

TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

ACTION PLAN

2. CHARACTER AND TOWNSCAPE APPRAISALS

2.4 Bruce Castle Conservation Area (Part)

Introduction

The Bruce Castle Conservation Area runs either side of Bruce Grove, from the Bruce Grove Station railway bridge to Hartham Road on the north side and to The Avenue on the south side. The original conservation area only incorporated the south side of Bruce Grove and the land behind. It is proposed to extend this area to the south west to incorporate further buildings of interest and buildings which are considered to be of local importance; a section of Moorefield Road and the Bruce Grove School buildings in Sperling Road. This will also include the north side of Bruce Grove from No. 68 to No. 116 and Forest Garden Mews.

In the early part of the 19th century, Bruce Grove was a much sought after area to live; the arrival of the railway and steam trains destroyed the Georgian buildings on the High Road and led to the decline of the fine buildings in Bruce Grove.

The Conservation Area Designation

The Conservation Area was designated on 26th March 1976. Additions to the Conservation Area are proposed for March 1998.

Topography

Bruce Grove is the highway between Bruce Castle and the High Road; this is an historic route which cuts into the area on a diagonal and all the urban plan is placed at right angles to the street with the terraces fronting the road. The 18th century buildings are semi-detached villas linked by coach houses to form a terrace, built back from the road, with front gardens. The 19th and 20th century design is built up to the pavement line.

Archaeological Significance

There is no area of archaeological significance identified by Haringey Council in the Unitary Development Plan 1993.

Characteristics of the Conservation Area

Variety and Scale of Buildings

The largest building in the area is the old Bruce Grove Cinema on the north side of Bruce Grove. Built by the Tottenham Cinema and Entertainments Co. in 1920, it was reconstructed in 1933. It served as a cinema and dance hall until 1981, when it became a Bingo Hall, and it is now used jointly as a Snooker Club at one end and by the International Christian Worship Centre as a church at the other.

The single storey canopy to the south of the Cinema is used as a video shop and south of this are Edwardian public conveniences, complete with their original railings and gates. Both of these fall into the adjoining Tottenham High Road/Bruce Grove Conservation Area.

Immediately to the north west of the Cinema is a complete 1923 terrace of two-storey, two bay shopfronts with living accommodation over. Following this, is a terrace of late Victorian three-storey shops with living accommodation in stock brickwork with slate roofs. No 106; Merin Dry Cleaners has been reinstated to a contemporary design, though the others have lost the majority of their original architectural features at ground floor level. Above ground floor level, the houses are in good repair.

On the south side of Bruce Grove, starting at the railway, Nos. 1 - 4 are plain-fronted, three-storey, Grade II listed Georgian buildings with poor quality modern shopfronts at ground floor level, extending to the pavement line. Two have been rendered and painted with replacement windows. These add nothing to the townscape and would be improved by the removal of the shopfronts and the return to residential use.

Nos. 5 - 16 are villa type, semi-detached Georgian Grade II Listed houses with side extensions.

On Moorefield Road, to the south east of the proposed Area, there is a disused Edwardian Sorting Office, proposed for local listing and currently on the market. This attractive, single-storey building requires repair.

The three-storey Victorian school building on adjoining Sperling Road, is complete and in use. It is an important building in the area and is proposed for local listing.

Variety of uses at ground level

The buildings on the north side are predominantly in retail use, with the Cinema used partly as a Church and partly as a Snooker Hall. On the south side, there are five shops, followed by the Georgian terraced buildings, in mixed residential, office and club use. There is one school building in the area and a variety of single storey industrial buildings to the south of Bruce Grove.

Building to back of pavement line

All the 18th century houses are set back from the pavement and have front gardens. Originally, these would all have had forecourts with railings, some of which are retained. The shops are all up to the pavement line.

Urban Form

The Victorian station and railway line which run north/south have changed the 18th century pattern. The ribbon development of the 18th century houses on the south side of Bruce Grove have been reinforced by the later building of the 19th and 20th century

Designated open space/enclosure of open space

There are no designated open spaces in the Conservation Area. However, there are proposals for the introduction of an ecological park at the rear of No. 8 Bruce Grove, known as the Bruce Grove Wood. Access will be through the youth centre and the park will be open to the public.

Reflection of contemporary impact of the railways

There have been proposals for the restoration of the Bruce Grove railway station which have been partially implemented and which will have a positive affect on the quality of the Conservation Area.

Use of traditional and vernacular building materials

The buildings are mainly formed with typical London construction techniques and materials for the age of the particular buildings. The 18th century buildings are of Welsh slate, lead flashings and local brick facing walls with timber painted joinery. The 19th century buildings had Welsh slate roofs with yellow or grey London stock brick walls.

