



Bruce Castle Museum

Heritage Statement to Accompany LBC application for the Repair of Lime Plaster in Secondary Rooms

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Heritage Statement for the Repair of Lime Plaster in Secondary Rooms

BRUCE CASTLE MUSEUM

HERITAGE STATEMENT

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1. INTRODUCTION

Purpose of this Heritage Statement Report

- 1.1 This Heritage Statement report has been prepared by Butler Hegarty Architects to provide relevant and proportionate information to the London Borough of Haringey in support of an application for Listed Building Consent alterations to Bruce Castle, which is a Grade I listed building, located within the Bruce Castle and All Hallows Conservation Area, in the London Borough of Haringey.
- 1.2 This report has been prepared to inform officers at Haringey, and Historic England, with regard to emergency works to replace failing ceiling in several secondary rooms with the aim of repairing the plaster work and bringing the room back into full use.

Legislative and Policy Context

- 1.3 The requirement for this report stems from Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development or works that affect a listed building to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 1.4 The National Planning Policy Framework (NPPF) 2019 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:
'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'
- 1.5 Paragraph 190 then sets out that local planning authorities should also identify and assess the particular significance of any heritage asset that a proposal may affect. The local planning authority should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the emerging proposals.

Structure of this Report

- 1.6 In accordance with the above legislative and policy requirements, **Section 2 (The Heritage Assets)** of this report first identifies the relevant heritage assets within the site and its vicinity that would potentially be affected by the application proposals.
- 1.7 **Section 3 (Significance of the Heritage Assets)** provides an overview of the historical development of the site, to provide context for the assessment of the significance of each of the spaces affected by the proposed works, in terms of special architectural and historic interest.
- 1.8 **Section 4 (Application Proposals and Heritage Impact)** provides an overview of the application proposals, with reference to the supporting design material prepared by Butler Hegarty Architects, and assesses their likely impacts on the significance of the listed building and conservation area, in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy contained within the NPPF 2021, and local planning policy for change within the historic environment. Accordingly, the relevant heritage legislation and policy context is set out in full in Appendix 4.

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- 1.9 Finally, **Section 5 (Summary and Conclusions)** provides a summary of the findings of this report and its conclusions.
- 1.10 The Drawing List in **Appendix 1** refers to the complete set of drawings, which sit alongside both this Heritage Statement document, and the accompanying Design and Access Statement document. The complete set of drawings are included in Appendix A of the Design and Access Statement.
- 1.11 The National Heritage List for England (NHLE) list entry description for Bruce Castle is included in **Appendix 2** of this report, and the conservation area boundary map is included in **Appendix 3**, for ease of reference.

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2. THE HERITAGE ASSETS

Introduction

2.1 The NPPF 2019 defines a heritage asset as:

'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 heritage assets and assets identified by the local planning authority (including local listing).'

Designated Heritage Assets

2.2 A 'designated heritage asset' is:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

Grade I Listed Building: Bruce Castle

2.3 The Site comprises Bruce Castle, a Grade I listed building that was included on the statutory list of buildings of special architectural or historic interest on 22 July 1949. The NHLE list entry, included in full in Appendix 1, provides the following description of the building:

'Circa 1600 red brick house of shallow H-shape with additions of 1684 and early and late C18. Entrance front has 2 bays on either side of projecting square frontispiece (1684) with stuccoed clock tower stage rising above roof and crowned with glazed octagon, open drum and cupola. Wood balconies at levels of 2nd floor, octagon and drum. Side wings have half-octagonal ends, renewed plaster quoins and bands. All roofs concealed by parapet. C18 type sash windows with glazing bars in exposed moulded frames. Round arched central entrance and window above framed respectively in Doric and Ionic Orders. East wing of late C18 in plum-coloured brick, 3 storeys, 8 windows, sashes with glazing bars under gauged brick arches. bands at 1st and 2nd floors and at ground floor cills. 3 long casements at ground floor left. Ionic doorcase with pediment in 4th bay from right; and round arched window above. Early C18 5 bay north facade of 2 storeys. Pinkish brick. Very heavy wood entablature and pediment cornice. Achievement of arms in pediment. Recessed sash windows with glazing bars under gauged segmental red brick arches with keystones. 1st floor band rests on keystones of arcaded ground floor with stone impost band and very finely gauged red brick arches. Late C19 northwest wing of educational appearance.'

Other listed buildings in close proximity

2.4 A number of other listed buildings are located within close proximity of the Site.

The Tower to the southwest of Bruce Castle

2.5 The Tower to the southwest of Bruce Castle is listed Grade I. The NHLE list entry, included in full in Appendix 1 provides the following description of the building:

'C16 round tower of uncertain purpose with battlemented parapet renewed in modern times. Red brick. Corbel table of pointed brick arches below parapet. Below this 4 centred arcading all around. Another corbel table, with corbels of single carved bricks, runs around the arcade panels just over halfway up. Panels rest on plinth. On north side basement entrance under 4 centred arch, and on south side basement is arcaded. 1 quatrefoil window, probably later; and a C19 window with Y-tracery. 5 stone steps to modern door at northwest.'

South Boundary Wall to Bruce Castle

2.6 The south boundary wall to Bruce Castle Park is listed grade II. The NHLE list entry, included in full in Appendix 1, provides the following description of the wall:

"Probably early C17 tall red brick wall, already in Flemish bond. Tall, sloped coping and plinth. Wall ramped gently up at intervals towards the west."

The wall along the western boundary of the grounds of Bruce Castle

2.7 The wall along the western boundary of the grounds of Bruce Castle, along Church Lane, is listed grade

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II. The NHLE list entry, included in full in Appendix 1, provides the following description of the wall:

“Probably C17 red brick wall with alterations at south end. Link turns eastward to join the house, and this part has a stone coping”.

Bruce Castle and All Hallows Conservation Area

2.8 The Site is located within the boundary of the Bruce Castle and All Hallows Conservation Area. The original Bruce Castle Conservation Area was designated by Haringey Council in 1976 in two sections: the northern part comprising All Hallows Church and Bruce Castle Park and a smaller detached southern part incorporating the south-east end of Bruce Grove. The boundary was extended in 1998, joining the two sections. In 2017, the southern section was re-designated as part of the Bruce Grove Conservation Area. The name of the northern section of the Conservation Area was changed to Bruce Castle and All Hallows Conservation Area in 2019 to better reflect the importance of All Hallows Church. A map of the conservation area boundary is enclosed in Appendix 2.

