

Planning & Heritage Statement

Tottenham High Streets High Street Heritage Action Zone: 12 Bruce Grove,
London N17 6RA

March 2023



London



Harrogate



Bristol

Contents

1. Introduction and Site Description	2
2. Planning History	3
3. Legislation, Policy & Guidance	4
4. Significance of Bruce Grove Conservation Area	6
5. Significance of No's 11-12 Bruce Grove	8
6. Proposals	10
7. Planning & Heritage Assessment	11
8. Summary	13

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Report Reference:

21/6271HER

1. Introduction and Site Description

- 1.1. This Planning & Heritage Statement has been prepared in conjunction with the London Borough of Haringey. The proposals seek to upgrade and enhance the forecourt of no. 12 Bruce Grove. A key aim of the proposal is to support property owners in establishing the principle of good design on residential properties in the Conservation Area, with funding assistance from Historic England under the High Street Heritage Action Zone (HSHAZ).
- 1.2. The proposed works in relation to 12 Bruce Grove are confined to the front forecourt. They are as follows:
 - Install north east boundary brick piers and entrance gates
 - Remove existing north east wall and railing to insert pedestrian gate
 - Repair part of existing north east wall and refurbish existing railings (allowing for some rebuilding where necessary)
 - Replace close board fence to north west elevation and replace with 8 course brick wall with railings above (within demise)
 - Build up brick wall on top of existing cut bricks to forecourt rear
 - New permeable surfacing
 - New bin store
 - Enhanced landscaping
- 1.3. This report has been prepared to inform the full planning and listed building consent applications and focusses on the significance of the heritage assets potentially affected by the proposals and the impact of the proposals upon that significance, as well as other planning policy considerations.
- 1.4. The Heritage Assets considered relevant to the scope of works proposed are understood to be no. 11 & 12 Bruce Grove (Grade II) (forming part of no's 1-16 group listing) and the Bruce Grove Conservation Area.
- 1.5. The site is identified on the map to the right:

Site Location (site identified in red)



