



BRUCE CASTLE

Opening Up and Investigation Works Heritage Statement

July 2023

Version v1

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1.0 PROPOSAL

- 1.1 Listed Building Consent is sought for initial enabling and opening up works to grade 1 listed Bruce Castle Museum, Haringey, London.

- 2.0 The listing description is as follows:

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 north west wing of educational appearance.

2.0 RELEVANT LEGISLATION AND POLICY

- 2.1 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 2.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.3 In considering formal proposals for alteration works to a historic building under such legislation, relevant policy documents form material considerations in the determination of listed building consent and include the National Planning Policy Framework (NPPF) (2019), and the National Planning Policy Guidance (NPPG) (2014 as updated). In addition, local policy documents must also be considered.
- 2.4 In addition to such formal legislation and guidance, any building specific policies which may have been determined through a process of conservation management in the form of a Conservation Management Plan or similar document are key in both understanding the building issues and significances, as well as guiding proposals for repair or alteration. Such matters are described in more detail below.

3.0 CONSERVATION MANAGEMENT PLAN

- 3.1 A Conservation Management Plan and Gazetteer was prepared by Purcell Miller Tritton LLP in 2008. An updated version is currently in preparation by Butler Hegarty Architects. The Conservation Management Plan tracks the history and development of the building and considers its significances, issues and opportunities of the building.

3.2 **Conservation Policies:** The Conservation Management Plan sets out various guiding policies and recommendations to aid the management and enhancement of the building. Those policies which relate to the proposed enabling and opening up works at Bruce Castle Museum include:

3.2.1 **General**

(4.1.1) Works will be carried out in a manner that recognises and is sensitive to the historic building fabric in order to conserve and demonstrate the significance of the building.

3.2.2 **Repairs and Alterations**

(4.1.7) Any works of consequence will only be carried out by suitable skilled and experienced people, who will provide evidence, in the form of a written CV, that they meet this requirement before commencing any potentially damaging work on the building.

(4.1.8) Professional advice will be sought when considering any significant works or alterations to the building. The advisors will be consulted early to ensure adequate time is available to plan the works, consult the relevant authorities and obtain necessary approvals.

(4.1.10) Alterations and repairs to the building will be recorded in an electronic log, including copies of permissions, the date, a summary of the works carried out, materials used, the name and contact details of the contractor/firm and photographs, where relevant, of the work. Where the works are managed by external consultants, the record will be extended to include as-built drawings, trade specifications, progress photographs and schedules.

(4.1.11) Where feasible, alterations are to be designed so as to be reversible, allowing restoration of the fabric to its original state at a later date.

(4.1.12) All proposed alterations or significant repair works will, in the first instance, be discussed with the Local Authority conservation department. If advice follows that further consultation is necessary, take action to contact the relevant authorities at the appropriate time and ensure necessary permissions are in place prior to commencing work.

(4.1.14) There will be a presumption of retention and repair of existing internal joinery, if damaged. Where replacement is unavoidable the new work will replicate the existing work in every respect.

3.2.3 **Statutory**

(4.1.17) No works will be carried out on the building without first considering the requirement for approval from the Local Authority.

(4.1.18) The Grade I status of the building infers national significance on Bruce Castle. In the first instance the Local Authority Conservation officer should be consulted whenever alteration or significant repair work is proposed.

(4.1.19) Safety of people and the collection will be a primary consideration of any proposed work at Bruce Castle.

4.0 BUILDING HISTORY

4.1 The history of Bruce Castle Museum has been explored through various documents and publications, although perhaps most currently relevant is the Conservation Management Plan (2008) prepared by Purcell Miller Tritton LLP.

4.2 The Conservation Management Plan provides valuable information in understanding the development of Bruce Castle Museum.