Bruce Castle Park

2.9 Bruce Castle Park is designated as Metropolitan Open Land, and as a nature conservation area of borough ecological importance (Grade II). Along with the neighbouring Tottenham Cemetery, it has significant nature value.

All Hallows' Churchyard, Bruce Castle Park and Edmanson's Court are included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest. The whole site lies within a designated Area of Archaeological Importance.

Locally listed structures within the park include the Entrance Gates and Overthrow to Lordship Lane, the cast iron Lamp Standard outside Bruce Castle and the Entrance Gates to Bruce Castle Park opposite the Church in Church Lane.

Non-Designated Heritage Assets

2.10 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Haringey Council is currently undertaking a review of its register of unlisted buildings of local architectural or historic interest, or 'local list'.

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3. SIGNIFICANCE OF THE HERITAGE ASSETS

Significance and Special Interest

3.1 The NPPF 2019 defines the significance of a heritage asset as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.2 Historic England has provided guidance on assessing significance in 'Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019). This document responds to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, in order to assist local planning authorities in making decisions and understanding the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.

3.3 Historic England has, in the past, provided further guidance on their approach to making decisions and offering guidance about all aspects of England's historic environment. This provides advice on how to assess the contribution of elements of a heritage asset or its setting to its significance in terms of its 'heritage values'. These values are evidential, historical, aesthetic and communal. This document supplements the established definitions of heritage significance and special interest set out in founding legislation and more recent national planning policy and guidance.

Listed Buildings

3.4 Listed buildings are defined as designated heritage assets that hold architectural or historic interest.

3.5 The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England's Listing Selection Guides for each building type.

Conservation Areas

3.6 Conservation Areas are designated by virtue of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

3.7 Guidance has been published in respect of conservation areas by Historic England, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Assessment

3.8 The assessments of significance set out in the following sections are proportionate to the importance of the identified designated heritage asset and provide a sufficient level of description to understand the likely impact of the proposed works to be carried out- plaster repairs works at Bruce Castle. The assessments are based on a review of existing published information, and on-site visual survey undertaken by Butler Hegarty Architects. The documents informing the assessments of significance are primarily:

Bruce Castle Museum and Park Conservation Management Plan, 2008 (Purcell Miller Tritton)
Bruce Castle Museum and Park Gazetteer, 2008, (Purcell Miller Tritton)
Bruce Castle and All Hallows Conservation Area Appraisal and Management Plan, July 2019.

Grade I Listed Building: Bruce Castle - Historical and Architectural Development

3.9 Bruce Castle Museum and Park are the remaining core of the medieval manor of Tottenham, which was first mentioned in the C11 Domesday book. The manor passed through generations until 1254, when it was divided between the three distinct manors bearing the name of the owners: Bruce (or Bruses), Balliol and Hastings. (CMP p.13)

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- 3.10 In 1254, the Calendar of Inquisitions mentions a hall and other rooms, granges, fishponds and a garden. It is likely that this would have been located not far from the medieval church of All Hallows, and the footings may be under the present house. Fisk, writing in 1923, recorded that *"excavations in the neighbourhood of the house were said to include walls up to twelve feet below the existing ground surface"* (CMP p.19)

Robert Bruce (de Brus)

- 3.11 In 1304, Bruce Manor passed to Robert de Bruce (de Brus), the Earl of Carrick, who forfeited his English estates after becoming king of Scotland in 1306. (CMP p.13)

Sir William Compton 1514 – 1528

- 3.12 By 1514, the site was owned by Sir William Compton, who was close to Henry VIII, and held a high position at court as "Groom of the Bed Chamber". Compton probably owned a simple courtyard house: an exterior patch of red brick with blue diapering on the south front is probably from this time: the brickwork is similar to that at All Hallows church nearby, which dates from 1514. (CMP p.21)
- 3.13 Henry VIII, and his elder sister Margaret (widow of James VI of Scotland) visited Bruce Castle in 1516, which suggests that surroundings must have been suitable. The round tower to the south of the house dates from this time: it is possible that it was built as a mews tower as part of the programme of improvements associated with the royal visit (CMP p.14).

Henry 1st Lord Compton 1572 – 1589, his wife Anne and the Sackvilles to 1625

- 3.14 Henry 1st Lord Compton, son of Sir William Compton, was made a peer by Elizabeth 1, and in the mid 1570s built the south range at Bruce Castle (CMP p.14). Dendrochronological analysis of the main oak trusses in December 1996 identifies the felling date for the timbers between 1554 and 1576. (CMP p.23)
- 3.15 *"The suggested period for rebuilding is given further credence by the style and form of the south range. The front was certainly symmetrical, with a central porch flanked by projecting polygonal stair turrets – a form virtually unknown before 1570."* (CMP p.23). Further analyses of the floor timbers in the south range are consistent with this date.
- 3.16 A visit from Elizabeth 1 was recorded in 1578 (CMP p.14).

Hugh Hare 1st Lord Coleraine 1626 – 1667

- 3.17 In 1626 the manor was conveyed to Hugh Hare, the newly created 1st Lord Coleraine, who held the manor as an investment. Hugh Hare was a royalist, and during the Civil War, Bruce Castle, along with his Middlesex and Hertfordshire estates, was sequestered, and was probably neglected (CMP p.15).

Henry Hare 2nd Lord Coleraine 1667 - 1708

- 3.18 Henry Hare, the 2nd Lord Coleraine, was an antiquary and architect who spent most of his life at Bruce Castle. His private life appears to have had a direct effect on the development of the house: his first love was Sarah Alston, who married the Duke of Somerset, whilst he himself married Constantia Lucy. The relationship between Hare and Sarah appears to have continued, resulting in Constantia committing suicide from the clock tower in 1680. Meanwhile, the Duke of Somerset had died in 1675, and in 1682, Henry and Sarah married. It is probable that Sarah's wealth funded the radical remodelling of Bruce Castle between 1682 and 1684, following the designs of Henry Hare himself. The turret projections were raised, and the clock tower and belvedere were built at the centre of the front elevation. (CMP p.16, p.29)

Henry Hare 3rd Lord Coleraine 1708 – 1749

- 3.19 Henry Hare, the 3rd Lord Coleraine inherited the estate and title from his grandfather in 1708. Henry, the 3rd Lord Coleraine, married Anne, the only daughter of John Hanger, merchant and governor of the Bank of England. In 1720 Anne left her husband. Henry travelled to Italy 3 times and started a collection of coins, prints, books, sculpture, antiquities and pictures. Henry was a founder member of the Society of Antiquaries. In 1740 he formed a legally unrecognised relationship with Rose Duplessis, daughter of a French clergyman. Their daughter, Henrietta Rosa Peregrina, was born in Italy in 1745. Henry left his estates to his daughter, but on his death in 1749, the child was legally unable to inherit, being foreign born and illegitimate. The manor was passed on to the crown until 1763, when a private Act of

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Parliament was passed giving the estate to Henrietta Rosa's husband, James Townsend (see Item 3.23 below) (CMP p.16).

