

Sarah Madondo

From: Elisabetta Tonazzi
Sent: 02 May 2023 11:25
To: Sarah Madondo
Subject: HGY/2023/0984 & HGY/2023/0658_12 Bruce Grove, Tottenham, London, N17 6RA

Hi Sarah,
the proposed improvement works to forecourt and boundary wall of grade II listed property at No 12 Bruce Grove, located within the homonymous Conservation Area, are much needed and very welcome in principle.

These works form part of the wider heritage -led regeneration programme for the Bruce Grove Conservation Area and include installing north east boundary brick piers and entrance gates, removing existing north east wall and railing to insert pedestrian gate, repairing part of existing north east wall and refurbishing existing railings, replacing close board fence to north west elevation with brick wall with railings above, building up brick wall on top of existing cut bricks to forecourt rear, creation of a new permeable surfacing and new bin store and enhanced landscaping.

The listed terrace along Bruce grove has suffered over the last century and to various degrees from unsympathetic alterations to both buildings and to the original forecourts and related boundary treatment. There is a clear opportunity to improve the setting of the listed building and the character of this key stretch of the Conservation Area by means of light touch, sensitive interventions to better defining, enclosing, and improving the appearance of the fore court in terms of surfacing, existing access, and boundary walls. The proposed set of carefully designed retention and repair works as well as the proposed insertion of sensitively designed new elements will positively impact and enhance the character and appearance of the listed property, thus conserving and reinforcing its significance and accordingly, the application is fully supported from the conservation standpoint.

The following set of detailed information should be provided as part of planning conditions to ensure that an appropriate level of design quality and heritage expertise will protect and complement the character of the listed assets impacted by the proposed works:

Method statements, material specification and material samples of proposed repairs and new building works to boundary walls, piers, and railing.

Typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt.

Typical detail drawing and material specification of new planter beds with concrete edging.

Kind Regards,

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