

Planning & Heritage Statement

Tottenham High Streets High Street Heritage Action Zone: 8 Bruce Grove,
London N17 6RA

September 2022



London



Harrogate



Bristol

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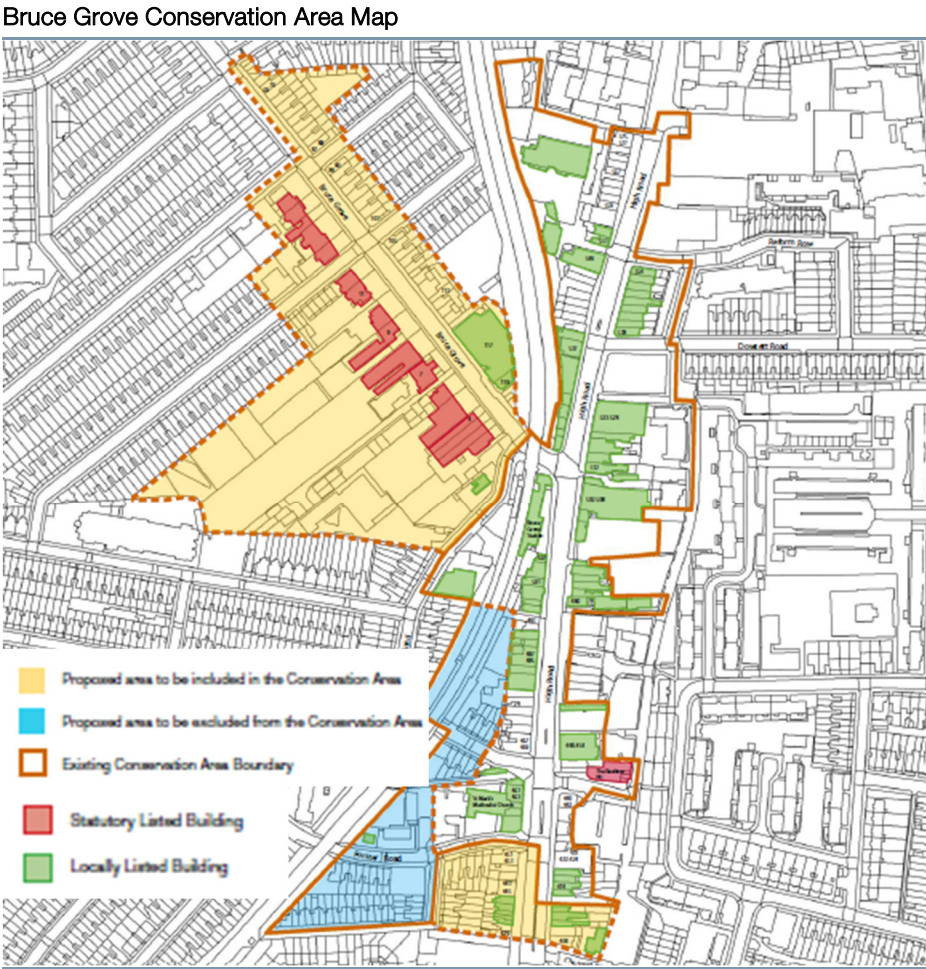
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1. Introduction and Site Description

- 1.1. This Planning & Heritage Statement has been prepared in conjunction with the London Borough of Haringey. The proposals seek to upgrade and enhance the forecourt of no. 8 Bruce Grove. A key aim of the proposal is to support property owners in establishing the principle of good design on residential properties in the Conservation Area, with funding assistance from Historic England under the High Street Heritage Action Zone (HSHAZ).
- 1.2. The proposed works in relation to 8 Bruce Grove are confined to the front forecourt. They are as follows:
 - Insertion of new gates
 - Insertion of new drainage
 - Repainting of boundary railings
 - Addition of stone capping to brick piers
 - Application of bound gravel to existing hard surface
 - New bin stores
- 1.3. This report has been prepared to inform the full planning and listed building consent application, and focusses on the significance of the heritage assets potentially affected by the proposals and the impact of the proposals upon that significance, as well as other planning policy considerations.
- 1.4. The Heritage Assets considered relevant to the scope of works proposed are understood to be no. 7 & 8 Bruce Grove (Grade II) (forming part of no's 1-16 group listing) and the Bruce Grove Conservation Area.
- 1.5. The site is identified on the map below:



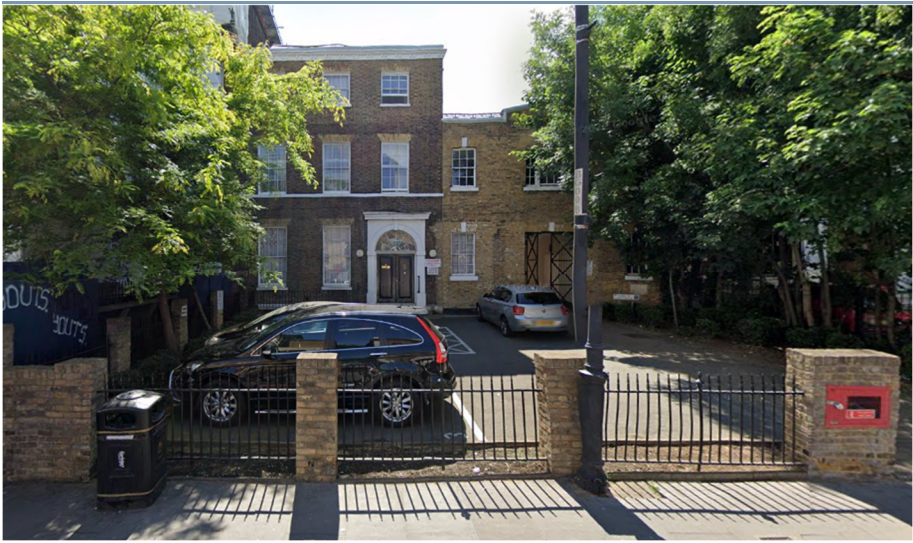
Source: London Borough of Haringey

Chart Title



Source: Heritage Potential Research

No. 8 Bruce Grove



Source: Google Earth

2. Planning History

2.1. The relevant planning history for the unit is provided in the table below:

Reference	Description	Decision & Date
HGY/2011/1240	Approval of Details pursuant to Conditions 3 (external appearance), 4 (schedule of repairs, annotated plans), 6 (walls, gates and fences), 7 (hard and soft landscaping), 8 (on-site lighting), 9 (enclosures and screens for recycling / refuse), 12 (demolition / alteration) attached to planning reference HGY/2009/1695, and conditions 3 (external appearance, 4 (schedule of repairs, annotated plans), 6 (walls, gates and fences), and 9 (demolition / alteration) attached to planning permission reference HGY/2009/1696.	Approved – 21 st December 2011
HGY/2009/1696	Listed Building Consent for refurbishment of the existing listed building to retain the existing club use on ground and basement levels, and the redesign of the non-self-contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 3 x 4 bed and 1 x 5 bed houses and 2 x 2 maisonettes units	Approved – 24 th March 2011
OLD/1981/0156	16/1/87 Change of use of first floor to a day nursery and a self-contained flat and conversion of second and third floors into two self-contained flats.	Approved – 26 th October 1986

3. Legislation, Policy & Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 (2) of the Act states that *“a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”*.
- 3.2. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, *“special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

NPPF: Heritage (July 2021)

- 3.3. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010.
- 3.4. The NPPF was updated in 2018, broadly retaining the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need.
- 3.5. The most recent update was published in July 2021. This did not result in any changes to national policy that would impact this proposal, although paragraph numbers have been updated.
- 3.6. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*.
- 3.7. ‘Conservation’ is defined within the NPPF as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”*.
- 3.8. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.
- 3.9. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	<i>“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated</i>

	<i>heritage assets and assets identified by the local planning authority (including local listing). ” (p.67)</i>
Significance	<i>“The value of a heritage asset to this and future generations because of its heritage interest, this interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.71)</i>
Setting of a Heritage Asset	<i>“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.71)</i>

- 3.10. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposals on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- I. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - II. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - III. the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset.

NPPF Degrees of Harm

- 3.12. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm
- 3.13. Paragraph 201 states that, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.14. Paragraph 202 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 3.15. Paragraph 203 requires the effect of an application on the significance of a non-designated heritage asset to be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.16. In terms of general design, paragraph 130 requires planning policies and decisions to ensure developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.17. Paragraph 134 of the NPPF states that applications that are not well designed will be refused, especially where they fail to reflect local deign policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 3.18. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 3.19. Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The London Plan (March 2021)

- 3.20. Policy D3 ‘Optimising Site Capacity Through a Design Led Approach’ expects proposals to:
- Respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
 - be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through **appropriate construction methods and the use of attractive, robust materials which weather and mature well**
 - aim for high sustainability standards and take into account the principles of the circular economy
 - provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water
- 3.21. Policy D5 - Inclusive Design - Requires development proposals to achieve the highest standards of accessible and inclusive design, including: being designed to take into account London’s diverse population; provide high quality people focussed spaces that are designed to facilitate social interaction and inclusion and be convenient and welcoming with no disabling barriers.
- 3.22. Policy HC 1 - Heritage Conservation & Growth - Seeks for development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 3.23. Policy S1 12 (G) – Flood Risk Management – encourages natural floor management to be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.
- 3.24. Policy S1 13 – Sustainable Drainage – Part A states that Increases in surface water run-off in all areas need to be identified and addressed. Part B requires development proposals to aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features. Part C states that Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

Local Policy

Haringey Development Management DPD (July 2017)

