

Planning and Heritage Statement

10 Bruce Grove, London N17 6RA



London



Harrogate



Bristol

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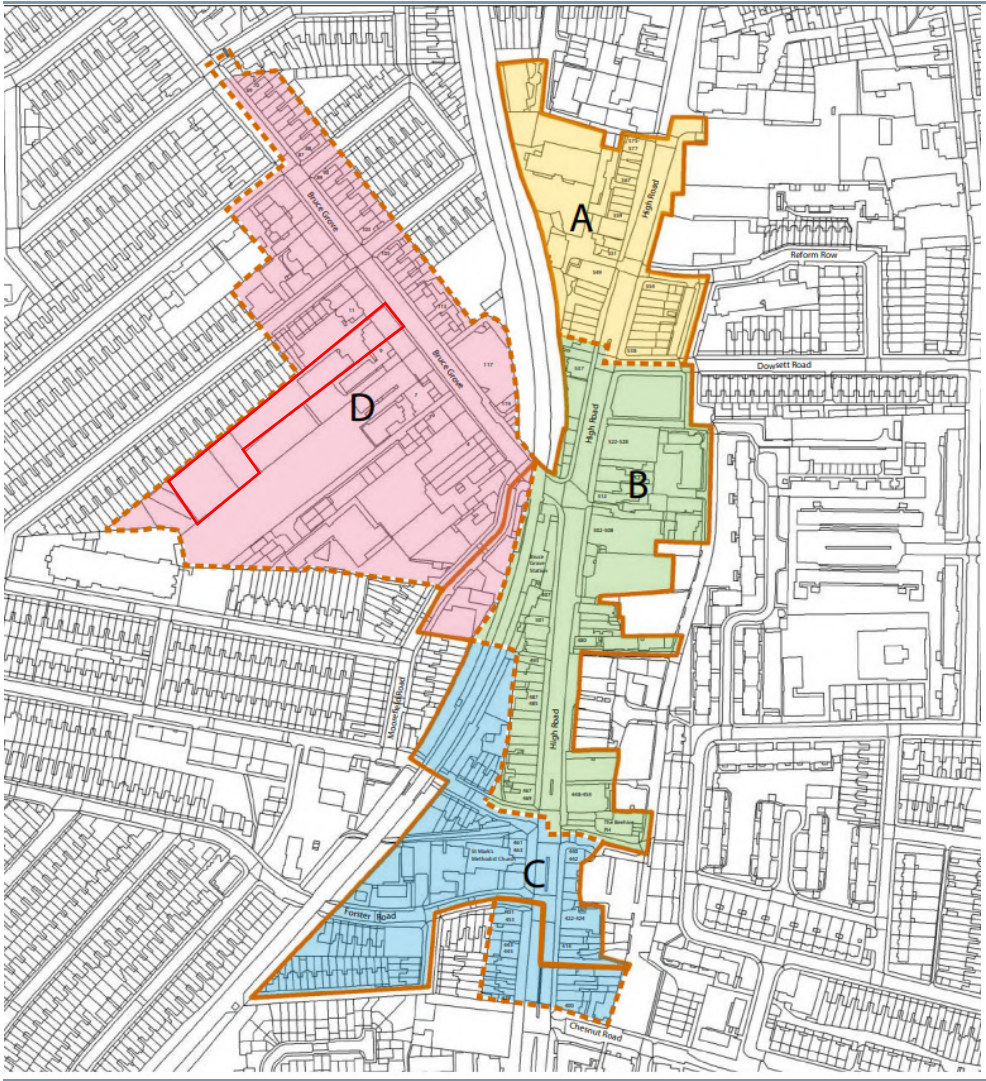
1. Introduction

- 1.1. This Planning and Heritage Statement has been prepared by Heritage Potential (a trading name of Planning Potential Ltd), in conjunction with the London Borough of Haringey, as part of Historic England’s High Street Heritage Action Zone (HSHAZ) project. The aim of this project is to sensitively upgrade the Bruce Grove Youth Space and 10 Bruce Grove (Grade II).
- 1.2. The proposed works in relation to the site include:
- Enhancement of boundary treatment and formalisation of the forecourt of 10 Bruce Grove;
 - Repair works to the exterior of 10 Bruce Grove, including removal of unsightly modern additions;
 - External alterations in association with the refurbishment of the modern, Bruce Grove Youth Space;
 - Installation of sustainable mechanical plant to Bruce Grove Youth Space;
 - Proposals to animate the landscape of the wider site and provision of small-scale external facilities to rear.
- 1.3. Section 2 of this statement describes the site and its surroundings.
- 1.4. Section 3 sets out the relevant legislation, policy and guidance framework.
- 1.5. Section 4 assesses the heritage significance of the two relevant Designated Heritage Assets to the proposals: Bruce Grove Conservation Area and 10 Bruce Grove (Grade II listed).
- 1.6. Section 5 describes the different elements of the proposals.
- 1.7. Section 6 assesses the impact of the proposals on the heritage assets and addresses the planning policy context.
- 1.8. Section 7 provides an overview of the proposal and draws conclusions.

2. Site Background and Planning Context

- 2.1. The Bruce Grove Youth Space was constructed in 2000 and is to the rear of the listed property, 10 Bruce Grove.
- 2.2. 10 Bruce Grove forms part of a paired listing for 9-10 Bruce Grove (1079260) (Grade II). It is also covered by a group listing of no's 1 to 16 (consecutively). The property lies within the Bruce Grove Conservation Area boundary.

Bruce Grove Conservation Area (Boundary Marked with Solid Line, Character Area Marked with Dotted Line)



Source: London Borough of Haringey

2.3. The following previous applications are relevant to the site:

Reference	Description	Decision and Date
OLD/1962/0092 & OLD/1962/0093	Erection of sanitary and changing accommodation and covered access ways.	Approve with Conditions: 22/1/1962
OLD/1965/0094 & OLD/1965/0095	Completion of fence enclosure.	Approve with Conditions: 06/5/1965
OLD/1966/0094 & OLD/1966/0095	Erection of pre * concrete Badminton Hall.	Approve with Conditions: 17/10/1966
OLD/1977/0117 & OLD/1977/0118	10/1/77 Provision of an adventure playground for handicapped children at the rear of hynch house.	Approve with Conditions: 14/4/1977
OLD/1983/0135 & OLD/1983/0136	23/2/83 Provision of demountable classroom for use as a light craft * by unemployed youth at the rear of Hynch House.	Approve with Conditions: 05/4/1983
HGY/2001/0996	Replacement of existing cable box and creation of new cable route.	Approve with Conditions: 14/11/2001
HGY/2004/1811	Listed Building consent for the demolition of 2 storey side / garage extension and removal of metal fire escape stair. Replacement and repair work to window openings, windows and brickwork.	Withdrawn: 01/3/2005
HGY/2004/2421	Listed Building Consent for the refurbishment and alteration of existing building for office use in association with youth club and erection of external lift.	Approve with Conditions: 02/2/2005
HGY/2004/2422	Erection of new 8.5m high building to be used as youth centre, new external lift to rear of existing building and alterations to existing building.	Approve with Conditions: 10/3/2005
HGY/2005/1205	Approval of details pursuant to condition 3 (materials) 4 (hard and soft landscaping) 5 (tree works) 6 (tree protection) 7 (levels of thresholds) and 10 (refuse/waste) attached to permission HGY/2004/2422.	Approve with Conditions: 29/7/2005
HGY/2009/1399	Erection of 3m high fence around part of existing tennis court to rear of property.	Approve with Conditions: 06/10/2009
HGY/1999/0074	Conversion of garage and store room to recording studio (Bruce Grove Youth & Community Centre).	Not Determined: 15/7/2012

HGY/1999/0164	Conversion and change of use of ground floor and basement to recording studio and reception area (LBC).	Not Determined: 15/7/2012
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Pre-Application Feedback

- 2.4. The design team engaged with Haringey Council in pre-application discussions. A meeting was held with the planning and conservation officer on 2nd August 2022.
- 2.5. The advice provided at the pre-application meeting acknowledged the conservation officer's support in principle for the proposed works and that façade repairs, forecourt enhancements and new soft landscaping to 10 Bruce Grove, would be extremely welcome.
- 2.6. Officers encouraged the design team to focus on refining and honing the boundary treatment design together with the landscape component of the proposed scheme. Both officers also expressed a need for the design team to view the site in a holistic manner where the whole environment needs to work together.
- 2.7. Indeed, while there are distinct character areas between the front and rear portion of the site as a result of modern development, all works have sought consistency across the site and to understand the proposals as a response to the entire, historic residential plot.
- 2.8. Further detail has been provided in the DAS as to the design approach for key features, such as hard and soft landscaping provision, the style and materiality of the proposed side door and gate to 10 Bruce Grove, as well as the full scope of façade repairs to its principal façade.
- 2.9. The DAS also outlines the minor works proposed to the Youth Space at the rear of the site and offers context for why they are necessary amongst the wider investment to this important community space.
- 2.10. Key technical items have also been provided up front through detailed technical assessments, including a Drainage Survey, Fire Strategy, Noise Impact Assessment, Sustainability Statement, Landscaping Strategy and Arboricultural Assessment.
- 2.11. Overall, the pre-application process was positive and productive, with officers welcoming the principle of development and its positive aims for the local area. The revised proposals and additional information now fully satisfies the points raised in pre-application feedback.

3. Legislation, Policy and 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. 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.
- 3.16. 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.
- 3.17. 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.
- 3.18. 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)

3.19. 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

3.20. 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.

3.21. 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.

3.22. 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.

