



DETAILED **PLANNING**

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Haringey Planning Department

Dear Planning Department,

This application is on behalf of the applicant for internal changes including stud partition wall removals between the kitchen and living spaces and removal of panelling details to accommodate kitchen refurbishments.

The documents included are:

- Planning Form
- Design Access and Heritage Statement (this document)
- Drawings

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SITE AND SURROUNDING DETAILS AND HERITAGE STATEMENT

Existing Site, Use and Scale

The site is located in Cedar Place on the south west side of Bruce Grove. The property is part of a terrace of properties from 12 to 16 Bruce Grove; The main mass of the building is mirrored to number 12 and has previously been converted to flats. The surrounding streets are predominantly terraced residential properties and commercial units.



Screenshot showing street level view to front of property

The property is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It is located in the Tottenham High Road Historic Corridor - Bruce Grove Character Area Boundary - Conservation Area. The site is not located in any flood risk zones.

Heritage Assets

Bruce Grove was introduced to the conservation area in 1991 due to its consideration as an example of late-Victorian commercial townscape, the proposed site is considered within the boundary of the Character area of the Bruce Grove conservation area with the site being described in part 1.5.63 as being built by 1798 as a prestigious residential development. The property is three storeys high with a hipped roof, built in yellow stock brick with stucco dressing. The original boundary walls and railings have all since been replaced on these properties. The details for the listed building are noted similarly as yellow bricked with stone-coped parapets at sides. Cornice and blocking course to centre block. 1st floor band. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals, those on the ground floor in round arched recesses. Stone steps (with cast iron rails).

Proposed Use and Scale

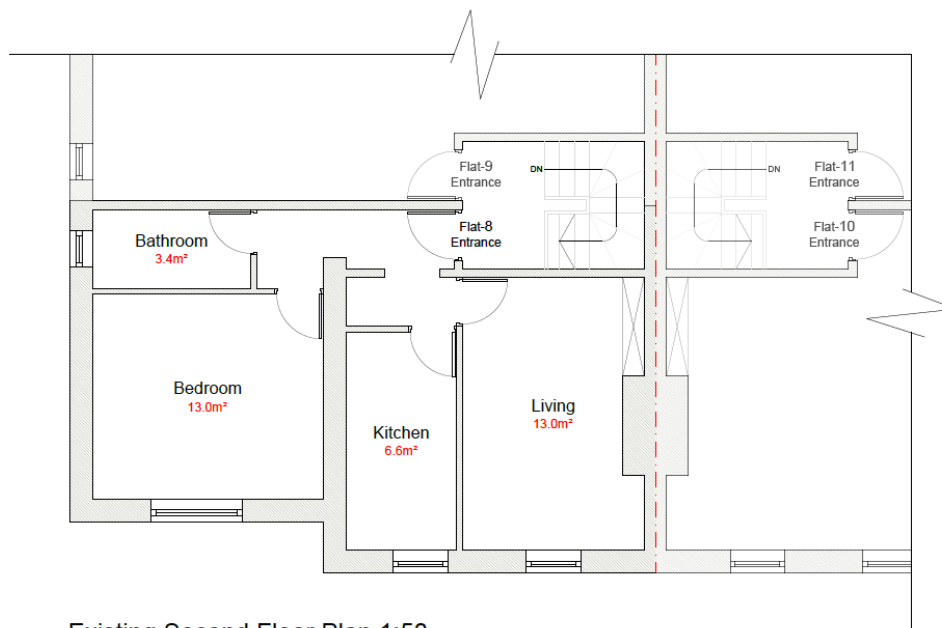
The proposed works look to remove non-original, non-load bearing walls internally which would not impact the character of the building as these walls do not contribute to the building's significance as they are non-original walls. None of the other properties or aspects of the building will be affected by these works outside of the flat. All period features of the dwelling such as chimney breasts, fireplaces, windows and structural walls are to be retained. Timber panelling details are present throughout the front room of the dwelling, these are proposed to be removed along the kitchen side wall to allow for kitchen refurbishments as well as being removed with the non-loadbearing walls for removal.

Throughout the property there are variations of these timber panelling details that suggest that they are not original. It is evidenced that these panels had been present on the bedroom walls but have since been removed other than behind the radiators. Based on this the removal of these details on the proposed kitchen wall would not impact the character of the building as they currently do not contribute to the buildings listed building status. The remaining panelling details are proposed to be retained throughout the remainder of the front rooms.

