



BRUCE CASTLE MUSEUM

Reservicing and Internal Improvement Works Heritage Statement

November 2023

Version v2

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DOCUMENT REVISIONS

V1	Original document issued for Listed Building Consent
V2	Appendix A updated with significance plans (12.12.2023)

1.0 PROPOSAL

- 1.1 Listed Building Consent is sought for the reservicing and internal improvement works to grade 1 listed Bruce Castle Museum, Haringey, London.
- 1.2 The key objective of the proposal is carrying out critical and essential works for the safeguarding of staff, public, building and exhibitions/ collections.

2.0 DESCRIPTION OF BRUCE CASTLE

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.

3.0 BUILDING HISTORY

- 3.1 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.
- 3.2 The Conservation Management Plan provides valuable information in understanding the development of Bruce Castle Museum.
- 3.3 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, converting the building to 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 possibly 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 construction.
- **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.

4.0 SIGNIFICANCES

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

4.2 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.

4.3 Rooms which are included in the proposed works (MEND Funded areas) are characterised as follows in the 2008 Gazetteer which accompanies the Conservation Management Plan:

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
GROUND FLOOR		
G5 Eastern Turret Display Area	The original stair turret was demolished in 1959 but later rebuilt in replica with plain plastered walls and a sash window. Original hearth in north east angle.	High Although rebuilt in the mid C20 the turret is an important part of the design of the original house.
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	High. Although much of the C18 with early C19 windows, this room may retain earlier fabric and, in any case,

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
	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.	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.
G9 Exhibition Room, Postal History	c1720 closet wing with north-west angle chimneybreast having a plain chimneypiece and narrow, arched plate grate. Flue adjustment plate below cornice. Egg and dart boxed cornice. Plain panelled walls with dado apart from western wall which is match	High. This small room retains much original panelling and represents an

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
	boarded. Panelled window recess with panelled shutters to sash window. Jib door to G8. 6-panel entrance door with panelled reveals and soffit. Stained pine board floor. Mid/late C20 pendant light.	important early upgrading of the house
FIRST FLOOR		
F1 Search Room	c1575-1589 with later alterations: west wall altered/rebuilt C19& C20. In 1927 steps led down from a door in the west wall to a southern continuation of projecting 1st floor passage F17 (continuation now demolished). Plastered brick walls with dado. Stained pine board floor. South wall with 6-panel door in case with panelled reveals and soffit to F2: also 6 x 6 sash window with panelled shutters and soffit. North wall has C18 grey marble and moulded timber lugged chimney piece. East wall with entrance to F4 at north end. C20 fixtures and fittings including pendant strip lights.	High This room forms part of the late C16 house.
F2 Office	c1575-1589, originally a stair turret but by 1684 in use as a closet. 6 x 6 sash window. Now plain plastered with stained pine floor and C20 fixtures and fittings.	High The stair turret was an important feature of the late C16 house and its conversion to a closet an important part of the C17 upgrading.
F3 Store	c1684. This former closet forms part of the projecting full-height porch. Chimneybreast in north west angle. South wall with 6x 6 sash window having panelled shutters and apron. Plain plastered walls with C20 fixtures and fittings including pendant strip light.	High The projecting porch was an important feature of the late C17 house and the closet reflects the late C17/C18 way of living.

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
F4 South gallery	c1575-1589 with later alterations. Formerly the great chamber. Subdivided probably mid C18 (now removed). Mid C18 chimneypiece to west of pink marble and moulded timber with iron hob grate. That to the east of grey marble and moulded timber with late C18 register grate. Plain plastered walls with dado: to the west end a reeded cornice, to the east a boxed ball-flower cornice. Moulded ceiling beam two thirds of the distance west with fluted corbels. 6-panel doors to north, south & west (part glazed) walls. 6 x 6 sash windows with panelled shutters, soffits and aprons. C20 fixtures and fittings including floor covering and suspended spot lights. <i>N.B: There is evidence recorded in the Conservation Management Plan 2008, that the floor construction of F4 was renewed in 1950, as a concrete structure (RMP 2023)</i>	High This is one of the earliest remaining parts of the house.
F5 Curators Office / Studio	The original stair turret was demolished in 1959 but later rebuilt in replica with plain plastered walls and a sash window. C20 fixtures and fittings.	High Although rebuilt in the mid C20 the turret is an important part of the design of the original house.
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	Medium.

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
	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.	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 dado. 6-panelled door to F11 with panelled case. Stained pine board floor. C20 fixtures and fittings including pendant strip light.	Medium.
F10 Store	c1575-89 upgraded and partially rebuilt mid C18 probably to form a dressing room. North wall with late C16 fabric. East wall has a long round-arched sash with panelled soffit, apron and shutters. Position corresponds to the entrance on the ground floor. 6-panel door in north wall, having a panelled frame. Plain plastered walls with reeded cornice. Hearth in north wall. Stained pine board floor. C20 fixtures and fittings including pendant strip lights.	High An important part of the C18 upgrading

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
F11 Green Gallery	c1575-89 upgraded and mostly rebuilt mid C18. South wall and south west angle retain C16 fabric. West wall otherwise C18 as are north and west walls and part of south wall. Plain plastered walls with boxed egg and dart cornice and dado. Panelled segmental arch with keystone on fluted pilasters defines the eastern third of the room. Two northern sash windows with panelled soffits, aprons and shutters. Black-veined marble and timber lugged chimney piece with late C19 grate in south wall and entrance to F10. East wall with entrance to F12. 6-panelled doors. C20 fitted carpet but probably stained pine board floor. C20 fixtures and fittings including pendant strip lights.	High An important part of the C18 upgrading
F12 Store	Mid C18, former closet wing. Hearth in north west angle now blocked; iron flue adjustment plate under egg and dart cornice. Plain plastered walls.	High An important part of the C18 upgrading
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.