4.3 Key events outlined in the history of the building are summarised below:

- Bruce Castle Museum and Park are the remaining core of the medieval manor of Tottenham, first mentioned in the 11th Century Domesday Book. The manor was passed through generations until 1254 when it was divided into three, bearing the name of the owners.
- **1304:** Bruce Manor was passed to Robert de Bruce who forfeited his English estates on becoming King of Scotland in 1306.
- **1514:** Site was owned by Sir William Compton. In 1516 Henry VIII visited Bruce Castle. The Tower dates to this period.
- **1570s:** The South Range of Bruce Castle was built. Elizabeth I visited in 1578.
- **1667 – 1708:** Bruce Castle was remodelled by Henry Hare 2nd Lord Coleraine (architect) between 1682 and 1684. The turret projections were introduced, the clock tower and belvedere were built at the centre of the front elevation.
- **1708 – 1749:** Henry Hare 3rd Lord Coleraine inherited the estate. A daughter from an unlawful relationship with Rose Duplessis, led to their child being unable to inherit. The manor was passed to the crown until 1763, when a private Act of Parliament was passed giving the estate to James Townsend, who became Lord Mayor of London in 1773.
- Henry Hare 3rd Lord Coleraine was responsible for the following alterations:
 - Forming a new family and service stair in the western part of the house.
 - Forming a new principal stair to the eastern part and partly remodelling the east wing.
 - Building a new two storey range on the north side.
 - Provision of an approach to the new stair and entrance from the east.
- **Late 18th Century:** Townsend went on to build a new east wing in a Georgian style. The Ground Floor south east room (G6) became the principal Dining space, with the glazed French doors added in the early 19th Century with the north east room (G8) a Drawing Room.
- **1787 – 1792:** Henry Hare Townsend inherited the property, auctioned the land and sold the house separately. Bruce Castle had several owners from 1792 – 1804.
- **1815 – 1827:** John Ede owned Bruce Castle and demolished the west wing, stables and coach house to the north.
- **1827 – 1891:** Thomas Wright Hill bought Bruce Castle in 1827, who converted the building in a boarding school which was a success for many years until it was taken over and later closed in 1891. Whilst operating as a school, the Hill family added a north west range to provide additional rooms for schooling and dormitory accommodation.

- **1891-1945:** Joshua Pedley bought Bruce Castle following the closure of the school and Tottenham Local Board purchased the surrounding grounds which was then opened as a public park in 1892. The Museum opened in 1906.
- **Early 20th Century:** Bruce Castle accommodated welfare offices and clinics in addition to the Museum. At this time, several spaces were subdivided including the south east room at First Floor.
- **1957:** Due to its poor condition, the building was closed in 1957. Despite its listing, there was a threat of demolition. An appeal to restore the building enabled repairs to be undertaken and the Museum reopened in 1969. During these works, the south east turret was rebuilt and in the 1960s a new heating system was installed which included exposed pipes running along walls and in front of windows. The ceiling of the central ground floor space (G4) was rebuilt using concrete slabs and a composite floor.
- **1995:** A programme of essential repairs were carried out with support from English Heritage in 1995 which included works to the clock tower and repair of the sash windows.

5.0 SIGNIFICANCES

5.1 Bruce Castle Museum is a Grade I listed building and is of high significance.

5.2 With regard to significance, the Conservation Management Plan states:

Very little of the built heritage survives in Tottenham from before the mid 19th Century, to the survival of Bruce Castle house and grounds and the little enclave around it is even more remarkable...The buildings are an important social facility for both informal relaxation and organised community exhibitions and event much valued by the multi-cultural community.

5.3 Areas which are included in the enabling and opening up works are characterised as follows in the 2008 Gazetteer which accompanies the Conservation Management Plan:

Room Ref.	Description (as Gazetteer)	Significance
GROUND FLOOR		
G6 East Wing Gallery	C1575-89 upgraded and partially rebuilt mid C18. Plastered brick walls with dado and boxed plasterwork cornice. North and east walls C18. Pine board floor. 3 x French windows to east and 1 to south, all early C19th with panelled soffits and shutters in splayed reveals. Late C18/early C19 marble chimneypiece with reeded surround, having carved panels that in the centre depict a river god and flanking putti. Surrounding hand painted cheeks of a classical design in pink, green, gold. Iron grate. All but the west wall with mid C20 cast iron heating pipe approx. 75cm below cornice. Mid/late C20 pendant lights. West wall with 3 panelled two leaf doors into G4.	High. Although much of the C18 with early C19 windows, this room may retain earlier fabric and, in any case, represents a significant period upgrading of the house.

