



# London Borough of Haringey

Conservation Area No. 6  
Bruce Castle

Conservation Area Character Appraisal

**SUPERSEDED**

This Appraisal was approved and adopted by the Council on 9<sup>th</sup> March 2009. It replaces the version approved and adopted on 26<sup>th</sup> February 2007. Updating to incorporate factual and descriptive assessment, additions and corrections is in accordance with English Heritage Guidance on the Review and Updating of Conservation Area Character Appraisals.

**CONSERVATION AREA CHARACTER APPRAISAL  
BRUCE CASTLE CONSERVATION AREA (No. 6)**

**CONTENTS**

<b>1.</b>	<b>INTRODUCTION</b>	<b>4</b>
	Background to the Study	4
	General Identity and Character of the Conservation Area	5
	Designation and Extension	6
	Context of the Conservation Area within the Wider Settlement	7
	Topography	7
<b>2.</b>	<b>DEFINITION OF SPECIAL INTEREST</b>	<b>7</b>
	Sub Areas	7
<b>3.</b>	<b>ASSESSMENT OF SPECIAL INTEREST</b>	<b>8</b>
	Historic Development	8
	Archaeology	8
	Before 1800	8
	1800-1864	9
	1864-1894	10
	1894-1935	10
	1935 - Present Day	11
<b>4.</b>	<b>SPATIAL AND CHARACTER ANALYSIS</b>	<b>12</b>
	Overall character and appearance	12
	Sub Area 1 Bruce Castle and Park	12
	Sub Area 2 Prospect Place, Church Road, Cemetery Road & Beaufoy Road	15
	Sub Area 3 All Hallows' and Environs	18
	Sub Area 4 Lordship Lane and Bruce Grove	22
<b>5.</b>	<b>PLANNING POLICY FRAMEWORK</b>	<b>31</b>
	National	31
	Regional	33
	Local	34
	Supplementary	37

<b>6.</b>	<b>AUDIT</b>	<b>39</b>
	Introduction	39
	STATUTORY LISTED BUILDINGS	39
	LOCAL LISTED BUILDINGS OF MERIT	40
	POSITIVE CONTRIBUTION BUILDINGS	41
	SHOPFRONTS OF MERIT	42
	ELEMENTS OF STREETScape INTEREST	42
	DETRACTORS	44
<b>7.</b>	<b>CHALLENGES, PRESSURES &amp; OPPORTUNITIES FOR DEVELOPMENT</b>	<b>45</b>
	Design Considerations	45
	Traffic Management	45
	Streetscape & Public Realm Improvements	45
<b>8.</b>	<b>DEVELOPMENT CONTROL ISSUES</b>	<b>46</b>
	Residential Areas	46
	• Forecourt Parking and Vehicular Crossovers	46
	• Original Features	47
	• Brickwork and Stonework, Painting, Render and Cladding	47
	• Dormer Windows	47
	Shopfronts	47
	Future Change	48
	Opportunity Sites	48
<b>9.</b>	<b>CONSERVATION AREA BOUNDARY REVIEW</b>	<b>50</b>
	Introduction	50
	Test 1 Boundary	50
	Test 2 Architectural Quality and Historic Relevance	50
	Test 3 Townscape Quality	51
	Review	51
	Recommendation	51
<b>10.</b>	<b>POTENTIAL FOR ARTICLE 4 DIRECTIONS</b>	<b>52</b>
	Introduction	52
	Current Permitted Development Issues	52
	Impacts on the Character and Appearance of Bruce Castle	53
	Recommendation	53
<b>11.</b>	<b>BIBLIOGRAPHY</b>	<b>54</b>
<b>12.</b>	<b>PLANS</b>	<b>55</b>
	1 Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens.	

## 1. INTRODUCTION

### Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-  
*"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."*
- 1.2 The Borough has 29 such areas designated over 41 years, of which Bruce Castle Conservation Area is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-  
*"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDFs) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. **This updated Appraisal was approved and adopted by the Council's Planning Committee on 9<sup>th</sup> March 2009. It replaces the version approved and adopted on 26<sup>th</sup> February 2007 following public consultation. It now supports the UDP and LDF.** The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.
- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

- 1.7 In line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
  - social and economic background;
  - orientation;
  - archaeological and historic sites;
  - geological and topographical mapping;
  - density and types of building;
  - place names and earliest references;
  - communication types and patterns;
  - comprehensive and selective historic mapping;
  - aerial photographs;
  - documentary sources;
  - historic environment record (HER) data;
  - characterisation and extensive urban studies (EUS);
  - statutory and non-statutory designations.
- 1.8 The aims of this Appraisal are to:-
- set out the special architectural and historic interest of the Bruce Castle Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
  - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to the character;
  - identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
  - examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
  - identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

#### **General Identity and Character of the Conservation Area**

- 1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise

and even smells. The character of an area may also differ according to the day of the week or time of day.

- 1.11 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings, street pattern and open spaces.
- 1.12 The Bruce Castle Conservation Area is in the form of a north-west south east linear development along Bruce Grove. Bruce Castle Park is a large open space containing many mature mixed deciduous trees, Bruce Castle Museum and a variety of sports and leisure facilities, that forms an important feature of the north part of the conservation area. To the north of this is a group of mainly Victorian cottages that give the area a village-like character. To the west of Bruce Castle Park the conservation area is made up largely of religious, education and community buildings together with the residential terraces of Bedwell Road. All Hallows' Church and its setting adjoining Tottenham Cemetery have a 'rural' character. The area to the south of Bruce Castle Park is centred on Bruce Grove, a part of the busy A10 trunk road. The northern end contains a varied range of buildings and uses including Drapers' Almshouses, which surround an open green space, but the rest is occupied mostly by residential and commercial terraces and large villas of greater consistency, a denser layout and domestic scale.
- 1.13 There is a presumption, set out in PPG15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation area is set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgment.

#### **Designation and Extension**

- 1.14 Bruce Castle was first designated a Conservation Area on 26<sup>th</sup> March 1976, as two separate sections. The larger northern part centred on Bruce Castle Park and its adjoining streets sought to protect the buildings and character of the setting of historic Bruce Castle, All Hallows' Church and Drapers Almshouses. The smaller southern part sought to protect the curtilages and setting of the Georgian buildings at the south west end of Bruce Grove.

- 1.15 The conservation area was extended on 13<sup>th</sup> July 1998, when the two original sections were consolidated by the inclusion of the adjoining south east part of Bruce Grove to give further protection to the buildings within the area.

### **Context of the Conservation Area within the Wider Settlement**

- 1.16 The Bruce Castle Conservation Area (No. 6) is located in the north east corner of the Borough, immediately to the west of the former Great Eastern Railway line and Tottenham High Road and approximately 1.5km west of the River Lee. It shares part of its northern boundary with the adjoining Tottenham Cemetery Conservation Area (No. 8), part of its western boundary with the adjoining Peabody Cottages Conservation Area (No. 21) and part of its eastern boundary with the adjoining Bruce Grove Conservation Area (No. 22). Plan 1 shows the current boundary.

### **Topography**

- 1.17 Most of the central section of the conservation area, including Bruce Castle and the western half of Bruce Castle Park, Cemetery Road, The Roundway and the northern half of Bruce Grove, are relatively flat. However, Bruce Grove slopes down towards Bruce Grove Station and Tottenham High Road and the east part of Bruce Castle Park slopes down towards the railway line and Tottenham High Road. The highest part of the conservation area is the western section of The Roundway and Bedwell Road

## **2. DEFINITION OF SPECIAL INTEREST**

- 2.1 The Bruce Castle Conservation Area is focused upon a comparatively small geographical area, but it is relatively diverse in character and appearance. The common characteristics of the sub areas are broadly a function of the relationship between the following factors: land use; density of development; scale and style of buildings; construction materials; period of development and the influence of trees, planting and open spaces.

### **Sub Areas**

- 2.2 The conservation area can be split into sub areas for the purposes of the Appraisal in order to distinguish areas of similar periods of development. The following four sub areas have been identified, and are shown on Plan 1:-

1. **Bruce Castle and Park**

(The open green space surrounding Bruce Castle)

2. **Prospect Place, Church Road, Cemetery Road & Beaufoy Road**

(The residential area to the north of Bruce Castle Park)

3. **All Hallows and Environs**

(The area to the west of Bruce Castle Park surrounding All Hallows Church)

4. **Lordship Lane and Bruce Grove**

(The area to the south of Bruce Castle Park towards Tottenham High Road)



### 3. ASSESSING SPECIAL INTEREST

#### Historic Development

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

#### Archaeology

- 3.2 Lordship Lane, Bruce Castle and Park, All Hallows' Church and Churchyard, and the area of 19<sup>th</sup> Century development to the north of Bruce Castle Park are all within the Bruce Castle and All Hallows' Church designated Area of Archaeological Importance.

- 3.3 The present building known as Bruce Castle dates from the 16<sup>th</sup> Century, but it is built on the site of a much earlier manor house dating from before 1254. The mediaeval Bruce Castle building was described as having a hall, rooms, granges, fishponds and a garden, which would have extended beyond what now comprises Bruce Castle Park. At one point the manor was surrounded by ditches and ramparts.

- 3.4 All Hallows' Church dates from the 14<sup>th</sup> Century, but is likely to have an earlier foundation as a priest for Tottenham is recorded in the Domesday Book. The present vicarage is on the site of a 16<sup>th</sup> Century tenement house known as Awfield Farm.

#### Before 1800

- 3.5 The area covered by the Bruce Castle Conservation Area is situated immediately to the west of Tottenham High Road. The High Road, which has its origins in the Roman period, represents the successor to Ermine Street, which connected Roman London to Lincoln and York. The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086 and it is likely that the Manor of Tottenham, which formerly occupied the area now partly covered by the Conservation Area, was also established during the 11<sup>th</sup> Century.

- 3.6 The original Manor of Tottenham was owned by Waltheof, Earl of Huntingdon who, following the Norman Conquest, married William the Conqueror's niece Judith. In 1075 Waltheof was executed for treason and the title 'Earl of Huntingdon' was acquired by his son-in-law David, who later became King David I of Scotland. The Manor subsequently remained in the ownership of the Scottish Royal family until the end of the 13<sup>th</sup> Century. In 1254 a third of the manor passed to the Bruce (or Bruis) family, from whom the name Bruce Castle originates. In 1301 the family's English landholdings were sequestered by Edward I following the rebellion led by Robert the Bruce that resulted in him



becoming King of Scotland. It is likely that the medieval manor house stood on or near the present Bruce Castle building.

- 3.7 Parts of the present Bruce Castle mansion house may remain from the building constructed for Sir William Compton around 1514, known as Lordship House. It is thought that both Henry VIII and Elizabeth I stayed at the house later in the 16<sup>th</sup> Century. In the late 17<sup>th</sup> Century (probably 1670s) Henry Hare Coleraine the 2<sup>nd</sup> Lord Coleraine and Lord of the Manor of Tottenham largely rebuilt and renamed the mansion 'Bruce Castle' to re-establish the area's Scottish heritage.
- 3.8 All Hallows' Church, which is situated to the north west of Bruce Castle, is also thought to have been established during the Norman period by David, Earl of Huntingdon (later King David I of Scotland). All Hallows' which replaced an earlier church on the same site (known as All Saints') was constructed during the mid 13<sup>th</sup> Century. However, the tower and most of the current fabric of the nave date from the 14<sup>th</sup> and 15<sup>th</sup> Centuries. The main structure of the Church remains essentially intact despite a series of subsequent alterations and restoration works, particularly during the 19<sup>th</sup> Century. The Priory, which is situated to the south of All Hallows' Church and west of Bruce Castle, was built for Joseph Fenton, a Barber Surgeon, in the 1620s. It later became All Hallows' Vicarage.
- 3.9 Most of the rest of the area now covered by the Bruce Castle Conservation Area comprised a sparsely populated farming community prior to 1800 as development in Tottenham was mainly limited to plots lining both sides of the High Road. An exception to this was Bruce Grove, which was laid out and developed with large villas on its western side during the last decades of the 18<sup>th</sup> Century.
- 1800 - 1864**
- 3.10 Prospect Place was laid out in 1822 to the north of the junction of Church Lane and Church Road before Tottenham Cemetery was established to the north of the churchyard and terraced cottages in the adjoining Church Road and Cemetery Road are visible on the 1864 Ordnance Survey. The population of Tottenham increased gradually during the first half of the 19<sup>th</sup> Century as new roads were laid out and transportation to Central London improved and became more accessible.
- 3.11 More large villas were erected on the western side of the newly laid out Bruce Grove (now Nos.1 to 16) during the 1820s and the properties were occupied by wealthy Quaker families. Many of the villas included extensive gardens. Two large villas, Elmslea on Lordship Lane and Elmshurst on Bruce Grove, were also constructed in the area during the early 19<sup>th</sup> Century. In 1827 Bruce Castle was acquired by the Hill family who established the building as a school that became highly regarded for its progressive teaching methods. Rowland Hill, the school's first headmaster, was also renowned as a pioneer of the postage stamp. Two villas (one subsequently known as Parkview) on the west side of Church Lane opposite Bruce Castle also appear on the 1864 Ordnance Survey. Most of the land within the current conservation area boundary remained unchanged during

this period and development in Tottenham remained modest until the subsequent arrival of the railways in 1872.