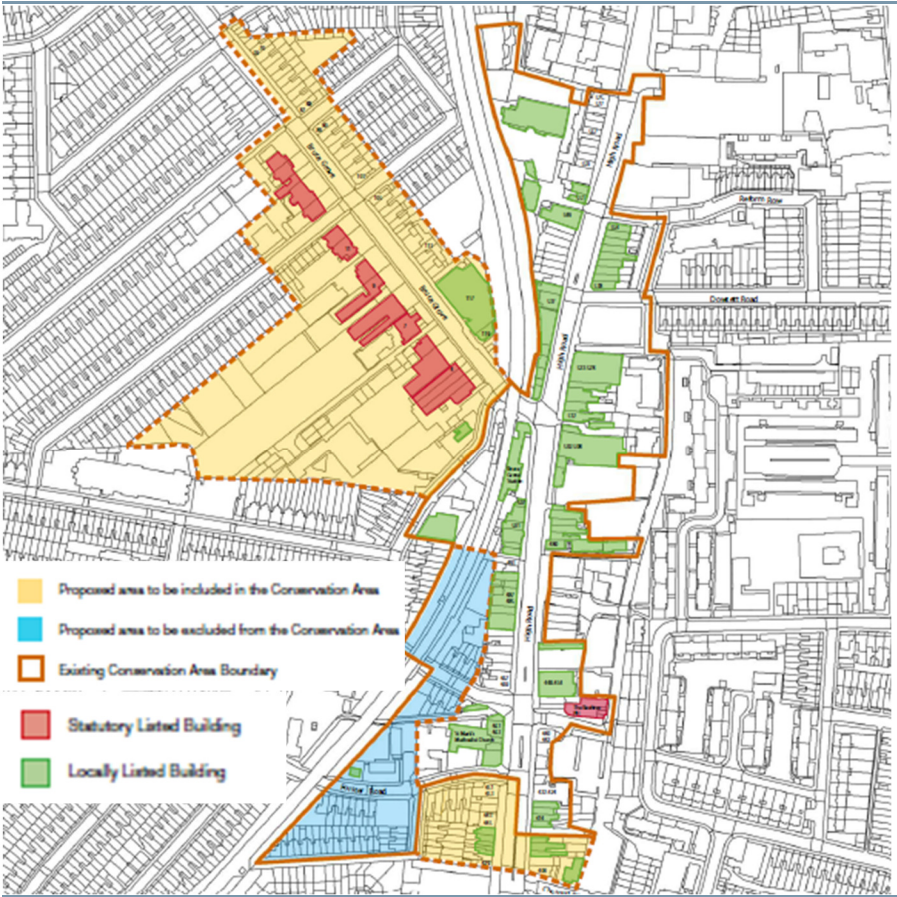
Source: Heritage Potential Research

No. 12 Bruce Grove



Source: Google Earth

Bruce Grove Conservation Area Map



Source: London Borough of Haringey

2. Planning History

2.1. The relevant planning history for 12 Bruce Grove is provided in the table below:

Reference	Description	Decision & Date
HGY/29899	Conversion into 6 self-contained flats.	Unknown
HGY/1992/0280	Approval of details of dustbin enclosures pursuant to planning permission HGYP/29899 for conversion into 6 self-contained flats.	Grant - 14.04.1992
OLD/1976/0131	Conversion of existing building at basement flat with offices above and erection of a two-storey rear office extension	Grant - 17.07.1976

3. Legislation, Policy & Guidance

Heritage Legislation

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

NPPF: Heritage (July 2021)

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

Term	Definition
Heritage Assets	“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

	<i>designated 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:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - the positive contribution that 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.
- 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:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - 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:
- 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;
 - Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
 - 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);
 - 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;
 - 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
 - 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 design 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:
- 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
 - 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’ (A) states that the Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;
- Confidently address feedback from local consultation;
- Demonstrate how the quality of the development will be secured when it is built; and
- Are inclusive and incorporate sustainable design and construction principles

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

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

3.26. The Council will expect development proposals to respond to Landscaped boundary and treatments.

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 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. Part 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.

3.29. Policy DM25 ‘Sustainable Drainage Systems’ asks all minor development to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates. For all development where a greenfield runoff rate cannot be

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

Other Material Considerations

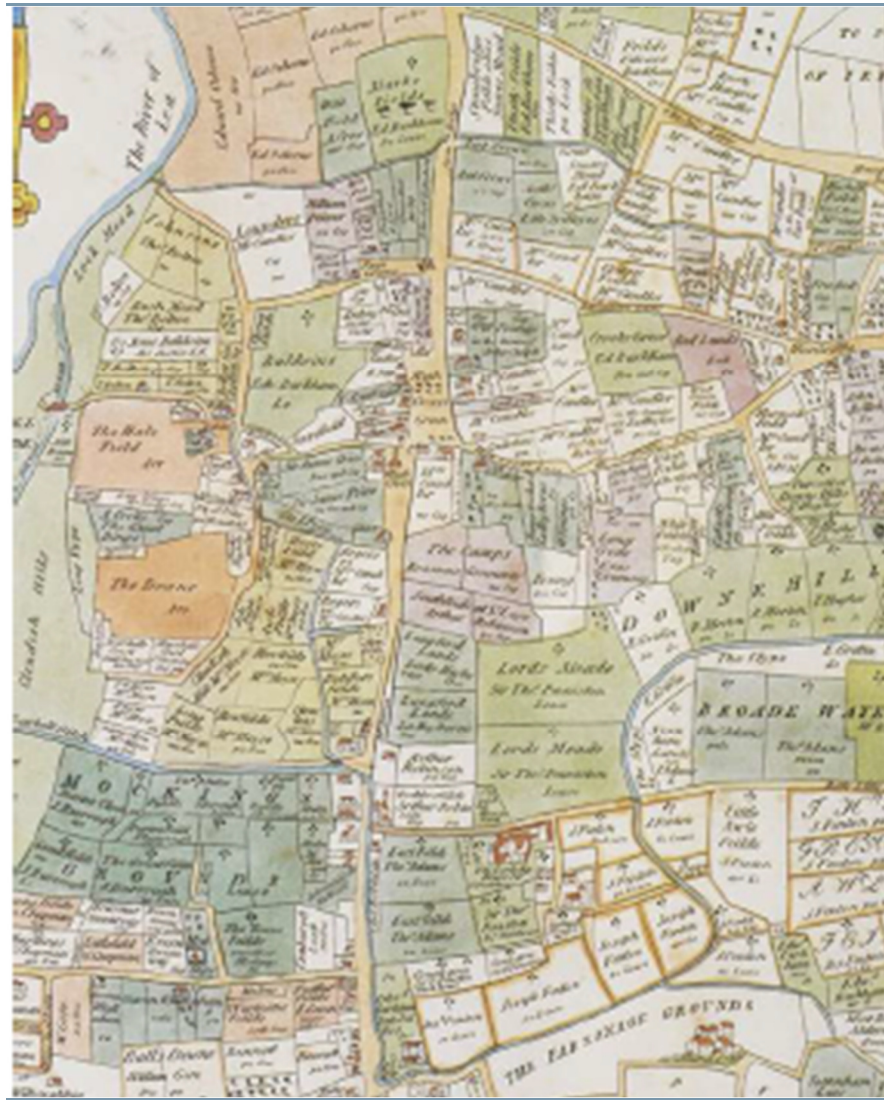
- A Strategy for Tottenham High Road (2019)
- Bruce Grove Conservation Area Appraisal & Management Plan (2017)
- Haringey Urban Characterisation Study (2015)
- Sustainable Design & Construction SPD (February 2013)