- 3.25. Policy DM1 ‘Delivering High Quality Design’ (A) states that the Council will support design-led development proposals which meet the following criteria:
- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - Make a positive contribution to a place, improving the character and quality of an area;
 - Confidently address feedback from local consultation;
 - Demonstrate how the quality of the development will be secured when it is built; and
 - Are inclusive and incorporate sustainable design and construction principles
- 3.26. Part B requires development proposals to relate positively to their locality, having regard to:
- Building heights;
 - Form, scale & massing prevailing around the site;
 - Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - Rhythm of any neighbouring or local regular plot and building widths;
 - Active, lively frontages to the public realm; and
 - Distinctive local architectural styles, detailing and materials
- 3.27. The Council will expect development proposals to respond to Landscaped boundary and treatments.
- 3.28. Policy DM9 ‘Management of the Historic Environment’ will support development that conserves and enhances the significance of a heritage asset and its setting. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance.
- 3.29. Policy DM24 ‘Managing and Reducing Flood Risk’ Seeks to ensure that the Council will ensure all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. Par D States that where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.
- 3.30. Policy DM25 ‘Sustainable Drainage Systems’ asks all minor development to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates. For all development where a greenfield runoff rate cannot be achieved

justification must be provided to demonstrate that the run-off rate has been reduced as much as possible.

Other Material Considerations

- A Strategy for Tottenham High Road (2019)
 - Bruce Grove Conservation Area Appraisal & Management Plan (2017)
 - Haringey Urban Characterisation Study (2015)
 - Sustainable Design & Construction SPD (February 2013)
- 3.31. The Draft ‘New Local Plan’ is at Regulation 18 ‘First Steps Engagement’ Stage and currently not deemed to be a material consideration, although this will be reviewed throughout the project.

4. Significance of Bruce Grove Conservation Area

- 4.1. Bruce Grove Conservation Area was designated in 1991 and the boundary was extended in 1998.
- 4.2. Bruce Grove has a long history with a settlement first recorded in the doomsday survey of 1086 and a manor house existing on or near the site at Bruce Castle by 1254. The area began to expand further in the early post-medieval period, through an influx of city merchants who developed mansions along the High Road. The area's urbanisation from the 16th century onwards reflects its continued attraction to wealthy Londoners and is when the townscape of Bruce Grove and Tottenham High Road began to take shape.
- 4.3. Thomas Clay's map of Tottenham (1619) depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road.

Thomas Clay's map of Tottenham 1619



Source: London Borough of Haringey

- 4.4. Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads, including at Bruce Grove.

Wyburd's Parish Map 1798



Source: The London Borough of Haringey

- 4.5. The most uniform building took place in 1789 with the development of classical villas on the south west side of Bruce Grove (no's 5-16), associated with wealthy quaker families. No's 1-4 Bruce Grove followed a couple of decades later. This row now comprises 9 Grade II statutory listings.

Tottenham High Rd c.1910



Source: The London Borough of Haringey

- 4.6. The urbanisation of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station. The High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses alongside purpose-built shopping parades.

- 4.7. By 1905, the semi-rural character of Bruce Grove was also transitioning, particularly with the construction of one such shopping parade (no's 68-109) to the north east of Bruce Grove, replacing a row of Elm trees that once lined the route, opposite the Georgian villas. These terraces of residential over commercial are largely unaltered above ground floor with many early features retained around the shop fronts.

View Up Bruce Grove, North Eastern Side. Beech & Sons (bootmaker), G. Williams (confectioner), W. Faulstich (hairdresser), Suter's (Cycle Shop). (1911-12).



Source: The London Borough of Haringey

- 4.8. Commercial redevelopment resumed in the inter-war years with new high-street stores designed principally in the 'moderne' and Art Deco style, including the frontage of St Mark's Methodist Church, rebuilt in 1938 due to the structural instability of the original (yet altered) church of 1867.

St Mark's Methodist Church Frontage 1938



Source: The London Borough of Haringey Archives

- 4.9. The Bruce Grove Cinema also opened by 1921, designed by the local architect Charles Blackburn. The interspersed inter and some post war development is significant in adding architectural variety to the predominantly Victorian and Edwardian building stock in the Conservation Area.

Bruce Grove (South) 1984



Source: The London Borough of Haringey Archives

Character

- 4.10. The Bruce Grove Conservation Area contains a mix of historic and modern buildings. The length of Tottenham High Road is notable as an example of a late-Victorian commercial townscape with range of active ground floor frontages. As referenced above, it is interspersed with a mixture of retail, leisure, and civic uses from the 19th and 20th century, adding a degree of positive architectural variety.
- 4.11. The historic transition to predominantly commercial usage at ground floor has resulted in a strong building line on Tottenham High Road with very few setbacks, which contributes to the enclosed street frontage and dense high street character.
- 4.12. The larger houses on the south side of Bruce Grove are indicative of the affluent Georgian character of the area and this is recognised in the high concentration of Grade II listed building in this row. The quality of the forecourts has been eroded by commercial extensions at no.1-4. They remain discernible within the curtilage at no's 5-16 Bruce Grove, albeit the majority have been resurfaced for car parking.
- 4.13. The Edwardian parade at 68-109 Bruce Grove and inter-war cinema on the north side contrast but, as a collection, the buildings on Bruce Grove are indicative of the key historical phases of the Conservation Area's development, which is significant.
- 4.14. Some of the essential character of Tottenham High Road and Bruce Grove has been eroded by insensitive 20th century development. In particular, changes in retail preferences and in shopping patterns, have resulted in a decline in quality of the street frontages. This includes through replacement or significant alteration to original windows, poor quality shopfronts and obtrusive signage – these detract from the quality of the Conservation Area.