#### **1864 - 1894**

- 3.12 The population of Tottenham continued to grow steadily during the 1850s and 1860s by approximately 4,000 and 10,000 persons respectively. During the 1860s the Drapers' Almshouses were developed by the Drapers' Company around a green on the eastern side of Bruce Grove. The two storey almshouses were originally erected in 1869 to accommodate sail-makers and became known as the Sailmakers' Almshouses. The Drapers' Company also acquired Elmslea on Lordship Lane and established a school for orphaned girls. The Alderman Staines Almshouses were constructed in 1868 on Evelyn Place (now Beaufoy Road) by Sir William Staines, a former Lord Mayor of London. The philanthropic properties replaced the Old Almshouses in Jacob's Passage in the Parish of St Giles without Cripplegate, which were sold to enable the development of the Metropolitan Railway in 1868.
- 3.13 Following the introduction of the Great Eastern Railway in 1872 Tottenham's population grew rapidly and by 1891 it had reached almost 100,000. The Great Eastern Railway line connected Tottenham directly with Liverpool Street in the City of London. It included a station at Bruce Grove, now within the adjoining Bruce Grove Conservation Area, and the station master's house 'Holly Cottage' on Moorefield Road in the south east corner of the Bruce Castle Conservation Area. The introduction of affordable early morning tickets encouraged workers to commute to the City and artisans and clerks began to move to Tottenham during this period resulting in the area's streets becoming lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. Cemetery Road and Evelyn Place represent this development within the area now covered by the Bruce Castle Conservation Area.
- 3.14 The school that was established within Bruce Castle by the Hill family in 1827 was closed in 1891 and the building was acquired by Tottenham Urban District Council (TUDC) in 1892. The expansive grounds were subsequently landscaped as a public park and the building was developed initially as office space.
- 3.15 Although Tottenham's population continued to grow throughout the 19<sup>th</sup> Century much of the area to the west of the High Road remained undeveloped until the 20<sup>th</sup> Century. As a result its appearance and character remained in a state of transition from a rural settlement to suburbia.

#### **1894 - 1935**

- 3.16 The 1915 Ordnance Survey shows that much of the area now within Bruce Castle Conservation Area had been laid out by the turn of the 20<sup>th</sup> Century, following which subsequent development has been limited. In 1904 an electric tram route was introduced to connect Tottenham High Road and Wood Green via Bruce Grove and Lordship Lane. The new tram line acted as a catalyst for development

of the area west of Tottenham High Road and shortly afterwards Linley Road, Radley Road and Elmhurst Road were laid out together with the western side of the northern part of Bruce Grove. In 1905, the 17<sup>th</sup> Century Priory, situated on Church Lane, was converted into the All Hallows' Vicarage. In addition, tennis courts, a bowling green and a golf putting green were introduced to Bruce Castle Park during this period, whilst Bruce Castle itself was opened as a Museum in 1906.

- 3.17 During this period The Lodge, a brick cottage in Victorian Gothic style, was built on the west side of Church Lane close to the entrance to the Cemetery within the boundary of what is now the adjoining Tottenham Cemetery Conservation Area. The Risley Avenue School buildings and the terraced housing in Bedwell Road were also developed at this time, as was the cinema at the south east end of Bruce Grove.

#### **1935 - Present Day**

- 3.18 The area surrounding Bruce Castle suffered little from bomb damage during the Second World War, the exception being the southern part of Beaufoy Road where two terraces were demolished along with two houses at the end of the terrace in Cemetery Road. The bomb site was subsequently used for nine prefabs that remained until the 1970s when they were replaced, following much opposition at the time, by William Atkinson House and William Rainbird House. Subsequent development has been limited in extent and most has involved minor alterations to existing buildings. The 1955 Ordnance Survey shows that Elmslea, the large early 19<sup>th</sup> Century mansion on Lordship Lane, had been demolished to provide a site for a new magistrates court and Bruce Castle Court, the three Art Deco blocks of flats on the corner of Lordship Lane and Bruce Grove were built shortly after the 1935 Ordnance Survey. The Drapers' Almshouses were modernised and extended between 1977 and 1979 to provide sheltered housing. During this period John Betjeman successfully helped to stop a major road being built along Church Road that would have resulted in everything in its path being pulling down. A new bowling pavilion in Bruce Castle Park was built at the end of the 20<sup>th</sup> Century to replace an earlier building destroyed in an arson attack.

## 4. SPATIAL AND CHARACTER ANALYSIS

### Overall character and appearance

- 4.1 The character and appearance of Bruce Castle Conservation Area changes from a relatively quiet open area in the north, focused on Bruce Castle Park and the adjoining Tottenham Cemetery, to a busy bustling retail and commercial area in the south where it joins Bruce Grove rail station and Tottenham High Road. The central area has a transition of character between the north and south with its Magistrates Court and Probation Office adjoining the park and mainly residential properties, including the Drapers Almshouses set around their private garden, leading to small and medium sized business premises in the south. The busy vehicular traffic using the A10 trunk road from Central London to Cambridge and King's Lynn passes through the length of the conservation area.

### Sub Area 1. Bruce Castle and Park

- 4.2 Bruce Castle contains Haringey's Museum and Local History Archives services, within which the Borough's official records are protected and made available for public scrutiny and a collection of historical artifacts are exhibited. The building is a grand three storey Grade I listed mansion, which forms the Bruce Castle Conservation Area's primary landmark. Architecturally it is a composite building, the earliest remaining parts dating from the early 16<sup>th</sup> Century but much was subsequently remodeled during the late 17<sup>th</sup> and 18<sup>th</sup> Centuries. The building's principal three storey southern elevation was constructed about 1600 as a symmetrical composition in red brick with roofs concealed behind a parapet and prominent stone quoins and window dressings. The façade is dominated by an ornate central projecting square tower frontispiece built in 1684 containing a ground floor round arched Doric entrance porch with pink-painted stone quoins, and a first floor sash window with pink-painted Ionic pilasters supporting a white-painted bracketed timber balustrade at second floor level. The tower is stuccoed above first floor level and extends above the roof parapet to include a large clock at third floor level. It has a white painted timber balustrade and glazed octagonal balustraded belvedere at fourth floor level surmounted by a prominent white painted open drum and cupola with a lead covered domed roof and gilded weather vane. The central five bays are flanked by massive brick and stone half octagonal side wings that rise to parapet level. The windows are 18<sup>th</sup> Century style sashes with glazing bars and exposed moulded timber architraves.
- 4.3 The building's symmetry has been disrupted by the two bay flank of a late 18<sup>th</sup> Century three storey plumb-coloured brick addition on the east side. This eastern wing has the appearance of a large unadorned Georgian house, and has been designed as though it is a free standing building with its own principal façade (facing east) instead of an extension to the main/original building. The eight window wide eastern elevation has sashes with glazing bars and red gauged brick arches, the three southernmost ground floor windows in the form of French doors. It is asymmetrical because of its off-centre doorway surmounted by an arched window at first floor level. The white-painted timber entrance doorway

has a pair of wide six-panelled doors with a semi-circular fanlight and radiating glazing bars within an open pediment supported on Ionic pilasters. However, the regular fenestration and horizontal brick stringcourses at first and second floor and sill levels create a uniformity which adds balance to the elevation.

- 4.4 The north elevation is an early 18<sup>th</sup> Century two storey five bay wing of pinkish brick with a very heavy timber entablature and pediment cornice containing Lord Coleraine's achievement of arms. The recessed sash windows have glazing bars and very finely gauged red brick arches with keystones. A Grade II listed red brick wall, part of which has a stone coping, probably dates from the 17<sup>th</sup> Century. It extends west from the south elevation to Church Lane and then north to form an enclosure that now operates as a service area and small car park associated with the museum and local history archives. In the late 19<sup>th</sup> Century a three storey yellow stock brick extension with red brick dressings and a tall central pyramidal ventilator was added to north west of the main building to accommodate some of the educational use of Bruce Castle at that time.
- 4.5 Immediately south west of Bruce Castle is a circular red brick tower (also listed Grade I), which is approximately 8m in height and is believed to date from the early 16<sup>th</sup> Century. The tower has a corbel table of pointed arches below the parapet, below which is continuous four-centred arcading. Another corbel table of single carved bricks runs around the arcade panels just over half way up. The panels rest on a plinth which is arcaded on the south side and a four-centred arched entrance to what would once have been a basement area. Access is by a modern door reached via five stone steps on the north west side. The tower also has a quatrefoil window, probably a later insertion, and a 19<sup>th</sup> Century window with Y-tracery. The building's original purpose is uncertain, but the tower is a rare survival of considerable architectural and archaeological interest that complements the setting of the main Bruce Castle building.
- 4.6 The former landscaped park of Bruce Castle in its present form dates mainly from the 19<sup>th</sup> and 20<sup>th</sup> Centuries, but preserves some features of the 18<sup>th</sup> Century. Bruce Castle Park is now an attractive and well used local landscaped space, which provides this part of the conservation area with a sense of openness. It is designated in the Council's UDP (together with the adjoining Tottenham Cemetery) as Metropolitan Open Land, as a Grade II Ecologically Valuable Site and as a Local Listed Historic Park.
- 4.7 A late 17<sup>th</sup> Century view of Bruce Castle shows a series of formal gardens on the north, east and south sides beyond which was parkland. The garden to the south had a forecourt with grass plats and urns; the garden on the east side had a fountain and probably served as the entrance court. An inventory of 1749 lists garden furnishings including statues, orange tree tubs and garden seats. In 1763 the entrance court was resited to its current southern position. In 1789 the pleasure gardens included such features as fishponds, shrubberies, a kitchen garden, a mount walk and plantations. The park was surrounded by a belt of



planting and an elm avenue was planted as the new formal approach to Bruce Castle from Tottenham High Road on the line of what later became Bruce Grove.

