



Bruce Castle Park Gates

HERITAGE STATEMENT:

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

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Bruce Castle Park

Heritage Statement for the Repairs of Boundary Gates and Piers to Church Lane and Kings Road

BRUCE CASTLE PARK Repairs of Boundary Gates and Piers to Church Lane and Kings Road

HERITAGE STATEMENT

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1. INTRODUCTION

Purpose of this Heritage Statement Report

- 1.1 This Heritage Statement 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 for the repairs to Bruce Castle Park Boundary Gates and Pier to Church Lane (West Gate) and Kings Road (East Gate). The gates and piers are curtilage structures to Bruce Castle Museum a grade 1 listed building and are located within the Bruce Castle and All Hallows Conservation Area, in the London Borough of Haringey.
- 1.2 This statement has been prepared to inform officers at Haringey, and Historic England, with regard to necessary works to take down the unsafe collision damage brick and stone pier and gates. The proposal within this application is to rebuilding the collapsing gate pier and repairing the gates to both entrances and bringing them back into full use. The gates to Bruce Castle Park are with in Bruce Castle and All Hallows Conservation Area. The Heritage Statement accompanying this document has been prepared by Butler Hegarty Architects. It is based on the Conservation Management Plan prepared by Purcell Miller Tritton in 2008, combined with information within the Conservation Area Appraisal and subsequent research. These documents provide a history of the development of the park and immediate landscape associated with Bruce Castle Museum, together with an appraisal of their significance. The design proposals in this application 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

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

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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.
- 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 2, 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 the Bruce Castle Park and are in relative close proximity to the gates and piers that are the subject of this application

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 Park

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.'

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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 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 east and west gate of Bruce Castle Park are located within 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.

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- 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,

Notably the western entrance gates to Bruce Castle Park opposite the Church in Church Lane are locally listed. The western entrance gates (Church Lane) to Bruce Castle Park together with the east entrance gates (Kings Road) are the subject of this application to repair and rebuild the damaged piers and gates.

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 the proposed repairs= to the east and west entrance gates at Bruce Castle Park. 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.

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Historical and Architectural Development Bruce Castle Park

- 3.9 Bruce Castle Museum and Bruce Castle 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)
- 3.9.1 The *Bruce Castle Museum and Park Conservation Management Plan*, 2008 (Purcell Miller Tritton) set out a detailed and important historical and architectural development of Bruce Castle Museum and its associated landscape
- 3.9.2 The Development of the manor of Tottenham is comprehensively described in the various volumes of *The Victoria County History*.³⁶ It is intended here to only give sufficient detail to give some idea of the early manor, put the manor house in context and record the history of the land currently landscape and parklands surrounding the house.
- 3.9.3 The first graphic evidence of the manor of Tottenham and thus the land surrounding the manor house is the survey of the manors of Pembroke, Bruses, Dawbneys and Mockings drawn up in 1619 by Thomas Clay for Richard, 3rd Earl of Dorset to record the manorial tenants in the parishes of Tottenham and Edmonton. Bruce Castle is shown as a substantial courtyard house with the tower and a grove of trees, all set within the same extent and shape of land as exists today around the house,
- 3.9.4 There is no graphic evidence of the gardens to the north of the house at this time but the sales particulars issued in 1789, following Townsend's death, give an idea of the situation. The estate has, "all suitable offices, fish-ponds, gardens, pleasure-grounds, plantations, a farm-yard, and several adjoining rich meadows, containing together 60 acres." The kitchen garden is described as "about 2 acres, contains a pinery and succession house, and is walled well planted with the choicest fruit trees in great perfection." The pleasure grounds "adjoining the house are remarkably well disposed with fish-ponds, walks, and shrubberies; and ornamented with the most beautiful plantations of lofty timber, forming extensive and very agreeable shady retreats". Also referred to were "The Mount Walk and field adjoining" comprising 5 acres 3 rods 6 perches, "The George and Vulture Walk" comprising 1 acre, and The Mount Field, with a capital barn and one hay-barn comprising 7 acres 2 rods 27 perches.
- 3.9.5 By Wyburd's survey of the parish taken in 1798 but published in 1818, the current, 15 acre area of the park is shown with a path running around the perimeter and two fish ponds. Running parallel with Lordship Lane is the kitchen garden. The main entrance now appears to be further east along Lordship Lane with a drive that then runs along the north of the kitchen garden to the east of the house. Opposite the former main entrance the road has a concave dip where the elm-lined Bruce Grove, now being developed with houses at the southern end, joins it from the High Road, suggesting that this is likely to have been the main approach in the 18th century.
- 3.9.6 The 1st Edition Ordnance Survey map in 1864 Bruce Castle was in the hands of the Hill brothers in use as a boarding school. The landscape layout is much as one would expect of large property at this time. Undulating shelter belts extend around the perimeter of the park with tracks going through them and the parkland has a good number of mature specimen tree clumps and singletons. Shown on here is the specimen oak tree believed to be in the region of 500 years old and the only surviving naturally occurring tree in the park today. The two fish ponds, believed to be the remains of medieval stew ponds are clearly shown, that to the north of the house having been given a formal shape. The kitchen garden is divided into plots lined with fruit trees and to the west is a shrubbery with a central grass roundel. The most obvious alteration is that the main entrance to the property is now off Church Lane, the Lordship Lane entrance now being only pedestrian and through an undulating shelter belt and shrubbery to the east front. Lawns now reach right up to the house.