3.23. 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)

3.24. Policy DM1 'Delivering High Quality Design' Part A, states that the Council will support design-led development proposals which meet the following criteria:

- a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;

- b) Make a positive contribution to a place, improving the character and quality of an area;
- c) Confidently address feedback from local consultation;
- d) Demonstrate how the quality of the development will be secured when it is built; and
- e) Are inclusive and incorporate sustainable design and construction principles

3.25. Part B requires development proposals to relate positively to their locality, having regard to:

- a) Building heights;
- b) Form, scale & massing prevailing around the site;
- c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e) Rhythm of any neighbouring or local regular plot and building widths;
- f) Active, lively frontages to the public realm; and
- g) Distinctive local architectural styles, detailing and materials

3.26. Part C requires development to demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a) Landform;
- b) Levels, slopes, and the fall of the ground;
- c) Trees on and close to the site;
- d) Landscaped boundary and treatments; and
- e) Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

3.27. 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.

3.28. Policy DM20 'Open Space and Green Grid' states the below.

- a) Development that protects and enhances Haringey's open spaces will be supported.
- b) The reconfiguration of open space will be supported where it is part of a comprehensive, deliverable scheme; there would be no net loss of open space; it would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and it would not be detrimental to any environmental function performed by the existing open space.

c) The Council will require all development providing new or replacement open space, wherever possible, to connect to the All-London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.

d) Proposals for ancillary development on open space will be supported where they are necessary for, or would facilitate, the proper functioning of the open space, would not be detrimental to any other functions of the open space, are ancillary to the use of the open space, are of an appropriate scale, do not detract from the open character of the site or surroundings, and contribute positively to the setting and quality of the open space.

e) The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the part and open space offer, or those which meet the special needs of education will be permitted provided that they are of a high standard of design and quality, safe and accessible to all, do not detrimentally impact on nature conservation and biodiversity, and do not adversely detract from the overall function, amenity, character and appearance of the park or open space.

3.29. Policy DM23: 'Environmental Protection' The Council will seek to ensure proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.

3.30. 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.

3.31. 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.

3.32. Policy DM49 'Managing the Provision and Quality of Community Infrastructure' states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. The Council will also consider supporting the consolidation of equal or enhanced provision to meet an identified need.

3.33. Major developments may be required to accommodate new infrastructure as part of mixed-use proposals where feasible, where an acute deficiency is identified though the Infrastructure Delivery Plan. Furthermore, consideration should be given to the Council's Infrastructure Delivery Plan and identify and plan for opportunities to provide local facilities on site and/or connections to existing facilities adjacent or close to the development site.

Tottenham Area Action Plan (July 2017)

3.34. Policy AAP5 'Conservation and Heritage' states that the Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this aim the Council will seek to strengthen the historic and local

character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment. This includes reviewing Conservation Area Appraisals and Management Plans where appropriate.

3.35. Proposals for new development will be required to:

- a) Reflect, where available and relevant, character and heritage appraisals, statements and management plans for the area and/or heritage assets;
- b) Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal;
- c) Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them;
- d) Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.

3.36. Policy AAP6 'Urban Design and Character including Tall Buildings' states that the significant change planned for Tottenham's Growth Areas provides the opportunity to establish a new urban character for these areas. The Council will prepare Design Code SPDs for each area to ensure consistency of design across the area, and that a framework for high quality design is achieved. This is shown below in the Haringey Development Management DPD.

3.37. This area action plan lays out the vision for the Bruce Grove sub-area. This aims to revitalise this area through developments creating targeted and visible developments, in some cases using innovative architecture, to cement the role of the District Centre at the heart of a vibrant urban community within Tottenham. The relevant key neighbourhood sub-area objectives are:

- Limited growth through complementary mixed-use development on allocated sites consistent with the existing scale and character of the conservation area and town centre;
- Improvements to shop fronts and signage;
- The promotion of a range of new high quality town centre uses along Bruce Grove;
- The enhancement and legibility of Bruce Grove's heritage assets which complement the town centre's character and function as a place for smaller floor plate commercial and community uses, celebrating the area's heritage, such as Bruce Castle.

3.38. Policy BG1 'Bruce Grove and Tottenham High Road District Centre' states that the Council will enhance this District Centre along the High Road as the principal high street shopping area, reinforcing its historic and diverse character. Also, opportunities to improve shop fronts, including enforcing against unauthorised development which adversely affects the overall appearance of the area.

- Haringey Urban Characterisation Study (2015)
- Sustainable Design & Construction SPD (February 2013)

3.39. The Site Allocations DPD and Highgate Neighbourhood Plan form part of the Local Development Framework but are deemed not to be relevant.

3.40. 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.

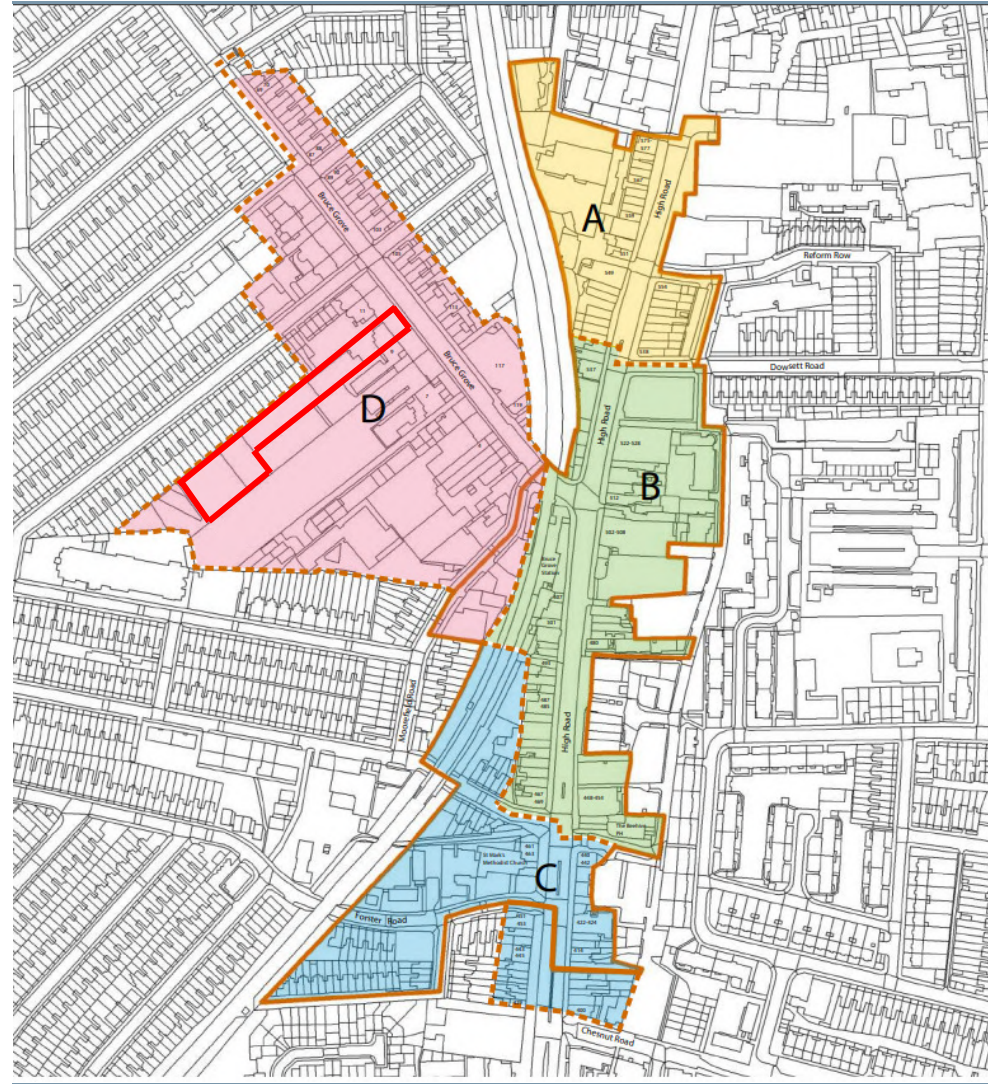
Other Material Considerations

- A Strategy for Tottenham High Road (2019)
- Bruce Grove Conservation Area Appraisal & Management Plan (2017)

4. Heritage Significance of the Bruce Grove Conservation Area

- 4.1. Bruce Grove Conservation Area was designated in 1991 and the boundary was extended in 1998.
- 4.2. 10 Bruce Grove lies within Character Area D boundary of the Bruce Grove Conservation Area.

