9).

Historic images from the early 20th century and from 1956 provide a view eastwards along Bill Nicholson Way and a south easterly view of the rear buildings adjoining the Red House; these buildings are low level buildings of one storey and appear to have a light industrial use indicated by the rear chimneys (plate 14 and 15). These single storey buildings have since been demolished.

In 1952 planning permission was granted for alterations to the roof at the rear of No. 748; it is not clear what works were undertaken. The OS Maps of 1955 and 1970 shows the same building footprint as the 1935 OS map, with rear extensions extending eastwards, although the internal lightwell appears to have been infilled (plate 7). The present day Pro Map at the front of this report shows a significantly smaller building confirming that many of the former rear additions were demolished up to where the former lightwell was positioned.

By 1974 or earlier, No. 748 housed Bill Nicholson’s offices as well as the Football Club’s board room, in addition to trophy cabinets. When the rebuilding of the West Stand was completed by Tottenham in 1982, The Red House was abandoned until the early 1990s when it was used as a ticket collection point.
In 1999 the approach road to the White Hart Lane stadium adjoining the Red House was named Bill Nicholson Way in honour of the English football player, coach, manager and scout who had a 36-year association with Tottenham Hotspur.

Until late 2007 the High Road façade of No. 748 was dominated by a projecting clock, surmounted by the Tottenham Hotspur motif of a gilded cockerel on a sphere. This was removed for safe keeping once the building became vacant and is now installed in the reception area at Lilywhite House. At present the building is largely empty but is still used as offices on the ground and second floor.

2.2.3 Relevant Recent Planning Applications

Haringey Council’s online planning application search lists the following relevant planning application for the Red House, 748 High Road:

In 1952 permission was granted for alterations to the roof at the rear of No. 748. Ref no. OLD/1952/0216

15. Spurs entrance 1956
2.4 Sources

Primary Sources from the Following Archives

Bruce Castle Museum (Haringey Culture, Libraries and Learning)

London Metropolitan Archives, City of London Corporation

Historic England National Monuments Record, Swindon

Historic England Archive

Historic England ‘Britain From Above’ Archive

The National Archives, Kew

Secondary Sources

Bomb Sight Mapping the WW2 Bomb Census, URL: http://www.bombssight.org (version 1.0, 06 June 2014)


Haringey Council. Tottenham High Road Historic Corridor Conservation Area Character Appraisal (March 2009)

The Bill Nicholson Way (November 2010), URL: http://www.billnicholson.co.uk/ (09 July 2014)


Tottenham Hotspur Football Club, Tottenham Hotspur Football Club Opus (12th June 2014)

Tottenham Hotspur Ltd, Tottenham Hotspur Football Club, The History of White Hart Lane, URL: http://www.tottenhamhotspur.com/the-stadium/history/ (06 June 2014)

Tottenham’s Industrial Heritage, URL: http://tottenham-summerhillroad.com/tottenhams_industrial_heritage.htm (04 September 2014)
Plate 1  A Map of the Parishes of Tottenham and Edmonton of 1619
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3.1 Setting

The former Red House, 748 High Road, marks the southern corner of Bill Nicholson Way. The building has historically been a detached building, with the entrance to the stadium to the north and the former Dispensary to the south. Like the former Dispensary, the Red House was built for commercial use. It was therefore constructed abutting the pavement which forms its immediate front setting. Built in c1878-80, the Red House originally had a rear plot occupied at its southern end by a building of a similar-sized plan form. The rear setting of the building now forms part of the tarmac-covered THFC main car park. The Red House has recently been divided from the car park by a consented metal temporary fence. This has replaced the former gates to the football ground at the eastern end of Bill Nicholson Way, blocking the historic entrance and rendering the former access route to the stadium from the High Road redundant.

The setting of the 748 High Road and its relationship to the High Road and the streetscape has been substantially altered as a result of the development of the Tottenham Hotspur Football Club stadium throughout the 20th century, and more recently as a result of changes associated with the construction of the new stadium. The building currently has no meaningful setting.

3.2 The Building Externally

748 High Road is designed in the Queen Anne style, constructed in red brick and with two street facing elevations. The building is three storeys with steep-pitched double gable ends to the High Road and to the south elevation, slate roofs and tall red-brick chimneys stacks.

3.2.1 Front Elevation

The ground floor has five sash windows which replaced the original shopfront in the mid-20th century. The sashes, with horns have no glazing bars; each window is separated from the next by a pilaster painted blue. Between the ground and first floor there is a stucco stringcourse; the stringcourse is repeated between the first and second floor and incorporates painted panels below the second floor windows. At first floor level there is a central white-painted canted oriel window with a decorated parapet with leaded lights, thought to have been added in the early-to-mid-20th century. On either side of this central window are two shallow pointed-arch window openings that now contain sashes but originally had casement windows. These later sashes have horns and no glazing bars. The second floor pointed-arch sash windows with side lights and horns appear to be original, and are shown in a c.1880-5 photograph. (plate 10). A recess between the second-floor windows originally bore the name ‘The Red House’, but is now just red brick. The top of the elevation is characterised by steep-pitched double gable ends with original timber trellis edging painted blue (the colour blue presumably dates from THFC’s occupation of the building). Two original brick chimneys to the centre of the building protrude above the roofline.
3.2.2 Rear Elevation

The rear of the building was clearly never meant to be seen in public views and is very plain, with no architectural embellishment and constructed in a contrasting yellow-stock brick. The ground floor and part of the first floor is obscured by an abutting two-storey late-20th-century extension of poor quality. The extension has a flat roof with a roof light and sloping sides; its main façade is blind and has been rendered and painted in white. The windows either side at first-floor level are a detracting mixture of later casements and sashes. At second floor level are two casements and a central window with a lowered sill to create a door. Adjacent is an unsightly air conditioning unit. Above are the steep-pitched, slate-covered double gable ends of the roof.