3.30. The Draft ‘New Local Plan’ is at Regulation 18 ‘First Steps Engagement’ Stage and currently not deemed to be a material consideration. A Draft Local Plan is due to be published for consultation in Summer 2022.

4. Significance of Bruce Grove Conservation Area

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

Thomas Clay's map of Tottenham 1619



Source: London Borough of Haringey

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

Wyburd's Parish Map 1798



Source: The London Borough of Haringey

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

Tottenham High Rd c.1910



Source: The London Borough of Haringey

- 4.6. The urbanisation of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station. The High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses alongside purpose-built shopping parades.
- 4.7. By 1905, the semi-rural character of Bruce Grove was also transitioning, particularly with the construction of one such shopping parade (no's 68-109) to the north east of Bruce Grove, replacing a row of Elm trees that once lined the route, opposite the Georgian villas. These terraces of residential over commercial are largely unaltered above ground floor with many early features retained around the shop fronts.

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



Source: The London Borough of Haringey

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

St Mark's Methodist Church Frontage 1938



Source: The London Borough of Haringey Archives

- 4.9. The Bruce Grove Cinema also opened by 1921, designed by the local architect Charles 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

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

Significance

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

Architectural Interest

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

Historic Interest

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

Archaeological Interest

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

Artistic Interest

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

5. Significance of No's 11-12 Bruce Grove

- 5.1. No's 11-12 Bruce Grove form part of a Grade II group listing. They were listed on 10th May 1971. The buildings are described as:
- 5.2. *2. Early C19 pair, each 3 storeys and basement, 2 windows in main block, with 2 storey slightly set back entrance extensions, that of No 12 1 window, that of Roll wider and with a late C19 darted bay added on ground floor. Greyish brick, stucco cornice with paired pseudo-modillions and blocking course. Gauged flat brick arches to sash windows with glazing bars, those on ground floor in round arched recesses. Stuccoed basement. 5 steps, with wrought iron handrails, to doors. No 11 has modernised door in angle porch with slender quasi-ionic columns and mutule cornice. No 12 has half-glazed door with patterned fanlight.*

Nos 1 to 16 (consec) form a group.
- 5.3. The earliest detailed map showing No's 11-12 Bruce Grove appears to be the 1844 Tithe Map, reproduced in the Conservation Area Appraisal.

Tithe Map 1844



Source: London Borough of Haringey

- 5.4. At this time, the south side of Bruce Grove was built up with larger houses, including the historic core of no's 11 -12, the surroundings remained largely undeveloped. It marks a snapshot just before the area expanded considerably following the construction of the station to the south.

- 5.5. The map is grainy but the group of houses appear to share a fairly consistent façade line with the other villas on the frontage, with few projections in the style of bay windows and porticos, seen today on no's 11 and 12 today. The buildings would have sat within long narrow plots with front and rear gardens at this time.