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- 3.9.7 At the northern top of the park an embankment is indicated on the OS Map of 1864 which Frisk remembered, as a boy in the second half of the 19th century, being a ditch with an embankment with trees along the top. The ditch was filled in and the trees removed at the turn of the 20th century¹ It has been suggested that this might be the remains of civil war defenses but there is no record of action in this area. The boundary is clearly a very old one and it might relate to a boundary ditch of some sort or perhaps even the rabbit warrens that existed in 1619.



Fig 1 OS Map 2nd Edition 1894-1896

¹ Frisk, F History of the Ancient Parish of Tottenham 1923

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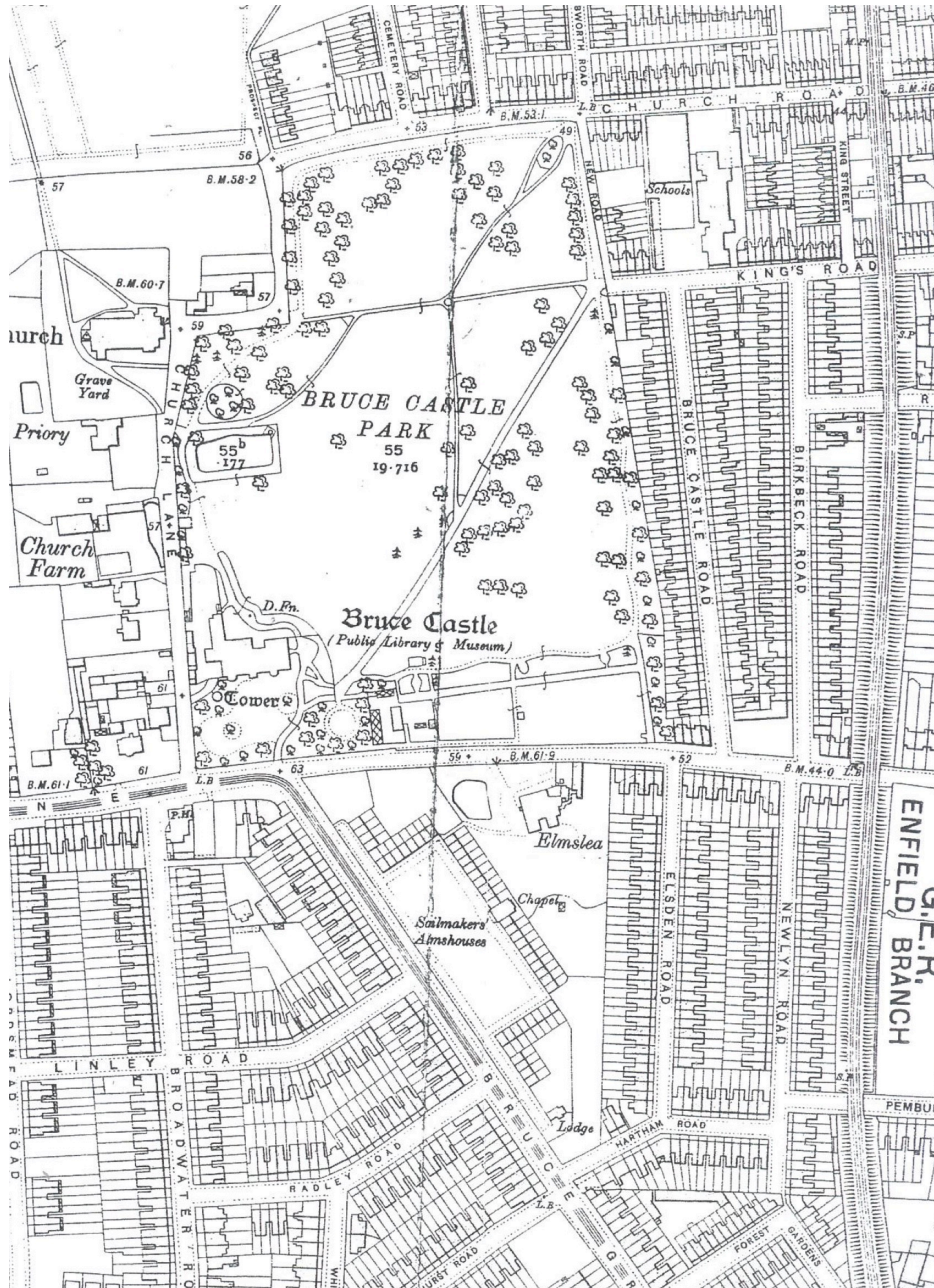