Significance

- 4.15. It is clear that the Conservation Area is significant as an example of an essentially late-Victorian and Edwardian commercial townscape, with notable remnants of the Georgian suburban character that preceded it.

Architectural Interest

- 4.16. The Conservation Area has architectural significance deriving from the form and features found within it, primarily, although by no means limited to, on front elevations. The historic phasing of the Conservation Area contributes positively to its architectural variety.
- 4.17. For example, 1-16 Bruce Grove have group value as well-ordered classical houses. The yellow stock brick facades across the row are complemented by stucco dressings. 68-109 Bruce Grove reflect a typical Edwardian shopping parade, this is a typology that strongly defines the commercial character of the wider area but has been undermined by modern alterations to shopfronts.
- 4.18. St Mark's Church represents the best example of inter-war architectural taste and exhibits a distinctive Art Deco Frontage on a prominent part of the High Road. It is a landmark architectural feature in the Conservation Area.

Historic Interest

- 4.19. The conservation area has historic significance deriving from its well-defined townscape evolution. This includes its early medieval origins, Georgian residential development and significant expansion through the 19th and 20th centuries.
- 4.20. This is expressed in built form through a mix of styles, materials, and typologies that illustrate the historical phasing. For example, classical villas of yellow stock brick are typical of late Georgian speculative development, seen across London.
- 4.21. Purpose built shopping parades, as on Bruce Grove, express the increasing commercialisation of ordinary life in the late Victorian and Edwardian era.
- 4.22. The imposing streamlined concrete frontage of St Marks' and the Tottenham Cinema are two stylistic and material markers of 20th civic design.

Archaeological Interest

- 4.23. The site is not in an Archaeological Priority Area but has some potential for archaeological interest based on the evidence of settlement from at least the 13th century.

Artistic Interest

- 4.24. The Conservation Area has some contemporary artistic features, for example the Tottenham Shutter Gallery is a complementary form of public art.

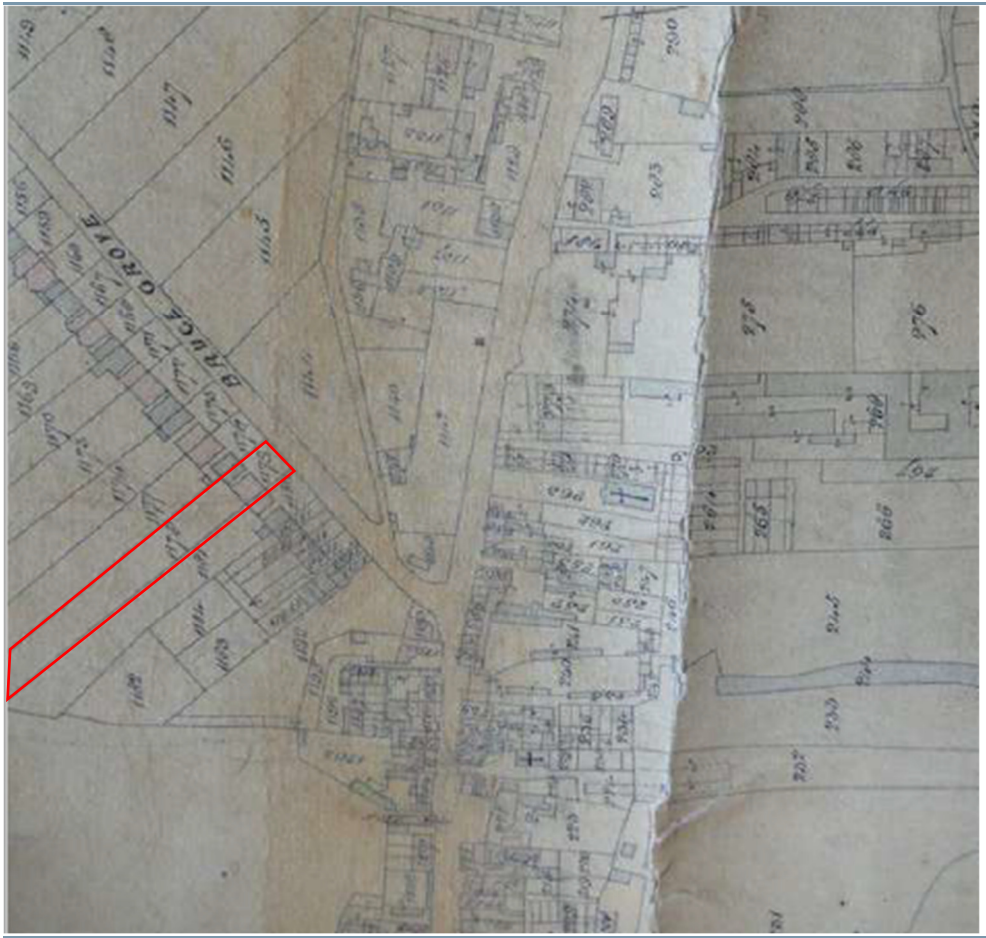
5. Significance of No's 7-8 Bruce Grove

5.1. No's 7-8 Bruce Grove form part of a Grade II group listing. They were listed on 10th May 1974. The buildings are described as:

2. Early C19 pair with extensions. In main block each house has 3 storey and basement, 3 windows. A projecting later C19 2 storey, 1 window wing covers the left bay. At left a contemporary 2 storey, 3 window wing. At right a later C19 altered 2 storey 3 window wing. All of stock brick. Centre part has stuccoed cornice with paired quasi-modillions and blocking course; and stuccoed 1st floor band. Side wings have parapets that on right side rising to a peak. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals, those in front projection with moulded architraves, and a pediment on ground floor. At 1st floor centre of right section a tripartite window. under elliptical relieving arch with keystone rising to parapet peak. Properties have been run together and there are 2 modern doors, 1 in right section under a patterned radial fanlight which may have been moved from the centre part. Unattractive modern 1 storey left projection from No 7. Included for group value.

5.2. The earliest detailed map showing No's 7-8 Bruce Grove appears to be the 1844 Tithe Map, reproduced in the Conservation Area Appraisal.

Tithe Map 1844



Source: London Borough of Haringey

5.3. At this time, the south side of Bruce Grove was built up with larger houses, including the historic core of no's 7-8, as an early offshoot from the High Road but the surroundings remained largely undeveloped. It marks a snapshot just before the area expanded considerably following the construction of the station to the south.

5.4. The map is grainy but the group of houses appear to share a relatively consistent façade line with the other villas on the frontage, with few projections. The buildings would have sat within long narrow plots with front and rear gardens.

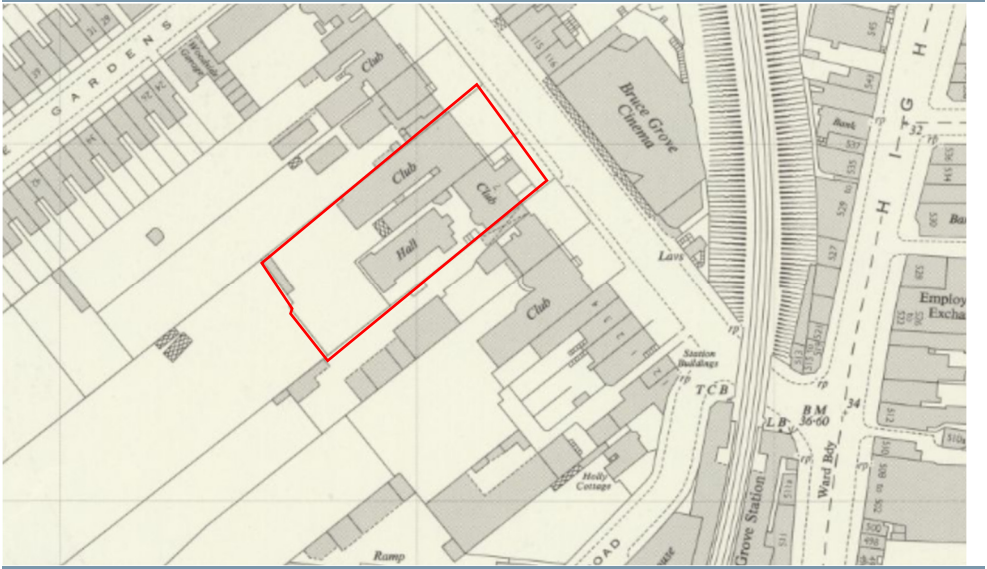
OS Map 1920



Source: National Library of Scotland

5.5. By 1920, the late 19th century building boom is evident, with a much denser urban grain on display. With the development of late Victorian/Edwardian terraced development and new roads being laid out, the area changed in character with some roads leading off Bruce Grove breaking through parts of the Georgian frontage. It is likely the front gardens, would gradually have transitioned to gravel and then tarmac in the early 20th century.

OS Map 1955



Source: National Library of Scotland

5.6. The commercial high street character has been well established by 1955. A number of clubs and communal uses are evident as Bruce Grove branches beyond the station junction. The monolithic inter war cinema has also been erected directly opposite the site.

5.7. This map shows that the site underwent significant changes of use and physical alterations in the early 20th century, including conversion to the Tottenham Trades Club, the erection of a rear hall and a series of extensions, including a two-storey side extension erected in 1928, as well as a two-storey front extension to no.7, drastically altering how the pair are experienced from Bruce Grove.

7 and 8 Bruce Grove 1970



Source: London Metropolitan Archives

Building Character

5.8. The late 18th Century houses are large semi-detached villas. They feature on Wyburd map of 1798 on page 5.

5.9. No. 7 and 8 have been altered a great deal, but much early fabric remains externally including the austere brick built classical façade of the pair, with sash windows across all floors (the main entrance has been relocated to its original position – the blind arch above), stucco string course above first floor and strong cornice to eaves level, with paired quasi modillions and blocking courses. This leads up to the symmetrical hipped roof subdivided by prominent stacks.