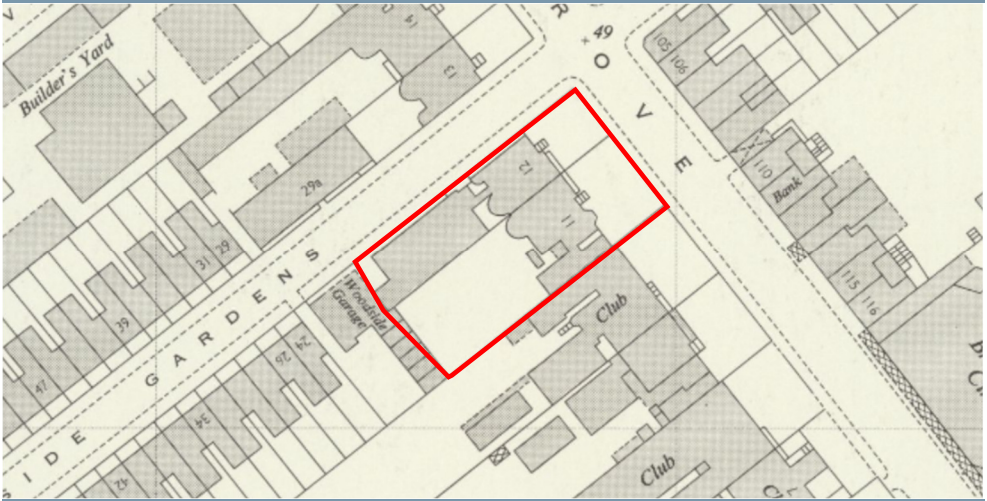
OS Map 1920



Source: National Library of Scotland

- 5.6. By 1920, the late 19th century building boom is evident, with a much denser urban grain on display. The area changed in character with some roads leading off Bruce Grove breaking through parts of Georgian properties, including Woodside Gardens immediately north west of the no. 12.
- 5.7. The Edwardian terraces developed at the start of this century drastically truncated the plot length and rear garden of no.'s 11 and 12. It is also likely the front gardens would gradually have transitioned to gravel and then tarmac toward the mid to late 20th century.

OS Map 1955



Source: National Library of Scotland

- 5.8. The commercial high street character has been well established by 1955. A number of clubs and communal uses are evident as Bruce Grove branches beyond the station junction. The large inter war cinema has also been erected further to the south east.
- 5.9. This map shows that the site underwent alterations in the mid-20th century, including a significant infill development to the rear, which constitutes a neutral architectural feature separating the villas from the earlier Edwardian terraces.
- 5.10. The map also clearly highlights features on the host building including porticos either side of the historic core and the darted bay window to no. 11. It is thought the two storey extensions either side of the main two bay pair of villas date from the late 19th century. The photo of no's 13 and 14 from May 1911 (below) show similar extensions already in place. They are architecturally sympathetic but the varied width and features of each disrupts the harmonious symmetry of the pair of villas from Bruce Grove.

13 and 14 Bruce Grove, illustrating development of similar villas by May 1911



Source: London Metropolitan Archives

Building Character

- 5.11. The late 18th Century houses are large semi-detached villas, with later extensions. The three storey central elements represent the historic core.
- 5.12. No. 11 and 12 have been altered, but much early fabric remains externally including the austere buff brick classical façade of the pair, with diminishing sets of sash windows across all floors, string course above first floor and strong cornice to the parapet roof. The gauged brick arches to the ground floor windows are an important unifying feature, shared with other villas on the frontage.
- 5.13. The front garden has long been given over to hard standings for car parking. A modern brick boundary wall now demarcates the curtilage onto Bruce Grove and an unsympathetic close boarded timber fence to Woodside Gardens.
- 5.14. The property has been subject to a late 20th century refurbishment, securing a lighter (but heavily eroded) gravel forecourt surface, a small section of garden and a brick bin store area. These works are more sympathetic than earlier tarmacking on adjacent properties but now show signs of deterioration leading to a perception of informality.

5.15. Furthermore, the properties were built on the edge of a growing settlement and historically occupied a quiet, semi-rural setting, but their wider setting has also significantly moved on, to a busy commercial environment. The different phases, including significant infill to the rear, inform our understanding of the area's modern development, but the increase in vehicle traffic and congestion detracts from the setting.