Fig 2: OS Map 3rd Edition 1913-15

3.9.8 By the late 19th century it is now evident that Tottenham was becoming built up around the park, not only with large residences but also terraced housing. The 2nd Edition OS Map of 1894-6 (fig1) shows the land immediately to the north, east and partly to the south to be almost completely covered in terraced houses. In the park itself the ponds now appear to have gravel or paved areas around them, there is a drinking fountain to the north of the house, and the fencing of the perimeter shelterbelts has been removed, all reflecting the fact that the park was now a public amenity, owned by Tottenham Urban District Council. The council opened the green space as Tottenham's first public park in 1892. The park was initially not appreciated by the ratepayers of Tottenham.

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- 3.9.9 In 1907 the east and south fronts of the house had shrubbery borders with low level iron fences separating them from the wide tarmac paths. Around the north path boundary hedging was beginning to mature. The Ordnance Survey map of 1913-15 (fig2) shows Bruce Castle as a public library and museum. New paths now bisect the park virtually on the same lines as today including the east-west avenue at the northern end of the park which was probably planted with the existing London plane trees at that time.
- 3.9.10 The 1935 edition of the OS map the north wall of the kitchen garden had been removed and tennis courts, bowling greens and a putting green laid out within and to the north of the area (the west part of the kitchen garden area has since been returned to garden). Minor alterations had been made to the paths.
- 3.9.11 Bruce Castle Park in the 21st century occupies the core of a manor dating back to the 11th century and is remarkable in retaining virtually the same boundaries since at least 1619. It is an informal green open space with scattered trees in a heavily built up area and much used and loved by residents. New facilities have been introduced including the paddling pool and children's playground which replaced the remaining, northern fishpond. Hard landscaped areas providing facilities for basket ball, tennis and bowls have otherwise been kept in the south-eastern corner. The Bruce Castle Bowling Club c.2000 received HLF funding for a new pavillion. The park plays host to a variety of activities including the Tottenham Community Festival and Carnival, a multicultural event. Community Archaeology where families are encouraged to help in the process of finding out more about the house and park history. The park is an important green lung in a densely built-up area. The park is an important social facility for both informal relaxation and sport and organized community events. It is also an important educational resource.²