5.10. The inter-war side extension to no. 8 broadly responds in style and form to the main listed building and employs an interesting elliptical relieving arch with large keystone rising to parapet peak.

5.11. The entire frontage has undergone significant repairs and refurbishment in the past decade, including the relocation of the main door to the three-storey core of no.8 and relocation of windows and provision of vehicular access to rear via the two-storey side extension. This is evident in the colouration of brickwork to ground floor.

No 8 Bruce Grove (2008)



Source: Google Streetview

No. 8 Bruce Grove (2022)



Source: Google Streetview

Architectural Interest

- 5.14. The group of listed buildings are typical of the retrained classical Georgian architecture that emerged in the late 18th and early 19th centuries. They possess individual architectural interest and have value as a group.
- 5.15. The groups setting has been heavily eroded. The urbanisation of their surrounds in the late 19th and 20th centuries has transitioned to an urban and commercial character. This in itself is not implicitly harmful and allows us to understand the historic phasing of the Conservation Area. However, the hardstanding over of front gardens and forecourts for car parking has been undertaken in an insensitive manner and creates an oppressive immediate setting to the villas.

Historic Interest

- 5.16. The buildings are the earliest remaining buildings in the Conservation Area. They also inform of the original semi-rural setting of Bruce Grove during its late c.18 to early c.19 expansion.

Archaeological Interest

- 5.17. The site is not in an Archaeological Priority Area but, as a formerly greenfield rural area north of the city of London, there is potential for archaeological interest.

Artistic Interest

- 5.18. The buildings are not known to have any artistic interest.

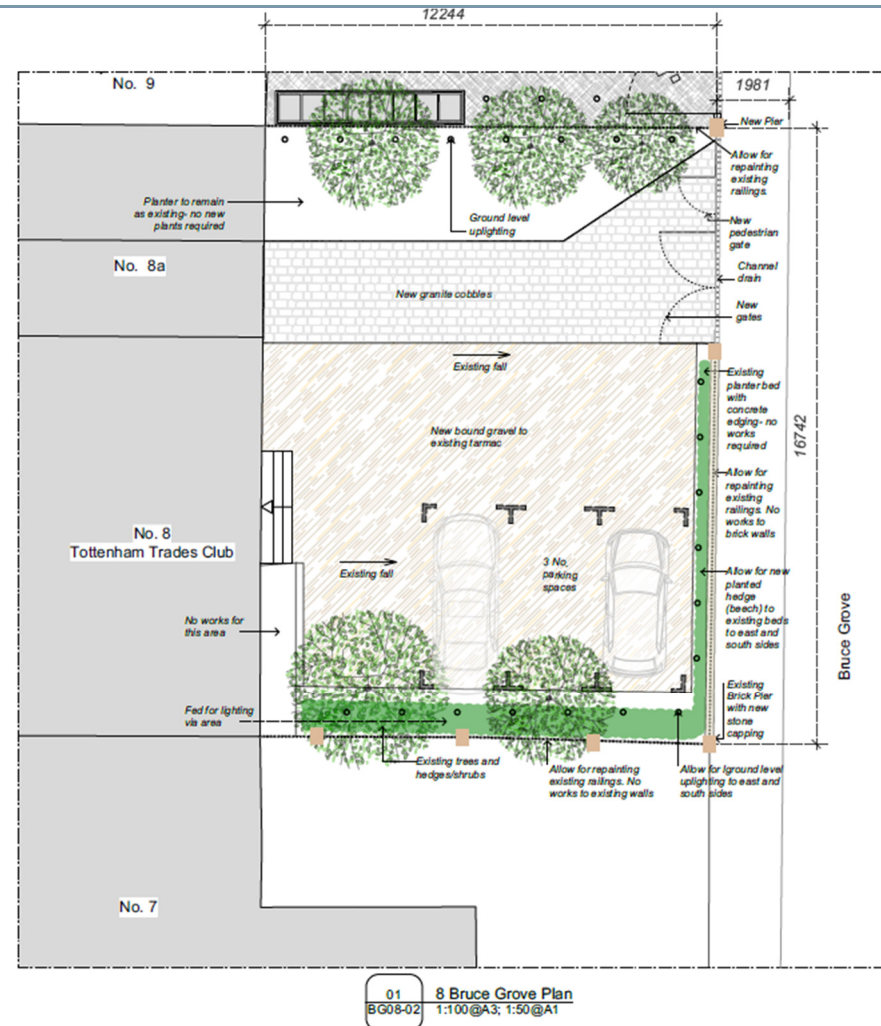
- 5.12. The front garden has long been given over to hard standings for car parking. Works approved in 2011 have provided some soft landscaping and variety in the forecourt hardstanding, including concrete pavers, as well as a new boundary wall to demarcate the curtilage onto Bruce Grove. Although not historic, these additions mark a vast improvement to the undefined and open car parking area of 2008 (above). The tarmacking and car park markings remain jarring, modern features in the immediate setting of the property and detract from its historic understanding.
- 5.13. Furthermore, the properties were built on the edge of a growing settlement and were historically within a semi-rural context, but their wider setting has also significantly moved onto a busy commercial environment. The different phases of later development inform our understanding of the area's development, but the increase in vehicle traffic and congestion detracts from the setting.

