



BRUCE CASTLE

Opening Up and Investigation Works Design and Access Statement

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Version v1

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1.0 INTRODUCTION

1.1 Scope of the Design and Access Statement

1.1.1 This document has been prepared to support an application for obtaining Listed Building Consent for initial enabling and investigation works at Bruce Castle Museum, Haringey.

1.1.2 This statement has been prepared within the guidelines promoted by the Design Council (previously CABE – Commission for Architect and the Building Environment) for Design and Access Statements.

1.1.3 This document should be read in conjunction with all application information, specifically the drawings listed below:

7440/130/A	Ground Floor Plan – Opening Up and Investigation Works
7440/131/B	First Floor Plan – Opening Up and Investigation Works
7440/132/B	Second Floor Plan – Opening Up and Investigation Works

1.1.4 Reference should also be made to the accompanying Heritage Statement, included in the appendix of this document.

1.2 Context of the Application

1.2.1 Bruce Castle Museum is a 16th Century Grade I listed building, set in 8 hectares of parkland on Lordship Lane, Tottenham. Bruce Castle was purchased by the Local Authority in 1892 and has housed the Museum and Archive of local history collections since 1906.

1.2.2 The Museum was successful in obtaining MEND funding for reservicing and internal improvement works to the East Wing of the building. The main project works are anticipated to start in 2024 (a separate Listed Building Consent will be submitted accordingly).

2.0 DESIGN CONSIDERATIONS

2.1 Objectives of the Application

2.1.1 This Listed Building Consent application seeks approval for the undertaking of initial enabling and opening up works on site at Bruce Castle Museum, to obtain useful information regarding the existing floor and internal partition construction in isolated areas of the East Wing which will assist in the design development for the main project.

2.1 Use

2.2.1 Uses of each space remains unchanged. It is proposed that the initial enabling works will take place on consecutive days when the Museum is closed to the public as not to cause an obstruction to visitors or planned activities.

2.2 Amounts

2.3.1 Amounts remain unchanged.

2.3 Layout

- 2.3.1 **Lifting of Floorboards:** A full survey of the areas for investigation was undertaken on site to establish where boards had been previously lifted and/or had been screw fixed down and therefore could be easily re-lifted without causing damage. These locations were identified on the opening up drawings as the base scope of works.
- 2.3.2 To inform the proposed First and Second floor strengthening works as part of the MEND funded project, zoning of additional floorboards to be lifted were identified for surveying of floor voids. These areas would be reviewed by the specialist carpenter to establish whether any of the boards within these 'zones' could be easily lifted.
- 2.3.3 Once lifted, the floor voids would be initially inspected by an approved Asbestos Surveyor before being surveyed by the Design Team to record findings of the construction and void. The record information will be provided as part of the separate Listed Building Consent application for the main reservicing project.
- 2.3.4 Floorboards will be refixed into the original location on completion of the investigations on site.
- 2.3.5 **Opening Up Partitions:** To determine the construction of existing partitions at First and Second Floor levels, localised 200 x 200mm openings are to be formed in partitions as identified on the opening up drawings.
- 2.3.6 The partitions identified are considered to be modern and a later addition which are proposed to be removed as part of the main reservicing works. It is therefore not intended that the openings will be made good but will be closed in temporarily using a plywood pattress fixed to the face.
- 2.3.7 **Access Hatches:** Existing ceiling access hatches at Second Floor level are proposed to be utilised to inspect the roof void above. No opening up works to the existing ceiling is proposed as part of this phase of work.

2.4 Scale

- 2.5.1 Not applicable.

2.5 Appearance

- 2.6.1 Not applicable.

2.6 Access

- 2.7.1 Not applicable.

2.7 Environment and Sustainability

- 2.8.1 All materials which are suitable for reuse in any future works are to be stored and set aside on site. All other elements are to be removed from site through an environmentally considerate waste management process.