Architectural Interest

5.16. The group of listed buildings are typical of the retrained classical Georgian architecture that emerged in the late 18th and early 19th centuries. They possess individual architectural interest and have value as a group.

5.17. The groups setting has been heavily eroded. The urbanisation of their surrounds in the late 19th and 20th centuries has transitioned to an urban and commercial character. This in itself is not implicitly harmful and allows us to understand the historic phasing of the Conservation Area.

Historic Interest

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

Archaeological Interest

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

Artistic Interest

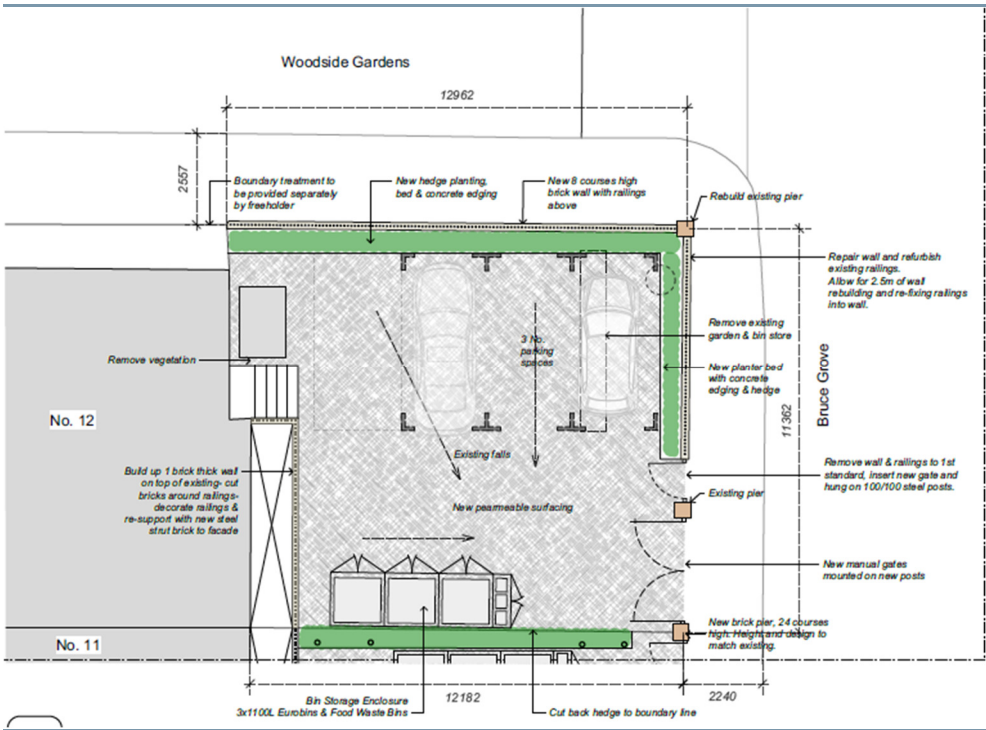
5.20. The buildings are not known to have any particular artistic interest.