Room Ref.	Description (as Gazetteer – PMT Jan 2008)	Significance
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.

5.0 RELEVANT LEGISLATION AND POLICY

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.

6.0 CONSERVATION MANAGEMENT PLAN

- 6.1 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.

6.2 **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 MEND funded works at Bruce Castle Museum include:

6.2.1 **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.

(4.1.3) Any alterations to the building will be preceded by:

- A statement of significance
- A design proposal and method statement
- A comprehensive measured survey and photographic record
- As necessary a comprehensive structural survey

6.2.2 **Use**

(4.1.4) The use of Bruce Castle as a Museum and Archive, and as a community resource, is recognised as the primary and continuous purpose for the building.

(4.1.5) Future works and development shall support this role.

6.2.3 **Repairs and Alterations**

(4.1.6) Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within.

(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.

(4.1.9) Alterations to the buildings will be designed and executed adopting the principal that minimum loss or change will be affected to the existing fabric.

(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.
- (4.1.13) A policy is to be developed to ensure there is consistency in the specification of ironmongery across the site. The aim of the policy will be to improve the quality and appearance of the fittings and to limit further damage to doors and windows caused by the use of inappropriate equipment. The policy will take account of the requirements of DDA legislation.
- (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.

6.2.4 Wiring

- (4.1.16) A policy is to be developed that considers the electrical, smoke detection, data, telecoms and security infrastructure at Bruce Castle. The aim of the policy will be to ensure that the present unsightly surface run wiring is, wherever possible, built into or behind finishes in a planned and co-ordinated way that will eventually allow future expansion of circuits without the need to expose the new work.

6.2.5 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.

6.2.6 Sustainability

- (4.1.29) Energy saving measures will be considered whenever repairs or alterations are planned at Bruce Castle. These measures are likely to be quite limited by priorities to preserve the building fabric.

(4.1.30) Notwithstanding policies considered under alterations and repairs, those carrying out work at Bruce Castle will endeavour to source materials from sustainable sources.

(4.1.31) Wherever possible local materials will be sourced from local suppliers to avoid moving materials long distances. First consideration will be given to building contractors and craftsmen within reasonable range of Bruce Castle when tendering, or seeking costs, for work on the building.

6.2.7 The above policies have been used to guide the project scope, design and implementation. This is evidenced through the Heritage Impact Assessment enclosed under Appendix B

7.0 **IMPACT OF THE PROPOSED WORKS**

Refer to the Heritage and Impact Assessment in Appendix B for a detailed assessment of the impact of the proposed works on the building significances. The various aspects are summarised as follows:

7.1 **Floor/ structural strengthening works**

Various modifications to the building through time had led to structural failure of the East Wing. It has been identified in earlier assessments and reports that the structural issues in the first and second floor structure are of significant concern. The proposed strengthening works is urgently needed.

The different approaches to the repairs of the two floor structures demonstrate the design team's careful consideration on the structural solutions, in order to achieve the balance between undertaking necessary works to repair the structure whilst minimising the impact to the historic fabric. The proposals address issues of health and safety and compliance with statutory regulations.

The proposed works involve modification of existing structural timbers and loss of existing ceilings. The impact is considered to be limited with regard to the historic form of the spaces but does result in the loss of existing flat plaster ceilings. However, the proposed works are essential in supporting the future use of the Museum space and preventing further degeneration of the structure, which would be detrimental to the historic fabric and the Museum collections. As a result we consider these works to result in less than substantial harm to the listed building.

7.2 **Removal of partitions to rooms F6, F7 and F8**

The proposal to remove the partitions to rooms F6, F7 and F8 aims to reduce the loading on the floor as part of the floor strengthening works. Whilst resolving significant structural issues, the proposal reinstates and restores the earlier single room arrangement, which is considered of High Significance to the building.

The subdividing partitions appear to be part of later modifications, perhaps circa mid-C19 and the subsequently divided space is considered less significant than the original form. The proposal has limited impact on the earlier historic fabric and is considered a heritage benefit to the historic space. As a result we consider these works to result in less than substantial harm to the listed building.

7.3 Fabric Repairs

In conjunction with the proposed structural works to the upper-level floors, full replacement of the ground and first floor ceilings in the south-east corner of the building is considered to be necessary. In this instance, the approach taken is to retain and re-use original fabric as much as possible, and where new materials are required they are to match the existing. For both the first and second floor ceilings, the surviving decorative cornices will be retained and repaired with missing sections made good, whilst the flat plasterwork will be replaced with new lime-hair plaster on timber laths. Considered as being integral to the structural repairs, these works are considered to result in less than substantial harm to the listed building.

All other plaster repairs will be undertaken on a like-for-like basis. Repairs will be typically 3 coat lime hair plaster on a sawn or riven lath. Typical details of plaster ceiling and wall plaster repairs are included in the application drawings.

The final specification of timber laths for such works will be determined following analysis of existing material with either sawn or riven chestnut lath being employed to match the specific location.

It is considered that such works will do minimal or no overall harm to the listed building, when judged to be necessary in order to achieve the greater benefits of the project.

7.4 Window and External Door Repairs

An internal site inspection of all windows in the MEND funded spaces has been undertaken and a detailed schedule of repairs prepared. The proposed works include repair and redecoration of existing joinery, sashes and mechanisms, as well as the repair or replacement of existing ironmongery and fittings where required.

These works will help restore the interior of significant historic spaces by improving the poor internal conditions of windows and external doors. The proposed works address the issue of the overdue need for maintenance of the historic interior. The impact of the proposed works is considered to be limited and result in no harm to the listed building.