- 3.20 Henry was responsible for making four types of substantial alterations to Bruce Castle; (CMP p.32 - 35).
- making a new family and service stair to the western part of the house.
 - forming a new principal stair to the eastern part and partly remodelling the east wing.
 - building a new 2 storey 5 bay range at the centre of the house on the north side, with the distinctive coat of arms at the apex of the gable.
 - probably the provision of an approach to the new stair and an entry from the east

3rd Lord Coleraine's early C18 works to the eastern part of the house

- 3.21 (CMP page 33) *"the stair seems to have been part of a larger programme for improvement of the eastern end of the house, which included making a new approach to the stair hall from the east front, rebuilding the northern part of the east wing to form a more regular north front, and an improved second parlour, and the redecoration of the larger parlour to the south. It is not certain how far Lord Coleraine's rebuilding of the east wing continued along its eastern front, though the fact that his successor Alderman James Townsend, refaced the whole of this façade, suggests that Coleraine may have inserted his new east entrance into earlier work".*
- 3.22 (CMP page 33) *"On the first floor, the northeast room has a broad arched opening to a bed recess at its eastern end. Details of all these changes at the east end of the house, save for the east façade itself, suggest a date of c.1725-40, similar to that of the staircase".*

Alderman James Townsend and Henrietta Townsend 1763 – 1787

- 3.23 James Townsend, husband of 3rd Lord Coleraine's daughter, the artist Henrietta Rosa Duplessis (1745-1785), was an MP and became Lord Mayor of London in 1773. Recent research shows James Townsend's family to have had mixed-heritage through his mother; his Ghanaian ancestry can be traced back to his great-grandmother from the Gold Coast in Africa. James and Henrietta made substantial alterations to the house after they acquired it in 1763 (CMP p.17, p. 38).

The Townsends' late C18 works to the eastern part of the house

- 3.24 Henrietta and James Townsend built the new east wing at Bruce Castle, giving the building a fashionable Georgian appearance:
- "with no apparent interest in antiquity, Townsend modernised the house by refronting or quite possibly rebuilding the existing east wing to the south and east. Externally, the east front took on a new importance, appearing with a timber doorcase and sash windows with gauged brick heads, to be the main front of a new mid C18 house." (CMP page 38).*
- "On the south front, Townsend removed the original gables and replaced them with the extant attic screen containing blind windows. This parapet extended across the front of the now demolished west wing, which, with the insertion of sash windows, gave the south front a more up to date classical appearance (CMP page 38).*
- Either at the same time as the remodelling of the east and south facades, or a little later, the ground floor sashes in Coleraine's north front were lowered and new sashes out in with narrower glazing bars" (CMP page 39).*

Late C18 uses of the rooms to the eastern part of the house

- 3.25 On the ground floor, the southeast room was the eating room – the principal dining room of the house. The French windows of this room were probably put in by one of the early C19 owners. The northeast ground floor room was the Townsends' drawing room. To the west of the dining room, in the central part of the house, was the breakfast room, formed out of the eastern part of the old hall. The ground floor northern room, added by 3rd Lord Coleraine, was now described as the Saloon, the grandest entertaining room of the house (CMP page 41).

Henry Hare Townsend 1787 – 1792: manor, house and lands are separated

- 3.26 Henry Hare Townsend inherited the manors from his parents, and also considerable debt from his father

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in 1787. In 1789 he auctioned most of the lands, but the house was sold separately. In 1792, the title of the lordships was sold. From 1792 to 1804, the house had several owners, none of whom appears to have altered it significantly (CMP page 17).

John Eardley Wilmot c1804 – 1815

3.27 Eardley Wilmot bought Bruce Castle in 1804 as a place to retire and concentrate on writing, especially about his career. Wilmot was a politician, philosopher and philanthropist. In 1783, he had examined claims for compensation after the American War of Independence, and in 1789, he had formed a committee that distributed funds for French migrants fleeing the Revolution (CMP page 17).

John Ede c1815 – 1827

3.28 John Ede acquired Bruce Castle c. 1815, and pulled down the west wing, stables and coach house to the north (CMP page 17).

The Hill family and the school 1827 – 1891

3.29 In 1827, Bruce Castle was bought by Thomas Wright Hill and his sons, who converted the building into a pioneering boys' boarding school. It was based on their Hazelwood School in Edgbaston, which had also been run by the Hills as a model for public education for the emerging middle classes. The school was successful for many decades; from 1838 onwards, some of the Hills followed their brother Rowland into the Post Office following his postal reforms and introduction of the Penny Post. Sir Rowland Hill was also notable for his improvements to the railway, newspaper production and for the colonisation of South Australia. The school struggled in later years under different ownership and closed in 1891 (CMP page 18).

3.30 By the mid C19, the Hill family had added a northwest range to Bruce Castle, to provide dormitories and schoolrooms. This was raised to three storeys by c1870. Other, minor alterations during this era included: the removal of the late C18 eastern subdivision of the old hall that had created a breakfast room for Townsend (see 3.26) and the hall's use as a refectory; and the creation of the idiosyncratic door between the west stair and the northern gallery, with an unusual opening mechanism. Rowland Hill's interest in efficient ventilation led to his report of 1850 to the Committee on Ventilation at the Radcliffe Infirmary, Oxford on the benefits of a plenum system. He stated that an efficient ventilation system had been achieved at Bruce Castle School following this scheme; some remains of that system are still evident today. The school's kitchen range also survives in situ. (CMP page 43 and page 45)

Joshua Pedley and municipal ownership 1891 - 1945

3.31 Bruce Castle was put up for sale in 1891 following the closure of the school, but there was little interest from purchasers. Joshua Pedley, a local philanthropist and teetotaler, bought the property to save it from speculative development. He persuaded the Tottenham Local Board to buy the grounds for £15,000, and the council opened the green space as Tottenham's first public park in 1892. Tottenham Urban District Council installed its public health offices in the house in 1903 and ran a museum from 1906 until the First World War. In the flu epidemic of 1918, an emergency ward was set up in Bruce Castle. It was then used as Welfare Offices until the museum reopened in 1927 with new postal history collections (reflecting the building's connection with Sir Rowland Hill). In 1934, the museum redesigned the content of its displays, occupying one third of the building. The remaining part was a Child Welfare Centre. During WWII, the building housed the Ministry of Information and for a while accommodated the sleeping quarters for officers operating barrage balloons from the park. It also temporarily housed a small number of Belgian refugees (as it had done in the First World War), as well as those who had lost their homes in bombing raids (CMP page 18).

