



BRUCE CASTLE

Asbestos Removal 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 the asbestos removal 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. The following drawings provide a summary of the scope of the asbestos removal works.

7440/910 Ground Floor Plan – Asbestos Removal Works

7440/911 First Floor Plan – Asbestos Removal Works

7440/912 Second Floor Plan – Asbestos Removal Works

7440 Door Schedule – Asbestos Removal Works

- 1.1.4 Reference should also be made to the accompanying Heritage Statement and Heritage Impact Assessment for these works.

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 A MEND Funded project (Phase 1) for reservicing and internal improvement works to the East Wing of the building was completed in June 2025. Investigations and design process are currently progressing for the Phase 2 Urgent Condition Works, informed by a Fabric Condition Report issued in October 2025.
- 1.2.3 The Asbestos Register identifies locations of asbestos containing materials (ACMs) within the building. There are concerns that some of the doors which have asbestos panels are vulnerable to damage and are in publicly accessible areas.

2.0 DESIGN CONSIDERATIONS

2.1 Objectives of the Application

- 2.1.1 This Listed Building Consent application seeks approval for the asbestos removal works at Bruce Castle Museum.
- 2.1.2 A series of internal doors within the Museum are known to have asbestos panels applied to the face. This application seeks consent to either replace the existing door with new (where appropriate) or temporarily remove the door to have the asbestos removed under controlled conditions and then repaired and reinstated within its original frame.
- 2.1.3 Temporary door blanks are to be installed in the interim period whilst replacement doors or works to retained doors are ongoing.

2.2 Use

2.2.1 Uses of each space remains unchanged.

2.3 Amounts

2.3.1 The amount of works is limited to the following 10 no. doors (locations are identified on the floor plans submitted in support of the application):

Ground Floor

Doors G4.Do1, G10.Do1, G12.Do3 and G13.Do1

First Floor

Doors F4.Do1, F4.Do2, F4.Do3, F15.Do1 and F16.Do1

Second Floor

Door S6.Do1

2.3.2 The Door Schedule provided describes in detail the proposed works to each door.

2.4 Layout

2.4.1 Not applicable.

2.5 Scale

2.5.1 Not applicable.

2.6 Appearance

2.6.1 Replacement doors are to be detailed to match the existing arrangement or match an existing door adjacent (where appropriate). The internal doors are typically panelled (6 no. single leaf or pair of 3 no. double doors) with brass ironmongery and a painted finish.

2.6.2 **Doors F4.Do2, F4. Do3 and F15.Do3:** 3 no. doors at First Floor are to be retained, with the asbestos panels removed in controlled conditions. On completion of the works to remove the ACMs from these doors, an assessment of the condition of the joinery is to be made. If found to be severely damaged/irreparable, it would be then more appropriate to replace the doors with a new door to match the existing arrangement.

2.7 Access

2.7.1 It is intended that the Museum will remain operational and in use for the duration of the works.

2.8 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. All asbestos containing materials are to be disposed of in a controlled manner under as required relevant regulations and guidance.