7.5 Fire Doors Upgrade

The proposal involves upgrading doors located on the proposed fire compartment lines where required to protect escape routes and the historic fabric from spread of fire.

An assessment has been carried out on each door to establish a suitable strategy for upgrading the fabric without detrimental impact to historic significance. The door upgrading works will have minimal visual modification and physical alterations.

Where doors are proposed to be replaced, purposed made panelled doors will be introduced to replace non-fire rated historic doors. Where new doors are introduced within existing openings, the door design will match details of existing reveal panelling. Replacement of non-historic doors with new tested doors, has been proposed only in high-risk areas, or where these exist outside the MEND areas.

The proposals are considered to do less than substantial harm and have limited impact on the historic fabric.

7.6 Services upgrade/ concealment

The proposals aim to relocate modern surface mounted fixtures and fittings where possible, by re-routing cables through floor and wall voids. This will positively benefit and enhance the historic space so that it can be appreciated without the distraction of modern additions.

This would also enable works to repair, restore or replace plaster, paint or other finishes as part of the much-needed refurbishment works.

The proposed upgrading or improvement of the existing life expired wiring, outdated fire detection and alarm system, security and data system etc. will help safeguarding the building and its collections, as well as the staff and the public visitors. The proposal is essential to support the future of the Museum and is considered to do no harm and will be beneficial to the listed building.

7.7 Exhibition Lighting

The existing gallery display lighting is obsolete and is to be replaced with a new lighting track and luminaires, which employ low energy light sources. Fittings are to be individually controllable for light distribution and intensity to enable adjustment to serve changing of museum displays.

The proposed track installations are considered to have minimal impact on the existing fabric and to do no harm to the listed building.

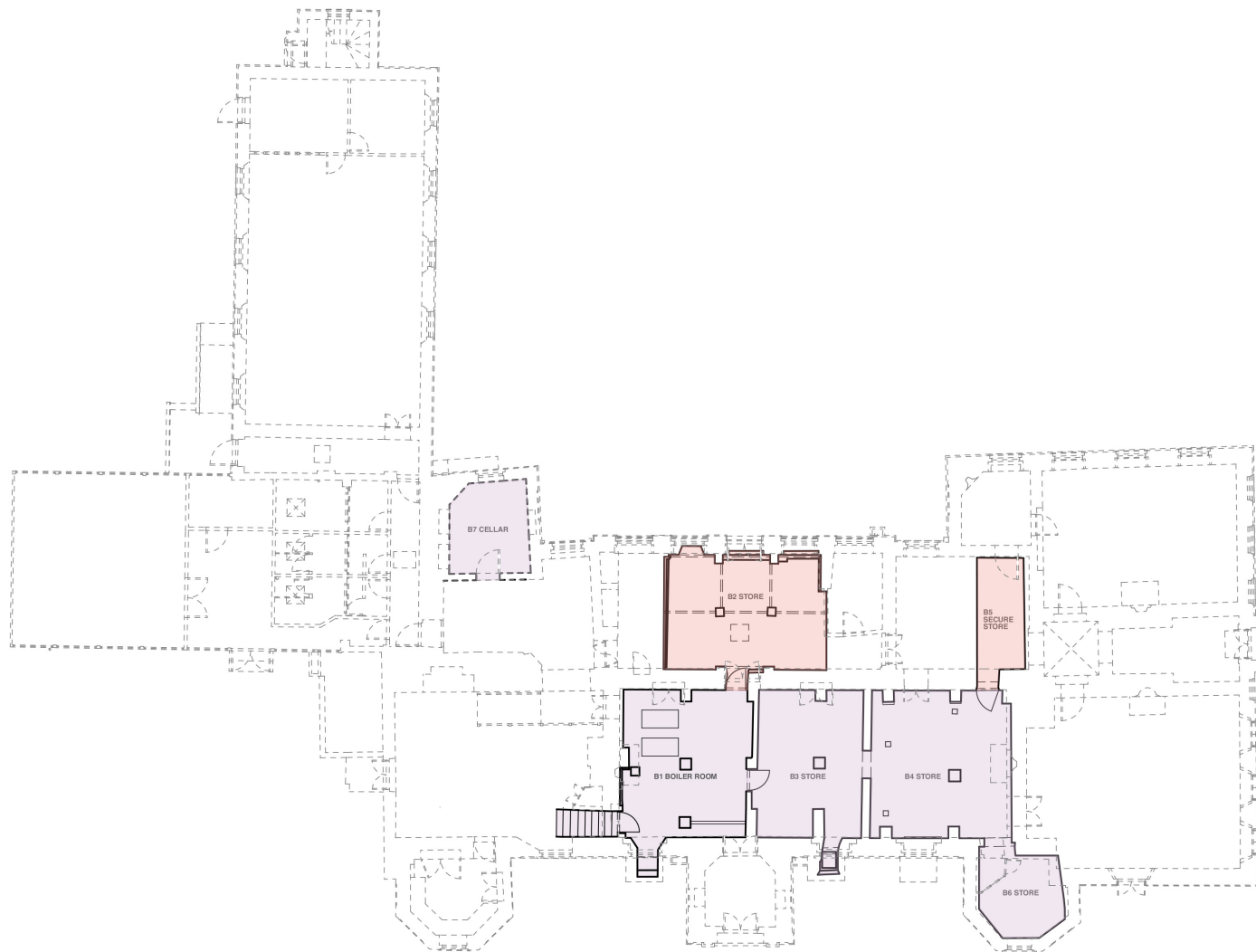
8.0 CONCLUSION

- 8.1 In general, the proposals described in the application are considered to have a limited impact on the heritage significance of the listed building.