3.32 During the early C20, when Bruce Castle accommodated welfare offices and clinics, as well as the museum, several of the major spaces were subdivided: on the ground floor, the north gallery was subdivided as fuel offices. Both the ground and first floor east wing spaces were subdivided; some subdivisions appear to remain in place at the time of writing. At this time, lavatories have been inserted into the east ends of Coleraine's north rooms (CMP page 49).

Threat of demolition 1957

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- 3.33 Though Bruce Castle had been listed in 1949, by 1957 the building was closed to the public because of its 'dangerous condition', and demolition was a real threat. In 1959, a restoration appeal was launched by the mayor, and in due course the building was restored, and reopened in 1969. During the 1959 restoration phase, the Southeast turret was rebuilt in its entirety. In the mid 1960s a new heating system was installed, which placed visually intrusive pipes along walls, cornices and mouldings and in front of windows. The central ground floor ceiling was rebuilt in early 1950 using concrete slabs and a composite floor (CMP page 18, page 51).

1969 – 1992 The Middlesex Regiment Collection

- 3.34 From 1969 – 1992, Bruce Castle also housed, in a first-floor gallery, the independent Regimental Museum of the Middlesex Regiment, before the collection was transferred to the National Army Museum in 1992 (CMP page 19).

1995 Repairs

- 3.35 In 1995, a £200,000 Single Regeneration Budget programme of essential repairs was carried out, with grant support from English Heritage (CMP page 19). Among other works, the clock tower and sash windows were repaired.

Twenty-first century: Bruce Castle Museum and Archive

- 3.36 At the time of writing (September 2021) Bruce Castle Museum and Archive is in the process of a phased post Covid reopening, with pre-booked visits to exhibitions, archive research facilities, school groups, community events, weddings and room hire, through phased gallery re-openings.
- 3.37 Pre Covid, Bruce Castle Museum and Archive welcomed over 35,000 visitors annually: local residents, schools, community groups, researchers and general visitors both locally and from further afield. It delivers a varied and vibrant temporary exhibition programme in its galleries and associated events programme, engaging different age groups and audiences. Its collections and archives are of local, regional, national and also international significance. They range from social, local and community histories, fine and contemporary art, archaeology, archives, oral histories, film and photographs reflecting Haringey's diversity across centuries, highlighting unique inspirational stories of innovation, migration, radicalism and community resilience. There are specialist collections reflecting Bruce Castle history; Sir Rowland Hill and postal history, Alexandra Palace, Holocaust survivors in Haringey, LGBTQ+ communities in Haringey and black, Asian and minority ethnic communities in Haringey, including Windrush Generations.
- 3.38 In 2015, Bruce Castle Museum and Archive was a winner of the prestigious Sandford award, a national award given to museum and heritage organizations with formal and informal education programmes. In February 2020 Bruce Castle was the first museum amongst the 33 London boroughs to be awarded a 'Lodestar Award' by Film London – a scheme that supports creatives across many areas of London's film communities and industries, and film archive collections (from BCM website).
- 3.39 Bruce Castle's schools' educational programme and informal learning programme has been a long running and very popular service. Each year, around 4,000 school children from across Haringey enjoy a visit to the museum. The education service caters for all ages and stages, in particular from Early Years through to Key Stage 2 pupils. During lockdowns in 2020-21, more secondary schools engaged and continue to engage with the service (from BCM website).
- 3.40 Rooms are available for hire at Bruce Castle for wedding ceremonies and civil partnerships, and for training, away days and meetings.

Special Architectural Interest

- 3.41 The following Table (Table 01) is an extract from the Gazetteer produced by Purcell Miller Tritton in 2008. The document and the CMP is in the process of being reviewed, extended and updated in 2023 by Butler Hegarty Architects. Included below is the proposed revised text which is based on the PMT 2008 document. This extract includes only the rooms which will be part of the current proposed plaster repair works.

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Table 01: extract from Gazetteer (Purcell Miller Tritton, 2008) with BHA additions		
Room	Description	Significance
Ground floor		
G01 Old Kitchen	Circa 1575-1589 phase of building with later alterations: The current room is primary 19th century fabric, when the space was remodelled for use as a kitchen (circa 1830s, likely to be associated with school use). Ceiling: Lime plaster ceiling with cracks, with a gypsum plaster patch. There is no cornice. Floor: Random laid flag stone floor, dating from the 19th century with cementious pointing and some areas of damaged stone. Walls: Lime Plaster on brickwork. West Elevation: The wall is likely to be an early 20th century rebuild. Entrance doors in west wall, of late 20th century, are 2-leaf part glazed doors under a ½ round 5-pane fanlight, with wrought iron bars from the 19th century. North wall: Wide opening into G17. Late 20th century wheelchair ramp, disruptive of space. Chimney with 19th century range. East wall: Entrance to G4 with 4-panelled 2-leaf door with raised and filled panels from the 18th century. Cracked, square-edged, plain-panelled cupboards from the 19th century to south east corner and over the entrance to the basement. Chimneybreast with boiler flue. South-east corner has a timber panelled balustrade to dado height and square panels concealing the entrance to cellar steps. 19th century planked balustrade on internal face and concrete steps to basement. South Wall 4 Panel door to G02 with a 2-part architrave from the 18th century. Window GW1- 6 x 6 box sash window ovolo moulded, with shutters - 2 leaves to one side. East Corner – Column supports a timber beam with a pattress, which is a 19th century alteration. Services: 20th century single pipe heating system around walls at high level. Late 20th century spot lighting on a suspended track. Condition: The plaster ceiling is in poor condition and damaged by patch repairs. All joinery needs attention. The shutters in particular need repair and overhaul. The decorations are in poor condition. All is generally below average condition.	High. This room is part of the plan of the late 16th century house and the walls contain early fabric. This room currently retains much 19th century fabric and has always been the service end of the house. The cooking range is a significant artefact – dating from the 1840's and indicative of school use of Bruce Castle. The pipework, heating system and disabled ramp are all detrimental to the room. See Photos Su39