6. Proposals

6.1. The proposals for no. 8 can be split into the following works:

- Insertion of new gates
- Insertion of new drainage
- Repainting of boundary railings
- New pier and addition of stone capping to brick piers
- Application of bound gravel to existing hard surface
- New bin stores

Proposed Forecourt Plan



Source: Roger Mears Architects

7. Planning & Heritage Assessment

- 7.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.

National Planning Policy

- National Planning Policy Framework (NPPF) (July 2021);
- National Planning Policy Guidance (NPPG) (March 2014).

Development Plan Policies

- 7.2. The application proposal is required to be assessed against the adopted Development Plan for London Borough Haringey, which comprises the following documents:

- London Plan (2021);
- The Haringey Local Plan (2017)

- 7.3. A summary of the relevant planning policies is contained in **Section 3** of this Statement.

Main Considerations

- 7.4. The main considerations when assessing this application are the following and they are discussed in turn below:

- Impact on the significance of heritage assets
- Surface water and drainage
- Trees
- Access

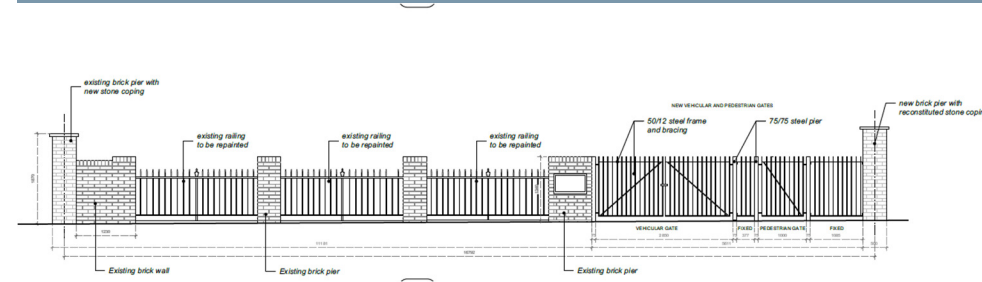
Impact on the Significance of Heritage Assets

Improvements to forecourts of no's 5-16 Bruce Grove (Grade II Listed Buildings)

- 7.5. A key sub-area objective of Bruce Grove within the Tottenham Area Action Plan (July 2017) is to enhance the legibility of Bruce Grove's heritage assets which complement the town centre's character and function. There is also an opportunity to improve the setting of some of the oldest listed buildings in the Conservation Area at No. 5-16 Bruce Grove.
- 7.6. As noted, the front garden of no 8 has long been given over to hard standings for car parking, and the boundary walls and railings are modern installations, the result of a refurbishment project following a long period of neglect. Nonetheless, there remains a clear opportunity for improvement and enhancement from the existing position.
- 7.7. With this in mind, the proposals seek to sensitively update the forecourt area of no. 8 Bruce Grove, in a heritage informed manner. The proposals for no.8 are light touch and look to work with the existing surfacing and boundary treatments of the forecourt, where they are of a suitable quality.
- 7.8. The main access point to the property will remain to the north of the forecourt. It is proposed to insert new vehicular and pedestrian gates for greater security. The simple design approach is informed by the surrounding Georgian properties, principally no. 16

where historic railings remain in situ, and introduces a subtle, traditional, and robust form of boundary treatment.