- 8.2 As such, the proposals are considered to be compliant with the guidance outlined in the Conservation Plan and relevant legislation, as well as national and local heritage policies.

APPENDIX A

Building Significance and Historical Development Plans
(Prepared by Butler Hegarty Architects)



LEVEL OF SIGNIFICANCE

- VERY HIGH
- HIGH
- MEDIUM
- LOW
- INTRUSIVE

**NOTE : BASEMENT CELLAR B7
DIMS TO BE CHECKED**

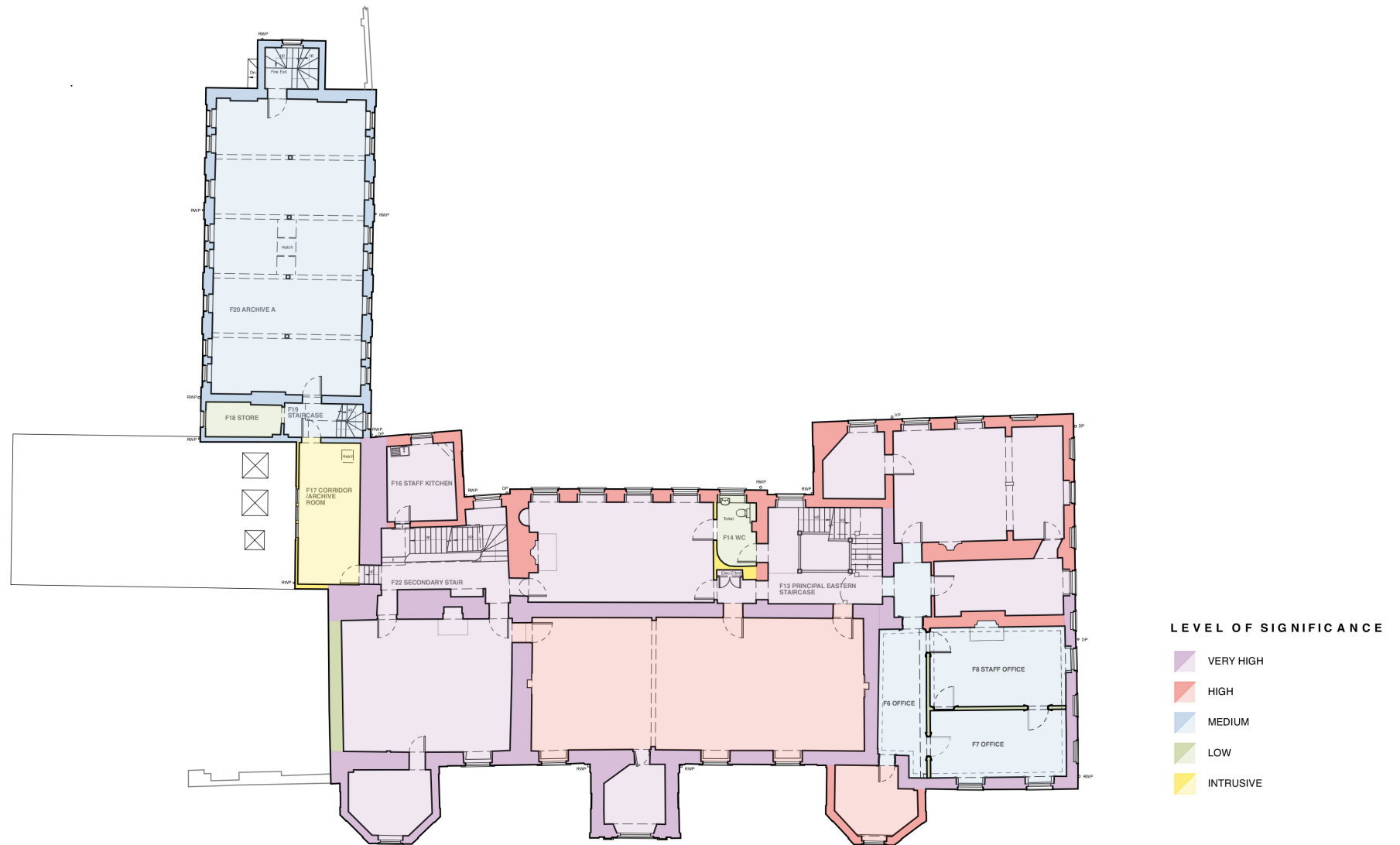
**GROUND FLOOR PLAN DOTTED
IN GREY**

BASEMENT SIGNIFICANCE DIAGRAM



Scale 1:200

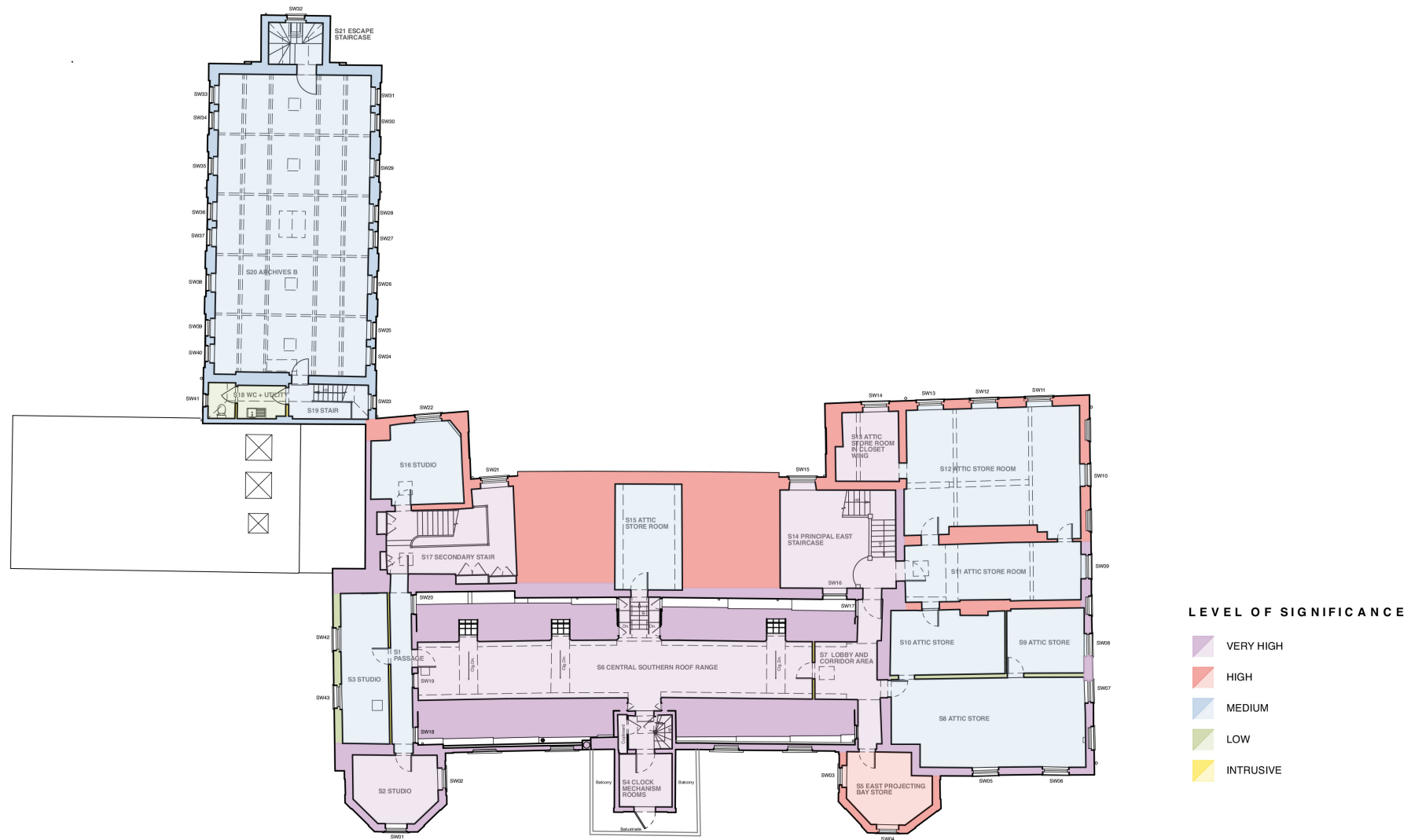




FIRST FLOOR SIGNIFICANCE DIAGRAM

0 4m 20m Scale 1:200

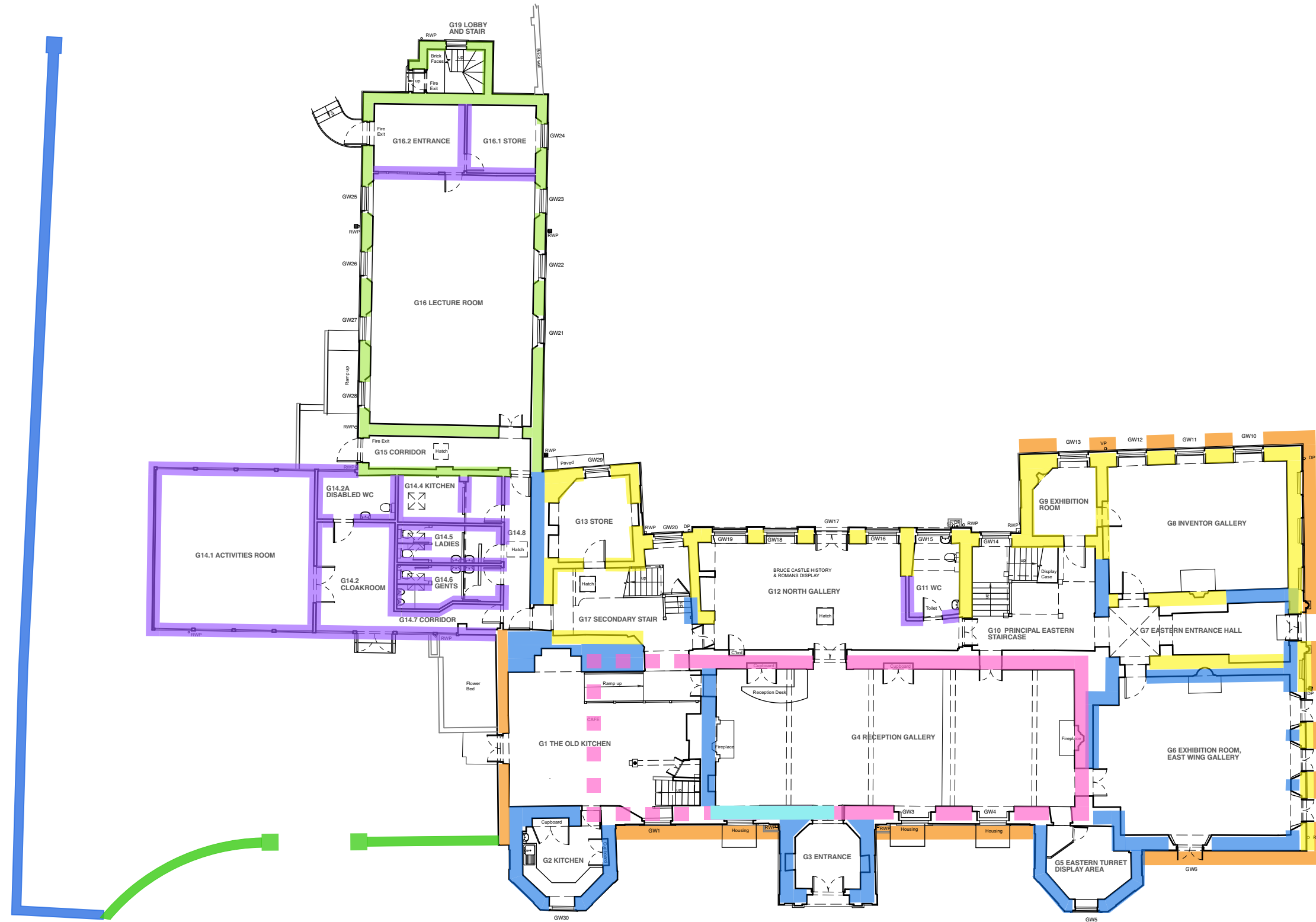




SECOND FLOOR SIGNIFICANCE DIAGRAM

0 4m 20m Scale 1:200

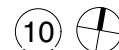
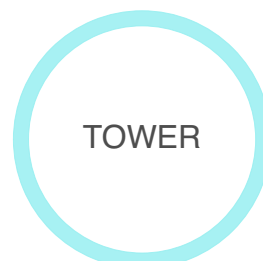




Present Day

SEQUENCING DIAGRAM

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 Unit 3.2, Islington Studios, 159-163 Marlborough Road, London, N19 4NF
 tel: 020 72638933 email: mail@butlerhegartyarchitects.co.uk



KEY

- - - 2023 footprint
- Medieval courtyard house (speculative)
- Tudor/ early 16th century
- Elizabethan/ First Lord Compton
- Late 17th Century
- Early Georgian
- Late Georgian
- Mid to late 19th century
- 20th Century

0 4m 20m Scale 1:200

APPENDIX B
Heritage Impact Assessment

Rodney Melville + Partners

CHARTERED ARCHITECTS
HISTORIC BUILDING CONSULTANTS

BRUCE CASTLE MUSEUM

Reservicing and Internal Improvement Works Heritage Impact Assessment

November 2023

Version v1

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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	S8,S9, S10 Attic Stores	Floor strengthening works: Removal of existing ceiling fabric from the underside of the floor structures serving second floor level. Retain and repair decorative cornice. Installation of temporary internal and external propping, in conjunction with the removal of all floorboards. Installation of new twin steel beams below primary