- 4.8 In the late 18<sup>th</sup> Century the park timber was sold and only one ancient tree, a large 400 year old oak located close to the centre of the park, remains as a well-known landmark. In the 19<sup>th</sup> Century the Bruce Castle estate was reduced in size to its current 19 acres. The mature trees including limes, horse chestnut, cedar, yew and oak that now dominate the park and line the pedestrian pathways which traverse the green space mostly remain from this period, some of which are thought to be over 200 years old. Much of the formal garden was swept away in the 19<sup>th</sup> Century to be replaced with shrubberies and serpentine paths around the house and a circular flower garden to the south east that has now been modified as the Holocaust Memorial Garden. The circular memorial garden, which is attractively landscaped and surrounded by cast iron railings, makes a positive contribution to the area's appearance. It is adjoined to the east by a single-storey park keeper's cottage, which is constructed of London stock brick with red brick dressings and has a pantiled roof. The cottage, which is currently used for storage purposes and the park's staff room, is surrounded by a densely planted area.
- 4.9 The house and park were bought by Tottenham UDC in 1892 and the park was given a new layout, most of the physical features of which remain today. The eastern fishpond was filled in at the beginning of the 20<sup>th</sup> Century and the western one was altered into a cement paddling pool adjacent to a fenced playground. Near to this on the west boundary is a 1930s Art Deco inspired red brick and concrete public convenience block that is now unused, but could potentially be restored and re-used as a visually attractive additional park facility.
- 4.10 The park's main east-west axis, which appears to have previously formed a processional route leading from King's Road to All Hallows' Church, was re-established in the early 20<sup>th</sup> Century and flanked by an avenue of now mature London plane trees. The entrances to the park are on Church Lane, King's Road and Lordship Lane. They are defined by brick and stone gate piers with decorative cast iron gates and an overthrow on Lordship Lane that are locally listed and add to its character and appearance. The park is enclosed by brick walls, cast iron railings and granite sets. The southern boundary to the park which lines the north side of Lordship Lane is defined by a Grade II listed tall red brick wall in Flemish bond with a sloped coping and plinth probably built in the 17<sup>th</sup> Century, which formerly bounded the kitchen garden serving Bruce Castle. The northern wall of the kitchen garden was removed in the early 20<sup>th</sup> Century and a bowling green and putting green were laid out on part of the site, with tennis courts and an asphalted pitch area to the north. The tennis and basketball courts are now in a relatively poor state of repair.

## **Sub Area 2. Prospect Place, Church Road, Cemetery Road & Beaufoy Road**

- 4.11 The streets to the north of Bruce Castle Park are primarily lined with cottages which provide the area with a domestic, village-like scale. The cottages, which are mostly of Victorian origin, are interspersed with larger, more recent residential apartment buildings which are of limited architectural interest. Much of this sub-area is dominated by Tottenham Cemetery, which covers an area of approximately 20 hectares to the north of the churchyard and which forms a separate Conservation Area. Views into and out of both of these conservation areas are significant and when viewed from the west end of Church Road the character and appearance of the immediate area is one of historic buildings set in a dominant green landscape.

### **Prospect Place**

- 4.12 Nos. 1 to 10 (consecutive) Prospect Place are 5 pairs of Grade II listed small semi-detached cottages built in 1822 on the eastern side of a pathway access that at that time looked over open fields (hence the name 'prospect'). Access is from Church Road immediately to the east of the entrance to the Cemetery, which is defined by ornate stone gate piers. The 2 storey yellow stock brick cottages have shared hipped slate roofs and prominent central brick chimney stacks with terracotta pots. The central pair of cottages (Nos. 5 & 6) has a front pedimented gable with a stone panel inscribed 'Prospect Place 1822' and still retain their original iron railings along the front boundary. Each property is one window wide on the front elevation with flat gauged arches over white painted vertically sliding sashes, although No. 1 now has a large two storey side extension. From the front pathway they appear as five square brick boxes set out in a row 3 metres apart, with 5 metre deep small front gardens. Originally, they were very small simple dwellings of 2 rooms on each floor with a side entrance leading directly into the living room and with a small rear ground floor mono-pitch scullery extension.
- 4.13 When the cottages were listed as a group in 1949 it was noted that they had suffered severely from alterations including all but 4 of the front elevations having been stuccoed or pebble-dashed and that 2 of the remaining 4 had their facing brickwork painted. Also, many windows had been changed from sashes to casements, and most of the entrance doors had been modernized or enclosed in porches of varying design. Regrettably, since 1949 there have been further unsympathetic interventions including, in one instance, the installation of replacement uPVC (plastic) windows. Accordingly, whilst Prospect Place still retains its historic interest, its architectural interest and overall visual cohesion has been diminished. Prior to these unsympathetic alterations Prospect Place would have appeared as an attractive symmetrical group immediately to the east of Tottenham Cemetery.



### **Church Road**

- 4.14 The Antwerp Arms, No.168 & 170 Church Road, is a two storey locally listed public house with a ground floor forward projecting bar extending to the back of pavement. The building was originally two separate properties, No. 170 having a hipped tiled roof while No. 168 is the end unit of the adjoining terrace of cottages that have roofs concealed behind a stucco parapet and moulded cornice. The timber pub front includes pilasters, bow windows, fascia and decorative lanterns. The brickwork on the upper floor and flank elevation has been painted. Nos. 158 to 166 (even) Church Road adjoining the east side of the pub are a consistent two storey locally listed terrace of simple Victorian yellow London stock brick cottages with white painted stucco banding and a projecting cornice. All retain their traditional timber sash windows except No. 158, which has a ground floor modern bow window. The terrace including the public house, built before the 1864 Ordnance Survey, overlooks Bruce Castle Park as an attractive and restrained group that respects the setting of the park.

### **Cemetery Road**

- 4.15 Cemetery Road is a short cul-de-sac terminated at its northern end by the locally listed ornate gate piers, cast iron gates and railings of Tottenham Cemetery which date from 1858. Beyond these the view is dominated by the cemetery's dense tree cover and planting. The road was originally lined on both sides with ranges of two storey Victorian terraces, but following WWII damage some have been replaced with mid to late 20<sup>th</sup> Century three storey blocks of flats.
- 4.16 No. 158A Church Road, built within the rear garden of No. 158 on the west side of Cemetery Road, is a poorly proportioned late 20<sup>th</sup> Century detached house with an orange brick ground floor, a red brick parapet and soldier arches. It has an attic storey with three dormers in a slate mansard roof. To the north, Nos. 1 to 15 (odd) Cemetery Road are a visually attractive uniform two storey Victorian terrace of locally listed cottages. Built before the 1864 Ordnance Survey from yellow London stock brick with red brick dressings they have red clay pantiled roofs separated by prominent raised party walls with brick chimney stacks and terracotta pots. The properties all retain timber sash windows with Georgian style glazing bars and have brightly painted front doors within arched surrounds. They all retain their small well maintained front gardens and low white-painted picket boundary fences, forming a group of notable, if modest, houses.
- 4.17 On the east side of the road, Nos. 8 & 10 Cemetery Road are the remaining two of an original terrace of five double fronted late Victorian houses built between the Ordnance Surveys of 1894 and 1915. They were constructed of yellow London stock brick with red brick door and window reveals and prominent white-painted lintels with keystones. Nos. 2, 4 & 6 were damaged by WWII bombing together with houses in Beaufoy Road. No.10 Cemetery Road retains its original sash windows and slate roof; but No. 8 now has modern windows and a concrete tiled roof. Nonetheless, both houses make a positive contribution to the streetscene.

- 4.18 The southern flank elevation of No. 8 is visually unattractive where the rendered chimney breasts of the former rooms of No. 6 are now exposed. The 1955 Ordnance Survey shows No. 6 still standing, but a post-war prefab has been located on the site of Nos. 2 & 4 Cemetery Road and ten other prefabs located on bomb sites in Beaufoy Road. In the late 20<sup>th</sup> Century No. 6, the prefab and Nos. 152 to 156 (even) Church Road were demolished to make way for William Atkinson House, a three storey block of flats built in yellow stock brick with shallow pitched concrete tile roofs that is of limited architectural merit. The single storey substation building on the site of No. 6 Cemetery Road detracts from the character and appearance of the street.

### **Beaufoy Road**

- 4.19 Beaufoy Road is a residential street which forms the eastern boundary to the sub-area. Like the adjacent streets, the west side of the road is primarily lined with Victorian terraced dwellings which afford Beaufoy Road a domestic scale. Both sides of the southern end of the road suffered from WWII bomb damage and are now dominated by the two late 20<sup>th</sup> Century blocks of flats comprising William Atkinson House and William Rainbird House.
- 4.20 The southernmost blocks of William Atkinson House are set back from Beaufoy Road behind a grassed courtyard that gives a greater sense of openness compared to their more imposing impact on Cemetery Road and Church Road. In contrast, the northern blocks of William Atkinson House and William Rainbird House on the east side of Beaufoy Road beyond the conservation area boundary front directly onto the street.
- 4.21 Nos. 25 to 37 (odd) Beaufoy Road, to the north of William Atkinson House, are a uniform terrace of Victorian two storey houses built from yellow London stock brick with slate roofs separated by raised party walls with prominent brick chimney stacks and terracotta pots. They have recessed entrance porches and windows with white-painted lintels with keystones similar to Nos. 8 & 10 Cemetery Road. Most houses retain front boundary railings and gates and are largely intact, but some now have modern windows and concrete roof tiles, which together with satellite dishes somewhat disrupt the consistency of the group. Despite this they make a positive contribution to the Beaufoy Road streetscape.
- 4.22 Nos. 39 to 51 (odd) Beaufoy Road are Grade II listed houses of Gothic style arranged around three sides of a small secluded garden, with the rear elevations to Nos. 49 and 51 facing Beaufoy Road, where metal boundary railings and gates add to the quality of their setting. The two storey properties, which were originally erected in 1868 by Sir William Staines, a former Lord Mayor of London, were built as Alderman Staines Almshouses using the proceeds from the sale of almshouses in Jacob's Passage in the parish of St Giles without, Cripplegate demolished in 1864 to accommodate the Metropolitan Railway line. The houses are built from yellow London stock brick with stone dressings and have slate roofs with prominent gables and tall chimneys. The main garden elevations

incorporate large casement windows with mullions and transoms and painted stone surrounds with segmental relieving arches over and traditional black-painted front doors with fanlights within pointed arched surrounds. The gable to No. 45 includes a plaque bearing the coat of arms and name of the buildings' benefactor. The garden is well planted and attractively landscaped and is lit by a traditional cast iron lamp standard. The group of buildings, , together with their well maintained central garden, form an attractive group of distinct architectural merit that makes a positive contribution to the conservation area's character and appearance.

- 4.23 Nos. 53 to 65 (odd) Beaufoy Road, at the northern end of the west side of the road, are a consistent terrace of locally listed early 20<sup>th</sup> Century buildings. They are built from yellow London stock brick with slate roofs, red brick banding and window arches and projecting gabled blue and white-painted timber porches and glazed front entrance doors. They retain small well maintained front gardens behind metal railings and gates and are largely intact, forming a uniform group that make a positive contribution to the Beaufoy Road streetscene.

### **Sub Area 3. All Hallows' and Environs**

- 4.24 A very relevant observation on the character and appearance of this sub area is described by Bridget Cherry and Nikolaus Pevsner in 'The Buildings of England: London 4: North' (1998) "*The parish church and the neighbouring manor house and park of Bruce Castle, together with the wide expanse of cemetery stretching north from the churchyard, give this corner of Tottenham an unexpectedly rural feel*". The area to the west of the park is dominated by the Grade II\* listed All Hallows' Church, and its surrounding churchyard. The Priory (now All Hallows' Vicarage) and its boundary wall and gates immediately adjacent to the church are also Grade II\* listed. There are educational and community buildings on All Hallows' Road, whilst Bedwell Road at the western limits of the conservation area, has terraced residential properties.

### **Church Lane, north of All Hallows' Road**

- 4.25 All Hallows' Church is set within a densely planted churchyard opposite the north western corner of Bruce Castle Park. The oldest surviving parts of the church are the 14<sup>th</sup> Century west tower and some of the columns in the old chancel, but there have been several subsequent alterations and enlargements in the late 15<sup>th</sup> and early 16<sup>th</sup> Centuries followed by a more radical reordering during the late Georgian and Victorian periods, the latter carried out by the architect William Butterfield. Accordingly, Cherry and Pevsner (1998) note that: "*The medieval church is memorable for its contrasting building materials, each characteristic of its date.*" The largely unadorned 7-bay nave constructed of rubble stone on a brick plinth, and with a red clay tile roof, was originally the full extent of the church. The 14<sup>th</sup> Century tower at the west end of the nave is in four stages constructed of small flint rubble with stone dressings and diagonal buttresses on a brick plinth. The third stage has a large bricked up pointed arched window on each elevation and above these is a battlemented upper section of the tower with round headed

lancet windows that was added during the 18<sup>th</sup> Century and is constructed of dark brick. The late 15<sup>th</sup> Century south aisle is faced with Kentish ragstone and has tall square-headed windows and a rood loft turret. A prominent early 16<sup>th</sup> Century two storey south entrance porch in the west corner is of red brick with diaper work and stone dressings with a restored battlemented parapet. It has a corbelled out chimney stack on the west side that served a fireplace in the former first floor schoolroom. The north aisle was rebuilt in 1816 in yellow stock brick. A circular structure built by Lord Coleraine in 1696 at the east end of the church was replaced, together with much of the nave, arcades, chancel and transepts, in red brick with stone diapering and stone bands by Butterfield as part of his 'restorations' in 1875-77. The red brick east and south east gabled elevations, which include large arched windows with geometrical bar tracery, have a prominent role in the Church Lane streetscape. William Butterfield (1814 -1900) worshipped at this church and he is buried in Tottenham Cemetery north of the churchyard in a simple stone coffin-shaped tomb with a sculpted cross on top that he designed himself. There are two other identical tombs on adjoining plots, one for his older sister Anne Starey who had been buried there nine years earlier, the other possibly his uncle's.