Bruce Grove Conservation Area with Site Marked (Boundary Marked with Solid Line, Character Area Marked with Dotted Line)

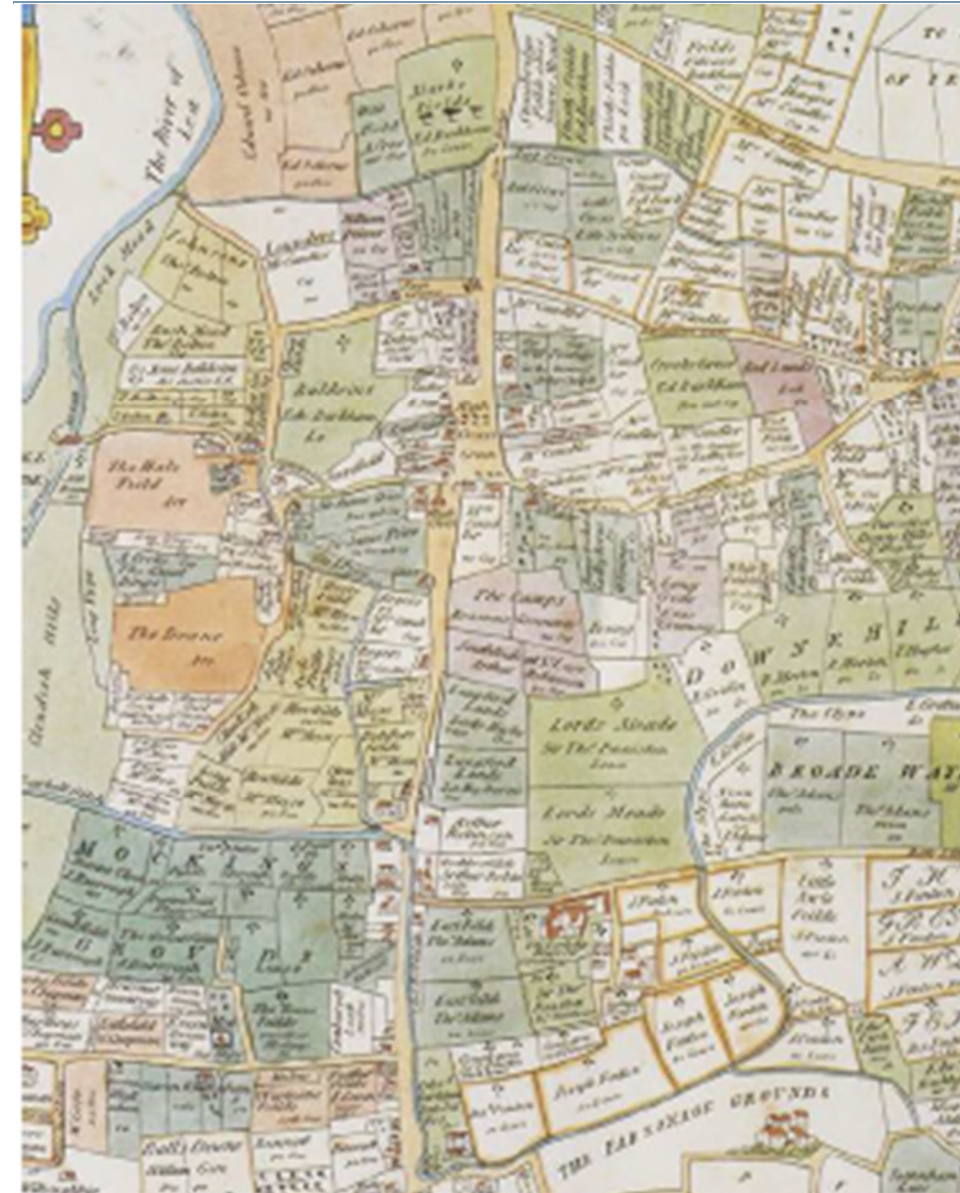


Source: London Borough of Haringey

- 4.3. 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.
- 4.4. 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.

- 4.5. 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.

Thomas Clay's map of Tottenham 1619



Source: London Borough of Haringey

- 4.6. 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, including 9 and 10 Bruce Grove (also captured within a group listing no's 1-16).
- 4.7. 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.

Wyburd's Parish Map 1798



Source: The London Borough of Haringey

Tottenham High Rd c.1910



Source: The London Borough of Haringey

- 4.8. 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 later 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

4.9. 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 church of 1867.

St Mark’s Methodist Church Frontage 1938



Source: The London Borough of Haringey Archives

4.10. The Bruce Grove Cinema also opened by 1921, designed by the local architect Charles Blackbourn. 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

- 4.11. 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.
- 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 at no’s 5-16 Bruce Grove, albeit the majority have been resurfaced for car parking.
- 4.13. 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

- 4.14. 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

- 4.15. 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.
- 4.16. 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.

Historic Interest

- 4.17. 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.

- 4.18. 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.
- 4.19. Purpose built shopping parades, as on Bruce Grove, express the increasing commercialisation of ordinary life in the late Victorian and Edwardian era.
- 4.20. The imposing streamlined concrete frontage of St Marks’ and the Tottenham Cinema are two stylistic and material markers of 20th civic design.

Archaeological Interest

- 4.21. 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. This is beyond the scope of this assessment.

Artistic Interest

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

5. Significance of 10 Bruce Grove

5.1. 9-10 Bruce Grove is a Grade II listed property (list entry - 1079260). Listed in 1970, the list description describes the property as:

Early C19 tall pair, each 3 storeys and basement, 3 windows. Stock brick with stuccoed 1st floor band, cornice with quasi-modillions and blocking course. Gauged flat brick arches to sash windows with glazing bars, those on ground floor in round-arched recesses. Properties have been run together and extended at right to an altered 2 storey, 3 window wing with projecting ground floor and right section of modern date. In this part a 6-panel door with modern fanlight.

Tithe Map 1844

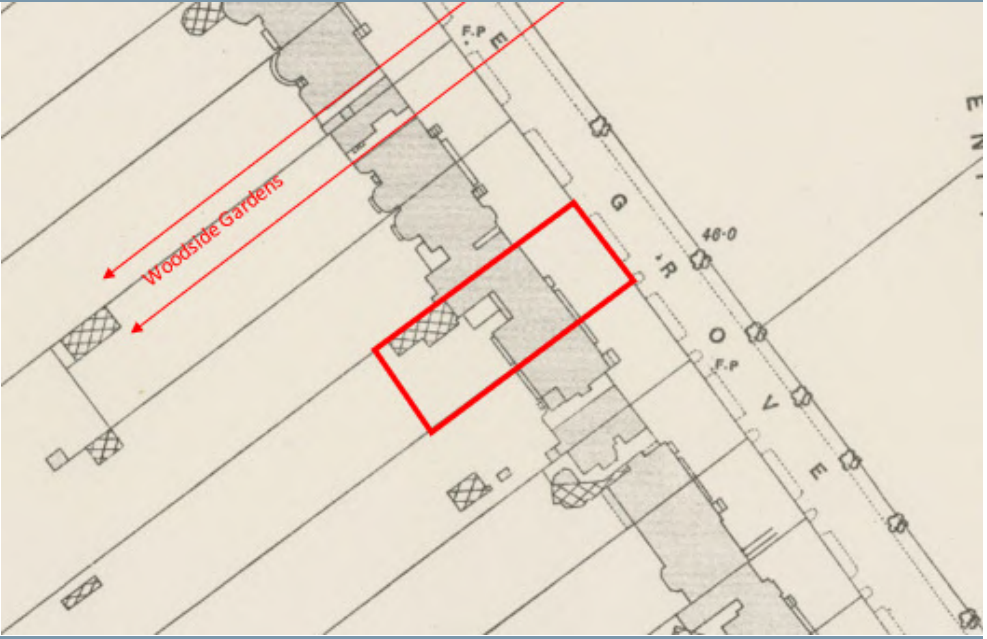


Source: London Borough of Haringey

5.2. The earliest detailed map showing 10 Bruce Grove appears on the 1844 Tithe map. This shows Bruce Grove as an early offshoot from the High Road but with the wider surroundings largely undeveloped.

5.3. The 1844 map shows a fairly consistent building line to the front elevation, with slightly more varied rears. The buildings sit within long narrow plots with front and rear gardens.

1890 OS Map with Site Marked



Source: National Library of Scotland

5.4. Comparing the 1844 and 1890 maps (above), it seems possible that carriageways allowed for access through in some, if not all, of the paired Georgian villas on Bruce Grove originally.

5.5. With the development of late Victorian/Edwardian terraced development and new roads being laid out, such as Woodside Gardens, the area changed a lot in character with some roads evidently requiring the clearance of parts of Georgian properties. It seems that the buildings became a little more visually separate, with the odd exception.

1920 OS Map with Site Marked



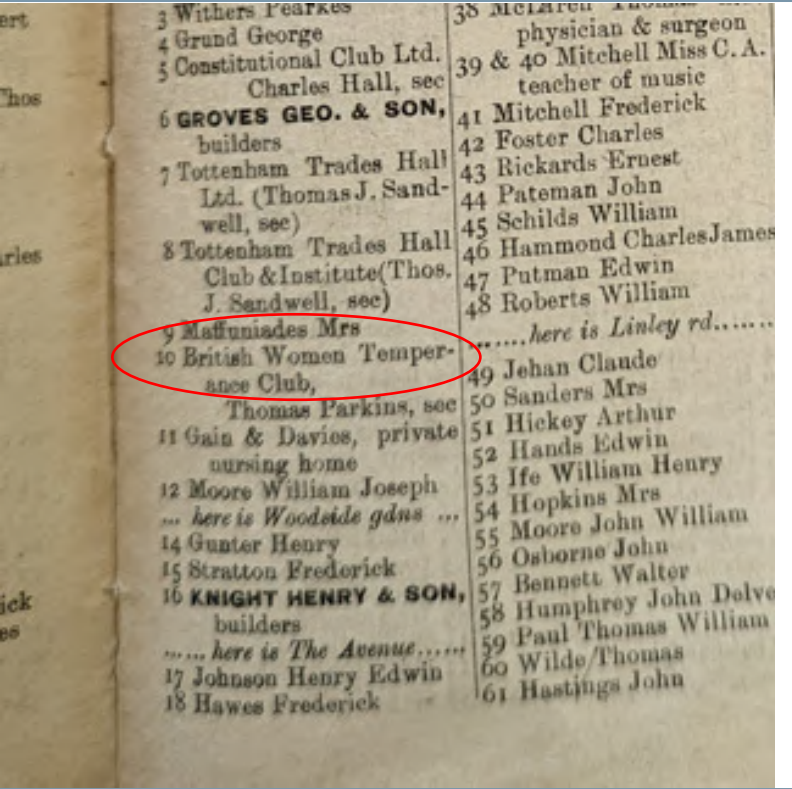
Source: National Library of Scotland

5.6. The 1920 OS map (above) is less clear. The Villas on Bruce Grove retain fairly uniform front elevations with greater variety to the rear, where extensions and outriggers have been located.

