



BRUCE CASTLE

Asbestos Removal Works Heritage Statement

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Version v1

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1.0 PROPOSAL

- 1.1 Listed Building Consent is sought for the asbestos removal works to internal doors within the 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 and has been issued in draft form for reference purposes (dated 2026). The draft Conservation Management Plan tracks the history and development of the building and considers its significances, issues and opportunities of the building.

3.2 **Conservation Principles and Implementation Strategies:** The draft Conservation Management Plan sets out various guiding principles and recommendations on how these should be implemented to aid the management and enhancement of the building. Those principles which relate to the proposed asbestos removal works at Bruce Castle Museum include:

3.2.1 **A) Management and Implementation of the CMP**

(Ml01) Formally adopt the strategies contained within the CMP

The CMP should be a working document that guides future change at Bruce Castle Museum. The approval of Haringey Council and Historic England should be sought.

3.2.2 **B) Legislation and Statutory Control Strategies**

(LSCo2) The concept of ‘public benefit’, as described in the NPPF should be integral to the planning of change at Bruce Castle Museum...

A carefully considered conservation approach should be the highest priority when changing and adapting Bruce Castle. For all future changes, Haringey Council should consult with or employ a specialist conservation architect to advise on design works or to complete necessary consents.

3.2.3 **C) Retaining and Enhancing Heritage Value**

(REHV01) Any new works should aim to retain and enhance historic character and significance of the site, and not to detract from it. Wherever possible, alterations should be carried out in a way that is reversible.

This is to ensure that the important heritage value of the site is not eroded or lost by inappropriate changes to the building and site, and opportunities to reveal important heritage values are taken wherever possible. Reversible changes ensure that, in the future, any changes to the historic fabric which have been deemed necessary in the past can be removed and the historic fabric or layout returned to its previous state.

3.2.3 **D) Condition, Maintenance and Repair**

(CMRo4) Where repair or alteration is being planned, consideration should be given to remedial works that repair or replace earlier work that is poorly executed or otherwise inappropriate.

The long-term objective of this policy is to restore the most important parts of the building in keeping with their significance.

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 draft Conservation Management Plan written by Butlery Hegarty Architects.

4.2 The draft 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 Areas which are included in the asbestos removal works are characterised as follows in the draft 2026 Gazetteer which accompanies the draft Conservation Management Plan. It should be noted that the significance identified is for the room as a whole and not specifically for the doors/joinery:

Room Ref.	Description (as Gazetteer)	Significance
GROUND FLOOR		
G4 Reception and Gallery	The room is within the Elizabethan portion of the house, which has been dendrochronologically dated to c. 1575-1589, and there is drawing evidence for the plan of the house c. 1682-1684. The walls to this room could contain fabric from the C16th. However the room has many alterations and most of the visible current fabric is C18th, and the late C18th division of the rooms can be identified. The entrance from porch has intersecting tracery fanlight and part-glazed panelled doors. Internally, there is plastered brickwork with entrances to G12 and G10 to the north and G6 to the east. Door G4.Do4: Double doors have been upgraded and glazed panel introduced and panels filled.	High The joinery, windows, shutters, doors, dado height panelling, are late C18th and of medium significance.
G10 Eastern Staircase	This room is shown in the plan of the house c.1682-1684 but is generally assumed to be part of an earlier Elizabethan house.	Very High

	Possibly fragments of early fabric remaining in east and south wall. Almost certainly the original stair of c. 1725 dismantled, repaired and stripped 1959. The staircase is open welled, closed-string oak stairs rising to the 2nd floor. The balustrade has a single, turned, hour-glass baluster to each tread and a broad, flat-topped handrail, terminating with panelled pillar newel posts. Late C20th steel wheelchair platform lift rises from the ground to first floor. Stairwell with painted plaster walls and dado; ground floor egg & dart cornice. Door G10.Do1: 2-leaf doors, C20th panelled and part-glazed in arched beaded opening with panelled pilasters supporting a half-curved fanlight.	
G12 North Gallery	c. 1725-1749, probably originally partially open arcaded loggia to the north front of the earlier building (G4). It was later enclosed with round-arched sash windows in panelled recesses and having panelled shutters and it became the Great Library. Door G12.Do3: Western entrance with 2-leaf panelled doors with an unusual closing fixture.	High
G13 Store	Earth C18th closet with northwest angle squint chimneybreast behind a steel cabinet, believed now blocked. Door G13.Do1: 6 panel door with moulded architrave.	High
FIRST FLOOR		
F4 South Gallery	This room is within the Elizabethan portion of the house, which has been dendrochronologically dated to c. 1575-1589, and there is drawing evidence for the plan of the house c. 1682-1684. Formerly the great chamber. Subdivided probably mid C18th (now removed). Door F4.Do1: Entrance to F4 from F1.	High

	Doors F4.Do2 and F2.Do3: 6 panel doors with 2-part architraves with blocking and raised and fielded panels.	
F15 North Gallery	Early C18 th room. Possibly fragments of c. 1575-89, evidenced in plan drawings c. 1682-1684, remain in the south wall. Square edged panelled north and west walls, other walls plastered. Door F15.Do3: 6-panel raised and fielded with 2-part architrave.	Very High
F16 Staff Kitchen	Early C18 th closet. Possible fragments of c. 1575-89, evidenced c. 1682-1684, remain in the west wall, though there is no evidence for this. Door F16.Do1: 4-panelled C19 th door, now part glazed, with 2-part architrave.	High
SECOND FLOOR		
S6 Central Southern Roof Range	c. 1575-89 with later alterations. Currently used for storage. A long gallery formed by 9 oak principal Queen post trusses, some complete and some partially complete, with an average bay width of 7'. Purlins originally supported by substantial wind braces. The roof structure has been extensively repaired in the late C20th. Door S6.Do1: 4-panel door, overboarded on internal face.	Very High