beams. Installation of additional secondary steel beams. Provide new concrete padstones formed within the existing brick walls at all new steel end bearings. Reinstatement of floorboards following removal of temporary propping at ground floor level.. Formation of new lath and plaster ceilings,	Various modifications to the building through time had led to structural failure of the East Wing. The proposed floor strengthening works will resolve the continuous deflection of the floors and increase the floor loading capability to circa 2.5 kN/m2, rendering the spaces suitable for their current use as limited storage. The strengthened second floor will also carry the load from the roof, and hence help preventing the continuous failing of the roof structure. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.111</i> <i>The majority of the floors throughout the building are in exposed timber boards. The gaps between the boards vary</i>	The Conservation Management Plan dated April 2008 considers the building and collections are of High Significances. It is mentioned that <i>'The house, tower and boundary walls all contain old fabric which is precious. The house has significant repetition of fabric dating back to the late C16 and there is potential for archaeology to discover earlier work. The plan and fabric of the house tell the story of a high-class manor house which subsequent owners adapted and changed to suit their needs and aspirations.'</i> It has also emphasised the importance of the Museum collections. <i>'Within the collections of the museum, archives and local history library at Bruce Castle Museum there are special collections which are of national importance and significance.'</i>	The structural issues in the first and second floor structure are of significant concern. Whilst the proposal involves losing some of the historic fabric, it supports the future use of the Museum space and prevents this area of the building from becoming redundant as the structural problems progress. The repair solutions aim to limit the impact and resultant harm to the significant fabric, whilst addressing issues of health and safety and compliance with statutory regulations. The down-stand beams will be encased and decorated with matching cornice sections in order to maintain consistency in the appearance of the first-floor interior. The resultant floor loading capacity will be considerably below modern	1,3

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		with down-stand boxing below new steel beams. Provision of a new lath and plaster ceiling within F6-F8 below, with repair and reinstatement of the existing decorative cornice and installation of new matching cornice to either side of down-stands, and where required. Structural Fire resistance: Installation of fire insulation at ceiling level within the floor void. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	<i>considerably but tend to be quite large as a result of shrinkage due to the warm, dry atmosphere in the museum. The gaps may be considered to compromise the half-hour fire separation within the building, allowing fire spread between floors and rooms.</i>	The replacement of existing ceiling is considered to have limited impact, but it will enable the floor strengthening works which is urgently required to safeguard the building and its collections. Relevant significances set out in the Conservation Management Plan, include: 3.4 Significance of the Buildings 3.6 Significance of the Museum and Archive Collections	museum guidance. It is therefore proposed that a management strategy will be implemented to ensure these rooms do not become overloaded. The proposals address the following Conservation policies: 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. 4.1.4 The use of Bruce Castle as a Museum and Archive, and as a community resource, is recognised as the primary and continuous purpose for the building. 4.1.5 Future works and development shall support this role.	