- 4.26 The interior of the church retains 14<sup>th</sup> Century arches on octagonal piers with moulded capitals, its late 15<sup>th</sup> Century south aisle kingpost roof and some handsome 17<sup>th</sup> Century monuments and early 17<sup>th</sup> Century brasses, but the impression is one of typical Butterfield 19<sup>th</sup> Century richly embellished finishes of polychromatic wall and floor tiling, reredos and marble, especially in the arcaded sanctuary. The intricately painted nave barrel roof has arched braces and trompe l'oeil intermediate braces. There are many stained glass windows by Alexander Gibbs in complementary colours. The font of polished crinoidal limestone with two layers of polished marble columns and pulpit with open arcading, granites, marbles and alabaster are also by Butterfield. The organ and case remain untouched from the Butterfield restoration.
- 4.27 The Church is set within its churchyard which contains a range of gravestones, memorial structures and sarcophagi including some good 18<sup>th</sup> Century tombstones with decorative tops, many chest tombs in bad condition and a tapered neo-Grecian stele to the Reeve family. The churchyard contains mature trees and dense planting at its periphery, and has a low red brick boundary wall.
- 4.28 To the south of the Church is the former Priory, which since 1906 has been All Hallows Vicarage that is listed Grade II\* and arguably one of the best houses in Tottenham. It appears as a handsome early Georgian detached house, but is actually a refaced Jacobean house built in 1620 for Joseph Fenton, a barber-surgeon of London. The main east elevation of the grand house is a two storey 5 window range with a plum-coloured brick façade, rubbed red brick quoins and window dressings, an eaves cornice and an attic storey with dormers in a steep clay tiled roof. It has prominent irregularly positioned brick chimney stacks, timber sash windows with exposed moulded architraves and a prominent white-

painted timber entrance doorcase with a segmental pediment, fluted Doric pilasters, a frieze with triglyphs and guttae and a door containing 8 fielded panels, top glazed, in a rusticated surround. Between the first floor windows is a stone plaque incorporating Latin text. The north wing has a forward projecting gable end and a flank elevation incorporating a square paneled timber frame wall with brick nogging suggesting an earlier origin, forming part of the southern boundary to the adjacent churchyard.

- 4.29 Internally, the ground floor room to the right has a handsome 17<sup>th</sup> Century plaster ceiling with broad raised curved enriched ribs and floral sprays and a strapwork centre-piece inscribed 'JOSEPH FENTON 1620' together with a chimneypiece and paneling of similar date. The entrance hall has a handsome early 18<sup>th</sup> Century staircase with twisted balusters and carved tread ends and a landing with an Ionic arcade. Most of the first floor rooms have 18<sup>th</sup> Century paneling and chimneypieces except for one which has 17<sup>th</sup> Century small unpainted panels, a corner over-mantle with upright ovals and a plaster roundel inscribed '1621' on the ceiling. The building is set within a well maintained mature garden, which is surrounded by a Grade II\* listed 2.5 metre high red brick wall, gate piers and gate dating from the 17<sup>th</sup> or early 18<sup>th</sup> Century. The lower, wider section of the wall has a sloped coping above which the upper section is single brick width and ramped up to the tall ornamental wrought iron entrance gate with side panels and curly overthrow that is flanked by tall square red brick gate piers surmounted by carved stone caps with Classical cornices and large ball finials. The gate, which dates from the 18<sup>th</sup> Century, was salvaged from the demolition of No. 776 Tottenham High Road and attributed to the local blacksmith George Buncker. The mature trees in the garden and in the vicinity of the property make a notable contribution to the character and appearance of this part of the conservation area.

#### **All Hallows' Road and The Roundway**

- 4.30 All Hallows' Road and The Roundway form the southern boundary of this sub area of the conservation area. The buildings to the north of the roads are educational and community related buildings of varying origin, appearance and architectural interest. They are viewed in the setting of the mature London plane trees lining the roads and the backdrop provided by the mature vegetation within All Hallows' Churchyard and adjacent Tottenham Cemetery. The Roundway, lined with wide grass verges and trees, is part of the busy A10 trunk road which passes through much of the conservation area.
- 4.31 A community hall, the Tottenham Scouts' Centre, is located at the junction between Church Lane and All Hallows' Road. The hall is a late 20<sup>th</sup> Century two storey building which has an orange brick façade with grey timber-clad panels, large banks of modern windows and a shallow sloping roof. The building is of limited architectural merit and has a detrimental effect upon both the setting of All Hallows' Vicarage and the character and appearance of this part of the conservation area.



- 4.32 To the west of the community hall, is Risley Avenue Infants and Junior School. The easternmost school building is a single storey mid 20<sup>th</sup> Century brown brick building with an attic storey within a prominent red-tiled hipped and gabled roof. It is set behind tall green-painted railings and sits harmoniously within the streetscene.
- 4.33 No. 309 The Roundway is a two storey Edwardian property which is a local listed building of merit that formerly served as the Risley Avenue School Caretaker's House. It is constructed of brown brick with red brick dressings and has a painted rough-cast first floor level, timber windows painted bright yellow and a hipped slate roof. The entrance doorcase is surmounted by a semi-circular carved stone hood incorporating a tablet which indicates the property's former use. The building makes a positive contribution to the character of this part of the conservation area.
- 4.34 The adjoining main building of the Risley Avenue Primary School is also locally listed. Built in 1913 to a design by G E T Laurence it is an attractive two storey building that reflects the cottage character of the neighbouring L C C White Hart Lane Estate. Its main elevation fronting The Roundway is a symmetrical composition with three prominent gables and is constructed in brown brick with red brick detailing, a painted roughcast first floor level and arched timber windows painted bright yellow. The school's red-tiled roof is surmounted by tall chimney stacks and a small white painted cupola. The school and the adjacent former Caretaker's House are surrounded by a low London stock brick wall and blue railings.
- Bedwell Road**
- 4.35 Bedwell Road is a cul-de-sac to the west and north of the Risley Avenue School that is lined with terraces of Edwardian properties. The north side of Bedwell Road is bordered by the dense vegetation within Tottenham Cemetery and the south side is bordered by the rear of Risley Avenue School and provides access to the large visually unattractive school car park. The tower of All Hallows' Church terminates views east along the road.
- 4.36 Nos. 1 to 11 (odd) and 13 to 19 (odd) Bedwell Road are two terraces of two storey houses on the western side of the road at the edge of this part of the conservation area. They have painted rough-cast elevations and hipped, red clay pan-tiled roofs, a mixture of first floor casement and ground floor sliding sash windows and part glazed entrance doors with simple white-painted bracketed timber hoods. No. 19, at the northern end, has a brightly painted green elevation and a modern side entrance bay that are unsympathetic to the appearance of the terrace. The cottages were designed by the L C C as part of the adjoining Tower Gardens Conservation Area. Nos. 2 to 38 (even), on the east side of Bedwell Road, form a long symmetrical terrace of attractive two storey Arts and Crafts style Edwardian houses in red brick with a hipped, red clay pan-tiled roof. Nos. 18 & 20, share a

white-painted timber entrance porch within a forward projecting tile clad mansarded gable that forms a central feature of the terrace.

#### **Church Lane, south of All Hallows' Road**

- 4.37 A group of three buildings fronting the west side of Church Lane facing the west elevation of Bruce Castle is also included within the conservation area boundary. At the northern end of this group is Parkside Preparatory School, a large two storey Victorian building originally known as 'Prioryside', and built as a dwelling owned by Albert Hill, headmaster of Bruce Castle School. It is a local listed building of merit constructed of yellow London stock brick with a shallow hipped slate roof and a full height white-rendered square bay on the left side of the front elevation. It is set within well planted soft landscaped grounds, is of architectural and townscape merit and makes a positive contribution to the character of the Church Lane streetscene. Unfortunately, the main entrance doorway with an attractive semi-circular fanlight and radiating glazing bars has been enclosed within an unattractive modern projecting porch that detracts from the character and appearance of the building. The building's immediate setting to the south is poor because of the two adjoining visually obtrusive vehicle repair garages and associated forecourts. These are of no architectural significance or historical interest and have a detrimental impact on the character and appearance of this part of the conservation area and the setting of Bruce Castle. They have been included within the conservation area boundary as opportunity sites.

- 4.38 On the south west corner of Church Lane, outside the conservation area boundary, is an early 20<sup>th</sup> Century two storey yellow stock brick electricity sub-station building with red brick banding and window arches. It has two long parallel slate roofs with two gable ends and stone copings on its north and south elevations. It is a simple handsome building that serves a utilitarian function.

#### **Sub Area 4. Lordship Lane and Bruce Grove**

- 4.39 The sub area to the south of Bruce Castle Park is relatively varied in character and larger than the other sub areas. It is centred on Bruce Grove, part of the busy A10 trunk road which follows the route of a former avenue leading to Bruce Castle from Tottenham High Road, and also includes part of Lordship Lane. The northern section of Bruce Grove is lined with residential dwellings of varying origin and appearance. Further south, towards the High Road, Bruce Grove is fronted by larger villas, many of which include commercial units of varied appearance at ground floor level.

#### **Lordship Lane**

- 4.40 Lordship Lane crosses the conservation area immediately to the south of Bruce Castle Park. It is the busy A109 road, which connects Northumberland Park via Tottenham High Road in the east with Wood Green and Whetstone in the west. Views to the west clearly show Alexandra Palace rising up in the distance. The south side of Lordship Lane to the east of the busy roundabout at the junction



with Bruce Grove contains institutional buildings and blocks of flats; the west side has a range of commercial premises.

- 4.41 The Enfield and Haringey Magistrates Court is a Grade II listed building that was built in 1937 to a neo-Georgian design by W T Curtis, the Middlesex County Council architect at that time, on the site of a large 19<sup>th</sup> Century villa called Elmslea that had been a girls orphanage supported by the Draper's Company. It is set back from the road frontage behind a large lawn and planted forecourt and is surrounded by a low red brick wall and decorative cast-iron railings that also extend along the road frontage of the adjoining probation office. The building is constructed of brown and blue brick with rubbed red brick and stone dressings and banding. The north facing elevation is symmetrical with a main two storey section 9 large multi-paned casement windows wide and an attic storey with three small hipped dormers in a steeply sloping hipped clay tiled roof. This is flanked by two 2 window wide single storey wings. The central main entrance has a stone portico with a segmental hood on columns and is surmounted by a stone plaque of MCC arms with scales. The stone dressings continue as a scrolled surround to the central first floor window. The outer pair of heavily paneled front entrance doors open fully into the wall with a matching pair of inner doors. The rear of the building has tall single storey court rooms with tall windows. Internally the court rooms retain their original oak fittings.
- 4.42 The 19<sup>th</sup> Century wall to the east of the Magistrates Court is the original boundary wall of Elmslea, and is a local listed building of merit. The old wall and the court building make a positive contribution to the Lordship Lane streetscene. To the west of the Magistrates Court, closer to the road, is the associated Probation Office at No. 71 Lordship Lane, a late 20<sup>th</sup> Century two storey pale brick building with large modern windows and a tiled roof that is of no architectural merit.
- 4.43 At the junction between Lordship Lane and Bruce Grove are three blocks of flats set at varying angles to the road that comprise Bruce Castle Court, built between the Ordnance Surveys of 1935 and 1955 in Art Deco style. They are three storey flat roofed locally listed buildings of merit built in brown brick with cream-painted stucco banding above the window heads at each level. Each block has a central forward projecting faceted cream-painted stucco entrance and staircase tower extending above parapet level with full height glazing. The brickwork, stucco and windows at each end are curved in the imaginative modernist tradition and their zigzag layout on the site emphasises their setting on the corner facing Bruce Castle. It is regrettable that their original steel Crittall windows that were an integral part of their Art Deco character have been replaced by uPVC windows to their visual, architectural and historic detriment, but despite this Bruce Castle Court makes an interesting contribution to the street scene. The adjoining mature street trees add to the quality of their setting.