3.2.3 North Return Elevation

The elevation is red brick and the base of the ground floor is painted blue up to the height of the sills of the single ground floor window. The latter is a casement window with thick glazing bars to the upper section. The window is surmounted by a single segmental red-brick arch. Adjacent is a single door with a rectangular fan light above. The lintel is painted white. At first floor level there is an early-to-mid-20th century central white-painted canted oriel window with a decorated parapet with leaded lights. Adjacent is a small single window, fixed at the bottom with a hinged section to the top. The sill and lintel are painted white. At third floor level is a four-pane timber sash window with horns.

3.2.4 South Return Elevation

The south elevation is red brick with white-painted stone window sills. At ground floor level of the main building there is a bricked up former doorway, two sash windows with horns and no glazing bars and a doorway with a rectangular fan light above. Adjacent, to the two storey extension, are two small fixed windows. Above ground and between the first and second floor are stucco stringcourses, which extend onto this elevation from the front façade. At first floor there is a single sash window with horns and no glazing bars, while on the second floor there is an original pointed sash with side lights matching the second floor windows to the front elevation. Adjacent is a four-pane sash window This elevation is marred by a considerable number of modern rain water pipes and by a concrete clad chimney or vent.

3.2.5 Roof

The roof is formed of slate tiles; the original roof tiles appear to have been patterned. The roof structure itself was not accessed.

3.3 The Building Internally

For measured as existing floor plans and photographs of the rooms and features taken, see Appendix II and III.
Ground Floor

The ground floor has undergone much modernisation, having been converted to office space. Throughout there are inserted modern suspended-panel ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this). The rooms have been fitted out with modern fixtures and fittings and the floor fitted with carpet tiles. There is a change of level on the ground floor between the main building and the modern rear extension which contains storage areas and a bathroom.

G1
Store room. Modern fit out. Suspended ceiling.

G2
Store room. Modern fit out. Suspended ceiling.

G3
Office. Modern fit out. Suspended ceiling. Chimneybreast, fireplace blocked in, may be surviving fireplace behind. Later dado rail and skirting.

G4
Office. Wall nibs to the centre of the room may indicate the location of a former partition. Lightweight later partition between G3 and G4. Skirting appears to be a mixture of early and later joinery.

G5
Original panelling to underside of the original stair which was presumably open originally but is now enclosed and partitioned from the ground floor hallway by later lightweight partitions. The original top newel post projects down into the hallway and has a moulded cap to its bottom. The curve of the underside of the staircase is plastered.

G6
Male and female W.C.s. All modern finishes. Level change here with a step up into the modern extension.

First Floor

The majority of the first floor has been converted to store areas with a kitchen at the rear of the building.

F1
Kitchen in later extension to the rear of the building with a rooflight. All modern finishes. Modern storage area with modern finishes at north end.

F2
Storage room with modern finishes apart from a dark-wood chimneypiece to the north wall with a panelled mantelpiece above. The fireplace is boarded and it is not clear what survives behind.

F3
This room was presumably the room in which coffee and meals were served in the building’s original incarnation as a coffee house; it was later
used as the office of the Tottenham Hotspur manager Bill Nicholson, a much-admired key figure in the history of the Club.

The walls are panelled about half way up with polished dark-wood panelling with a dentil cornice and original chimneypieces in the same material at either end of the room. The chimneypieces are surmounted by a mantelpiece over which the detail cornice above the panelling continues. A picture rail runs around above, the bottom part of which has been painted white. There is also a simple cornice. The fireplaces to the chimneypieces are boarded over and it is not clear what survives behind. The room has undergone later alterations including the insertion of air conditioning units and carpet tiles to the floor.

F4
Female W.C. All modern finishes.

F5
Male W.C. All modern finishes.

Second Floor

The second floor has been converted to office space and has lost its original plan form, being subdivided by glazed lightweight partitions. Throughout there are modern suspended ceilings with recessed fluorescent lighting (it is unknown what, if anything, survives above this) with carpet tiles to the floor as on the ground floor.

S1

S2

S3

S4
Stairwell. Modern fit out. Floor is carpeted.

Staircases

The original timber staircase situated at the centre of the building survives from ground floor to second floor. It is dissected at ground floor by a later partition and the entire staircase was presumably originally visible up to first floor. Original timber balustrade, handrail and newel posts with square cap and stair string. Modern handrail opposite the balustrade on the opposite wall. Original timber balustrade and handrail to the first floor landing. From first to second floor original timber balustrade, handrail and newel posts with rounded cap and stair string.
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