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					4.1.6 Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within. 4.1.9 Alterations to the buildings will be designed and executed adopting the principal that minimum loss or change will be affected to the existing fabric. 4.1.19 Safety of people and the collection will be a primary consideration of any proposed work at Bruce Castle.	
2.0	S8,S9, S10 Attic Stores	Structural strengthening works: Removal of existing plaster finishes to the load bearing timber stud	These partitions take the central point load of the roof, transferring it down to the floor structure. The proposed works will help strengthen the partitions supporting the	It is identified in the analysis <i>Gazetteer</i> by Purcell Miller Tritton dated 2008 that these partitions are possibly C19th. Site investigations show one	The proposal involves loss of existing plaster finish. However it will help in preventing the continuous failing or deflection of the roof structure, which would	1,3

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		partitions. Install new plywood lining. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	roof structure, preventing further movement and potential failure. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> <i>A major overhaul of the internal gallery spaces to restore original finishes, to repair damaged elements and to improve the general environment.</i> <i>p.109</i> - The external brickwork to the Victorian Wing shows hairline cracking that may be as a result of high floor loadings within the building.	partition (S9-S10) to be late C20th. Their significance is low, when being used to subdivide a larger room which formed part of the C18th upgrading.(Refer to P70) The proposed works include removal of extant lath and plaster finish to enable strengthening works but is considered to have minimal overall impact to significant historic fabric.	be detrimental to the building, its users and collections. The proposals address the following Conservation policies: 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. 4.1.6 Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within. 4.1.9 Alterations to the buildings will be designed and executed adopting the	

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					principal that minimum loss or change will be affected to the existing fabric. 4.1.19 Safety of people and the collection will be a primary consideration of any proposed work at Bruce Castle.	
3.0	F6,F7,F8 Office	Floor strengthening works: Removal of existing ceiling fabric from the underside of the floor structures serving first floor level. Retain and repair decorative cornice. Installation of temporary internal and external propping, in conjunction with the removal of all floorboards. Installation of new steel channels either side of the primary beams. Cutting short and re-connection of secondary beams via new steel channels. Provide	Various modifications to the building through time had led to structural failure of the East Wing. The proposed floor strengthening works will resolve the continuous deflection of the floors and increase the floor loading capability to circa 2.0 kN/m2. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.111</i> <i>The majority of the floors throughout the building are in exposed timber boards. The gaps between</i>	Refer to Item 1.0	The repair solutions aim to limit the impact and resultant harm to the significant fabric, whilst addressing issues of health and safety and compliance with statutory regulations. The resultant floor loading capacity will be considerably below modern museum guidance. It is therefore proposed that a management strategy will be implemented to ensure these rooms do not become overloaded. The proposals address the following Conservation policies:	1,3

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		new concrete padstones formed within the existing brick walls at all new steel end bearings. Reinstatement of floorboards following removal of temporary propping at first floor level. Formation of new lath and plaster ceiling within room G6 below and repair and reinstatement of decorative cornice. (see also item for G6 ceiling below) Structural fire resistance: Installation of fire insulation at ceiling level within the floor void. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic	<i>the boards vary considerably but tend to be quite large as a result of shrinkage due to the warm, dry atmosphere in the museum. The gaps may be considered to compromise the half-hour fire separation within the building, allowing fire spread between floors and rooms.</i> Any refurbishment project should aim to provide good horizontal fire separation by improving the ceiling/floor condition.		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. 4.1.4 The use of Bruce Castle as a Museum and Archive, and as a community resource, is recognised as the primary and continuous purpose for the building. 4.1.5 Future works and development shall support this role. 4.1.6 Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within.	

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		form or fabric of the building.			4.1.9 Alterations to the buildings will be designed and executed adopting the principal that minimum loss or change will be affected to the existing fabric. 4.1.19 Safety of people and the collection will be a primary consideration of any proposed work at Bruce Castle.	
4.0	F6,F7,F8 Office	Removal of existing lath and plaster partitions. Installation of floorboards where walls removed to match existing. Reinstatement of floorboards in former doorways. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	The removal of these partitions will release the loads transferred from above. As part of the floor strengthening strategy, it will help in resolving significant structural issues on the first floor. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.109</i> The external brickwork to the Victorian Wing shows hairline cracking that may be as a result of high	Based on findings recorded during the investigation works, the subdividing partitions in F6-F8 appear to have been constructed circa mid to late C19th. It is identified in the analysis <i>Gazetteer</i> by Purcell Muller Tritton dated 2008 that the subdivided spaces have 'Medium Significance', but the overall space is deemed 'High Significance' as a single whole room. Whilst the works are considered to have an impact on the historic	Proposal to reinstate or install matching floorboards where required aim to restore the appearance of an undivided room. The proposals address the following Conservation policies: 4.1.9 Alterations to the buildings will be designed and executed adopting the principal that minimum loss or change will be affected to the existing fabric. 4.1.25 Interior spaces should not be sub-divided;	3

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			floor loadings within the building.	fabric, the restoration of the spaces back to an undivided room as per the original plan, is considered a heritage benefit.	alterations should respect the original plan form of the building.	
5.0	G6 East Wing Gallery	Removal of existing ceiling fabric from the underside of the floor structures serving first floor rooms F6-F8. Provision of new lime plaster and lath ceilings, and repair and reinstatement of decorative cornices. Removal of floorboards to enable temporary propping. Reinstatement of floorboards afterwards. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	The proposed works enable the floor strengthening works to the first floor that is urgently required. The structural issues have caused damage to the ceiling in this room, which is at risk of failure. In conjunction with the proposed structural repair works, full replacement of the existing ceilings will be necessary. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> A major overhaul of the internal gallery spaces to restore original finishes, to repair damaged	It is identified in the analysis <i>Gazetteer</i> by Purcell Muller Tritton dated 2008 that this room is of High Significance and represents a significant period upgrading of the house in the mid C18th. The room was a former eating room – the principal dining room of the house during this period of time. (Refer to p.41 of the Conservation Management Plan April 2008) The proposed works are considered to have limited impact on the historic form of the building, given the decorative features and finishes within the room will be retained.	The existing ceiling will be replaced on a like-for-like basis. The surviving decorative cornices will be retained and repaired with missing sections made good. The proposals address the following Conservation policies: 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. 4.1.6 Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction.	3