- 4.44 Nos. 119 to 125 (odd) Lordship Lane, on the west side of the roundabout at the junction between Lordship Lane and Bruce Grove, form a curved terrace of locally listed Victorian buildings, the majority of which have retail units at ground floor level. The two storey buildings are constructed of London stock brick with red brick banding, paired or triple sash windows with pilasters and prominent white lintels and slate roofs with decorative cast iron crestings at parapet level. Most of the original timber sliding sash windows have been lost, but Nos. 119, 121 and 123 retain largely intact original shopfronts with pilasters, corbels, cornices and stallrisers. Unfortunately, the shopfront at No. 125 has been altered to include large picture windows and poorly integrated signage incorporated into the projecting fascia of the adjoining single storey car service garage at No. 127 Lordship Lane, and the shop forecourt has become an associated area of vehicular hard-standing.
- 4.45 The locally listed Elmhurst Hotel and Public House (No. 129 Lordship Lane), at the junction with Broadwater Road, forms the western boundary of this part of the conservation area. Built in 1903, it has two storeys of red brick with a complex red clay tiled roof that includes a tall pyramidal corner turret with a lead finial. The forward projecting east section of the road frontage has a timber framed third storey with a gable at roof level and a large timber mullioned and transomed oriel window at first floor level. The building has a richly detailed and decorated façade that incorporates leaded windows, those on the ground floor with stone surrounds and mullions and transoms, bas relief panels of working men and women below the first floor window level, and decorative pargetting to the upper parts. The tall red brick boundary wall to the east of the Elmhurst is also local listed. It has a stone plinth, four piers with stone finials, the east pair flanking a pair of vehicular service gates, and between the others the top of the two sections are scalloped with stone coping.
- Bruce Grove**
- 4.46 Bruce Grove, which forms the centre of this sub-area, is relatively varied in character and appearance. The northern section of the road is lined with terraces of Edwardian residential properties on the west side and Victorian almshouses on the east. The green space which is surrounded by the almshouses provides the northern section of the street with a sense of spaciousness. In contrast, the southern end of the street has a more diverse urban character as it becomes increasingly commercial in nature in the vicinity of Tottenham High Road. The adjoining Bruce Grove Conservation Area includes the local listed Bruce Grove station and rail bridge across the southern end of Bruce Grove, which together with the elevated railway line have a significant influence on the character of the southern end of Bruce Grove. In addition, Bruce Grove is lined with traditionally designed replica metal lamp standards and clusters of mature trees, which further contribute to the character of this part of the conservation area.

- 4.47 On the east side of Bruce Grove, the Drapers' Almshouses (Nos. 1 to 61 consecutive Edmanson's Close), including the Chapel and the Lodge to the south east are all Grade II listed buildings. Originally known as Sailmaker's Almshouses, they were designed by Herbert Williams in minimal Gothic style in 1868 / 69. They comprise three terraces of two storey cottages grouped around an open grassed space. Built in yellow London stock brick with a black brick plinth and red brick string course and eaves cornice, they have slate roofs with decorative red clay ridge tiles and tall yellow stock brick chimney stacks with red brick bands and integral pots. The front elevations have timber sash windows with stone lintels and recessed brick aprons, richly detailed gabled dormers with red and black brick relieving arches, paneled entrance doors and paired white-painted timber porches with hipped slate roofs. The terrace fronting the eastern side of the garden includes a chapel at its centre, which is constructed of London stock brick with red brick dressings, tracery windows and a stone portico. The chapel projects forward from the adjoining cottages with stone quoins and a gable end with stone coping and a stone 3 bay entrance portico with pierced parapet above which is a large pointed arched traceried window and a steeply sloping slate roof incorporating a prominent angled slate clad flèche. Nos. 60 & 61, The Lodge, was originally a detached gabled cottage of similar style and materials, but is now linked to the almshouses by a two storey late 20<sup>th</sup> Century slate mansarded infill building. The entrance to the Lodge is on the south corner where there is a recessed porch supported on a sturdy squat stone column with a large freely interpreted Corinthian capital. The Lodge forms part of the consistent well preserved group of almshouses which together with the associated chapel and garden make a positive contribution to the character and appearance of this part of the conservation area.
- 4.48 To the south of the almshouses on the corner of Hartham Road is the Nurses' Home at No. 68E Bruce Grove. This is a late 20<sup>th</sup> Century two storey detached building which is constructed of pale Fletton brick and has a hipped concrete tiled roof. The building is visually unattractive and has a detrimental impact on the Bruce Grove streetscene.
- 4.49 On the west side of Bruce Grove, Nos. 38 to 41 (consecutive), Nos. 46 to 54 (consecutive) and Nos. 57 to 67 (consecutive) are all Edwardian locally listed buildings of merit built before the Ordnance Survey of 1915. Nos. 49 to 67 (consecutive) at the north end, form a terrace originally built of red brick and slate roofs, although several have been unsympathetically painted and now have concrete tiled roofs. Most of the houses have square bays at ground and first floor level which are surmounted by triangular gables, several of which incorporate Tudor-style half-timber detailing. The central pair of properties, Nos. 55 & 57 Bruce Grove are constructed of stock brick and have canted bays with hipped roofs. The houses have timber sliding sash windows with decorative marginal glazing in the upper sections and paired recessed entrances with glazed and paneled front doors and rectangular fanlights below porches formed from first

floor balconies with French windows. The porches each share a freestanding Tuscan support column.

- 4.50 The two terraces between Linley Road and Elmhurst Road are similar in character and appearance to Nos. 49 to 67 (consecutive). However, Nos. 38 to 48 (consecutive) have full height canted bays with hipped roofs and Nos. 27 to 37 (consecutive) have alternate pairs of full height square bays surmounted by triangular gables and ground floor canted bays with balconies extending from the porches over the bays. Again, the porches each share a freestanding Tuscan support column.
- 4.51 These three terraces on the west side of Bruce Grove are of varying condition and appearance and a significant number have lost their traditional sash windows, front doors or slate roofs. The front gardens of the properties and their boundaries are also of varied condition. However, despite the unsympathetic alterations to some houses the majority make a positive contribution to the character and appearance of the streetscene.
- 4.52 On the east side of Bruce Grove south of the junction with Hartham Road, are Nos. 68B, C & D Bruce Grove, three small single storey shop units that have shop-surrounds with brown glazed brick pilasters and scrolled corbel brackets, but have modern shopfronts and fascias that have a detrimental impact on the streetscene. Nos. 68 & 69 are two storey Victorian buildings with ground floor shopfronts. They are constructed of yellow London stock brick with red brick dressings, but much of the brickwork on the front elevations has now been stained red. Both buildings have full height red brick pilasters with stone caps extending above a parapet with stone coping. No. 68 has two first floor sliding sashes with red rubbed brick arches and white painted keystones beneath a continuous stone hood and white rendered detailing. No. 69 has a wider more elaborate frontage with a first floor triple sash with a wide red rubbed brick arch with keystones beneath a continuous stone hood and a projecting stone sill at parapet level above which is a decorative shaped raised parapet and a stone panel with swags and scrolls. Unfortunately, the retained original shop-surrounds with brown glazed brick pilasters and scrolled corbel brackets now have modern shopfronts and fascias that have a detrimental impact on the streetscene.
- 4.53 Nos. 70 to 88 (consecutive), Nos. 89 to 104 (consecutive) and Nos. 105 to 109 (consecutive) Bruce Grove are three relatively consistent groups of three storey Victorian terraces built before the 1915 Ordnance Survey from yellow London stock brick with red brick dressings (Nos. 105 to 109 with red brick front elevations). They all originally had slate roofs divided by raised party walls with prominent chimney stacks, but many properties now have replacement concrete tiled roofs. The four properties flanking the Forest Gardens and Woodside Gardens junctions have hipped roofs. All of the properties have two second floor sash windows and a first floor triple sash, all with red brick pilasters and

prominent white-painted stucco lintels. At ground floor level are shopfronts interspersed with shared entrances to the flats on the upper floors, almost all of which retain their original shop-surrounds with brown glazed brick pilasters, scrolled corbel brackets, and some original fascias and cornices. Unfortunately, most of the shopfronts are now unsympathetically designed modern replacements with oversized brightly coloured fascia signage. Each of the entrances to the upper floors has a recessed porch with an open rectangular fanlight surmounted by a stone parapet with a frieze of various patterns of interconnected roundels. Most retain, at the rear of the porch, a pair of canted doorframes with original timber entrance doors with five raised and fielded panels above which are large rectangular fanlights. Despite the inappropriate alterations, overall the terraces are of architectural merit and make a positive contribution to the character and appearance of the Bruce Grove streetscene.

- 4.54 Forest Gardens Mews is a group of late Victorian two storey former stable buildings, cottages and carriageway set around two sides of a triangular courtyard at the rear of Nos. 72 to 88 Bruce Grove accessed from Forest Gardens. They are constructed of red brick with slate roofs, hipped at the ends of the terraces, and have recently been renovated. The courtyard retains its original brick stable-block paving that adds to the quality of the character and setting of this group of historic buildings.
- 4.55 Further south, Nos. 110 to 116 Bruce Grove comprise 'The Regency' shopping parade which was constructed in 1923. This uniform two storey brown brick terrace has first floor arched red brick window surrounds with metal casement windows and a tall hipped roof, now clad in profiled metal panels. Each unit is defined by full height stucco pilasters that continue as part of the blocking course above the moulded stucco parapet cornice. The central unit, No. 112 Bruce Grove, contains the main entrance to the first floor banqueting suite. It has ground floor Tuscan pilasters flanking the wide entrance doors above which is a curved metal balcony and a first floor Venetian window with stained glass and a stucco banner below the cornice emblazoned with 'THE REGENCY'. Above the cornice is a raised parapet blocking course in the Art Deco style incorporating the construction date in contemporary numbers '1923'. There is a cast iron balustrade at roof level in place of a continuous blocking course. Unfortunately, the ground floor shopfronts and fascia signage have been unsympathetically altered and detract from the Bruce Grove streetscene.
- 4.56 To the south of the Regency shopping parade, the former Bruce Grove Cinema building, Nos. 117 & 118 Bruce Grove, is an imposing three storey building which is a local listed building of merit. The outer wall of the auditorium of the building has a typical blank cinema elevation facing Bruce Grove that has been partly relieved by the inclusion of tall rendered panels. The upper section has full height red brick pilasters and a simple parapet with coping and part of a blocking course. The ground floor level has painted banded stucco with service doors and modern inserted shopfronts. The cinema entrance bay at the south end has Classical



stucco detailing with a large arched window above the entrance canopy, now unfortunately blocked, and a modillion cornice at the top of two small second floor windows. A parapet cornice at roof level is surmounted by the remnants of an original circular domed Tuscan temple and ball finials that formed the focal point of the corner of the cinema in views along Bruce Grove and Moorefield Road. Future reinstatement of this missing feature would be a great visual asset to the street scene that will be encouraged. The adjacent three storey flat roofed white-rendered Art Deco style building No. 119, now unfortunately has inappropriate glazing. The Grade II listed public convenience building with its cast iron railings completes this side of the conservation area. The 1920s block is an attractive “cottage orné” style timber frame building with sash windows in a rendered façade and brown glazed brick plinth, a tiled pitched roof and domed ventilator shaft. It is surrounded by a set of chunky ornate green painted cast iron railings, gates and lamp overthrows.