G7 Eastern Entrance Hall	Mid C18 with some C16 fabric in the north wall. Plastered brick walls with dado and plasterwork cornice. Pine board floor. Panelled doorcase with round arched fanlight. At the western end, a vaulted lobby with east and west moulded, round arched entrances with panelled pilasters. 6-panelled doors to G8 and G6. Late C20 pendant hall lantern and lighting system to pictures.	High. This hall represents an important early upgrading of the house and during the late C19/early C20 was the main entrance for the building.
G8 Family Room	Mid C18 with some C16 fabric in the south and west walls. Plain panelling with dado and shallow segmental arched recess in the west wall. Entrance with panelled reveals and soffit and 6 panelled door. Fine openwork acanthus cornice. 3 long sash windows in panelled recesses with panelled shutters to north wall. Stained pine board floor. Late C18 / early C19 marble chimneypiece with cornice mantelshelf on console brackets and inset pink marble panels. Early C19 cast iron register grate. Mid C20 cast iron heating pipe approx. 75cm below the cornice around all but the east wall. Mid/late C20 pendant lights.	High. This room retains much panelling and represents an important early upgrading of the house.
FIRST FLOOR		
F6 Office	c1575 – 1589 upgraded and partially rebuilt mid C18. This office is a subdivided part of a larger room which included F7 and F8 and corresponds to G6 on the ground floor. West wall late C16, eastern subdivision probably late C19. North door of 6 panels with panelled case. Plain plastered walls. Stained pine board floor. C20 fixtures and fittings including pendant strip lights.	Medium. As an individual space but High in terms of the whole undivided room.
F7 Office	c1575 – 1589 upgraded and partially rebuilt mid C18. This office is a subdivided part of a larger room which included F6 and F8 and corresponds to G6 on the ground floor. South and east walls mostly C18, north and western subdivisions probably late C19. Plain plastered walls with dado. West wall with 6 panelled door has a rectangular over light with 6 panes. Stained pine board floor. C20 fixtures and fittings including pendant strip lights.	Medium. As an individual space but High in terms of the whole undivided room.

F8 Office	c1575 – 1589 upgraded and partially rebuilt mid C18. This office is a subdivided part of a larger room which included F6 and F7 and corresponds to G6 on the ground floor. North and east walls mostly C18, south and western subdivisions probably late C19. Plain plastered walls with dado and repositioned box cornice. North wall with grey marble and timber lugged chimneypiece having an C18 hob grate. Stained pine board floor. C20 fixtures and fittings including pendant strip lights.	Medium. As an individual space but High in terms of the whole undivided room.
F9 Lobby	C1575 – 1589 upgraded and partially rebuilt mid C18, giving access to F8, F10, F11. Plain plastered walls with dad. 6-panelled door to F11 with panelled case. Stained pine board floor. C20 fixtures and fittings including pendant strip light.	Medium.
F15 North Gallery	C1730. Plain panelled north and west walls, others plain plastered. Deep bracketed cornice around the entire room. 4 segmental-arched sashes with panelled shutters to north wall. Oak board floor. West wall has fine Kentian chimney piece of c1735 with addorsed fauns and late C19 grate with floral-tiled cheeks. C20 fixtures and fittings including suspended spotlights.	High. This room represents a fashionable and important early addition to the house.
SECOND FLOOR		
S8, S9, S10 Attic Stores	S8 – late C17 western and part south wall: remainder south wall and east walls C18. Remainder south wall and east walls C18. Northern subdivision probably C19. This room is a subdivided part of a larger room that included S9 and S10. Sash windows, two to south, one to east. Plain plaster walls, early C20? Panel boarded ceiling, C20 floor covering. S9 and S10 similar but probably C19 subdivision formed by south and west (S9) and east (S10) walls.	Low. As individual rooms but medium as part of a room which formed a part of the C18 upgrading.

7.0 **IMPACT OF THE PROPOSED WORKS**

- 7.1 The proposed enabling and opening up works are illustrated on drawings submitted with the application for Listed Building Consent and comprise of carefully lifting floorboards and forming small openings in existing partitions to review and survey the construction.
- 7.2 Each aspect of the work has been assessed and justified in a separate 'Heritage Impact Assessment', included in the appendices, to determine the impact of the enabling and opening up works.