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G02 Kitchen	Circa 1575-1589, originally a stair turret, but by 1684 had become a pantry. Ceiling: Lime plastered, no cornice. Poor condition. Floor: Vinyl covering on solid substructure (detrimental). Walls: Lime Plaster on brickwork South Wall: Window GW30- 6 over 6 box sash window with 18th century shutters and a 2-part architrave, ovolo moulded, with a soffit panel. Wall- Lime plastered with 20th century tiles and fittings. West Wall: Modern fittings / tiles which are pragmatically designed and detrimental. North Wall: 19th century 4-panelled entrance door from G1 with cast iron lion's head knocker. 19th century cupboard with two doors and with central mullion and shelving – ovolo moulded. Wide planked dado (high) panel to west of entrance door. East Wall: 19th century 3 panel (square edge) 2-leaf cupboard door, with a plain architrave. Condition: Ceiling: Lime plaster is in poor condition. Joinery: All in need of repair and overhaul. All generally of average condition.	High. The octagonal tower form is of High Significance. The stair turret was an important feature of the late 16th century house and part of the original plan of the building. The surviving visible fabric is either 18th or 19th century. The joinery items, either 18th or 19th century, are modest, although of mid – significance. See Photos Su40
G13 Store	Circa 1720. Closet wing with a north-west angle squint chimneybreast believed to be blocked. Floor: South wood boarded with stone hearth. Step down to staircase G17 at door threshold. The floor has a timber structure and is over a cellar, which requires better ventilation. Ceiling: Plain lime plastered ceiling with no cornice. Walls: Plain plastered walls with some damaged areas and cracking. North wall: Box sash window GW29, boarded up internally. 2-part architrave with lining boards, all 20th century reproductions. East Wall: Plaster has signs of damp penetration. Blocked earlier opening with timber embedded in plaster surface. West wall: 2 no. plaster recesses, with signs of damp effect. South wall: 18th century door, 6 panels, with moulded architrave. Signs of early plaster alongside door and damaged surface. Condition: Some wall plaster surfaces missing and some evidence of damp. Generally this room is below average to poor condition.	High. This room was a relatively early addition to upgrade the house. The entrance to the room is located under the eastern staircase. The room is modest in its decoration, and relatively small, containing limited historic fabric, although the walls might be of archaeological interest. The room reveals the development pattern of the house. See Photos Su40

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Second Floor		
S01 Passage	The Passage S01 was created in the 19th century. The west wall is inserted and has 19th century details. It has plain plastered walls with 4-panelled doors. North wall formed by door- part glazed, with raised and filled panels, reveal lining boards and a 2-part architrave forming the entrance to the room from the staircase. This is an early 18th century opening and door lining. 2 no. 19th century windows, SW18 and SW20, both 3x3 box sash with ovolo moulding. Stained pine floorboards. Plain flat plastered ceiling. Door to S02- 4 panel, 19th century. Door to S03- 4 panel with fanlight over (2 pane), 19th century. Door to S06- 4 panel with 4-pane ovolo moulded dead light SW19 in east wall alongside door, 19th century. Condition: Cracks to ceiling and to the inserted west wall. The south wall above the door into S02 is lime plaster that has been damaged by water ingress, and in places the plaster surface is blown. In need of decoration. The passage is generally in a moderate condition.	Medium. This corridor is in the original part of the house, although most of the surviving fabric is 19th century. See Photos Su41
S2 Studio	Circa 1575 – 1589. Attic room in the western turret. It connects to the 19th century re-organization of the western attic level accommodation. Floor: Stained pine floor boards. Ceiling: The ceiling is flat and skimmed plasterboard. There are signs of water penetration in the north-west corner. North wall: Lime plaster on brickwork. There are signs of water damage to the majority of the north wall. Door to S1- 4 panel, 19th century and centred in plan. Windows WS1, WS2- 3x3 box sash window with ovolo moulding. 19th century, set to the front face of the wall with reveal boards, beaded opening and 2-part architrave. Deep cill board. North wall has lime plaster that has been water damaged and needs replacing. Condition- Poor.	High. The stair turret was an important feature of the late C16 house. This room is in the early part of the house, although the space once contained a staircase tower and has been radically changed over time. The room is at attic level. The significance of the room is derived from its plan form and the remaining early structure. See Photos Su41
S3 Studio	Room formed in the 19th century. Room divided from S01 by an inserted stud wall between the two spaces. This wall now shows signs of movement. Ceiling: Flat plaster ceiling with no cornice. Signs of water damage that has been patch repaired in	Medium This studio is in the original part of the house. The surviving small 19th century fireplace is an

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	plasterboard. Timber hatch to loft space. Floor: Stained pine floor boards. North wall: Flat plaster. It contains a small cast iron fireplace with floral embellishment of 19th century design. West Wall: Flat lime plaster. Windows SW42 and SW43- 19th century 6x6 box sashes, ovolo moulded, with reveal linings, cill boards and architraves. South wall: Lime plaster on brickwork, which has extensive sign of water damage. The sink facilities are a 20th century insertion. Condition: The water damaged ceiling and south wall is in need of repair. The room requires redecoration. The condition of the room is below average.	interesting feature and should be considered an important part of the room, showing its former use. Most of the surviving fabric is primarily 19th century. This is an attic room that's likely to have been servants' accommodation in the 19th century. See Photos Su41
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Summary of Significance

Architectural and Historic Interest

- 3.42 Bruce Castle is designated a Grade I listed building, and is therefore of exceptional architectural and historic interest. The building is a composite, with historic material from various periods. The oldest parts of the house date from the 16th century, with subsequent remodelling and alteration during the 17th, 18th, 19th and 20th centuries.
- 3.43 The current proposals are for plaster repair work to six rooms, three on the ground floor and three at second floor level. All the rooms are at the western end of the building and while within the older parts of Bruce Castle, they are all associated with the service wing of the house. The majority of the visible fabric of the rooms that form the proposal in this application are 19th century.
- 3.44 The rooms in which plaster repair works are proposed are secondary to the main rooms of the house, are modest and contain no decoration. The plan form of the rooms, their location within the oldest part of the building and their contribution to the historic development of the building mean that rooms G01, G02, G13 and S02 are of high significance, while S01 and S02 are of medium significance. Nevertheless, all six rooms have been extensively altered in the 19th and 20th centuries, and the extant plaster surfaces are generally all typical 19th century work, which has failed or been water damaged, and now are in need of repair. This plasterwork is of very modest importance in its own right and contributes little to the overall significance of the rooms.