Significant buildings

The Grade II Listed Georgian buildings are of a high quality and dictate the predominant character of the area. Nos. 1 - 16 Bruce Grove are the subject of Action Area 2. The late 19th century Board School in Sperling Road, at the south end of the conservation area, is of significant mass and design. The locally listed Bruce Grove Cinema is of significant size but has lost most of its architectural features and spoiled by poorly considered signage and a split use.

Environment character of the landscape

The townscape would be vastly improved by the rehabilitation of the railings and forecourts to the Georgian buildings on the south side of Bruce Grove. Nos 1 - 16 are the subject of Action Area 2. The shopfronts at the junction with the High Road are of a poor design, detracting from the quality of the area.

The front gardens of the 18th century houses had mature trees which can be seen in photographs of 1893 and 1928. The lack of these is a further impoverishment.

Proposals for the Conservation Area

It is considered of prime importance to retain and rehabilitate the Georgian villa houses on the south side, as well as the replacement of railings and forecourts and a proposal for landscaping, especially to replace mature trees in the front gardens.

The Edwardian sorting office on Moorefield Road is vacant and on the market. It is a prime site in the Conservation Area requiring some consideration for a new use.

Forest Garden Mews, behind the north side of Bruce Grove and accessed from Forest Gardens, is a Victorian stable mews of two-storey buildings in a very poor state of repair. It still has the original cobbles and stable flooring surviving. A design brief has been prepared for the Mews.

There are no vacant sites or areas which require development in the Conservation Area. However, the area to the south west of the 18th century buildings on Bruce Grove, is covered by single storey industrial development which may be outmoded.

Great care should be taken in any development proposals so that the amenity of these attractive buildings is not compromised by the scale, density or detail of any new development.

Policies for the Conservation Area

The General Design Policies set out below should be followed in the case of any building work within the Conservation Area.

The specific policies for the Conservation Area under the CAPS initiative are as follows:

- The regeneration of shopfronts and parades under the Shopfronts Initiative and the Flats above Shops Scheme, within the framework of the principles for a Conservation Area.
- Specifically, to propose Action Area 2 as a standard by which other work in the area should be carried out and to regenerate these Georgian buildings and their environs.
- To work in co-operation with the two adjoining Conservation Areas and to continue the policies of the neighbouring North Tottenham Conservation Area Partnership Scheme in recent years.
- To further continue the work to rescue buildings on the Register of Buildings at Risk by the inclusion of No. 7 Bruce Grove.
- To regenerate or find new uses for vacant buildings in the area.

General Design Policies for Future Development

The changes to the Conservation Area boundaries are justified by including the north side of Bruce Grove and the whole of the old cinema building which requires attention. Forest Garden Mews has been included to the north, a Victorian mews with original cobbles and stable flooring, and the locally listed and unoccupied post office building has been included to the south east alongside the railway. This encompasses two important but neglected buildings in the area which otherwise might deteriorate.

All building work carried out in the area and under the CAPS initiative must adhere to the following requirements:

- To adhere to DES 1 - 9 : Haringey Council Unitary Development Plan
- To follow design guides produced by the Council
- To seek specialist professional advice on specific building topics
- To adhere to the principles of a Conservation Area as set out in English Heritage CAPS Leaflets 3 "A guide to Eligible Work" and CAPS Leaflet 4 "Specification Requirements for Grant-Aided Work".
- Article 4 Notices should be served on owners of properties in the Conservation Area where there is likelihood of further damage being done to the buildings.

Summary of Conservation area Appraisal

- The Conservation Area should be extended to include the north side of Bruce Grove and significant buildings of importance to the south of the Area.
- The policies set out in the Action Area No. 2, for 1 - 16 Bruce Grove should be enacted in the first year of the CAPS.
- No. 7 Bruce Grove should be added to the English Heritage Register of Buildings at Risk.
- Design guides should be produced for the reinstatement of Georgian railings and the treatment of the adjoining forecourt,

as well as guides for the design of replacement windows, doors, joinery and brickwork.

- It is recommended that the shopfronts at Nos. 1 - 4 Bruce Grove be removed and the Georgian houses returned to a residential or office use.
- The other initiatives in the area, further west in Bruce Grove and for the Railway Station should be considered during proposals for this area, as well as the implementation of work in the adjoining two Conservation Areas.











TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

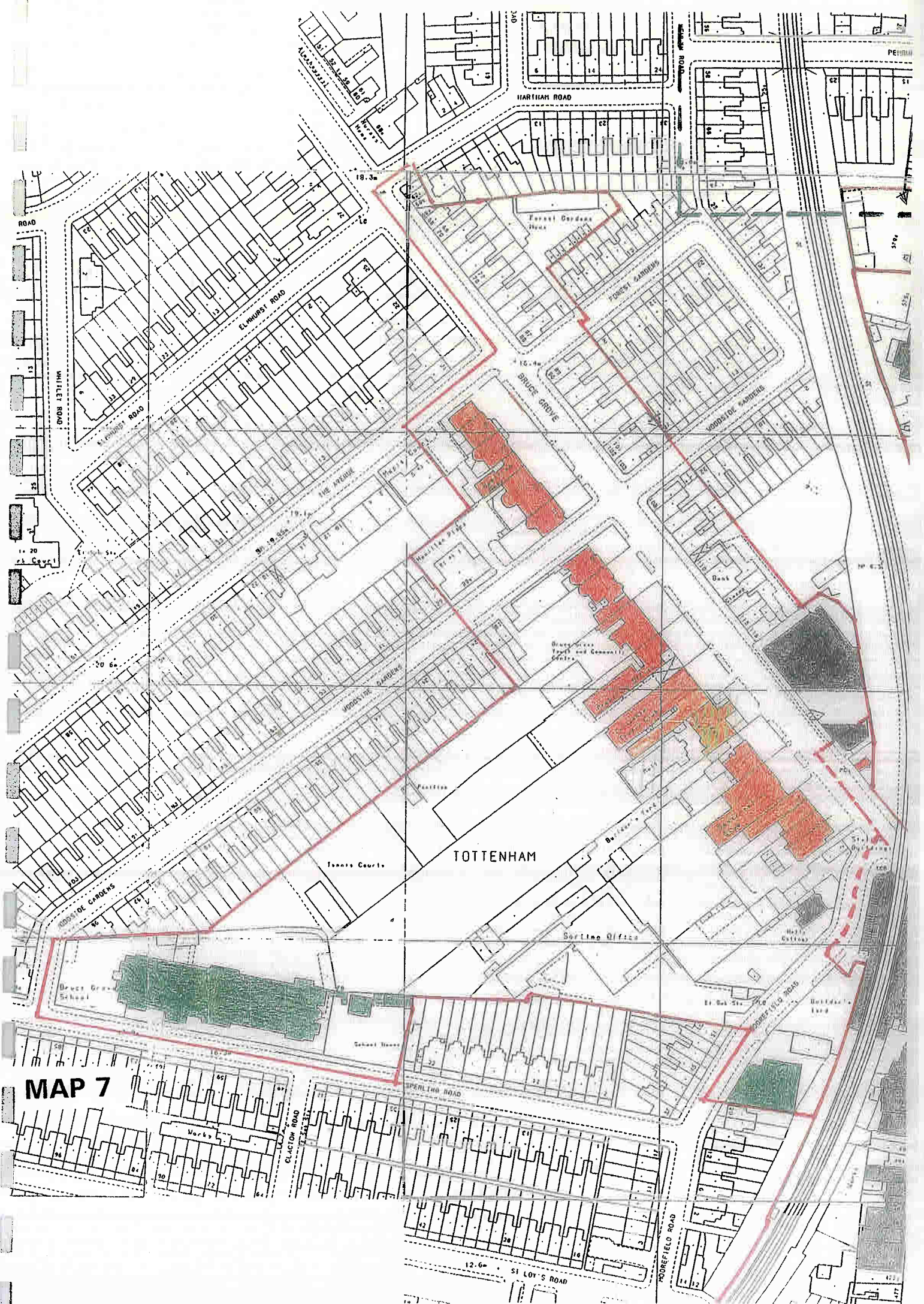
ACTION PLAN

BRUCE CASTLE CONSERVATION AREA MAP 7

KEY TO MAP 7

STATUS

-  Grade II* Statutory Listed Building
-  Grade II Statutory Listed Building
-  Locally Listed Building
-  Proposed Statutory Listed Building
-  Proposed Locally Listed Building
-  Building on Register of Buildings at Risk
-  Building proposed for addition to Register of Buildings at Risk
-  Building proposed for removal from Register of Buildings at Risk
-  Proposed Conservation Area Boundary for 1998/99
-  Area of Archaeological Significance (defined by UDP 1993)