6. Proposals

6.1. The proposed works in relation to 9 Bruce Grove are as follows:

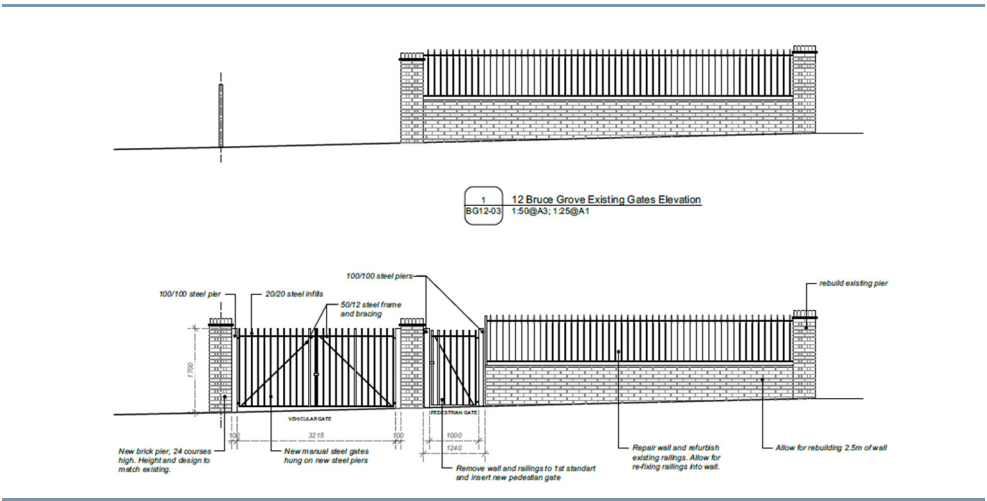
- Install north east boundary brick piers and entrance gates
- Remove existing north east wall and railing to insert pedestrian gate
- Repair part of existing north east wall and refurbish existing railings (allowing for some rebuilding where necessary)
- Replace close board fence to north west elevation and replace with 8 course brick wall with railings above (within demise)
- Build up brick wall on top of existing cut bricks to forecourt rear
- New permeable surfacing
- New bin store
- Enhanced landscaping