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4. APPLICATION PROPOSALS AND HERITAGE IMPACT

Introduction

- 4.1 As a first step, **Section 2** of this report has identified the relevant designated heritage assets of the Grade I listed building of Bruce Castle and the surrounding Bruce Castle and All Hallows Conservation Area, the significance of which has the potential to be affected by the proposed changes. In accordance with the requirements of the NPPF 2021, the significance of these heritage assets has been proportionately described in **Section 3**, Table 01, above.
- 4.2 The relevant heritage legislation, policy and guidance context for consideration of the proposed scheme is set out in full in **Appendix 3**. This includes the following:
- Legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant statutory duties.
 - National policy set out in the NPPF 2021.
 - Local policy and guidance for change within the historic environment and other relevant material considerations (Greater London and the Borough of Haringey authority areas).
- 4.3 Together, these sections and Appendix of the report provide the appropriate context for consideration by the local planning authority of the likely heritage impacts of the application proposals.

Application Proposals

Use

- 4.4 Bruce Castle will continue to be Haringey's archive and local history museum.

Summary of Works

- 4.5 The current application seeks to establish the acceptability of carrying out the following works at Bruce Castle:
- Stabilisation and replacement of friable and water damage lime plaster work to the following rooms; G01, G02, G13, S01, S02 and S03.

Overview of Works

4.6 General

- Traditional plaster repairs to walls and ceilings
- Replace plaster in small areas of decayed and damaged lime plaster where the plaster bonds to the substrata or key to laths have failed. The replacement of areas of lime plaster to the ceiling where previous repairs have been carried out in gypsum plaster or by using plasterboard with a skim finish.
- Stabilisation repairs to lime plaster ceiling where the key of the plaster has been broken and the surface is unstable. The area will be first stabilised using screws and washers and then the surface made good as described below.
- Replacement of water damaged, decayed and failing timber lathing using riven chestnut laths.

4.7 Specification

A Stabilizing Plaster Ceilings

The stabilization measures described below are intended to reduce the need to find a "solid edge" to loose material, thus removing the risk of failure of the key of the plaster ceiling, and facilitating the repair of the plaster surface of the ceiling. As much historic plaster material will be retained as possible. Lime plaster should be removed only where absolutely necessary.

The stabilization process includes installing screws with penny washers inserted into the plaster and lathing ceiling to penetrate through to the floor joists, holding areas of friable plaster in place. The washers and screws will be recessed into the plaster surface. The screws will be installed at approximately 450mm centre grids to the area. The aim will be to stabilize the plaster and stop further disengagement from the lathing and possible collapse. Small patches of loose plaster within the area where the plaster key has completely broken and failed will be removed, laths retained and re-fixed if necessary, and lime plaster repaired in three-coat lime plasterwork.

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executed to match surrounding area. Where plaster surfaces can be retained by screws and washers, they will be filled with lime course stuff mixed with Plaster of Paris to form a paste filler to match and blend with the existing lime plaster finish coat of the surrounding area.

B Replacement of Areas of Failing Ceiling Plaster

Where an area of plaster has failed, is missing, cannot be stabilized and requires replacement, the edges of the area will be secured with screws and washers to stabilize the sounding plaster. Working from the edge towards the centre of the failing plaster, the damaged area of plaster will be carefully cut away and removed. Where the lathing has failed or is damaged, it will be patch repaired using riven chestnut lathing to match the existing. Each lath will be nailed to joists using hand tools only. Apply three-coat lime plasterwork to the area. The lime finish coat is to match and blend with the existing plaster finished surfaces.

C Repair of Cracks in Lime Plaster Surfaces

Plaster surfaces with larger plaster cracks- 2.0mm wide and above- will be cut to a V shape and filled with lime plaster comprising of lime course stuff and Plaster of Paris mixed to a paste to match the surrounding surface finish.

Small cracks and damaged areas of surface will be filled and made good using Toupret interior filler TTREB 7051GB, applied by a filling knife or blade.

D Replacement of Areas of Water Damaged or Failing Wall Plaster

Areas of plaster where the key has failed, is missing or is extensively water damaged, the loose and friable plaster material should be carefully removed using hand tools only. The edges of the area to be replaced should be defined and plaster cut away with a hammer chisel to line leaving in place stable sounding plaster surfaces. Working from the edge towards the centre of the failing plaster, the damaged area of plaster will be carefully cut away and removed to reveal the brick substrate. This is to be inspected by the architect before it is prepared/wetted for the base-pricking coat of lime plaster. The area will be made good with three-coat lime plasterwork to the depth of the surrounding plaster area and the lime finish coat is to match and blend with the existing plaster finished surfaces.

E Lime Plaster Friable Surface Consolidation

Sound but friable plaster surfaces or where plaster surfaces are problematic, crumbling, chalky or require binding will be treated with Zinsser Gardz water-based sealer, applied by brush in areas agreed with the architect before the finish surface is made good or re-skimmed using a lime plaster coat.

G Decoration Painting

The paint manufacture will be Earthborn Paints (<https://earthbornpaints.co.uk/paint/claypaint/>).

The product 'Earthborn breathable clay paint ultra matt finish interior paint' is to be used on all plaster surfaces.

Surfaces are lime plaster and include walls and ceilings.

The surfaces shall be carefully rubbed down to remove all flaking and loose materials. Surfaces shall be repaired as described and prepared in accordance with the paint manufacture's recommendation.

Paint all lime plaster surfaces as follows:

- One mist coat, 50% diluted, on new lime plaster surfaces.
- Apply 2 full coats of 'Earthborn breathable clay paint ultra matt finish interior paint' to new and existing lime plaster surfaces.

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4.8 Methodology and Description of Proposed Plaster Repair

To reduce the amount of historic plaster to be removed and the risk of plaster loss, we propose stabilizing the areas by installing screws with penny washers inserted into the plaster and lathing through to the floor joists to hold areas of friable plaster in place. These screws will be installed at approximately 450mm centre grid to the area similar to those shown on photo 1, 2 and 3 below. This will stabilize the plaster and stop further collapse or disengagement from the lathing. Small patches of loose plaster within the area where the plaster key has completely broken and failed, will be removed, laths retained where sound, re-fixed to joists if required or replaced with riven Chestnut lathing to match existing. The lime plaster will be reinstated in area of repair in three coat lime plaster work.