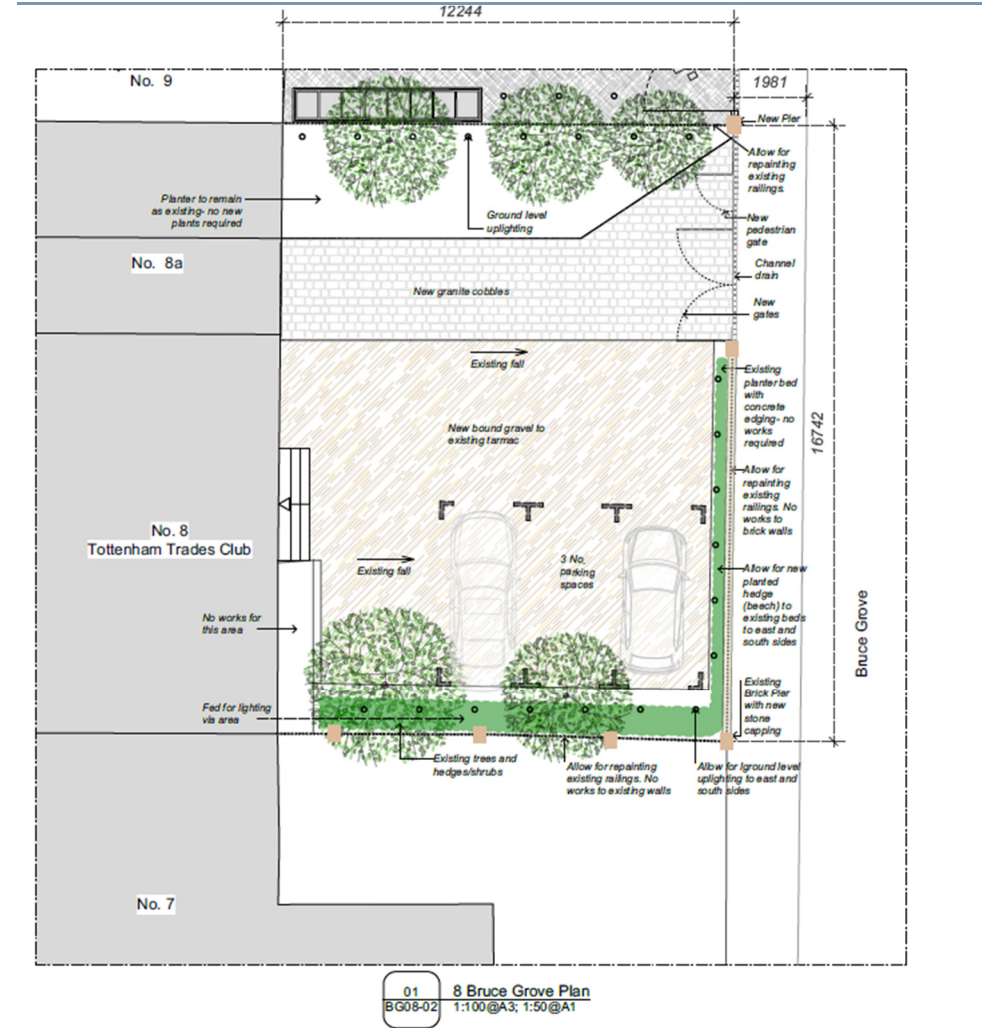
Proposed Boundary Treatment



Source: Roger Mears Architects

- 7.9. It is also proposed to place a stone capping to the existing, modern brick piers. This again references some of the few remaining early piers, such as at no. 16 Bruce Grove. The return of these characteristic features is a heritage benefit underlying the proposals. A new pier will also be added to the northern corner to complete the frontage.

Proposed Forecourt Plan



Source: Roger Mears Architects

- 7.10. Where there are existing railings, these will be repainted. This would not normally require Listed Building Consent, but it is a notable element of the proposed investment and is included in the proposals.

- 7.11. The soft landscaping to the north of the forecourt are the results of the 2011 renovation project and is in good condition. This area will not be altered, save for some additional uplighting. However, enhancements are sought to the vehicular pathway, through the laying of granite cobbles to replace the existing pavers. Again, a reference to the surviving cobblestone driveway at no. 16 Bruce Grove.

- 7.12. An area of bound gravel is proposed over the existing tarmac south of the vehicular entrance, its light colouration will be sensitive to the setting of the listed building and an enhancement from the existing position.

- 7.13. The new bin stores seeks to formalise and screen the existing external refuse arrangement, which is unsightly, through a coherent and contained storage area on the northern boundary, away from the streetscene.

- 7.14. Overall, the forecourt works have sought to reintroduce lost historic features characteristic of the villas on Bruce Grove. The approach represents considerable betterment from the existing position in heritage terms and certainly avoids harm to the listed building and character of the Conservation Area. Paragraphs 201 and 202 of the NPPF would not be engaged.

Surface Water and Drainage

- 7.15. Policy DM25 'Sustainable Drainage Systems' asks all minor development to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates. Where this is not possible, it asks for development proposals to demonstrate that the run-off rate can be reduced as much as possible.

- 7.16. The site does have certain constraints on what can be installed, given it is a key component in the setting of a listed building. Nonetheless, a Drainage Strategy has been prepared for the wider project. The strategy assesses all properties in a holistic approach, as well as betterment per property. It confirms that the proposed and improved drainage systems at no. 8 (in isolation) would create a 79% betterment in surface water discharge rate from the existing position. This fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance.

Trees

- 7.17. The site does have a series of young trees on the northern boundary and two trees on the southern boundary. No works are proposed to these trees or their roots. They are to be left in situ.

- 7.18. As such, no impacts to the health of the trees is anticipated and they have been responded to positively through the proposed development in accordance with Policy DM1: Delivering High Quality Design.

Access

- 7.19. No internal works or building façade works are proposed. The primary access points for vehicles and pedestrians would remain as existing, but with the addition of gates to enclose the forecourt. No impacts on access are perceived as a result of the works.

8. Summary

- 8.1. Overall, it is considered that the works are required in order to significantly improve the residential character of Bruce Grove Conservation Area. The works have been carefully informed by the identified significance and historic development of the area, as well as the individual listed buildings that could be impacted by the works.
- 8.2. This Planning and Heritage Statement demonstrates that the proposals will help to meet local policy requirements for surface water drainage, allowing for a 79% betterment on site, whilst mitigating harm.
- 8.3. It is considered that the genuine public benefit of improving the surface water run off rates of the forecourt, whilst restoring historically informed features visible through the streetscene, weighs favourably into the overall balance, notwithstanding that no harm to identified heritage assets has been found through this heritage assessment.
- 8.4. The proposals therefore comply with local and national policy, as well as heritage legislation. It is respectfully requested that they are approved accordingly.