8.0 **CONCLUSION**

- 8.1 In general, the proposals described in the application are considered to have a low or negligible impact on the heritage significance of the listed building. The enabling and opening up works are necessary to inform the main reservicing works, which are necessary to preserve the ongoing and viable use of the building.
- 8.2 As such, the proposals are considered to be compliant with the relevant legislation as well as national and local heritage policies. In addition, the approach taken in undertaking the enabling and opening up works respond to policies outline in the Conservation Management Plan.

APPENDIX A

Heritage Impact Assessment

Rodney Melville + Partners

CHARTERED ARCHITECTS
HISTORIC BUILDING CONSULTANTS

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BRUCE CASTLE MUSEUM: OPENING UP AND INVESTIGATION WORKS
HERITAGE IMPACT ASSESSMENT July 2023

1.0 INTRODUCTION

1.1 Associated Information

- 1.1.1 The following schedule should be read in conjunction with the Architect's drawings as listed in the Design and Access Statement.
- 1.1.2 The descriptions of the proposed opening up and investigation works listed below are based upon the Outline Scope of Work and associated drawings. As such, these will be outline descriptions and do not describe full specifications.

1.2 Key to the Proposed Works

- 1.2.1 The schedule uses the following colour coded approach to signify the impact that the proposed works may have on the historic fabric.
- 1.2.2 **RED** text – indicates works having 'SUBSTANTIAL HARM' on the historic form or fabric.
- 1.2.3 **BLUE** text – indicates works having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric.
- 1.2.4 **GREEN** text – indicates works having 'NO HARM' on the historic form or fabric.

1.3 Significance of the Fabric

- 1.3.1 Assessment is informed by the Conservation Management Plan prepared by Purcell Miller Tritton LLP in 2008.

1.4 Justification and Mitigation

- 1.4.1 The enabling and opening works have been discussed with the Conservation Officer, focusing on how the impact on the historic fabric can be limited whilst ensuring the findings can inform the main reserving project.
- 1.4.2 Where impact on the historic fabric cannot be avoided, it is mitigated through various means, as described below.
- 1.4.3 Where there is to be a resultant impact on the existing historic fabric as a result, a process of recording is recommended. This may range from a photographic record of elements removed, to a full and detailed measured recording. As part of this process, a measured building plan survey has been undertaken.

1.5 Impact

- 1.5.1 The references used in the schedule relate as follows:
1. Loss of historic fabric is minimised.
 2. New installations are reversible.
 3. The historic form of this area or element may be interpreted in public records explaining the nature and scope of the works.
 4. Loss of historic fabric to be minimised and removed material is to be retained for potential re-use elsewhere in the building.

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
1.0	Ceilings	Opening of existing ceiling access hatches at Second Floor level.	Opportunity to review the roof void/attic space above Second Floor level to obtain additional information about the structure.	No impact on the historic fabric in opening the existing ceiling hatches.	N/A	1
2.0	Walls	Forming a 200 x 200mm opening in existing partitions to survey the structure.	Opening up works proposed to partitions which are intended to be removed as part of the main reservicing works. Exposing the existing structure (in part) will assist with the design development of the proposals and better inform the understanding of the historic fabric.	It is assumed in the CMP that the subdividing partitions in F6 – F8 are probably late C19. The space is of ‘medium’ significance as a divided room but deemed ‘high’ as a whole room. Small amount of existing plaster finishes will be lost.	The openings proposed to be formed are to be kept minimal in size to reduce the impact on the fabric as far as possible. Openings will be temporarily covered by plywood panels, with finishes to be made good as necessary as part of the main reservicing project.	1, 2, 3
3.0	Floors	Lifting of screw fixed floorboards/previously lifted boards to survey voids.	Lifting floorboards will expose isolated areas of floor voids to enable surveys to be undertaken of the structure and establish void depths and options for service routing.	Floorboards identified for lifting have been carefully selected as boards which have been lifted before and have either been screw fixed back into position or there are wide gaps to adjacent boards.	Lifting previously lifted boards will minimise potential for damage.	1, 2, 3