3.10 Background information related to: Church Lane and King's Road Gates and Piers

- 3.10.1 Bruce Castle house and grounds have remained intact since at least 1619, and probably for centuries before that. The park once formed the core of the medieval manor, and was formerly, the private grounds of Bruce Castle, As discussed above the present layout of the park dates mainly from the 19th century and 20th century,
- 3.10.2 In the 18th century the park was surrounded by a belt of planting, which was gradually reduced in the late 19th and early 20th centuries The conservation area appraisal seemingly inaccurately suggests that *"the entire park area would have been enclosed by a brick boundary wall, with an impressive section remaining on Lordship Lane and Church Lane."*³ Section of wall do survive although the Church Lane wall is short and only encloses the service area to the west of the museum.
- 3.10.3 The Bruce Castle Museum and Park Conservation Management Plan goes on to say that, when the public park was opened in 1892, the park was laid out afresh, with the formal gardens replaced by shrubberies, and serpentine paths around the house. Bruce castle park was Tottenham's first public park in 1892. Bruce Castle Park is designated as Metropolitan Open Land.
- 3.10.4 In the mid 20th century, much of the west, north and east park boundary was moved back a few metres and enclosed by functional railings with concrete piers, creating green tree planted verges along Church Lane, Church Road and New Road.
- 3.10.5 Church Lane and Kings King's Road Gates and Piers
The Bruce Castle Museum and Park Conservation Management Plan¹ states that *"There are early C20 brick and stone gate piers with decorative iron gates stand on Church Lane and King's Road*

² the above history of the Bruce castle park is a brief summary of from *Bruce Castle and All Hallows Conservation Area Appraisal and Management Plan* (2019).

³ Bruce Castle and All Hallows Conservation Area Appraisal and Management Plan (2019). (item 1.5.14)

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entrances. The King's Road piers and gates are less decorative and plainer than the Church Lane entrance".

The damaged gates and piers align on the park's main east-west axis, from King's Road on the eastern side of the park, to the west gates opposite All-Hallows' Church. This axis can be seen in the OS maps 3rd Edition of 1913- 1915. (fig 2) This axis was established in the late 19th century and is lined by an avenue of London plane trees. From our inspection of the gate piers and gates it is apparent that they were integral to the formation of the public park and can be stylistically dated circa 1892.

3.10.6 Western gate piers (Church Lane)

Two of the gate piers to the Church Lane western entrance have been rebuilt to match the early pattern. This work was probably carried out in the late 20th century. The brickwork is set in a cement mortar the bricks to one pier are metric sized and this result in larger mortar beds and perpends. The joint edges to the bricks have been cut with a grinder and the tool marks are evident on these bricks that have not been traditionally rubbed. The yellow bricks in the piers are a 20th century reproduction brick, they are not a authentic London stock brick. Interestingly the southern most pier to the pedestrian gate, which has not been rebuilt, show clear evidence that it was built with an abutting wall to its western side. This would align with the former park boundary. The stonework on the western face of the pier is not finished and there are a number of metal rods set into the rough stone face to form a bond with the now missing western boundary wall. The brick bond to this face of the pier has also been varied and laid in a simplified bonding pattern from other sides of the piers.

3.10.7 Eastern gate piers (Kings Road)

The pier to the north of the gate entrance is original and apart from slight decay to some of the red brick this pier is sound. The pier to the southern side of the eastern entrance gates that has been damaged has been rebuilt in a cement mortar using a metric brick. The bedding joints and perpends are over large to compensate for the dimensional difference between metric and imperial bricks. The plinth spayed offset is formed from a 20th century moulded engineering brick. The joint edges to the pier brickwork have been formed by machine cutting of the bricks.

Significance –

3.11.1 Bruce Castle Park is of - **High Significance**

Bruce Castle house and its immediate grounds have remained intact since at least 1619, and in all probability for hundreds of years before that, in an area that has seen massive development over the last 150 years. The population of the old parish of Tottenham rose from 13,240 in 1861 to 157,772 in 1931, an increase of almost 12000% in a period of 70 years. The pressure for development was strongest at the turn of the 20th century with the population more than doubling each decade and yet the value of the park as an open municipal space was identified.

The park appears to have been little cultivated or developed for the most part and the potential for archaeology must be high. It forms the core of a medieval manor and plays an important part in telling the story of the manor.

The park makes a highly important contribution to the setting of Bruce Castle and to the conservation area, creating a semi-rural ambiance in the midst of an urban area which allows the listed structures and Bruce castle Museum to retain their character

3.11.2 East and west entrance gates and piers - **moderate significance**

The gates and pier to the east west axis of the park are stylistically typical of late 19th century construction. The park was established as Tottenham's first public park in 1892. The 2nd edition OS map of 1894-6 (fig1) show an entrance of Church Lane into the park although the Axis and footpath across the park and the Kings Road entrance is not clearly indicated until the 1913-15 OS map (fig 2). It is likely that both gates were built at same time when the park was opened and that this helped create the east west axial walk that was installed and made more formal by the additional planting of the flanking trees and a defined path at a slightly later date.