Proposed Forecourt Plan



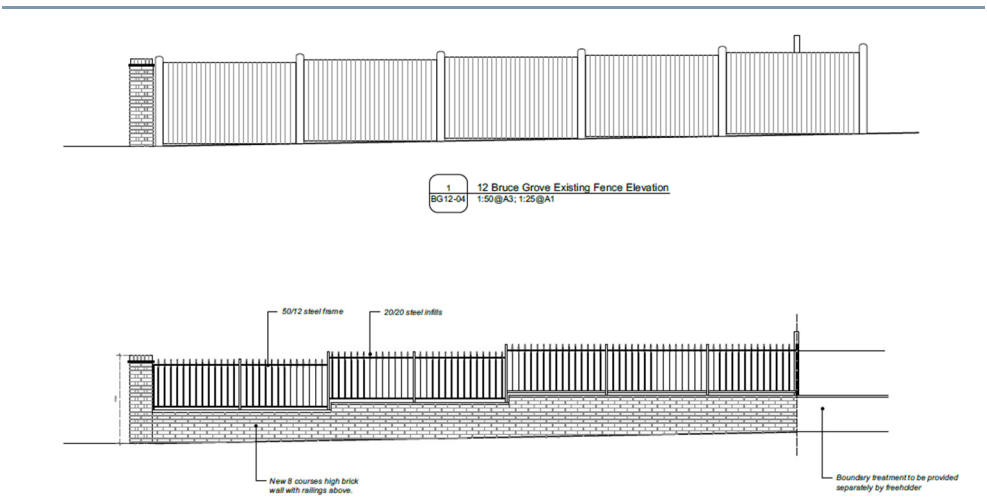
Source: Roger Mears Architects

Existing and Proposed NE Elevation



Source: Heritage Potential

Existing and Proposed NW Elevation



Source: Heritage Potential

7. Planning & Heritage Assessment

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

National Planning Policy

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

Development Plan Policies

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

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

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

Main Considerations

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

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

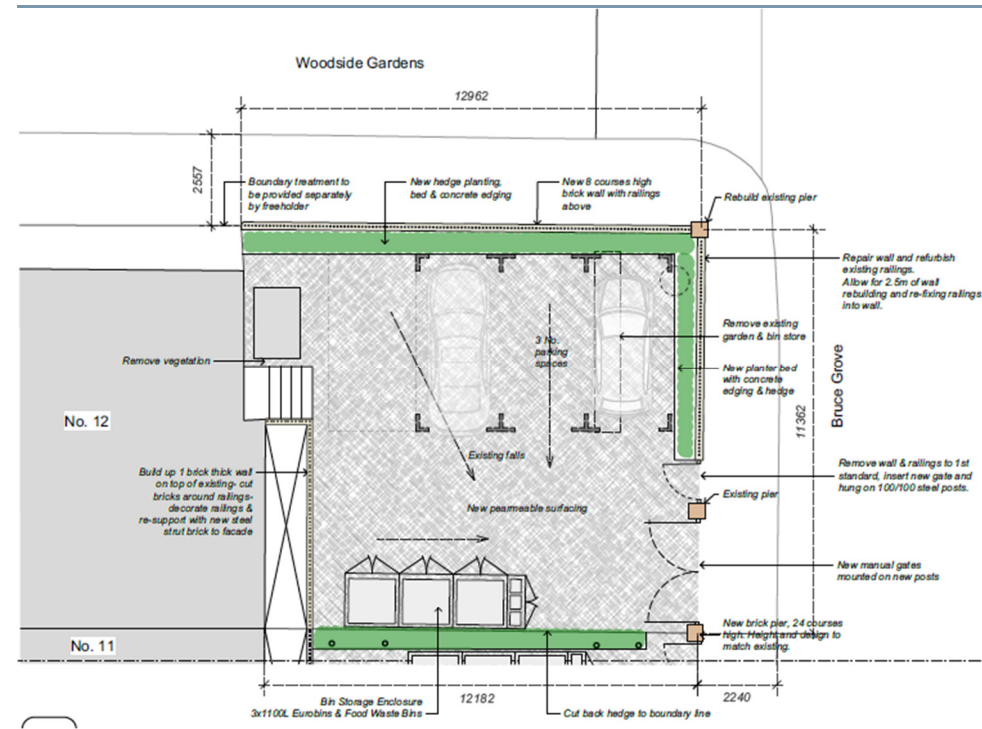
Impact on the Significance of Heritage Assets

Improvements to forecourt of no 12 Bruce Grove (Grade II Listed Building)

- 7.5. A key sub-area objective of Bruce Grove within the Tottenham Area Action Plan (July 2017) is to enhance the legibility of Bruce Grove's heritage assets which complement the town centre's character and function. There is also an opportunity to improve the setting of some of the oldest listed buildings in the Conservation Area at No. 5-16 Bruce Grove.
- 7.6. As noted, the front garden of no 12 has long been given over to hard standings for car parking, and the boundary walls, fence and railings are modern. Nonetheless, there remains a clear opportunity for improvement and enhancement from the existing position.
- 7.7. With this in mind, the proposals seek to sensitively update the forecourt area of no. 12 Bruce Grove, in a heritage informed manner. The proposals are very light touch and look to work with the existing surfacing and boundary treatments of the forecourt, where they are of a suitable quality.
- 7.8. The main access point to the property will remain to the south of the forecourt, adjacent to the boundary of no. 11. It is proposed to insert new vehicular and pedestrian gates for greater security. The simple design approach is informed by the surrounding

Georgian properties and introduces a subtle, traditional, and robust form of boundary treatment.

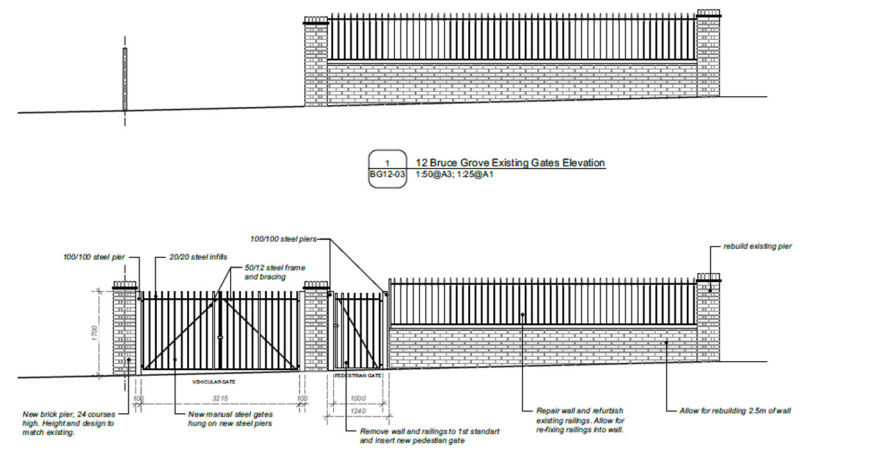
Proposed Forecourt Plan



Source: Roger Mears Architects

- 7.9. Where there are existing railings in suitable condition, these will be refurbished / repaired. This would not normally require Listed Building Consent, but it is a notable element of the proposed investment and is therefore included in the proposals.

