

SITE ANALYSIS

The site which is located in the Bruce Grove Conservation Area, fronts on to Bruce Grove to the south with the buildings wrapped around a relatively flat open lawned quadrangle.

The site is bounded by Lordship Lane to the North, Bruce Grove and Hatham Road to the south. The site has a PTAL of 5 and there is existing informal parking around the perimeter of the green space.

There are important views both into and from the main garden which will be retained, specifically from Lipley Road and along Bruce Grove.

To the rear of the site is Tottenham Magistrates Court (now closed) and further afield, Elsdon Road, a row of terraced Victorian houses whose gardens back onto the former allotment gardens.

In the grounds there is a small laundry building from the 1970s.

To the south is the original gatehouse or lodge building which was the original access point into the site. Adjacent to that is a 1970s infill building providing further accommodation.

Two new access points were built later which allows vehicular entry into the site.

There are a number of cherry trees in the quadrangle and some larger trees to the rear. Shrubs and smaller trees align the site along Bruce Grove.



Key

- Retail
- Bus Stop (Routes: 123 243, 318)
- Existing Carpark
- Surrounding Buildings
- Grade I Listed Building
- Grade II Listed Building
- Industrial Area
- Existing Green Space
- Potential to improve
- Existing Trees (Est size & Position)
TPO's to be confirmed
- Site Boundary
- Focal Point
- Visual Links
- Traffic Noise
- Sports Facility
- Train Station
- Existing Listed Flats in poor condition
- Existing in-fill development
- Conservation Area