The gates to both entrances are wrought iron with riveted fixings and forged details. All the gates

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to both east and west entrances are of moderate significance.

West gate piers

The brick and stone piers are carefully arranged polychromatic structures. The west gates to Church Lane include a pedestrian side gate and are slightly more elaborate than the those at the east entrance reflecting a high status entrance to the park and the general typography. The stone capping to the piers of the is gate in particular contribute to this enhance higher status character of this entrance. Two of the three piers have been rebuilt in the 20th century to an earlier pattern. These gates and piers are locally listed and are of moderate significance

East Gate pier

The east entrance gates and piers to Kings Road are simpler than the west gate piers. The east gate pier stone work and capping stone has a pragmatic quality and the pier that has been damaged has been rebuilt in the 20th century. This entrance gate is link via the axis to the more imposing western entrance and is of similar style evidencing the early history of Bruce Castle house grounds becoming a public park. The east entrance gates and piers are of moderate significance⁴

Summary of Significance

- 3.12 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. The east and west gates that are the subject of this application are entrances to the former grounds of Bruce Castle that became in the late 19th century Bruce castle Park, and they can be described and considered as curtilage structures to Bruce Castle.
- 3,13 Bruce Castle and its immediate grounds have remained intact since at least 1619 these ground now form Bruce Castle Park The park was established as Tottenham's first pubic park in 1892. The gates and piers probably date from the establishment of the park or shortly after and the western gates and pier are locally listed. The gates piers and entrances are important to both the character of the park and the broader Conservation Area.
- 3.14 The proposals within this application relate to both east and west entrance gates to Bruce Castle Park. The gates are of high quality wrought iron and these will be carefully repaired, painted and reinstated. The brick and stone piers that have been damaged and dislodged have been previously rebuilt in the late 20th century. This application is to repair, rebuild and reinstate the damaged piers and gates.

⁴ Note: The CMP 2008 is in the process of being reviewed, extended and updated in 2023 by Butler Hegarty Architects. Included above is the proposed revised text related to the east and west gates and piers

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4.0 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 any proposed changes. In accordance with the requirements of the NPPF 2021, the significance of these heritage assets has been proportionately described in **Section 3**, above.
- 4.2 The relevant heritage legislation, policy and guidance context for consideration of the proposed scheme 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 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.
Bruce castle park will remain a public park and the entrance gates will provide access to the public park from Church lane to the west and Kings Road to the east

Summary of Works

- 4.5 The current application seeks to establish the acceptability of carrying out the following works to the Bruce Castle park entrance gates:
- 4.6 General Overview of Works
- The dislodged and damaged brick and stone piers will be taken down dismantled and reassembled to match the existing using as much salvaged material as possible
 - The east gateway pier – initially attempts will be made to lift the dislodge masonry mass back into position and make good damaged bricks. If this should fail or prove impossible the pier masonry mass will be dismantled as described below and rebuilt.
 - The piers will be rebuilt in a 3.5 NHL lime mortar to approved sample using salvaged and imported bricks to approved sample, the brickwork will be laid in the bond recorded as the pier are dismantled and shown on the proposals drawings accompany this application. All stone work will be reused and where necessary repaired with a stone dust mortar to match existing
 - The wrought iron gates will be carefully taken down repaired and rehung on completion of the rebuilding of the piers. The gates will be redecorated.
- 4.7 Methodology for Rebuilding of brick and stone piers to east and west gates
- 1 Carefully install temporary timber propping and stabilize piers before starting works
 - 2 Propping to comprising of 2 no rows of scaffold boards held in position by 3 no heavy duty 500kg M.B.S Endless Ratchet Lashing straps (or similar) around pier and scaffold boards.
 - 3 Install 4 no raking timber struts 200x100 SC4 fixed to boarding and onto 100x 200 ground plate fixed with ground spikes into position to secure propping
 - 4 Carefully release gate from strap and lift gate and take away from site for repairs by blacksmith
 - 5 Lift stone coping in two sections (1 and 2) and set aside.
 - 6 Carefully dismantle brickwork taking notes of bonding pattern by tracing full size on acetate sheet each layer and numbering each brick as dismantled