- 4.57 The conservation area boundary on the west side of Bruce Grove has been drawn to exclude Nos. 18 to 25 (consecutive) between Elmhurst Road and The Avenue that are considered not to have sufficient architectural or historic interest for inclusion. Nos. 21 to 25 (consecutive) are a two storey symmetrical terrace built in the 1920s or 30s. They have clay tiled roofs and front elevations with painted brickwork at ground floor level and rough cast at first floor level. The end houses, Nos. 21 and 25, have full height square bay windows surmounted by gable ends, the three intervening houses have full height curved bay windows and eaves. Nos. 18 to 20 (consecutive) are late 19<sup>th</sup> Century three storey yellow stock brick buildings with large canted bays through ground and first floors. Second floor windows have decorative white painted stucco canted window heads, bays and recessed entrance porches have decorative stucco surrounds with foliate capitals to pilasters and engaged columns. Unfortunately, most windows now have inappropriately designed replacements and No. 20 has a modern projecting porch.
- 4.58 South of The Avenue a group of large Georgian villas and a short terrace line the west side of Bruce Grove. All of the buildings from No. 1 in the south to No. 16, including its brick boundary wall fronting The Avenue, are Grade II listed buildings.
- 4.59 Nos. 13 & 14 and 15 & 16 are two grand pairs of symmetrical Grade II listed villas built in the late 18<sup>th</sup> and early 19<sup>th</sup> Century that remain less spoilt than the rest of the group. They are substantial three storey buildings with basements built in yellow London stock brick, the main adjoining sections are each two windows wide with parapets with moulded stucco cornices and shallow hipped slate roofs. Their ground floor sashes are set within arcading and their front entrance porches and doors are in lower flanking wings with first floor tripartite sashes above. They have later sympathetically designed side and mansard roof extensions. The entrance to Woodside Gardens was squeezed between the flanks of Nos. 12 & 13 to enable development of the land to the west at the end of the 19<sup>th</sup> Century. The result is that Woodside Gardens is framed on each side by the symmetrical

massing of these villas, with the altered flank elevations set back from the main facades and lower in height by one floor.

- 4.60 Nos. 5 & 6, 7 & 8, 9 & 10 and 11 & 12 are four similar grand pairs of symmetrical Grade II listed villas built in the late 18<sup>th</sup> and early 19<sup>th</sup> Century. They are also substantial three storey buildings with basements built in yellow London stock brick, but the main adjoining sections are each three windows wide with parapets with moulded stucco cornices and shallow hipped slate roofs. Their entrance doors are within the main sections of the buildings and their flank wings are more varied in size and design. Some good original semi-circular Georgian fanlights with elaborate lead or timber glazing bars remain over the entrance doors at Nos. 6, 8, 13 & 14. These buildings were originally very handsome houses but, unfortunately, they have suffered sustained and extensive alterations, extensions, sub-divisions and conversions into flats or offices. No.7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864 Namer of Clouds lived and died here'. Unfortunately, although a few elements of the original boundary walls, gate piers and railings remain, most have been removed and the original front gardens have been paved over to provide forecourts that are used for car parking with the loss of the mature planting and trees that were part of their elegant character. Even so, they are of considerable historic and architectural distinction and make a positive contribution to the Bruce Grove streetscene.
- 4.61 Nos. 1 to 4 (consecutive) are an early 19<sup>th</sup> Century three storey terrace with semi-basements that is contemporary with the villas to their north. It is built from yellow London stock brick with shallow roofs concealed behind a continuous parapet with stone coping, but the uniform composition has been disrupted by Nos. 2, 3 & 4 now having white-painted rendered front elevations. The properties have relatively unadorned façades two windows wide, some still with their original timber sashes but, unfortunately, their ground floor elevations and front gardens have been lost by the addition of later single storey forward projecting retail units that have a detrimental impact on the street scene. No. 1 has its entrance to the upper floors within a small two storey side extension that has a sash at first floor level and a flight of stone steps up to a paneled door with a Georgian semi-circular fanlight with radiating glazing bars.
- 4.62 The adjacent 'Station Buildings' at the junction between Bruce Grove and Moorefield Road is a visually attractive two storey red brick building with a hipped slate roof and large leaded windows at first floor level. The building, which has a restaurant at ground floor level, successfully defines the junction and makes a positive contribution to the streetscene.



4.63 To the south, on Moorefield Road, is Holly Cottage, the former Station Master's House that is a local listed building. It is a two storey Victorian building constructed at the same time as Bruce Grove Station, (1870s) also local listed but within the adjoining Bruce Grove conservation Area. It is built of London stock brick with red brick dressings and has a slate roof. Although it is set behind a tall London stock brick wall it makes a positive contribution to this section of the conservation area. The area to the rear of Nos. 1 to 6 Bruce Grove which formerly comprised the properties' private gardens is now occupied by a timber yard and a post office sorting office, both of which are included within the conservation area boundary. These depots, accessed from Moorefield Road, are of no architectural merit or historical interest and have a detrimental influence on the character of the conservation area and are potential opportunity sites.

SUPERSEDED

## 5. PLANNING POLICY FRAMEWORK

### National

- 5.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -
- "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."*
- 5.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006 "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD.
- 5.3 A three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM in February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 5.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.

5.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of “Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage have updated their guidance to take onboard new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals and have produced a document “Conservation Principles, Policies and Guidance”. The White Paper “Heritage Protection for the 21<sup>st</sup> Century” presented to Parliament by the Secretary of State for Culture, Media and Sport in March 2007 will, if it becomes a new Act, lead to legislative changes involving the establishment of a single integrated ‘Register of Historic Sites and Buildings of England’. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. The proposals in the White Paper reflect the importance of the heritage protection scheme in preserving our heritage for people to enjoy now and in the future. These are based around three core principles:-

*“Developing a unified approach to the historic environment*

- *Provide a unified legislative framework for heritage protection that removes current distinctions to deliver a system that works for the whole historic environment.*
- *Build on this new legislative framework by creating a single system for national designation and consents and encouraging greater unification at local level.”*

*“Maximising opportunities for inclusion and involvement*

- *Open up the designation system to greater consultation and scrutiny and promote a debate on what we should protect in future.*
- *Provide the public with better information about how the system works and why things are protected.*
- *Encourage local authorities and local communities to identify and protect their local heritage.*
- *Provide people with better access to improved information about the historic environment around them.”*

*“Delivering sustainable communities by putting the historic environment at the heart of an effective planning system.*

- *Speed up the designation system and make it more efficient.*
- *Join up and streamline the consent process to reduce bureaucracy and make it more efficient.*
- *Consider introducing new tools for local planning authorities and developers to address heritage in major developments.*
- *Provide the means for devolving greater responsibility to local planning authorities so they can manage the historic environment alongside other planning responsibilities.”*

## Regional

- 5.6 The Mayor of London's "London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations February 2008)" forms part of the statutory plan for the Borough. It contains a range of policies relating to 'Built heritage and views' and 'Biodiversity and natural heritage', all of which have relevance to conservation areas.
- 5.7 Policy 4B.11 'London's built heritage' confirms that:-  
*"The Mayor will work with strategic partners to protect and enhance London's historic environment.*
- Development Plan Document (DPD) policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner."*
- 5.8 Policy 4B.12 'Heritage conservation' recommends:-  
*"Boroughs should:*
- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
  - *identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
  - *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore."*
- 5.9 Policy 4B.13 'Historic conservation-led regeneration' emphasises that:-  
*"The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:*
- *bring redundant or under-used buildings and spaces into appropriate use*
  - *secure the repair and re-use of Buildings at Risk*
  - *help to improve local economies and community cohesion*
  - *fit in with wider regeneration objectives*
  - *promote inclusiveness in their design*
  - *respect and enhance waterside heritage including the tidal foreshore."*

- 5.10 Policy 4B.15 'Archaeology' states that:-  
*"The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting scheduled ancient monuments and archaeological assets within their area."* (PPG16)
- 5.11 Policy 4B.16 'London View Management Framework' contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul's Cathedral, passes through the western part of the Borough.  
*"The Mayor will keep the list of designated views under review."*
- 5.12 Policy 4C.3 'The natural value of the Blue Ribbon Network' has relevance to the Borough through the River Lee Navigation and Moselle Brook.  
*"The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:*
- *resisting development that results in a net loss of biodiversity*
  - *designing new waterside developments in ways that increase habitat value*
  - *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London's world city status*
  - *taking opportunities to open culverts and naturalise river channels*
  - *protecting the value of the foreshore of the River Thames."*
- 5.13 Policy 4C.20 'Development adjacent to canals' points out that:-  
*"The Mayor will, and relevant boroughs should, require developments adjacent to canals to respect the particular character of the canal. Wherever possible, new developments close to canals should seek to maximise water transport for bulk materials, particularly during demolition and construction phases. While recognising the navigation functions, opportunities should be taken to improve the biodiversity value of canals."*

#### **Local**

- 5.14 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and insuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."



- 5.15 Policy G1: Environment:-  
*“Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.”*
- 5.16 Policy G2: Development and Urban Design:-  
*“Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment.”*
- 5.17 Policy G10: Conservation:-  
*“Development should respect and enhance Haringey’s built heritage in all its forms.”*
- 5.18 Policy UD4: Quality Design:-  
*“Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.*
- The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:*
- a) urban grain and enclosure;*
  - b) building lines;*
  - c) form, rhythm and massing;*
  - d) layout;*
  - e) height and scale;*
  - f) landform, soft and hard landscape, trees and biodiversity;*
  - g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
  - h) architectural style, detailing and materials;*
  - i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
  - j) living frontages and public realm;*
  - k) any identified local views;*
  - l) designing out crime and fear of crime (including designing out graffiti, where feasible);*
  - m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.”*
- 5.19 Policy CSV1: Development in Conservation Areas:-  
*“The Council will require that proposals affecting Conservation Areas:*
- a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
  - b) recognise and respect the character and appearance of Conservation Areas;*
  - c) protect the special interest of buildings of architectural or historic interest.*

- 5.20 Policy CSV2: Listed Buildings:-  
*“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:*
- a) preserve or enhance the historic character and qualities of the buildings;*
  - b) recognise and respect the character and appearance of listed buildings;*
  - c) protect the special interest of buildings of architectural or historic interest;*
  - d) do not adversely affect the setting of listed buildings;*
  - e) retain the original use of a listed building wherever possible.*
- 5.21 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-  
*“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”*
- 5.22 Policy CSV4: Alterations & Extensions to Listed Buildings:-  
*“The Council will require that alterations or extensions to listed buildings:*
- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
  - b) relate sensitively to the original building;*
  - c) do not adversely affect the setting of a listed building.”*
- 5.23 Policy CSV5: Alterations & Extensions in Conservation Areas:-  
*“The Council will require that alterations or extensions to buildings in Conservation Areas:*
- a) preserve or enhance the character of the Conservation Area;*
  - b) retain or reinstate characteristic features such as doors, windows or materials of buildings.*
- 5.24 Policy CSV6: Demolition of Listed Buildings:-  
*“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”*
- 5.25 Policy CSV7: Demolition in Conservation Areas:-  
*“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”*

5.26 Policy CSV8: Archaeology:-

*“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:*

- a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
- b) development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*

*The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”*

**Supplementary**

5.27 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.

5.28 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-

*“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.*

*But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.*

*Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.*

*Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.*

*Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.*

*Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.*

*We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”*

SUPERSEDED

## 6. AUDIT

### Introduction

- 6.1 An audit of the fabric of the Bruce Castle Conservation Area has been undertaken to identify listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribute to the character and appearance of the conservation area, shopfronts of merit, and elements of streetscape interest. In addition, elements that detract from its character and appearance have been identified.

### STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
<b>Beaufoy Road (west side)</b>		
Nos. 39 to 51 (odd)	10.05.74	II
<b>Bruce Grove (east side)</b>		
Drapers' Almshouses (Nos. 1 to 59 consecutive)	24.05.71	II
Chapel at Drapers' Almshouses	24.05.71	II
Nos. 60 & 61, Lodge to south east of Drapers' Almshouses	24.05.71	II
Public toilets (including cast iron boundary railings, gates & overthrows)	28.01.97	II
<b>Bruce Grove (west side)</b>		
Nos. 1 to 4 (consecutive)	10.05.74	II
Nos. 5 & 6	7.02.74	II
Nos. 7 & 8	10.05.74	II
Nos. 9 & 10	15.10.71	II
Nos. 11 & 12	10.05.74	II
Nos. 13 & 14	22.07.49	II
No. 15A	10.05.74	II
Nos. 15 & 16	22.07.49	II
Wall to north of garden of No.16 fronting The Avenue	10.05.74	II
<b>Church Lane (west side)</b>		
Parish Church of All Hallows'	22.07.49	II*
The Priory (now All Hallows' Vicarage)	22.07.49	II*
Boundary wall and gates to The Priory	10.05.74	II*
<b>Church Lane (east side)</b>		
Wall along western boundary of grounds of Bruce Castle	10.05.74	II
<b>Lordship Lane (north side)</b>		
Bruce Castle	22.07.49	I
Tower to south west of Bruce Castle	22.07.49	I
South boundary wall to Bruce Castle Park	10.05.74	II



**Lordship Lane (south side)**  
Tottenham Magistrates' Court 30.07.04 II

**Prospect Place (east side)**  
Nos. 1 to 10 (consecutive) 22.07.49 II

**LOCAL LISTED BUILDINGS OF MERIT**

**Address** **Date First Listed**

**Beaufoy Road (west side)**  
Nos. 53 to 65 (odd) 27.01.97

**Bruce Grove (west side)**  
Nos. 38 to 41 (odd) 27.01.97  
Nos. 46 to 54 (odd) 27.01.97  
Nos. 57 to 67 (odd) 27.01.97

**Bruce Grove (east side)**  
Nos.117 & 118 (former Cinema) 27.01.97

**Cemetery Road (west side)**  
Nos. 1 to 15 (odd) 11.06.73  
Cemetery Gates, Piers, Wall & Railings 27.01.97

**Church Lane (west side)**  
Parkview Prep. School 11.06.73

**Church Lane (east side)**  
Bruce Castle Park Gates opposite Church 27.01.97

**Church Road (north side)**  
Nos. 158 to 166 (even) 11.06.73  
No 168 & 170 (Antwerp Arms Public House) 11.06.73

**Lordship Lane (south side)**  
Wall on east boundary of Magistrates Court  
(former Elmslea garden wall) 27.01.97  
Nos. 1 to 18 (consecutive) Bruce Castle Court 27.01.97  
Nos. 119 to 125 (odd) 27.01.97  
No 129 (The Elmhurst Public House) 11.06.73  
Scalloped boundary wall to east of The Elmhurst 11.06.73

**Lordship Lane (north side)**  
Wrought iron entrance gates to Bruce Castle  
(incorporating overthrow and lantern housing) 27.01.97

**Moorefield Road (west side)**

Holly Cottage (former Station Master's House)	27.01.97
---	----------

**The Roundway (north side)**

Risley Avenue School (main building)	27.01.97
--------------------------------------	----------

No. 309 (former Risley Avenue School Caretakers House)	27.01.97
--	----------

**POSITIVE CONTRIBUTION BUILDINGS**

6.2 In addition to the buildings that are on the statutory list and those that are locally listed, there are a number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Bruce Castle Conservation Area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on the guidance provided in English Heritage's publication '*Conservation Area Appraisals*'.

**Beaufoy Road**

Nos. 25 to 37 (odd)

**Bedwell Road**

Nos. 2 to 38 (even)

**Bruce Grove**

'Station Buildings'

Nos. 27 to 37 (consecutive)

Nos. 42 to 45 (consecutive)

Nos. 56 & 57

Nos. 68 to 88 (consecutive)

Nos. 89 to 104 (consecutive)

Nos. 105 to 116 (consecutive)

**Cemetery Road**

Nos. 8 & 10

**Forest Garden Mews**

Mews Cottages

Stable buildings, courtyard & carriageway from Forest Gardens

**Lordship Lane**

Bowling Pavilion, Bruce Castle Park

### **SHOPFRONTS OF MERIT**

- 6.3 The following shopfronts and public house frontages within the Bruce Castle Conservation Area are considered to be of townscape merit:

#### **Bruce Grove**

No. 103

No. 105

NO. 107

No. 114

#### **Church Road**

No 168 & 170 (Antwerp Arms Public House)

#### **Lordship Lane**

Nos. 119 to 125 (odd)

The Elmhurst Hotel and Public House

### **ELEMENTS OF STREETScape INTEREST**

- 6.4 The character and the appearance of the Bruce Castle Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage, and trees and planting contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:

#### **All Hallows' Churchyard**

Mature trees and shrubs

Gravestones, memorial structures, sarcophagi

Boundary wall

#### **All Hallows' Road**

Granite kerb stones

Mature London plane trees

#### **Beaufoy Road**

Granite kerb stones and granite sets

Well planted secluded garden surrounded by Nos. 39 to 51

Cast iron lamp standard and brick wall within secluded garden

Cast iron railings

#### **Bedwell Road**

Granite kerb stones

Stone wall and cast iron gate and railings surrounding Tottenham Cemetery

Mature trees and shrubs within the cemetery

### **Bruce Castle Park**

The 400 year old oak tree in the centre of the Park  
Mature deciduous trees (mostly London planes)  
The mound of archaeological interest north of Bruce Castle  
The area of naturalized crocuses outside the railings  
Holocaust memorial gardens  
Granite sets and boundary railings  
Dwarf brick wall with stone coping along boundary with North Road  
Cast iron lamp stands and old tram rail column around Bruce Castle

### **Bruce Grove**

Granite kerb stones  
Traditional style lamp standards and cast iron bollards  
Cast iron railings and green space surrounding Drapers' Almshouses  
Granite sets, gate piers, boundary walls and railings at Nos. 6, 7, 9, 15 & 16  
Enamel Street name plate on front of No. 37  
Railings surrounding public conveniences  
Mature trees and dense planting surrounding public conveniences

### **Cemetery Road**

Granite kerb stones  
Mature trees and shrubs within the cemetery

### **Church Lane**

Granite sets and kerb stones  
Granite crossover quadrant stones in front of garage  
Mature street trees  
Mature trees and shrubs within the garden of The Priory

### **Church Road**

Granite sets and kerb stones  
Mature trees lining Bruce Castle Park

### **Forest Gardens Mews**

Granite kerb stones and granite sets on entrance drive to mews

### **Lordship Lane**

Kerb stones  
Mature trees  
Granite sets at entrance to forecourt of No. 127  
Dwarf wall and railings surrounding magistrates' court & probation office  
Lawns and planting in front of magistrates' court & probation office

### **Moorefield Road**

Granite kerb stones, granite sets and cast iron bollards

### **Prospect Place**

Stone gate piers and cast iron gate to Tottenham Cemetery  
Simple iron railings along the cemetery boundary of footpath  
Simple iron railings along front boundary of Nos. 5 & 6  
Stone pier at corner of garden of No. 1

### **The Roundway**

London plane trees  
Dwarf wall and gate piers around Risley Avenue School

### **DETRACTORS**

- 6.5 Inevitably there are buildings that detract from the character and appearance of the Bruce Castle Conservation Area. This may be due to a building's scale, materials, relationship to the street, or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area:

#### **All Hallows' Road**

Community Hall at the junction with Church Lane

#### **Bedwell Road**

Car parking area to the rear of Risley Avenue School

#### **Cemetery Road**

Substation adjacent to No. 8

#### **Church Lane**

Garages and forecourts on the western side of Church Lane

#### **Moorefield Road**

Timber Yard to the rear of Station Buildings  
Post Office Sorting Office to the rear of Nos. 2 to 5 Bruce Grove



## 7. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

### Design Considerations

- 7.1 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Bruce Castle Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest importance. The Council encourages good quality development, including the provision of affordable housing, but in all such proposals design and conservation considerations must be primary parameters from the outset. This objective can be achieved effectively by the combined work and commitment of the Council's Development Control and Design and Conservation Teams.

### Traffic Management

- 7.2 The linear nature of the conservation area, concentrated on the A10 trunk road along Bruce Grove and to a lesser extent the A109 along Lordship Lane, is affected by both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the pedestrian traffic movements focussed on Tottenham High Road and Bruce Grove rail station at the south end and the magistrates' court, probation office, park, museum and local history archive facilities at the north end, has an influence on the area's character and appearance.

### Streetscape and Public Realm Improvements

- 7.3 Bruce Castle Conservation Area retains most of its key historic fabric concentrated in three groups of statutory listed buildings in Church Lane, at the junction of Bruce Grove and Lordship Lane and at the south end of Bruce Grove. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.
- 7.4 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).
- 7.5 Haringey Council has recently produced a Streetscape Manual which helps to set out its vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Design and Conservation Team will seek to work with the Highways Team and TfL to pursue this objective.

## 8. DEVELOPMENT CONTROL ISSUES

8.1 The potential future pressures for development that can diminish and harm the character and appearance of the Bruce Castle Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

8.2 The majority of the properties within north section of the Bruce Castle Conservation Area are in educational, leisure, religious and community use. The retention of such uses is important to the character of the area and has largely been retained. The central and southern sections are mainly residential with some commercial and retail uses towards Tottenham High Road.

### Residential Areas

8.3 The areas of residential development have been subject to alterations and extension in a number of instances. In particular, the main changes are:

- the introduction of forecourt parking and vehicular crossovers;
- the loss of original features, such as windows, front doors, porches etc.;
- painting, rendering or cladding of main frontages;
- the introduction of roof extensions or dormer windows.

8.4 There is evidence that larger properties within residential areas are being changed from single family dwellings to hotels, care homes and flats. Uses such as hotels and care homes can result in the amalgamation of buildings, disrupting the strong pattern of scale and massing of development along the street. Where commercial uses occur within mainly residential streets signage must be subtle and appropriate for the character of the street. Unfortunately, in some cases where houses are changed to flats the original front doors may be removed. The loss of these important elements of the front elevations has a detrimental effect upon the regular appearance of the street pattern, detracting from the interest of the area.

8.5 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential properties within the Bruce Castle Conservation Area. Much of the development that has occurred does not, however, fall within the remit of planning control as single dwelling houses have permitted development rights. The main issues are set out below.

### • Forecourt Parking and Vehicular Crossovers

8.6 The introduction of forecourt parking on a hard-standing within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. This is particularly evident in Bruce Grove. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, this work can be carried out without

the need for planning permission. The construction of a garage within a front room of a double-fronted house may also occur in some locations, detrimentally interrupting the fenestration pattern of the street.

- **Original Features**

8.7 Loss of original features, materials and details is evidence throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (sometimes with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the house frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

8.8 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

- **Dormer Windows**

8.9 Dormer windows introduced or enlarged on front roof slopes of terraces are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

### **Shopfronts**

8.10 Very few of the shop units within the Bruce Castle Conservation Area retain their original shopfronts. However, most still retain the original features of their shop-surrounds. Of particular note are the brown glazed brick pilasters and corbel brackets on the shop-surrounds of the terraces Nos. 119 to 125 (odd) Lordship Lane and Nos. 68 to 109 (consecutive) Bruce Grove. The appearance of these shop units could be improved by the introduction of good quality well designed traditional or modern shopfronts within the retained and restored shop-surrounds.

8.11 Shopfronts with original features would contribute to the interest and vibrancy of the streetscene at ground level, whereas existing poor quality badly designed and proportioned shopfronts detract from the overall quality of the frontages of shop units because they have:

- inappropriately proportioned fascias (too wide, too deep);
- inappropriate signage on the fascias (internally illuminated boxes, over sized lettering and signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters).

- 8.12 If any new shopfronts and fascias are allowed to be introduced to buildings within the conservation area they should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

### **Future Change**

- 8.13 The potential for future change to residential areas is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of planning control. The replacement of windows may be greatest on the frontages to busy roads.
- 8.14 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 8.15 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

### **Opportunity Sites**

- 8.16 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.

