



Bruce Castle Park Gates

DESIGN AND ACCESS STATEMENT:

Repairs of Boundary Gates and Piers to Church Lane and Kings Road

BUTLER
HEGARTY
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Bruce Castle Park

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BRUCE CASTLE PARK: Repairs of Boundary Gates and Piers to Church Lane and Kings Road
DESIGN AND ACCESS STATEMENT

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1.0 DESIGN PROPOSAL STATEMENT

- 1.1 The design proposal in this application submission relates to curtilage structures related to Bruce Castle, a statutorily listed Grade I building. The gates to Bruce Castle park are within Bruce Castle and All Hallows Conservation Area. The Heritage Statement accompanying this document has been prepared by Butler Hegarty Architects and is based on the Conservation Management Plan which was prepared by Purcell Miller Tritton in 2008, the Conservation Area Appraisal, and subsequent research. These documents provide a history of the development of the building, together with an appraisal of their significance. The design proposals below have been prepared in the light of this information, the assessment we have made of the gate structures and in response to Pre-Application engagement with Haringey Council.

2.0 CONDITION OF THE GATES AND PIERS

- 2.1 The gates and piers forming the entrances to Bruce Castle Park to the west entrance on Church Road, and the east entrance on Kings Road, have been damaged. The entrance gates, on two separate occasions, less than a few weeks apart, have been damaged by vehicles entering the park. The impact on the gates, by vehicles, in both instances, has induced significant overturning movement in the masonry piers supporting the gates. The damage to the masonry piers, at both entrances, is very similar. The impact has induced horizontal forces in the piers, that has resulted in a shear plane in the mortar bed of the masonry at approximately 750mm above ground level. The upper part of the gate pier has moved as a single piece of masonry and is now displaced off the plinth by approximately 150mm. The horizontal movement of the gates and masonry has resulted in the piers rotating on the pier base. The piers have come to rest considerably out of plumb, propped by the gate, such that the upper section of masonry of the pier is now in danger of collapse, and the gate frame has buckled through supporting the weight of the masonry.
- 2.2 Survey of the Condition of the gates and piers
The survey drawings of each gate entrance and dislodged pier, Su51 (Church Road, west entrance) and Su52 (King's Road, east entrance) records the current deformed and dislodged position of the piers and gates. The damaged piers to both entrances have been previously rebuilt in the 20th century, using a cement mortar. One leaf of the wrought iron gates to either entrance that has been struck by the vehicles is also damaged.

3.0 PROPOSALS

- 3.1 Pre-App advice:
The following Pre - App advice was provided by the Conservation Officer by email:

"We are supportive in principle of the approach outlined in Gary's proposal letter, and we understand the urgency of these works; however we need to gauge a greater level of information about the conditions of the pier and the details of your proposal, possibly at pre-application stage as per your request. My advice is that you go straight ahead with organizing and inspecting the works to dismantling the gates and pier and discuss any relevant detail with the contractor; at that stage we are happy to meet onsite with your team and understand in detail the proposed works. Hopefully you will have the LBC ready for submission while works start, although you may not have all the necessary details in hand by then. Ongoing liaison with ourselves would be good so that we can advise if any further info about the ongoing works needs to be added to the submitted consent".

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From: Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>

Sent: 06 June 2023 13:034

To: James Barnett

Subject: Bruce Castle North Gate Column Damage

This email was followed up with further information as requested about the nature of the work and providing record drawings of the gates and piers and this resulted in the following email response

"Thank you for letting us know about the intended commencement of works next week.

The repair proposal that Gary has shared with us is clear and comprehensive, please submit the LBC application as soon as possible if you intend to start on site next week".

From: Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>

Sent: 13 July 2023 13:17

To: James Barnett

Subject: Bruce Castle - Park Boundary gates

Elisabetta Tonazzi ARB RIBA Conservation Architect

Principal Conservation Officer

Placemaking and Housing | Haringey Council

- 3.2 The proposed repair of the gates and piers has been prepared in response to the Pre-App discussions and advice.
- 3.3 It should be noted that the park will remain open to the public and the proposals do not affect, in any way, the planning category or planning status of the building or Bruce Castle Park. The proposed alterations and minor repairs to the gates and piers to the east and west entrances to the park that form this application are not notifiable under the Building Regulations

4.0 IMPACT OF THE PROPOSALS

- 4.1 A full assessment of the impact of the proposals has been made to accompany the LBC application in the Heritage Statement that accompanies this Design and Access Statement.
- 4.2 Generally, the repairs and the minor alterations proposed have been carefully considered in the context of the history of the of the gate entrances and Bruce Castle Park. The proposals affect curtilage structures to Bruce Castle Museum and the associated Bruce Castle Park. The repairs, when complete, will have very limited impact on the gates or piers, and the proposed works within this application are intended to return the gate structure to their pre-damaged condition, while extending and conserving the life of both gateways.
- 4.3 The Heritage Statement contains a schedule of the proposed works. This is combined with a matrix, plotting the significance of each of the elements affected by the proposals against the impact that will be made by any proposed alteration.

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5.0 ACCESS

5.1 Access to historic Buildings and Landscape

The Equality Act 2010 provides a relevant legal framework. The Historic England publication “*Easy Access to Historic Buildings*” 2015 summarises the issues relevant to physical improvement to provide access to historic buildings as follows:

“.....it is important to remember that the Equality Act is about people and not buildings. The Act does not include standards for accessible building design, though following good-practice guidance, such as the standards set out in BS 8300 and Approved Document M of the Building Regulations, can help duty holders provide a reasonable standard of access and thus fulfill their duties under the Act.”

Bruce Castle Park is a historic landscape and the former grounds to Bruce Castle Museum, a Grade I listed building. The entrance gateways that form the subject of this application are the major public entrance points into Bruce Castle Park. The gateways are at the back edge of the pavement and provide unimpeded level access between the public highway and footpath within the park and its landscape, which is a significant historic public space within Tottenham.

5.2 Current access arrangements

The proposal within this application is therefore to retain the existing physical access arrangements that are in place, as it is judged that these provide a reasonable standard of access to Bruce Castle Park and Bruce Castle Museum, which is located with the park landscape. Completion of the repairs to the gates and piers within the accompanying Listed Building Consent application do not alter the current access arrangements.

5.3 Transport

The broad vehicular and transport links, including a statement about public transport provision and cycling provision, remain unaltered by the current LBC proposals.

Appendix 1: Drawings to accompany LBC application for the
Repairs of Boundary Gates and Piers to Church Lane and Kings Road

EXISTING DRAWINGS			
Su00	Location Plan	A3	1:1250
Su51	Record drawing of deformed West (Church Lane) gate/pier (P02)	A3	1:10
Su52	Record drawing of deformed East (Kings Road) gate/pier (P05)	A3	1:10

Su53	Existing Condition Photos West (Church Lane) Pier and gate (P02)	A3	N/A
Su54	Existing Condition Photos West (Church Lane) Pier (02) gate (G02)	A3	N/A
Su55	Existing Condition Photos East (Kings Road) Pier and gate (P05)	A3	N/A
Su56	Existing Photos West (Church Lane) North side Pier(P01)/gate (G01)	A3	N/A

PROPOSED DRAWINGS			
Sk51	Plan and elevation of West (Church Lane) and East (Kings Road) entrances identifying damaged piers and gates	A3	1:50
Sk52	Proposed North and East elevation of West gate (Church Lane) pier (P02)	A3	1:10
Sk53	Proposed North and East elevation of Eaate gate (Kings Road) pier (P05)	A3	1:10