7.0 IMPACT OF THE PROPOSED WORKS

- 7.1 The proposed asbestos removal works are proposed to remove asbestos panels from doors within publicly accessible areas to avoid risk of exposure should the panels become damaged.
- 7.2 Each individual door has been assessed and proposed works justified in a separate 'Heritage Impact Assessment', included in the appendices, to determine the impact of the asbestos removal 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 and will seek to improve the appearance of doors which have been altered to accommodate the asbestos panels. The asbestos removal works are necessary to avoid exposure of building occupants to asbestos.

- 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

BRUCE CASTLE MUSEUM: ASBESTOS REMOVAL WORKS
HERITAGE IMPACT ASSESSMENT February 2026

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 description of the proposed asbestos removal works listed below is based upon the Door Schedule 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 draft Conservation Management Plan prepared by Butler Hegarty Architects 2026.

1.4 Justification and Mitigation

1.4.1 The asbestos removal works have been discussed with the Conservation Officer, focusing on how the impact on the historic fabric can be limited whilst ensuring public safety is prioritised.

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	GROUND FLOOR					
1.1	Door G4.Do4	Replace existing double doors with new to match existing arrangement.	Asbestos panels fixed to G4 face will be removed from the building for H&S purposes.	The existing double doors have been previously altered to accommodate glazed panels. Minimal impact on overall appearance in replacing the doors to match existing.	Panel arrangement will be fully visible (not concealed by asbestos panel).	2, 3
1.2	Door G10.Do1	Replace existing double doors with new to match door G4.Do4 adjacent.	Asbestos panels fixed to G10 face will be removed from the building for H&S purposes.	The existing double doors have been replaced (C20 th) and do not match the pair of 3 no. panelled doors elsewhere in G10.	Overall appearance improved in replacing the doors to match historic panelled arrangement.	2

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
1.3	Door G12.Do3	Replace existing double doors with new to match door G4.Do4.	Asbestos panels fixed to G12 face will be removed from the building for H&S purposes. Doors do not currently close/meet fully and are positioned on a fire compartment line. Replacing doors with new will improve performance of these doors.	Double swing doors operate with an unusual opening mechanism which will be removed in replacing the doors (to be fitted with standard hinges).	The mechanism will be fully recorded in position and retained on site once removed. Panel arrangement will be fully visible (not concealed by asbestos panel).	2, 3, 4
1.4	Door G13.Do1	Replace existing door with new to match existing.	Asbestos panel fixed to G13 face will be removed from the building for H&S purposes. Door does not currently close fully into frame and is positioned on a fire compartment line. Replacing door with new will improve performance of these doors.	Appearance of door will be reinstated to its original form (as inner face is currently overboarded concealing the panelling).	Removing the full panel could cause extensive damage to the existing joinery.	2, 3

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
2.0	FIRST FLOOR					
2.1	Door F4.Do1	Replace existing door with new to match existing.	Asbestos panels fixed to F1 face will be removed from the building for H&S purposes.	The existing door has been previously altered to accommodate glazed panels. Minimal impact on overall appearance in replacing the doors to match existing.	Panel arrangement will be fully visible (not concealed by asbestos panel).	2, 3
2.2	Door F4.Do2	Remove asbestos panels from existing door and reinstate in existing opening.	Asbestos panels fixed to F4 face will be removed from the building for H&S purposes.	Existing door leaf is warped, and the historic linings have been altered to suit the face of the door. Retaining the door (rather than replacing) will be less impactful on the panelled door linings and frame which would otherwise need to be altered to accommodate a new door.	Appearance of door will be reinstated to its original form.	1

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
2.3	Door F4.Do3	Remove asbestos panels from existing door and reinstate in existing opening.	Asbestos panels fixed to F4 face will be removed from the building for H&S purposes.	Existing door leaf is warped, and the historic linings have been altered to suit the face of the door. Retaining the door (rather than replacing) will be less impactful on the panelled door linings and frame which would otherwise need to be altered to accommodate a new door.	Appearance of door will be reinstated to its original form.	1
2.4	Door F15.Do1	Remove asbestos panels from existing door and reinstate in existing opening.	Asbestos panels fixed to F15 face will be removed from the building for H&S purposes.	Existing door leaf is warped, and the historic linings have been altered to suit the face of the door. Retaining the door (rather than replacing) will be less impactful on the panelled door linings and frame which would otherwise need to be altered to accommodate a new door.	Appearance of door will be reinstated to its original form.	1

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
2.5	Door F16.Do1	Replace existing door with new to match existing.	Asbestos panels fixed to F16 face will be removed from the building for H&S purposes.	The existing door has been previously altered to accommodate glazed panels. Minimal impact on overall appearance in replacing the doors to match existing.	Panel arrangement will be fully visible (not concealed by asbestos panel).	2, 3
3.0	SECOND FLOOR					
3.1	Door S6.Do1	Replace existing door with new to match existing.	Asbestos panel fixed to S6 face will be removed from the building for H&S purposes.	Appearance of door will be reinstated to its original form (as inner face is currently overboarded concealing the panelling).	Removing the full panel could cause extensive damage to the existing joinery.	2, 3