- 8.17 There is scope for improvements to, or redevelopment of, the garages and associated commercial forecourts on the western side of Church Lane. The proposed height, mass, and three dimensional form of development on this site will need to take particular regard to the established scale of Church Lane and the setting of Bruce Castle itself. A sensitive infill scheme could result in the enhancement of the streetscape of Church Lane. The Roundway site adjacent to the filling station, although outside the boundary of the conservation area, is directly adjoining it and has important frontages to Lordship Lane and Church Lane. The proposed height, mass, and three dimensional form of development on this very prominent site will need to take particular regard to the scale and urban grain of the surrounding terraces, the setting of Bruce Castle itself, and the setting of both the Bruce Castle Conservation Area and the Peabody Cottages Conservation Area.
- 8.18 The Lodge, Church Lane, has been proposed as the site for a new Mortuary. This is outside the boundary of the Bruce Castle Conservation Area, but is within the adjacent Tottenham Cemetery Conservation Area. It lies within Metropolitan Open Land, and it is essential to retain the open and green nature of this site. A substantial development of this nature on this sensitive site will need to be carefully designed to allow for the retention and conversion of the existing Lodge building, the retention of as many trees as possible, the replacement of any trees which may be lost or removed, and the preservation of the character and appearance of both Bruce Castle Conservation Area and Tottenham Cemetery Conservation Area..
- 8.19 There is potential for the redevelopment on the sites of the timber yard and post office sorting office on the north side of Moorefield Road.
- 8.20 In addition to the 'detractors' previously identified, all of the public realm comprising Bruce Castle Conservation Area would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas, particularly at the main junctions.

## 9. CONSERVATION AREA BOUNDARY REVIEW

### Introduction

9.1 The boundary of the Bruce Castle Conservation Area has been reviewed as part of this study.

9.2 The principal issue to consider in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'<sup>1</sup> the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.

<sup>1</sup> Conservation Area Practice – English Heritage

9.3 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.

9.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.

9.5 The following tests have been applied in reviewing the boundary of the Bruce Castle Conservation Area:

#### Test 1 Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

#### Test 2 Architectural Quality and Historic Relevance

- Is the area of similarly, 'demonstrable special architectural or historic interest' as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;



- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

### **Test 3 Townscape Quality**

Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
  - i) loss of soft landscaping of front gardens to parking on hard-standings;
  - ii) removal of front boundary walls;
  - iii) alterations to the roofs;
  - iv) loss of original details (doors; windows; porches; stucco detailing; decorative panelling; chimney stacks; rendering, cladding or painting of stonework or brickwork);
  - v) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

### **Review**

9.6 In general, the boundary of the Bruce Castle Conservation Area has been found to be clearly defined on the ground.

9.7 The essential elements of the Bruce Castle Conservation Area are:

- Bruce Castle & Bruce Castle Park;
- Late Georgian and Victorian small cottages in Prospect Place, Church Road, Cemetery Road and the west side of Beaufoy Road to the north;
- All Hallows' Church, vicarage and churchyard, Risley Avenue School and Bedwell Road to the west;
- Lordship Lane, Drapers Almshouses and the substantial late 18<sup>th</sup> and early 19<sup>th</sup> Century villas in Bruce Grove to the south.

### **Recommendation**

9.8 The potential boundary changes to the Bruce Castle Conservation Area have been considered. However, there are no suggested alterations to the boundary.

## 10 POTENTIAL FOR ARTICLE 4 DIRECTIONS

### Introduction

- 10.1 'Permitted Development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 10.2 It must be noted that PD rights only provide an automatic grant of Planning Permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.
- 10.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 10.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 10.5 To date there are no Article 4 Directions within the Bruce Castle Conservation Area.

### Current Permitted Development Issues

- 10.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Bruce Castle Conservation Area are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Bruce Castle Conservation Area has focused upon the potential for harmful change. The types of permitted developments that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots;
  - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
  - iii) re-roofing in inappropriate materials and colours;
  - iv) the loss and replacement of original front boundaries;

- v) removal of front boundary walls below one metre in height and loss of soft landscaping of front gardens to form hard-standings for vehicle parking.
- 10.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).
- Impacts on the Character and Appearance of Bruce Castle**
- 10.8 Paragraph 4.23 of PPG15 advises that Article 4 Directions should only be made where they are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the Direction, and where the Direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 10.9 Much of the special architectural and historic interest of Bruce Castle Conservation Area's residential areas that dates from the mid to late 19<sup>th</sup> Century derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties to the street, set back from the pavement by small front gardens behind low boundary walls.
- 10.10 The elements that contribute to the special, and to a degree unaltered, character of parts of the Bruce Castle Conservation Area are vulnerable to change arising from home 'improvements' inadequate maintenance and pressure for parking that are enabled by permitted development rights. Once these alterations have occurred it is unlikely that they will be reversed.
- 10.11 The most significant effect on the character and appearance of the streetscape of the conservation area is the alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages most susceptible to being most seriously undermined by incremental changes are those which are substantially intact and where there is a richness and cohesion in the detailed treatment that warrants its additional protection.
- Recommendation**
- 10.12 Where the loss or alteration of original architectural features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Bruce Castle Conservation Area and can best be controlled by self imposed standards of conservation and restoration by local residents and amenity bodies.

This will not involve any additional Council resources to enforce the control of development and will rely upon the civic pride of local residents.

- 10.13 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.
- 10.14 Residential properties within the Bruce Castle Conservation Area are widespread in the north, west and south sections. It is regrettable that these properties have either already suffered past erosion of their architectural quality and integrity by significant numbers of unsympathetic alterations, or are of moderate architectural or historic interest. On that basis it would not be appropriate to introduce Article 4 Directions in this area.

## 11. BIBLIOGRAPHY

Elrington, C.R. (Ed) (1980) *The Victorian History of the Counties of England. A History of Middlesex* vol. vi, University of London.

Curtis, P. (1991) *In Times Past: Wood Green and Tottenham with West Green and Harringay* London: Hornsey Historical Society.

Cherry, B. and Pevsner, N. (1998) *The Buildings of England, London 4: North*, London: Penguin.

### **Other Relevant Documents**

HMSO: *Planning (Listed Buildings and Conservation Areas) Act 1990*, London.

English Heritage (August 1993) *Street Improvements in Historic Areas*'.

D.O.E. (1994) *Planning Policy Guidance Note 15: Planning and the Historic Environment* , London: HMSO.

English Heritage (1995) *Conservation Area Practice*, London: English Heritage.

HMSO: *The Town and Country Planning (General Permitted Development) Order 1995, Statutory Instrument 1995 No. 418*, London.

The Department of Transport & English Heritage, (January 1996) *Traffic Advisory Leaflet 1/96: Traffic Management in Historic Areas*'.

English Heritage, (February 1996) *London Terrace Houses 1660 – 1860: A Guide to Alterations and Extensions*'.

English Heritage (1997) *Conservation Area Appraisals*, London: English Heritage.

British Standard: BS 7913:1998: Guide to the Principles of the Conservation of Historic Buildings.

English Heritage, (March 2000) *'Streets For All: A Guide to the Management of London's Streets'*.

English Heritage, (December 2000) *'Power of Place: The Future of the Historic Environment'*.

English Heritage, (September 2002) *'Building Regulations and Historic Buildings: Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L'*.

London Borough of Haringey, (Spring 2006) *'Streetscape Manual'*.

Haringey Unitary Development Plan; (adopted July 2006).

Greater London Authority, (February 2008) *'The London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations)'*.

English Heritage, (2008) *'Conservation Principles, Policies and Guidance'*.

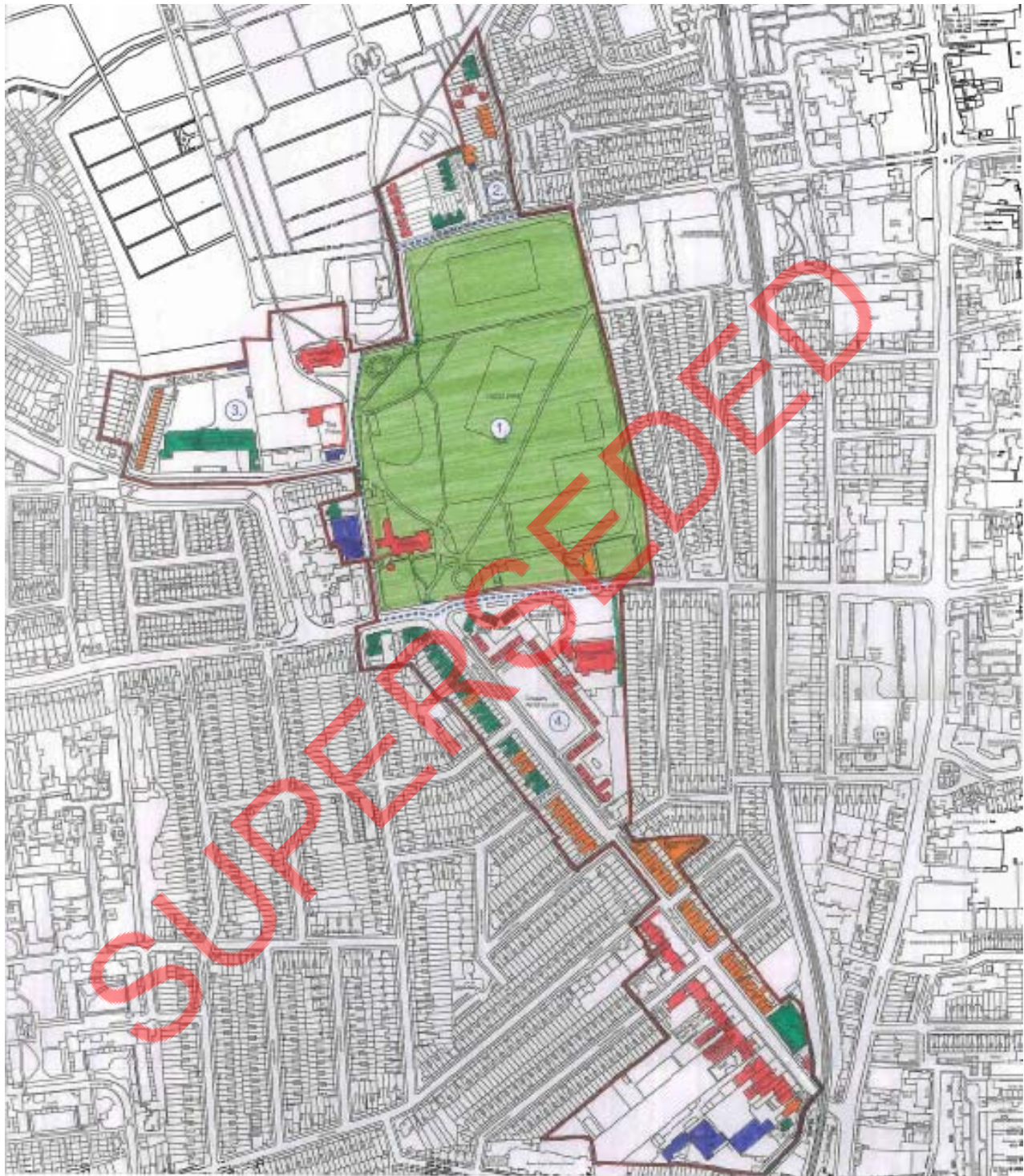
## 12. PLANS

1. Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens.

This document is based on work undertaken for the London Borough of Haringey by:

Nathaniel Lichfield & Partners Ltd  
Planning Design Economics  
14 Regent's Wharf  
All Saints Street  
London, N1 9RL





**Plan 1: Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens**

-  Conservation Area Boundary
-  Statutory Listed Building
-  Local Listed Building of Merit
-  Positive Contribution Building
-  Local Listed Historic Park / Garden
-  Detractor

Conservation Area No. 6  
Bruce Castle

Conservation Area Character Appraisal

Updated Post 26<sup>th</sup> February 2007 Approval & Adoption