The proposed stabilization measures will reduce the need to find a "solid edge" to loose material, thus help remove the problem with repairing the plaster surface of the ceiling. We will retain as much historic plaster material as possible, and only removing small patches of plaster where absolutely necessary. The damaged areas of the ceiling will be made good and finished with a skim lime plaster finishing coat lime to match surrounding area

Below we have included a set of photos of a ceiling repaired in a similar way. The ceiling was a high status room in a grade 2* building and repairs



Photo 1 Ceiling area generally with a patch repair



Photo 2 Ceiling secured with screws and washers

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Photo 3 Grid of Screw and Washer fixing
securing existing lime plaster ceiling



Photo 4 Completed repaired ceiling
with skim coat finish made good

4.8 Impact Assessment

The following schedule (Table 02) contains a detailed analysis of the impact of the proposed works on the significance of the listed building

The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets, set out above in Section 3.

Generally, all the proposed interventions are either positive or neutral and result in a heritage benefit.

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Table 2 : Heritage Impact Assessment					
Room	Significance (as 2008 Gazetteer) (see table 1 above for description)	Description of Proposed Work Item	Drawings / information	Comment	Heritage Impact
GROUND FLOOR					
G01 Old Kitchen	High. This room is part of the plan of the late 16th century house and the walls contain early fabric. This room now retains much 19th century fabric and has always been the service end of the house. The cooking range is a significant artefact – circa 1840's, indicative of school use of Bruce Castle 20th Century pipework, heating system and disabled ramp are all detrimental.	A - Lime Plaster repairs to ceiling including: - Carry out stabilization of ceiling with screws and washers. - Removing areas of blown plaster and repair lathing with chestnut riven laths and applied 3-coat lime plaster work. - Fill and Repair cracks - Make good ceiling surface and decorate. B Remove patch carried out in gypsum plaster approx. 2.0sqM. - Repair lathing and apply 3-coat lime plasterwork. - Make good ceiling surface and decorate.	Su11: Existing Ground Floor Photos Su39 Sk11: Proposed Ground Floor Plan With Plaster repair		In overall terms, the application proposals for this room have been designed to limited the impact of water damage and decay on the lime plaster ceiling finishes, removing the threat of plaster failure and bringing the room back into full use. The proposed works will maintain the special interest of the listed building. NEUTRAL
G02 Kitchen	High. The octagonal tower form is of High Significance. The stair turret was an important feature of the late 16th century house and is part of the original plan of the building. The surviving visible fabric is either 18th or 19th century. The joinery items are either 18th or 19th century and are modest, although of mid –significance.	A - Lime Plaster repairs to ceiling including: - Carry out stabilization of ceiling with screws and washers. - Removing areas of blown plaster and repair lathing with chestnut riven laths and applied 3-coat lime plaster work. - Fill and Repair cracks. - Make good ceiling surface and decorate.	Su11: Existing Ground Floor Photos Su40 Sk11: Proposed Ground Floor Plan With Plaster repairs		In overall terms, the application proposals for this room have been designed to limited the impact of water damage and decay on the lime plaster ceiling finishes, removing the threat of plaster failure and bringing the room back into full use. The proposed works will maintain the special interest of the listed building. NEUTRAL
G13 Store	High. This room was a relatively early addition to upgrade the house. The entrance to the room is located under the eastern staircase. The room is modest in its decoration and relatively small, containing limited historic fabric, although the walls might be of archaeological interest. The room reveals the development pattern of the house.	A West wall: Hack off friable and water damaged areas of plaster to west wall brickwork and re-plaster in 3-coat lime plaster work. B East wall: Hack off lower level friable plaster and water damaged areas (approx. 2sqM of plaster) and re-plaster in 3-coat lime plaster work, C South wall: Make good door cracks and damaged areas of lime plaster in patches in rest of room. D Prepare and decorate walls and ceiling.	Su11: Existing Ground Floor Photos Su40 Sk11: Proposed Ground Floor Plan With Plaster repairs		In overall terms, the application proposals for this room have been designed to limited the impact of water damage and decay on the lime plaster ceiling finishes, removing the threat of plaster failure and bringing the room back into full use. The proposed works will enhance the special interest of the listed building. POSITIVE
SECOND FLOOR					
S01 Passage	Medium.	A South Wall: Hack off friable and water damaged areas of plaster to south wall brickwork above door (approx. 2.0SqM)	Su14: Existing Second Floor	.	The proposals in this application have been designed to limit the impact of water damage to lime plaster finishes, removing the threat of plaster failure and

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	This corridor is in the original part of the house although most of the surviving fabric is 19 th century. The passage S01 was created in the 19 th century. The west wall is inserted and has 19 th century details. Plain plastered walls with 4-panelled doors.		and re-plaster in 3-coat lime plasterwork.	Photos Su41 Sk12: Proposed Second Floor Plan With Plaster repairs		bringing the room back into full use. The proposed works will maintain the special interest of the listed building. NEUTRAL
S2 Studio	High. The stair turret was an important feature of the late C16 house. This room is in the early part of the house, although the space once contained a staircase tower and has been radically changed over time. The room is at attic level. The significance of the room is derived from its plan form and the remaining early structure.	A B C	North wall: Hack off water damaged and friable plaster to north wall and return to small area to east wall to brickwork and re-plaster in 3 coat lime plaster work. Repair cracks in wall lime plaster and decorate walls. Ceiling: Patch repair existing plasterboard ceiling in parts with water damage with new plasterboard, fixed to ceiling structure to match rest of ceiling. Skim and redecorate.	Su14: Existing Second Floor Photos Su41 Sk12: Proposed Second Floor Plan With Plaster repairs		In overall terms, the application proposals for this room have been designed to limit the impact of water damage and decay of the lime plaster wall finishes and will bring the room back into full use. The proposed works will maintain the special interest of the listed building. NEUTRAL
S3 Studio	Medium This studio is in the original part of the house. The surviving small 19 th century fireplace is an interesting feature and should be considered an important part of the room, highlighting its former use. Most of the surviving fabric is primarily 19 th century. This is an attic room that's likely to have been servants' accommodation in the 19 th century.	A B	Ceiling: Remove water damaged plasterboard. Patch repair approx. 3.0sqM. Repair/Replace with riven chestnut lathing and applied 3-coat lime plasterwork. Make good ceiling surface and decorate. South Wall: Hack off water damaged and friable plaster to north wall and return to small area to east wall to brickwork and re-plaster in 3-coat lime plasterwork.	Su14: Existing Ground Floor Photos Su41 Sk12: Proposed Second Floor Plan With Plaster repairs		The application proposals for this room will reduce the impact of the services and reduce and rationalise the number of electrical fixings and fittings. The results will be a more consistent approach to both the services and the general appearance of the room. The proposed works will enhance the special interest of the listed building. POSITIVE