5.7. It appears that 10 Bruce Grove has had some form of extension, potentially a conservatory and the two storey addition, to its rear since 1890. Up to this point, 9-10 Bruce Grove, like the other villas onto Bruce Grove are understood to have retained their residential use.

5.8. However, there is evidence from the 1922 directory and a 1930s Newspaper Clipping that the site was already being used for community events and activities. The 1922 directory shows that 10 Bruce Grove was the site of the British Women's Temperance Club, which campaigned against the consumption of alcohol.

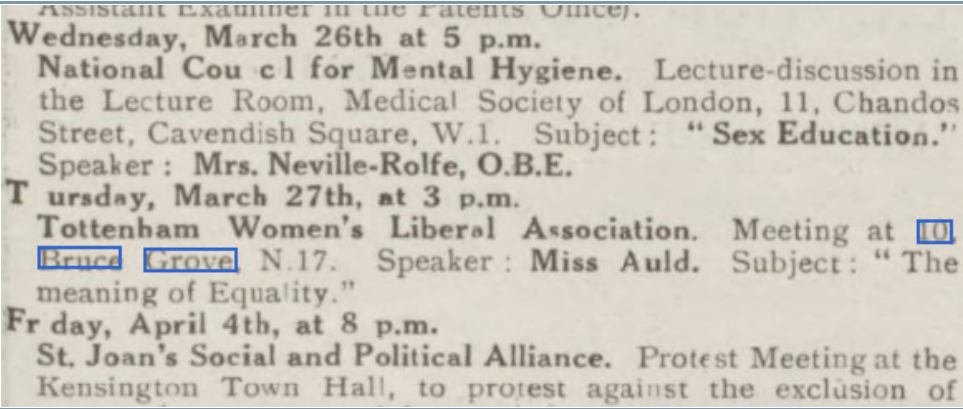
1922 Directory for 10 Bruce Grove



Source: The London Borough of Haringey Archives

5.9. The 1930 Newspaper clipping (below) shows a meeting of the Tottenham Women's Liberal Association at 10 Bruce Grove, discussing 'The Meaning of Equality'. These sources are interesting insight into the social history of 10 Bruce Grove, which is maintained through its social importance today as a youth centre.

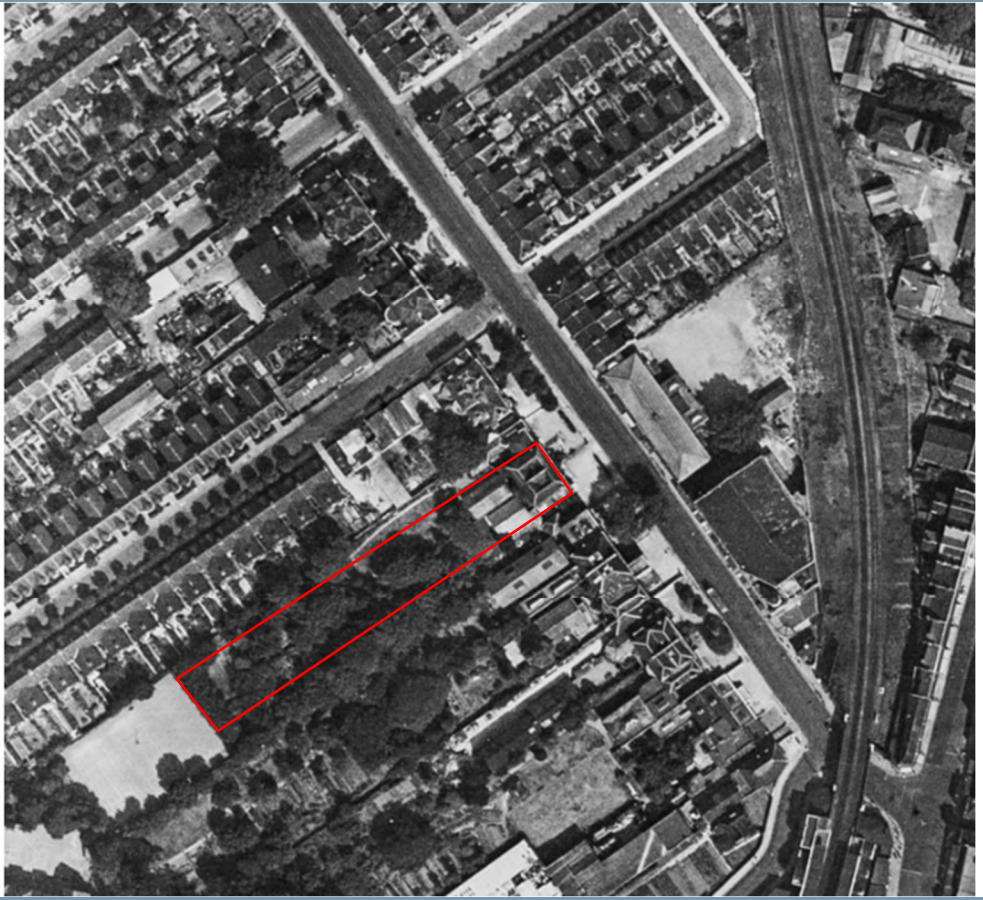
1930 Newspaper Clipping



Source: British Newspaper Archive

5.10. The 1947 aerial photo (below) shows that 9-10 Bruce Grove appear to have had two rear extensions added, which have subsequently been demolished. Similar utilitarian additions are apparent to the rear of other villas on Bruce Grove, suggestive of evolving uses and the need for expanded space.

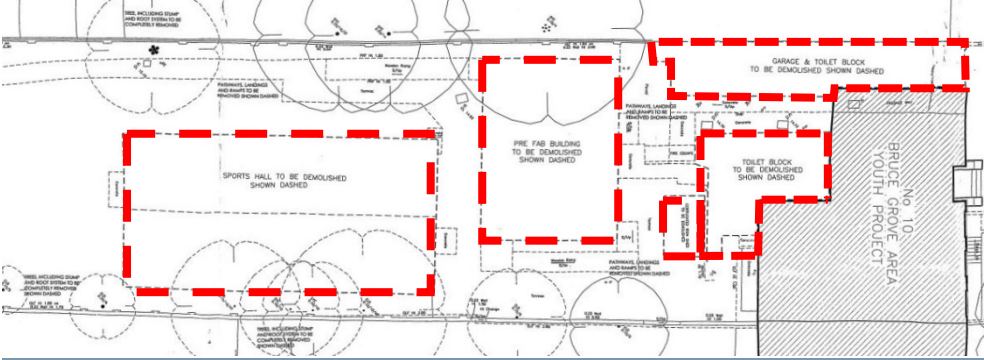
Aerial Photo 1947



Source: Historic England

5.11. Continuing the trend of evolution to the rear, the Bruce Grove Youth Space itself was built in 2000 at the rear of 10 Bruce Grove.

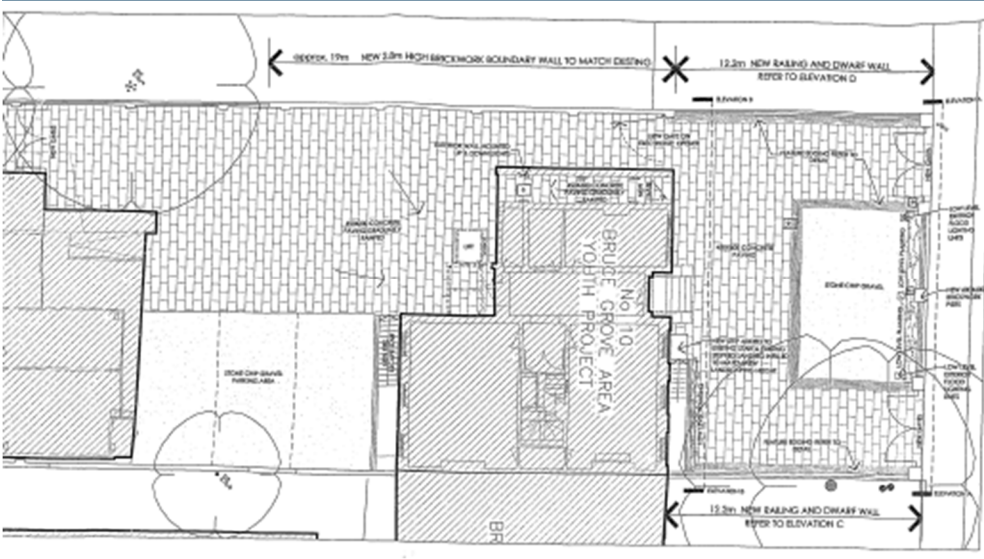
2004 Demolition Plan with Key Demolished Buildings Outlined



Source: Haringey Council

5.12. A 2004 planning proposal (HGY20042421) (above) shows the subsequent demolition of several modern additions to 10 Bruce Grove, including an associated garage and toilet block to the side.

2004 Proposed Site Plan



Source: Haringey Council

5.13. This application also sought modest façade and forecourt improvements such as repainting the string course, general brick repair, new concrete paving and gravel. Although, the general state of the main façade has deteriorated since these works.

Character

- 5.14. The pair of villas at no's 9 and 10 are an elegant example of late Georgian residential development in a restrained classical style. The villas have significant group value with the other villas (no's 5-16) of similar design and date.
- 5.15. The villas still sit within a discernible long and narrow plot with provision for green space to the rear. However, outbuildings have been erected in the latter half of the 20th century, which for no. 10 creates a distinct and largely modern setting to the rear.

No's 11, 12 and 13 Bruce Grove 1892



Source: London Borough of Haringey Archives

5.16. On the main building, much early fabric remains on the original 3 bay villas, including its repaired buff brick façade, stucco cornice and string course and stucco base. Its unclear to what extent the sash windows have been renewed at this stage.