MAP 7







TOTTENHAM HIGH ROAD HISTORIC CORRIDOR CAPS

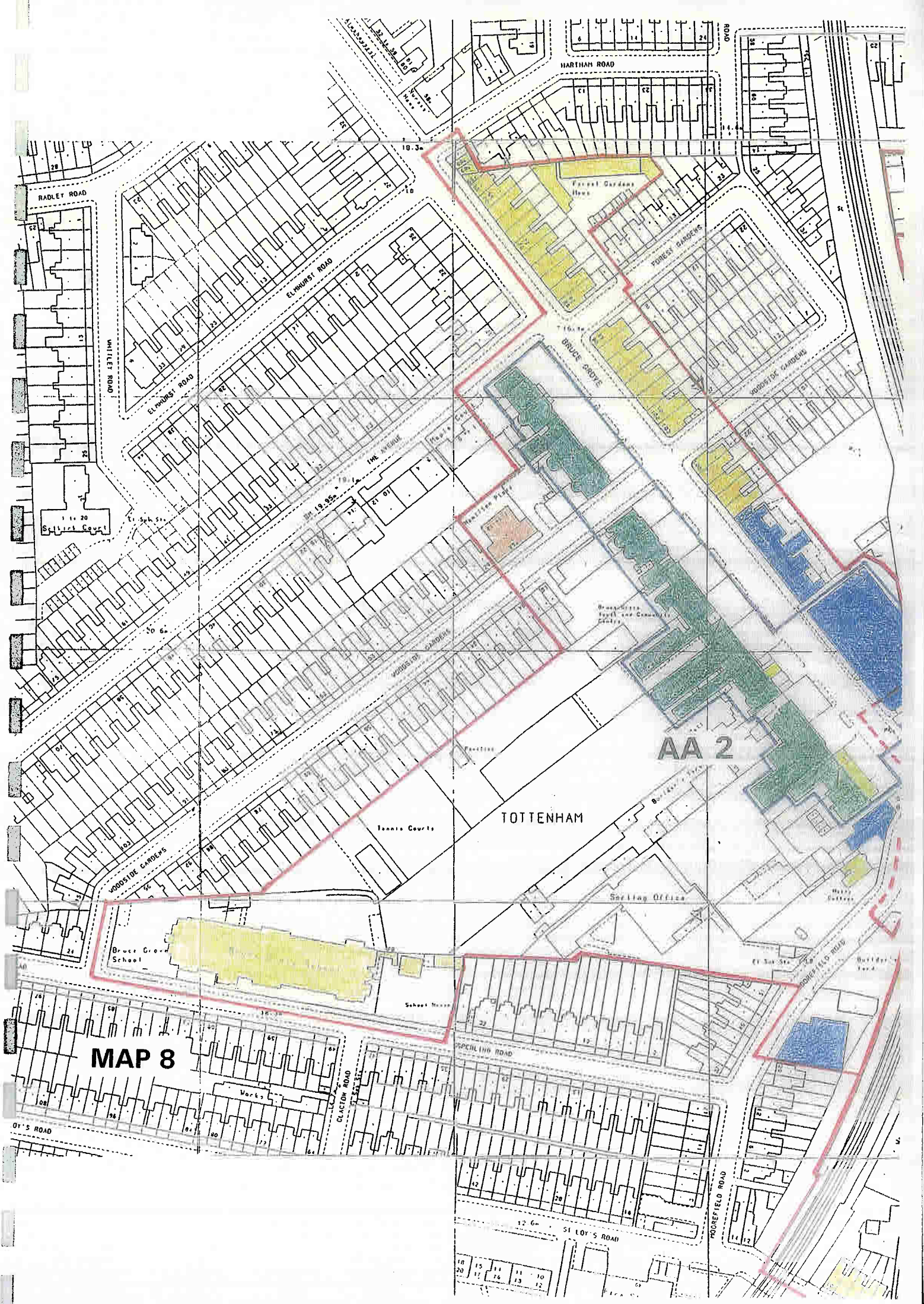
ACTION PLAN

BRUCE CASTLE CONSERVATION AREA MAP 8

KEY TO MAP 8

HISTORY & ACTION

	Pre-Georgian	Up to 1713
	Georgian	1714 - 1836
	Victorian	1837 - 1900
	Edwardian to World War II	1901 - 1945
	Post-World War II	1946 - 1997
	Proposed Conservation Area Boundary for 1998/99	
	Design Brief Areas and Action Areas for 1998/99	



AA 2

TOTTENHAM

MAP 8

Radley Road
Hartman Road
Elmhurst Road
Walden Hall
Forest Gardens House
Bruce Grove School
Woodside Gardens
Tennis Courts
Spring Office
Clacton Road
St. Lot's Road
Prospect Field Road
Woodside Gardens
Bruce Grove
Walden Hall
Spring Office
Tennis Courts
Forest Gardens House
Bruce Grove School
Woodside Gardens
Tennis Courts
Spring Office
Clacton Road
St. Lot's Road
Prospect Field Road