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Summary of impact of proposals

4.9 Ground floor: Proposed Plaster Repairs to ceiling in Room G01 and G02

The proposals are to stabilise and repair the lime plaster ceiling in both these rooms. This will include the replacement of some lathing and lime plaster where the existing ceiling has completely failed or has been patched previously with gypsum plaster. As much of the existing plaster ceiling as possible will be retained. The proposed works will remove the current health and safety risks to occupants posed by the potential failure and collapse of the plaster ceilings. The result of the works will be a repaired and redecorated lime plaster ceiling.

The repair of ceilings in these two rooms has been designed to have a neutral impact on the existing fabric and the results of the work will be a heritage benefit.

4.10 Second Floor: Proposed plaster repairs in Room S01, S02 and S03

The proposals are to remove water damage and friable wall plaster and repair with three-coat lime plaster. As much of the existing plaster surface as possible will be retained. The works will bring the room back into use.

The repair of wall surfaces in this room has a neutral impact on the fabric and the results of the work will be a heritage benefit.

The proposals are to repair the lime plaster ceiling in room S03. This will include the replacement of some lathing and lime plaster where the existing ceiling has been water damaged and patched previously with plasterboard. As much of the existing lime plaster ceiling as possible will be retained. The works will remove the current health and safety risks to occupants posed by the potential failure of the ceilings. The result of the works will be a repaired and redecorated lime plaster ceiling.

The repair of ceilings in the room S03 has been designed to have a positive impact on the fabric of the building and the results of the work will be a heritage benefit.

National Policy and Guidance

NPPF 2021 and NPPG

- 4.11 In accordance with the requirements of paragraphs 194 and 195 of the NPPF 2021, the significance of the affected designated heritage assets of the Grade I listed Bruce Castle and the Bruce Castle and All Hallows Conservation Area, which have the potential to be affected by these application proposals, have been described in a proportionate manner in this report.
- 4.12 These proposals will improve the listed building's condition and enhance its continued public use – including uses that are consistent with those in the conservation area – while facilitating public access to the principal spaces, in accordance with paragraph 197 of the NPPF. This paragraph encourages local planning authorities to take accountability for the desirability of sustaining and enhancing the significance of the affected heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. The proposals would achieve this generally through sympathetic repairs and minor alterations, which seek to improve the fabric of the rooms through careful repair and removing inappropriate and damaging elements.
- 4.13 Paragraph 199 requires that great weight be given to the conservation of designated heritage assets, such as listed buildings and conservation areas. Importantly, Annex 2 of the NPPF defines 'conservation' as:

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‘the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance’.

It is not a process that should prevent change, where proposals such as this scheme have been carefully considered and detailed and are sympathetic to these heritage assets. This assessment finds that the application proposals would both sustain and enhance the significance of the listed building and would sustain the significance of the conservation area.

- 4.14 Paragraph 200 sets out that any harm to, or loss, of significance of a designated heritage asset would require clear and convincing justification. It is the assessment of this report that proposals would not result in harm to the significance of either the listed building or the conservation area. Therefore, the tests set out in paragraphs 201 and 202 of the NPPF do not apply.

Development Plans

London Plan 2021

- 4.15 In accordance with Policy 7.1.5 this assessment finds that there has been proactive management throughout the development of these proposals.
- 4.16 In accordance with Policy 7.1.7, this assessment finds that the proposals respond positively to the significance, local context and character of Bruce Castle.

Haringey Plan 2013 - 2026

- 4.17 It is our assessment that these proposals would achieve the aims of Policy SP12 (Conservation), of conserving the historic significance of Haringey’s heritage assets, their setting and the wider historic environment, and also of increasing accessibility to the historic environment.

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5. SUMMARY AND CONCLUSIONS

- 5.1 Bruce Castle is a Grade I listed building, which stands within the Bruce Castle and All Hallows Conservation Area. This Heritage statement has been prepared by Butler Hegarty Architects to provide relevant and proportionate information to Haringey Council with regard to heritage impact, and in support of a Listed Building Consent application for plaster repairs and ceiling stabilisation proposals to secondary rooms on the ground and second floors at Bruce Castle.
- 5.2 The designated heritage assets that would be affected by the proposals – namely Bruce Castle, and the Bruce Castle and All Hallows Conservation Area, have been identified. Their significance has been described in **Section 3** of this report, including the contribution of individual elements of Bruce Castle to its significance.
- 5.3 **Section 4** has undertaken a review of the application proposals and their impact on the significance of the listed building and conservation area. That assessment is undertaken in light of the relevant statutory duty, and national and local planning policy and guidance for heritage assets, which is set out in full in **Appendix 3**.
- 5.4 It is the conclusion of our assessment of heritage impacts that these application proposals would sustain and enhance the significance of the listed building and the conservation area, and so comply with the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2021 (paragraphs 189, 190, 192 and 193) and supported by NPPG, and other relevant local policy and guidance, including the London Plan 2016, and Haringey's Local Plan.

Gary Butler RIBA (SCA) AABC

BUTLER HEGARTY ARCHITECTS LTD.

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Appendix 1: Drawing List to accompany this Heritage Statement

EXISTING DRAWINGS			
Su00	Location Plan	A3	1:1250
Su12	Existing Ground Floor Plan	A3	1:200
Su14	Existing Second Floor Plan	A3	1:200

Su39	Existing Condition Photos Existing G01	A3	N/A
Su40	Existing Condition Photos G02	A3	N/A
Su41	Existing Condition Photos G13	A3	N/A

PROPOSED DRAWINGS			
Sk11	Proposed Ground Floor Plan with Plaster Repairs	A3	1:200
Sk12	Proposed Second Floor plan with Plaster Repairs	A3	1:200