10 Bruce Grove



Source: Heritage Potential

- 5.17. The 3 bay, 2 storey side element is a later extension. The main entrance door, large ground floor window and side door are all modern and insensitive features within the wider composition.
- 5.18. Its side elevation to north has been strengthened after the demolition of the side garage and toilet in 2004. It now shows a distinct brick tone that detracts. The chain link to second floor is also a detractor. This part of the building carries less architectural and historic significance to the main villa it adjoins.
- 5.19. As noted, the rear of No. 10 has been variously altered through c.20, notably including the installation of a lift when the Youth Centre was built.

5.20. The forecourt was upgraded in 2004 with new concrete paving, gravel and brick and iron boundary treatment, which is more sensitive than some of the neighbouring villas that have been subject of tarmacking. However, the general state of repair is deteriorating and insensitive signage serve to detract from the appreciation of the Georgian frontage behind.

Significance

Architectural Interest

- 5.21. 10 Bruce Grove contributes positively to the architectural variety of the Bruce Grove Conservation Area with its well-ordered classical façade, in a matching row of yellow stock brick facades and stucco dressings. The 2-storey side extension carries significantly less architectural and historic significance to the main villa.
- 5.22. The villas still sit within a discernible long and narrow plot with provision for green space to the rear. However, outbuildings have been erected in the latter half of the 20th century, which for no. 10 creates a distinct and largely modern setting to the rear.

Historic Interest

- 5.23. The site has historic interest as it is an integral part of the Georgian residential development within the area, which is seen across London. No's 1-16 represent the oldest collection of buildings in the Bruce Grove Conservation Area.
- 5.24. The history of the site also demonstrates a long-standing communal use for the building, from the British Women's Temperance Club in the 1920's, to its present use as a Council owned Youth Space. This continuity of use is of historic interest.

Archaeological Interest

- 5.25. The site is not in an Archaeological Priority Area but has some potential for archaeological interest.

Artistic Interest

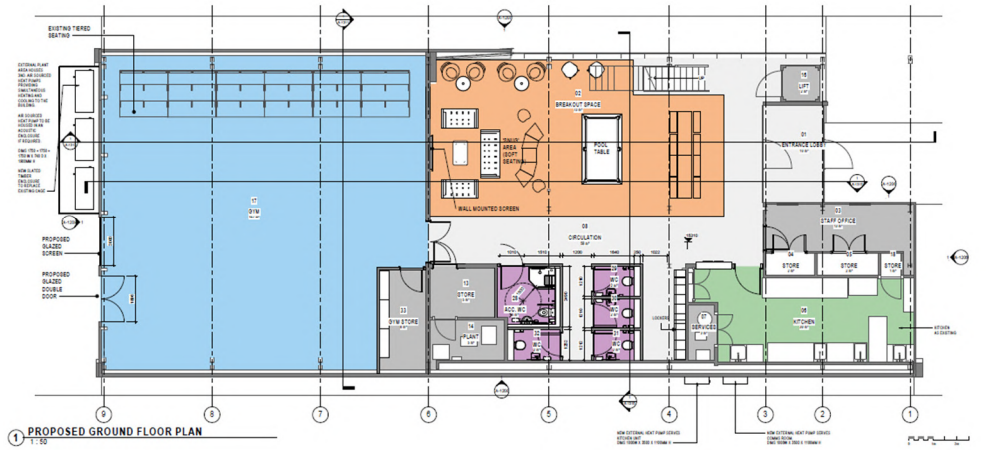
- 5.26. The artistic interest of the site is limited.

6. Proposals

Bruce Grove Youth Space

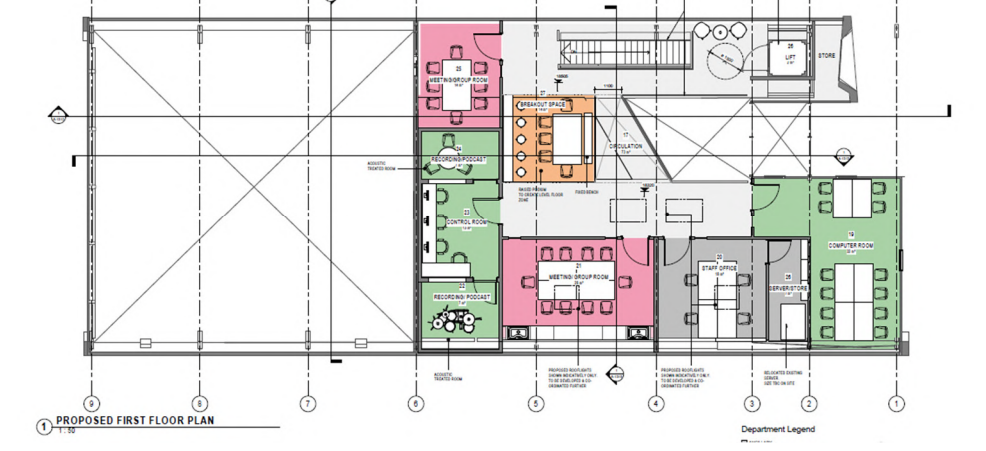
- 6.1. Only the external works to the Youth Space are requiring of planning permission. However, the plans and DAS detail the full extent of the works in this area to show the level of investment and contextualise the works being applied for.
- 6.2. The works requiring of planning permission in this area, are as follows:
 - Installation of 1 no. window to front elevation;
 - Proposed glazed double door and glazed screen to rear elevation;
 - Removal of A/C units and installation of 3 no. air source heat pumps to rear elevation;
 - Installation of 2 no. external heat pumps and kitchen extract fan (side elevation 2)
 - Installation of additional rooflights.
- 6.3. These changes will be separated below into changes to the Youth Space and proposed changes to 10 Bruce Grove, as well as the proposed changes to the landscaping.