Cupboards to the side of the fireplaces are proposed to be removed. From the materiality of these cupboards and the way they encapsulate the fireplace it is evident that these are not original and therefore their removal will not take away from the character of the building; the removal of them will expose the original chimney breast which would celebrate this original feature. Through the removal of these cupboards there will be no alterations to the fireplaces and chimney breasts, care will be taken when works are being done.

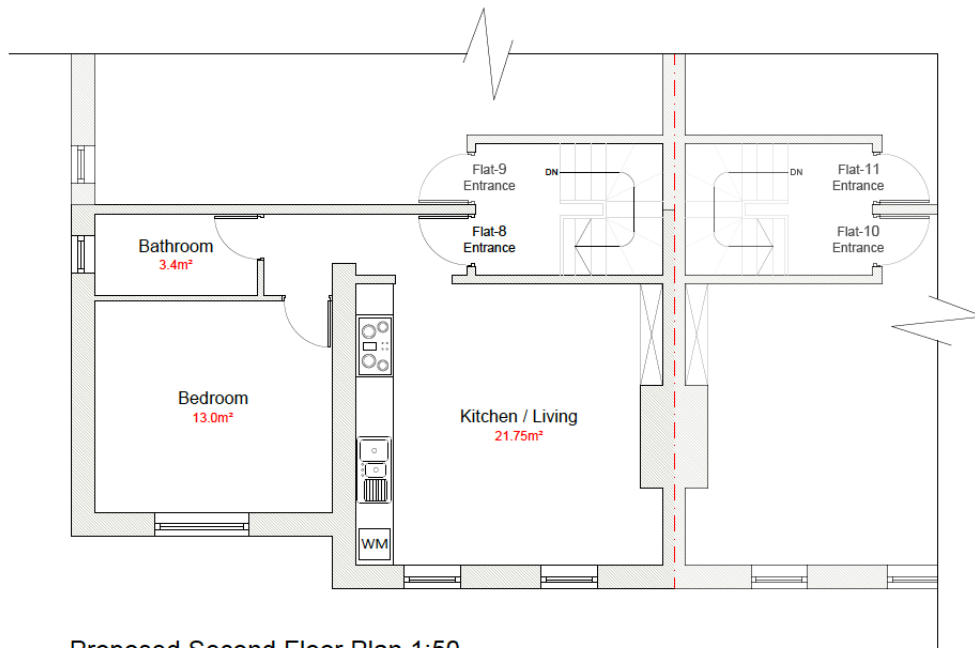
The walls to be removed will allow for an open plan kitchen/living/dining area to the front of the property which will greatly benefit the circulation and use of this space which currently has no doors separating these areas. The proposed kitchen and bathroom units would utilise the existing services to these spaces.

There have been similar Listed Building Consent applications in the immediate area; namely approved application HGY/2023/0139 at the adjoining building at Flat 8 Elm Court, 15-16 Bruce Grove, N17 6UU. This application was for the removal of internal partition walls to create an open kitchen/living space:



Existing Second Floor Plan 1:50

Approved application HGY/2023/0139 Existing Drawings



Proposed Second Floor Plan 1:50

Approved application HGY/2023/0139 Proposed Drawings

Materiality and Appearance

Externally the only changes proposed are the introduction of two extract flues; one to the side of the property towards the front and one to the rear of the building. Both of these flues are proposed to be low profile and of matte finish to match the brick colour so as to not detract from the appearance of the building and comply with the outlines of the conservation area appraisal 3.4.15 - External Services and Fittings - for which it is explained that ventilation equipment and flues can be installed when necessary but should be as small as possible and have a matte finish. The flue to the side elevation is proposed from the kitchen for which there is not currently any mechanical ventilation which is a requirement for building regulations. The flue to the rear will be from the only bathroom in the property; again this does not currently have any mechanical ventilation which will be required. Extracts are required from these two rooms for the property to comply with current building regulations providing the necessity required for their instalment.

Both elevations of the existing building already possess flues extruding through the main facades which are not inconspicuous; in particular the flue from the neighbour below on the front elevation which can be seen in the site photo to the bottom of this document.

SUMMARY

It is understood that the proposal is not considered to raise any amenity concerns. As mentioned above, the works are solely internal other than the introduction of two low profile flues which will not detract from the character of the building.

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,
Chris Watkins BSc(Hons) MCIAT
Chartered Architectural Technologist
Sept. 2023

SITE PHOTOS



Front view of property

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Internal view of wall proposed to be removed 1



Internal view of wall proposed to be removed 2