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- 7 Clean bricks of all cement mortar and carefully stack all bricks in number order for reuse where possible . (Note cement mortars are very difficult to remove from bricks and the amount of salvaged bricks remains unknown at this time)
- 8 Lift and set aside shaft stone 3
- 9 Repeat dismantling of brick work (Item 6)
- 10 Lift and set aside shaft stone 4
- 11 Repeat dismantling of brick work (item 6) Note damaged and salvage as many bricks as possible and supply replacement brick to match existing (to approved sample) for missing and damaged bricks
- 12 Leave plinth of gate pier in position
- 13 Rebuild pier to brick bond in 3.5NHL lime mortar with well graded 1:3 sand lime mix to approved sample. Brickwork rebuilt to pattern reusing bricks and imported as shown on drawing and as recorded. Re-bed 1st pier shaft stone 4
- 14 Install 4 no 12mm dia SS rods approx. 1.0M long resin bonded in position
- 15 Complete rebuild of pier to match existing
- 16 Re-bed capping stones 1 and 2. On lime mortar bed
- 17 Repair capping stone 2 with plastic stone repair with approved proprietary mix to match existing stone as agreed on site with architect
- 18 Rehang repaired and redecorated gates

4.8 Outline Specification

- A Rebuild pier to brick bond to pattern as shown on drawing and as recorded.**
Generally the piers will be rebuilt using salvaged and cleaned bricks together with imported second hand or new bricks to match existing. All bricks to be salvaged and reused yellow London stock bricks to approved sample.
All red bricks to be new red rubber bricks cut and rubbed to approve sample.
All brick work to be re-built in 3.5NHL lime mortar with well graded 1:3 sand lime mix and pointed to approved sample.
- B Decoration/Painting of gates**
The wrought iron gates will be shot blasted to remove existing layer of paint
The gates will be treated with metal primer undercoat and two top coat of oil based paint exterior quality gloss paint (Little green paints or similar)

Summary of impact of proposals

4.9 Rebuilding of gate piers

- 4.9.1** The proposals within this application are to dismantle and repair the damaged west and east gate piers. This will include the replacement of some brickwork where the existing bricks have been damaged or have been coated in cement mortar. As much of the existing material, stone and brickwork, will be retained and reused in the rebuilding of the piers. The piers will be rebuilt to bond and pattern as recorded and shown on the drawings accompanying this application. The proposed works will remove the current health and safety risks to the public that is posed by the potential failure and collapse of the gate piers The result of the proposed works will be the repair of both entrance gateway to the east and west park entrances.
- 4.9.2** The repair of the two piers has been designed to have a minimal impact on the visual and historical significance of the east and west entrances of the Bruce Castle Park. The rebuilding of the piers and repair of the gates will have a neutral impact and the results of the work will be a heritage benefit.

Bruce Castle Park

Heritage Statement for the Repairs of Boundary Gates and Piers to Church Lane and Kings Road

National Policy and Guidance

NPPF 2021 and NPPG

- 4.10 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.
- 4.11 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.
- 4.12 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:
'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.
- 4.13 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

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

Haringey Plan 2013 - 2026

- 4.16 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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Heritage Statement for the Repairs of Boundary Gates and Piers to Church Lane and Kings Road

5.0 SUMMARY AND CONCLUSIONS

- 5.1 Bruce Castle is a Grade I listed building, and has been closely associated with its immediate landscape that now forms Bruce Castle Park since the 17th century. Bruce Castle Park is vital to and within the Bruce Castle and All Hallows Conservation Area. The east and west gateway to Bruce Castle Park, that are the subject of this application, were constructed in the late 19th century at the time when the park was established as Tottenham's first public park. 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 the repair and rebuilding of the east and west entrance gates to Bruce Castle Park.
- 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. The significance that the east and west entrance gates makes to Bruce Castle Park and has been described in **Section 3** of this report. The detailed statement above includes a description of the contribution that the gates and piers forming the east and west entrance to the park make to the character of the conservation area and their historical significance.
- 5.3 Section 4 above 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
- 5.4 The conclusion of our assessment of heritage impacts is that the proposals described in this application will 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.