Bruce Grove Youth Space: Proposed Ground Floor Plan



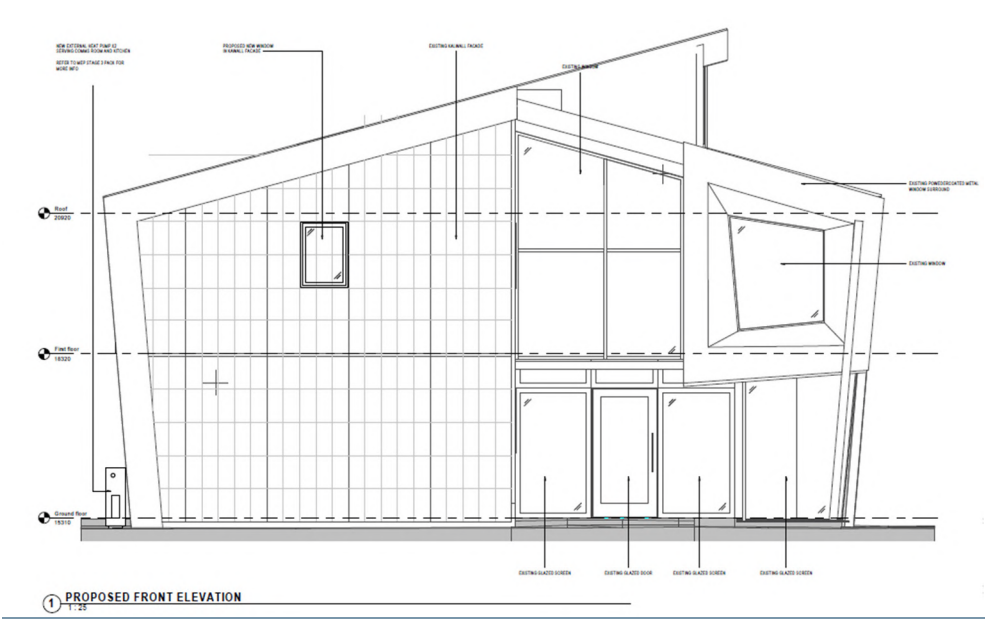
Source: ADP

Bruce Grove Youth Space: Proposed First Floor Plan



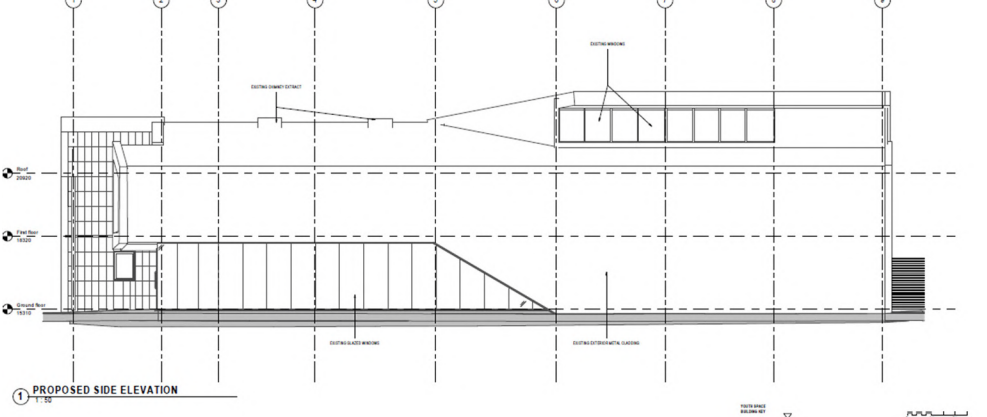
Source: ADP

Proposed Front Elevation



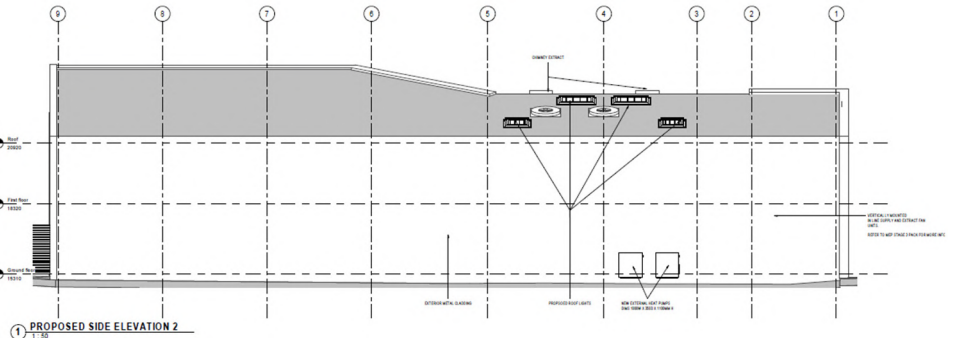
Source: ADP

Proposed Side Elevation 1



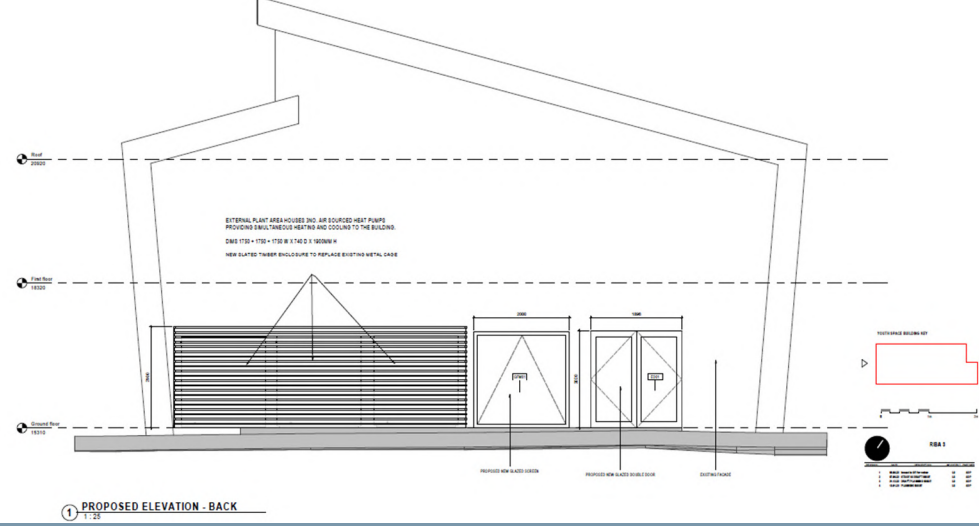
Source: ADP

Proposed Side Elevation 2



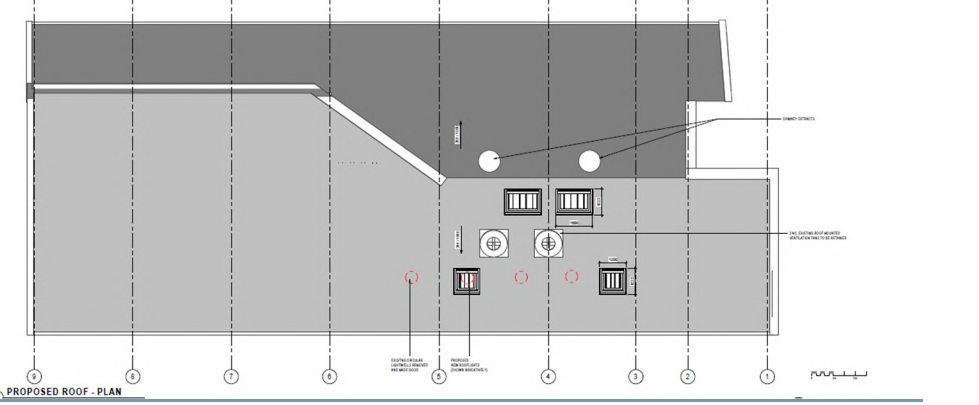
Source: ADP

Proposed Rear Elevation



Source: ADP

Proposed Roof Plan



Source: ADP

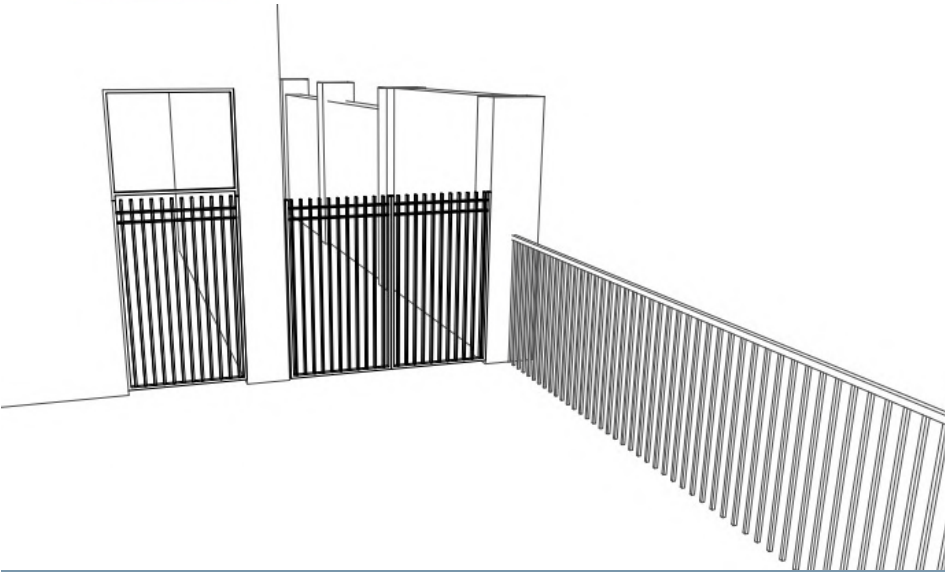
10 Bruce Grove (Grade II)

6.4. The alterations to the external façade and forecourt of 10 Bruce Grove includes general repairs to the areas of poor condition and conservation of the façade. These are noted in the illustration and table to the right.

Existing Front Elevation



Proposed Front Elevation and 3D View of Proposed Side Gate



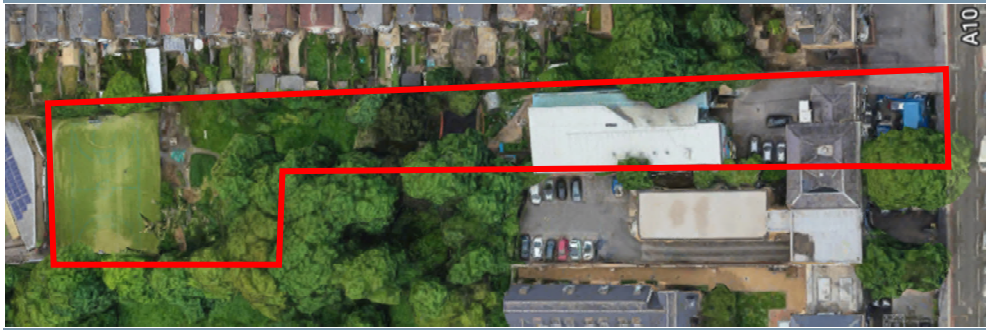
Condition Notes			
Mark	Defect Description	Proposed Works	Purpose
C1	Pollution and algae on brickwork and mortar	Conservation clean front and rear elevations using Stoneheath 'D'off system. Sample area to rear to be agreed with CA prior to clean of whole building removing harmful pollutants from bricks/mortar	Aesthetic / Environmental
C2	Decaying paintwork to stone/recon stone capitals	Clean paint from stone/ recon stone capitals to either side of front door	Aesthetic
C3	Poor condition of steps	Clean steps to entrance	Aesthetic
D1	Post and railing not in line with proposal	Remove posts and chain link rail to flat roof	Aesthetic
D2	Trailing cables	Remove trailing cables from front elevations	Aesthetic
D3	Light fitting not in line with proposal	Remove light fittings to either side of door and replace	Aesthetic
D4	Poor quality side door	Remove side door and frame from external side passage. Replace with new gate to allow visibility through	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R2	Rotten areas of window frame	Cut out rotten timber to bottom rail of sash and scarf in new hardwood timber piece and decorate to match existing	Water ingress
R3	Door in poor condition	Prepare and redecorate front door. Colour TBC	Aesthetic
R4	Front door fan lights and sidelight frames in poor condition	Prepare and redecorate side lights and fanlight to front door	Aesthetic
R5	Poor quality glazing to door side lights and fan lights	Replace Georgian wired glass to side lights and fanlight with clear toughened glass	Aesthetic
R6	Blocked drainage on flat roof and vegetation growth	Clear and repair roof covering to flat roof. Clear outlet and add leaf guard.	Water ingress
R7	Water damaged soffit above front door	Prepare and redecorate soffit above front door where water damaged from blocked outlet to flat roof	Water ingress
R8	Unknown condition of RWP within side passage	Repair RWP within side passage as necessary	Drainage
R9	Stucco band at first floor in disrepair	Prepare and redecorate stucco band below first floor windows and coping stone to roof and lower ground external wall.	Aesthetic
R10	Cracked walls to side of entrance steps	Prepare and redecorate low walls to side of entrance steps	Aesthetic
R11	Letterbox in poor condition	Replace with new brass letterbox	Aesthetic