Existing and Proposed Boundary Treatment (North East)

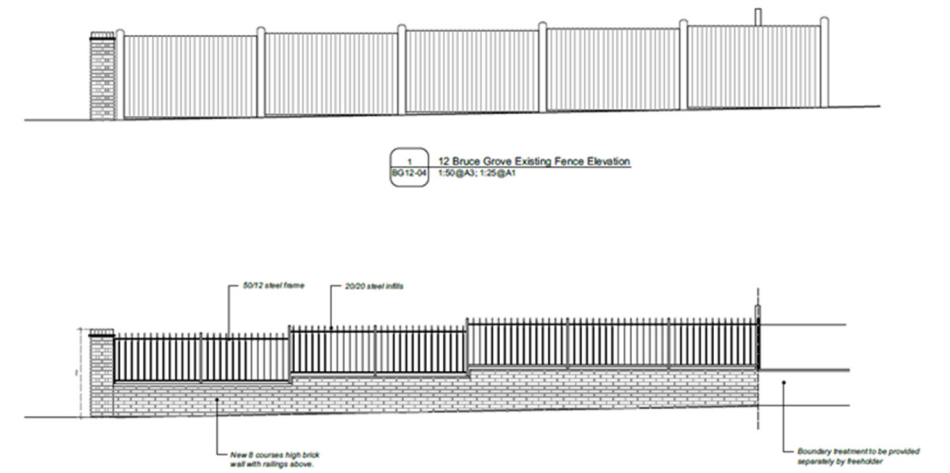


Source: Roger Mear Architects

- 7.10. The amendments to the existing boundary wall and replacement brick piers on the north east elevation will not negatively impact how the building is experienced from the streetscene and look to enhance the established palette of materials already in place.
- 7.11. The complete replacement of the close boarded fence to the north east elevation replaces are modern and incongruous form of boundary treatment that limits

permeability in views from Woodside Garden. This is a net heritage benefit (note that a sensitive treatment is to be provided separately by the freeholder for the boundary treatment further south on Woodside Gardens, which falls outside of the demise and scope for this part of the heritage action zone project).

Existing and Proposed Boundary Treatment (North West)



Source: Roger Mears Architects

- 7.12. A new permeable hard surface is proposed over the existing tarmac, its will be sensitive update to the setting of the listed building and an enhancement to the now heavily eroded gravel surface.
- 7.13. Additional soft landscaping is proposed to all elevations of the forecourt to soften the urban edge and assist in the drainage strategy.
- 7.14. The new bin stores seeks to formalise and screen the existing external refuse arrangement, which is unsightly, through a coherent and contained storage area on the southern boundary, away from the streetscene.
- 7.15. Overall, the forecourt works are minimal, sensitive and would represent considerable betterment from the existing position in heritage terms and certainly avoids harm to the significance of the listed building and character of the Conservation Area. Paragraphs 201 and 202 of the NPPF would not be engaged.

Surface Water and Drainage

- 7.16. 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.
- 7.17. The site does have certain constraints on what can be installed, given it is a key component in the setting of a listed building. Nonetheless, a Drainage Strategy has been prepared for the wider project. The strategy assesses all properties in a holistic approach, as well as betterment per property. It confirms that the proposed and improved drainage systems at no. 12 (in isolation) would create a 98% betterment in surface water discharge rate from the existing position. This fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance

Access

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

8. Summary

- 8.1. Overall, it is considered that the works are required in order to significantly improve the residential character of Bruce Grove Conservation Area. The works have been carefully informed by the identified significance and historic development of the area, as well as each individual listed building that could be impacted by the works.
- 8.2. This Planning and Heritage Statement demonstrates that the proposals will help to meet local policy requirements for surface water drainage, allowing for a 98% betterment on site, whilst mitigating harm.
- 8.3. It is considered that the genuine public benefit of improving the surface water run off rates of the forecourt in a heritage sensitive manner, whilst restoring historically informed features, weighs favourably into the overall balance, notwithstanding that no harm to identified heritage assets has been found through this heritage assessment.
- 8.4. The proposals comply with local and national policy, as well as heritage legislation. It is respectfully requested that they are approved accordingly.