Bruce Castle Park

Heritage Statement for the Repairs of Boundary Gates and Piers to Church Lane and Kings Road

Appendix 1: Drawing List to accompany this Heritage Statement

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

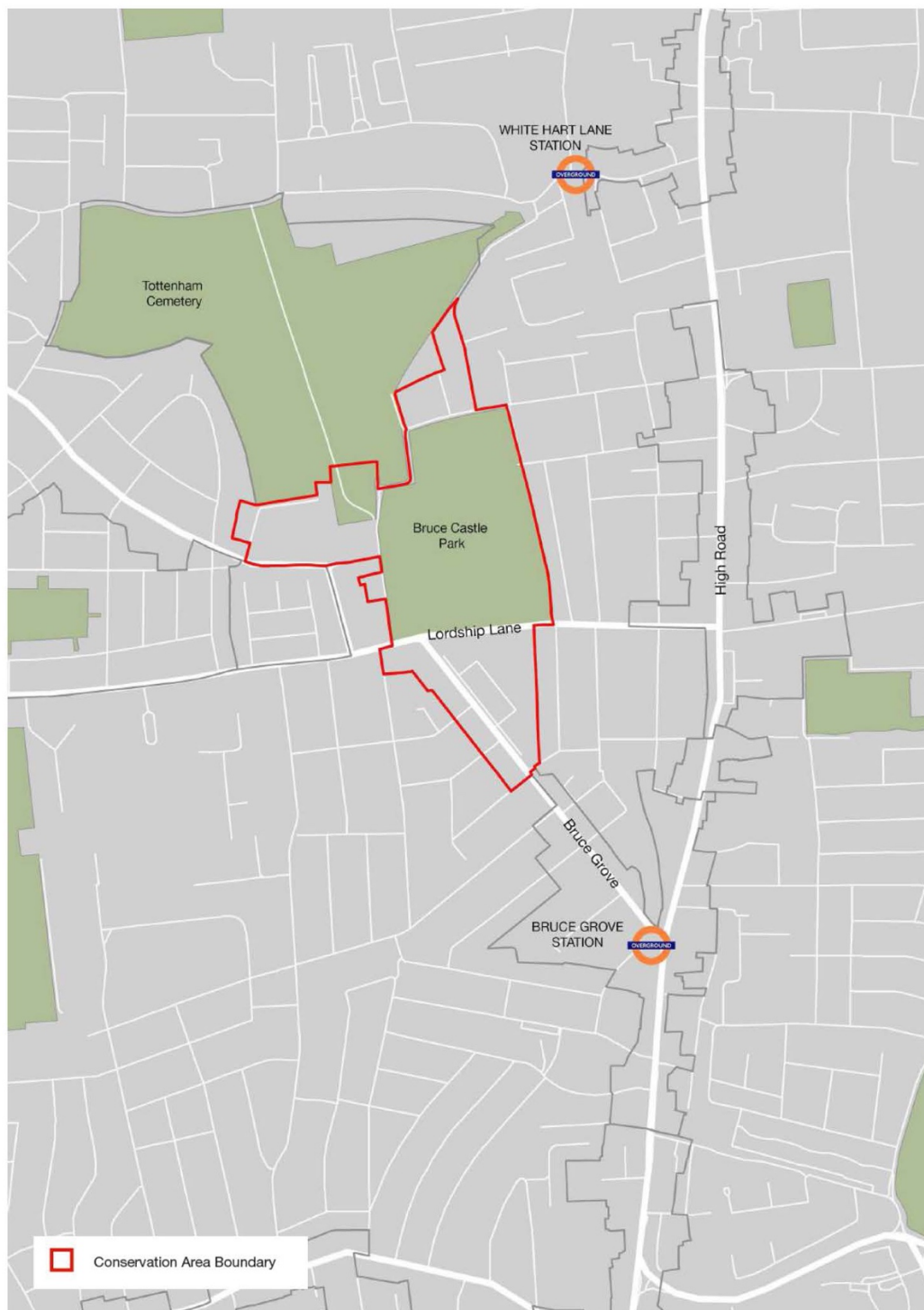
PROPOSED DRAWINGS			
Sk51	Plan and elevation of West (Church Lane) and East (Kings Road) entrances identifying damaged piers and gates	A3	1:50
Sk52	Proposed North and East elevation of West gate (Church Lane) pier (P02)	A3	1:10
Sk53	Proposed North and East elevation of East gate (Kings Road) pier (P05)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

Appendix 2: National Heritage List for England List Description

Bruce Castle, is 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.'

Appendix 3: Bruce Castle and All Hallows Conservation Area Boundary



Location map - Bruce Castle and All Hallows Conservation Area