Source: ADP

External Proposals Including Hard and Soft Landscaping

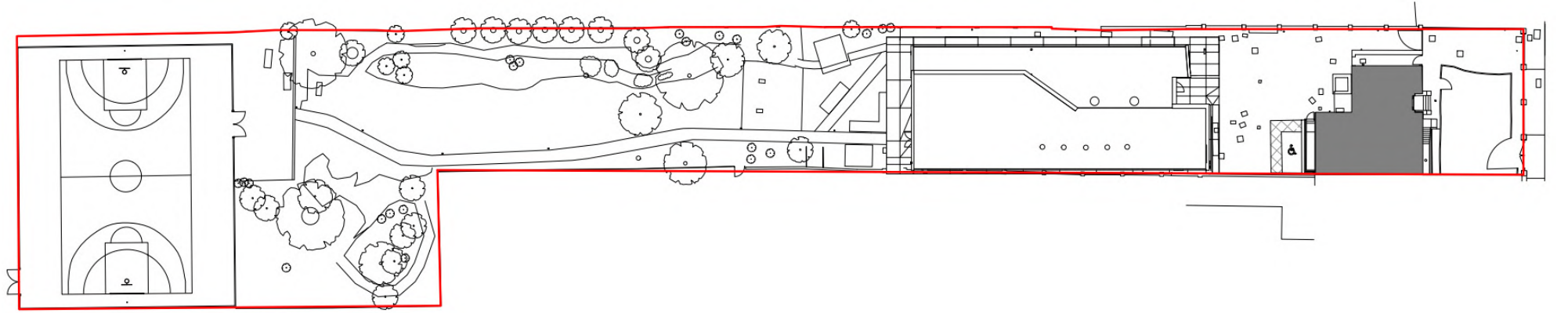
- 6.5. The external proposals have been designed holistically to both improve the facilities available to users of the Youth Space, encourage biodiversity and urban greening, as well as create a more sensitive immediate setting to 10 Bruce Grove (and neighbours) across its wider plot.
- 6.6. The forecourt of 10 Bruce Grove will include a replacement side gate and side door that leads to the Youth Space (as laid out above). The proposals also seek enhancements to the immediate setting of 10 Bruce through resurfacing of the forecourt with bound resin gravel, formalisation of disabled parking with soft demarcations, improved bin storage, as well as introduction of soft landscaping.
- 6.7. To the rear of 10 Bruce Grove, user improvements include:
- All weather stage for events/performances and addition of external seating;
 - Removing unsound timber wall and reinstating it with a steel palisade wall with panels for murals;
 - Timber pergola with planting and timber arches;
 - Significant soft landscaping provision, including an orchard, foraging trail and a grow zone/allotments;
 - A supply shed and bike workshop area as well as an outdoor workbench and decking;

Existing Aerial View of Site



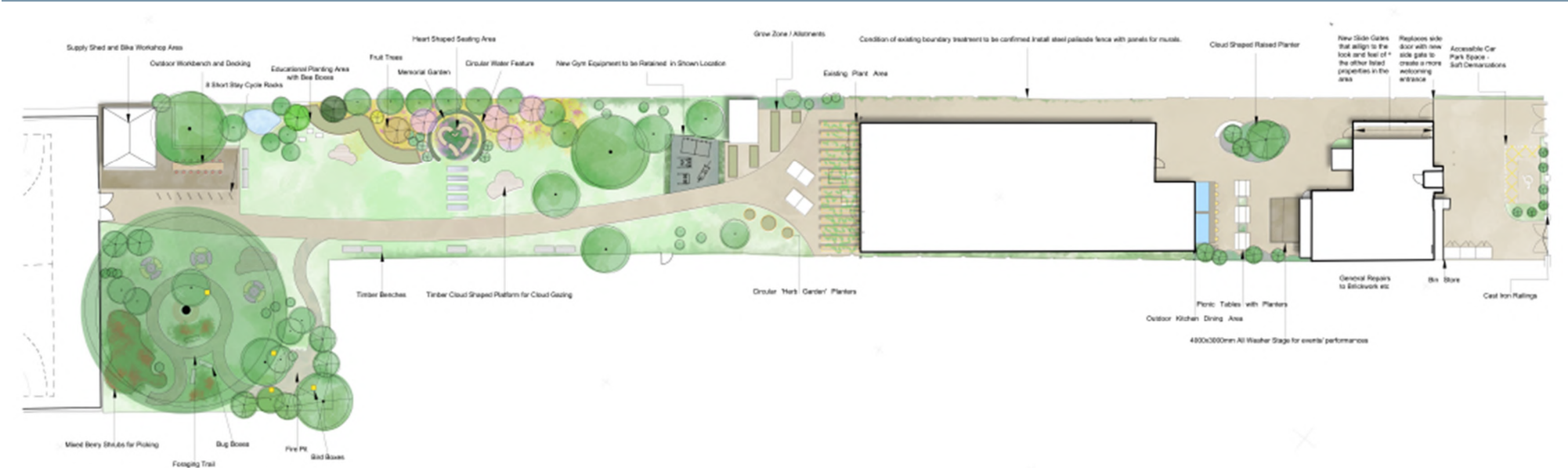
Source: Google Maps

Existing Site Plan



Source: ADP

Proposed Landscape Plan



Source: ADP

7. Planning and Heritage Assessment

- 7.1. 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) (February 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 Haringey Council, which comprises the following relevant documents:

- The London Plan (2021)
- Haringey Strategic Policies (2013 with alterations 2017)
- Haringey Development Management DPD (2017)
- Tottenham Area Action Plan (2021)

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

Main Considerations

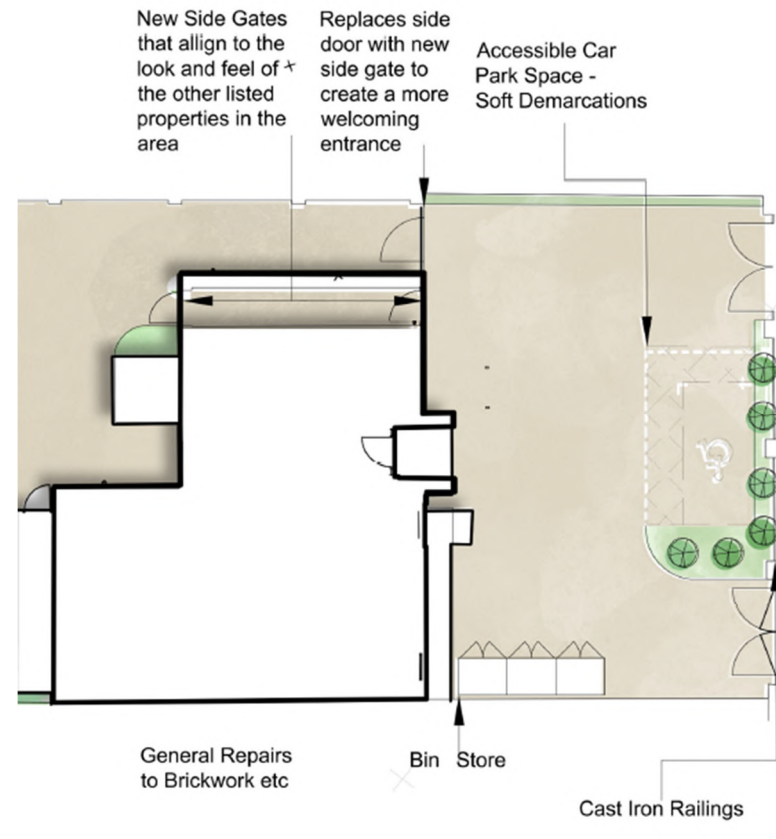
- 7.4. The main consideration of this assessment is:
- Impact on the Significance of identified Heritage Assets;
 - Surface Water and Drainage
 - Residential Amenity
 - Sustainability
 - Trees & Landscaping

Impact on the Significance of identified Heritage Assets

- 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 character and setting of some of the oldest listed buildings in the Conservation Area at No. 5-16 Bruce Grove.
- 7.6. The front garden of no 10 has long been given over to hard standings for car parking, and the boundary walls and railings are modern installations. There remains a clear opportunity for improvement and enhancement from the existing position.
- 7.7. The proposals in this area seek to sensitively update the forecourt in a heritage informed manner. The proposals are very light touch and look to work with the existing boundary treatments of the forecourt, where they are of a suitable quality. The main access point to the property will remain to the north of the forecourt.

- 7.8. A surface treatment of bound resin gravel is proposed, presenting a Georgian inspired immediate setting, visible from the streetscene. The existing disabled parking provision will be updated and softly demarcated, replacing the informal existing arrangement. All of which are heritage benefits.

10 Bruce Grove Proposed Forecourt



Source: ADP

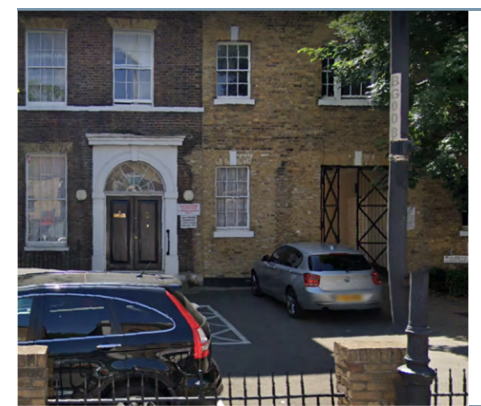
- 7.9. Other notable works to the front of the site include the replacement of the modern and unsightly side door and gate. It is proposed to incorporate metal railed doors and gates in their place that will match. These will be both robust, offer a degree of visually permeability to rear, and respond to the prevailing character of Bruce Grove which includes iron and steel fencing, window guards and side gates. This is an appropriate approach which reflects a significant betterment from the baseline position.

Metal Window Guards at 14 Bruce Grove



Source: ADP

Metal Side Gate at 8 Bruce Grove

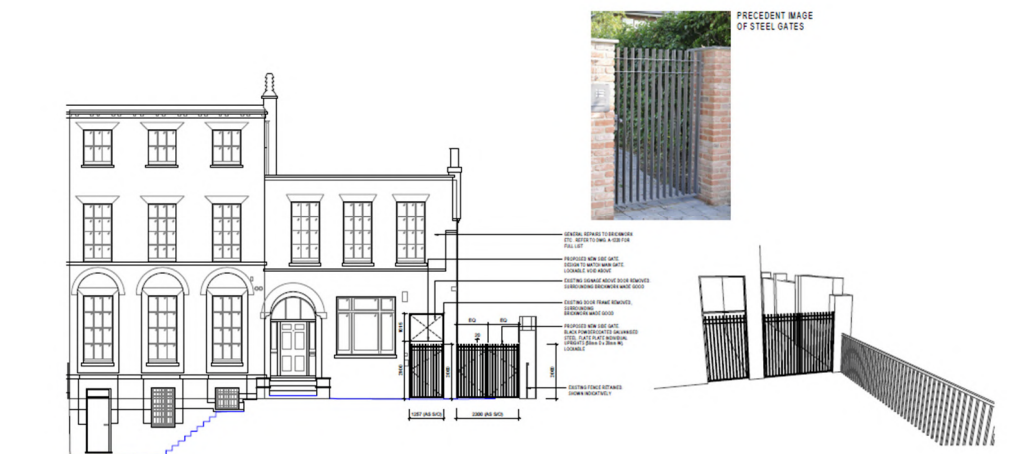


Source: ADP

- 7.10. The proposals have also reviewed opportunities to secure much needed repairs and alterations to the exterior of 10 Bruce Grove. This is a prominent façade within the wider streetscene and improvements will have a notable impact on townscape character.

- 7.11. The extent of the façade works to No. 10 is listed in full at Section 6. In summary, the project team will instigate a range of repairs, including full brick cleaning, sensitive window repairs, as well as the removal of modern additions such as cables, the chain link fence and modern advertisements that detract from appreciation of the principal elevation. These works again reflect considerable and targeted heritage benefits to help secure the future of the property.

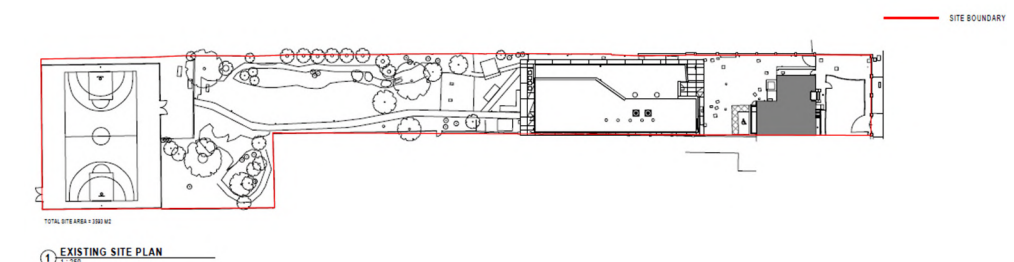
Proposed Front Elevation 10 Bruce Grove



Source: ADP

- 7.12. The rear of the plot, like many others on the row, has also moved on considerably from its original composition. Notably, the erection of the Youth Space in 2000 transformed the rear yard introducing a new building and a separate functional use to this area, albeit one accessed from Bruce Grove.
- 7.13. The proposals seek to enhance the existing facility to the benefit of local users. The full details of these works is detailed in the Design and Access Statement. In heritage terms, the various works to the external envelope of the Youth Space building are modest and would not alter the prevailing character of the contemporary structure. The new plant is located in a screened, secondary locations away from the listed building.

Existing Site Plan



Source: ADP

- 7.14. The external works to the plot are largely small scale and ancillary to the enjoyment of the Youth Space e.g. performance stage, seating, foraging trail. This is an appropriate evolution of the established facility and would not impact the baseline position of this part of the plot in heritage terms. A supply shed and bike workshop is proposed in a discrete

location to the far end of the plot, visually separated from the listed building and it will not be visible from the streetscene.

- 7.15. The northern boundary wall adjacent to 10 Bruce Grove is structurally unsound and requires removal. It is of no apparent historic or architectural interest. The proposals will replace this structure with a steel palisade fence that will be fitted with panels in which art work can be applied. This will be a more durable boundary treatment, but also one that responds to the modern use of the site and can add artistic interest from local inspiration.
- 7.16. Furthermore, significant urban greening is proposed in an engaging manner for users. This includes proposals for new trees within an orchard, foraging trail and a grow zone/allotments. This is another heritage benefit in returning and reinforcing a garden-like character to the rear of the plot.

Proposed Site Plan



Source: ADP

- 7.17. Overall, the site wide works have sought to repair a historic understanding of the streetscene, through sensitive alterations to 10 Bruce Grove and upgrades to its immediate setting. Although the site has moved on considerably to the rear, functional improvements and urban greening can also contribute positively.
- 7.18. 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 by the proposed works.
- 7.19. Notwithstanding, it is worth noting the genuine public benefits of the investment, including the enhancement of facilities at a key community resource, significant improvement to surface water run-off and sustainability, as well as the heritage benefits arising from the holistic approach to design. There should be no conservation grounds to refuse the applications.

Surface Water & Drainage

- 7.20. 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.
- 7.21. 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 the surface water run-off and potential betterment from the implementation of these works. It confirms that the proposed and improved drainage systems at no. 10 (in isolation) would create a 98.59% betterment in surface water discharge rate for the 1 in 100-year event + 40% climate

change. This fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance.

Residential Amenity

- 7.22. Policy DM23: 'Environmental Protection' The Council will seek to ensure proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact. This should be demonstrated through a noise impact assessment.
- 7.23. The acoustic consultants have prepared a plant noise assessment which identifies additional noise generating equipment required to support the proposals. It has also identified the nearest noise sensitive receptors and specified a noise minimisation and mitigation strategy to ensure any uplift in equipment, proportionate to the new requirements, would not result in adverse impacts on residential amenity.
- 7.24. Calculations have shown that if the suggested mitigation measures shown in Section 5.7 of the noise impact assessment are implemented, the proposed criteria for noise limits are achieved. As such, Policy DM23 is complied with and measures will be implemented to mitigate any increase to the noise environment.

Sustainability

- 7.25. Policy DM21 'Sustainable Design, Layout and Construction' requires all new development, including building and landscape works, to consider and implement sustainable design, layout and construction techniques. The proposed works do not propose any change of use, building demolition or new build. However, every effort has been made to enhance the sustainability credentials of the Youth Space as a result of this investment.
- 7.26. To this end, KJ Tait have prepared a Sustainability Statement to support the applications. This confirms that the improvements to the buildings fabric should result in a decrease in the heating demand of the building. The removal of the gas boiler and installation of heat pumps will allow the building to mitigate any direct emissions associated with heating. This will contribute to the buildings trajectory to achieving Net Zero Carbon.
- 7.27. The proposals align with the objectives of Policy SI 2 of the London Plan, Policy DM21 of the Haringey Local Plan and the Haringey Urban Design & Construction SPD 2013, through the consideration and, where possible, implementation of sustainable design, layout and construction.

Trees & Landscaping

- 7.28. Policy DM Part C Part C requires development to demonstrate how the landscaping and planting are integrated into the development as a whole. This includes through consideration of landform, levels, slopes, and the fall of the ground; trees on and close to the site, landscaped boundary and treatments and any other significant biodiversity (including prioritising native over invasive species) on or close to the site.
- 7.29. The proposals are supported by a comprehensive and site wide landscaping scheme, centred around improving the connection to surround areas and the community, safety and surveillance at the interface with the site boundary, as well as encouraging users of the site to engage with outdoor space in a meaningful way. To this end, the landscaping and planting are integrated into the development as a whole. There will also be associated biodiversity benefits, through the introduction of a 'grow zone' allotment, plant beds, orchard and bee boxes.

- 7.30. Furthermore, the goal for the majority of the proposed tree planting is to create a year-round productive harvest. This will allow for more educational opportunities for the gardener to teach the young people the different kinds of fruits that can be produced through the year and the foods that can be made with them. A full Arboricultural assessment has also been produced to support the application assessing the significance, health and impacts on existing trees across the site.

Transport

- 7.31. The proposals include the installation of a bike shed for repairing and re-using bicycles of youth club users. In addition, an uplift of 8 short stay cycle racks will be provided, as required by London Plan Policy T5.
- 7.32. The car parking facilities are being rationalised to be more sympathetic to the listed building, but there will be no increase to the number of available space, as encouraged by London Plan Policy T6. The disabled parking space is being formalised with soft demarcations to the front of the forecourt.

8. Conclusion

- 8.1. Overall, it is considered that the works are required in order to significantly improve the character and appearance of 10 Bruce Grove, the contribution of its setting (within the plot) to its overall significance, as well as associated contribution to the Conservation Area. The works have been carefully informed by the identified significance and historic development of the area, as well as guidance received from pre-application feedback.
- 8.2. The site wide works have sought to repair a historic understanding of the streetscene, through sensitive alterations to 10 Bruce Grove and upgrades to its immediate setting. Although the site has moved on considerably to the rear, functional improvements and urban greening can also contribute positively to its setting.
- 8.3. 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 by the proposed works.
- 8.4. Notwithstanding, it is worth noting the genuine public benefits of the investment, including the enhancement of facilities at a key community resource, significant improvement to surface water run-off, building sustainability, urban greening and biodiversity, as well as the heritage benefits arising from the holistic and historically informed approach to design, including building repairs and formalisation of 10 Bruce Grove.
- 8.5. The proposals therefore comply with local and national policy, as well as heritage legislation. It is respectfully requested that they are approved accordingly to allow this exciting project to progress for local people.