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			elements and to improve the general environment.	Relevant significances set out in the Conservation Management Plan, include: 3.3 Understanding of the Buildings 3.4 Significance of the Buildings	Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within. 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.	
6.0	Fabric Repairs	Localised repair of plaster ceilings and wall finishes. These works are considered as having 'NO HARM' on the historic form or fabric of the building.	All plaster repairs will be undertaken on a like-for-like basis. All repairs will be typically 3 coat lime hair plaster on a sawn or riven lath. Where existing ceilings require strengthening, a conservation approach will be used, typically employing stainless steel washer and wire arrangements to secure plaster in-situ.	From the Conservation Management Plan dated April 2008 and the analysis Gazetteer by Purcell Muller Tritton dated 2008, the building has significant repetition of fabric dating back to the late C16th, and much of the interior represents important C18th upgrade of the house. The localised plaster repair will involve employing new lath and lime hair plaster	The proposals address the following Conservation Policies: 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. 4.1.6 Materials used to maintain, repair or alter the	1, 3

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			The final specification will be determined following analysis of existing material with either sawn or riven chestnut lath being employed to match the specific location. For full ceiling renewal a sawn chestnut lath is proposed, to be indicative of C21st replacement. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> <i>A major overhaul of the internal gallery spaces to restore original finishes, to repair damaged elements and to improve the general environment.</i> <i>p.112</i> <i>The poor condition of certain roof elements, the external joinery and interior finishes... is due, in part, to the lack of a proactive programme of maintenance</i>	finishes where required. It is considered to have no harm on the historic form of the building.	building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within.	

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7.0	Window Repairs	Repair of existing windows and shutters, all sashes and mechanisms, as well as existing ironmongery fittings where required. These works are considered as having 'NO HARM' on the historic form or fabric of the building.	The proposal will repair window mechanisms where required, and resolve the poor internal conditions of these windows, as identified in the conditional survey prepared by Ingleton Wood dated October 2019. An internal site inspection of all windows in the MEND funded spaces has been undertaken and a detailed schedule of repairs prepared. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> <i>Failure to address the poor decorative state of the windows in particular will result in serious loss of existing fabric.</i> <i>p.112</i> <i>The poor condition of certain roof elements, the external joinery and interior finishes... is due, in part, to the lack of a</i>	Most of the sash windows listed in the repair schedule are located in rooms of High Significance, apart from those on the first-floor offices and the second floor attic stores, where the rooms are considered to have Low Significance. The sash windows on the ground floor generally have panelled window recess and panelled shutters. They are either part of the C16 house, or part of an important early upgrade of the house. (Refer to the analysis <i>Gazetteer</i> by Purcell Muller Tritton dated 2008) The proposed repair or replacement of window mechanisms, redecoration and make good of existing joinery etc. is considered to have limited impact on the historic fabric of the building, and yet resolve the overdue need for maintenance.	Establishing a schedule of repair to be undertaken as soon as possible could prevent further deterioration to a point that replacement is the only available option. The proposals address the following Conservation policies: 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. 4.1.6 Materials used to maintain, repair or alter the building will match insofar as possible, those used in the original construction. Where a suitable match is not available the closest technical and aesthetic solution will be used unless it can be proved it will be detrimental to the building or the collections within.	1,2,3

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			<i>proactive programme of maintenance</i>			
8.o	G7 Eastern Entrance Hall	Replacement of existing entrance door with new panelled door to match internal side panelling. These works are considered as having ‘LESS THAN SUBSTANTIAL HARM’ on the historic form or fabric of the building.	The proposal is to replace the existing entrance door (G7.Do1) with new doors to open outwards in the direction of fire escape. The new door design aims to match and coordinate with the panelling within the internal reveal. The works address various ‘issues’ outlined in the Conservation Management Plan, including: p.108 ...the means of escape from the building requires examination, particularly with regard to the staircases, which should be separated from the accommodation by suitably designed and well-ordered fire doors, and adequately fire-resistant walls, to successfully allow escape	The Conservation Management Plan dated April 2008 described that James Townsend made substantial alterations after he bought the house in 1763. The eastern wing was re-built and made more prominent. <i>‘Externally the east front took on a new importance, appearing with a timber doorcase and sash windows with gauged brick heads, to be the main front of a new mid C18 house’.</i>(P38) Referring to the analysis <i>Gazetteer</i> by Purcell Miller Tritton dated 2008 (P21), the eastern entrance door is a panelled doorcase with round-arched fanlight. The hall represents the important early upgrading of the house, and during the late C19th/ early C20th was the main entrance for the building.	The proposal will mitigate the requirement to install new fire doors internally around the staircase at the ground floor level, which would have a greater impact on the historic internal arrangements. The proposals address the following Conservation policies: 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. 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.	2, 3, 4

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			<i>from upper floors in case of fire.</i>	The existing door leaves are clad in metal panels, possibly as part of a later modification and there is indication that the door joinery is relatively modern. The replacement will be an opportunity to provide a door to be more reflective of the historic panelling of the internal reveals to the opening. The proposed works is considered to have limited impact on the historic form and fabric. Relevant significances set out in the Conservation Management Plan, include: 3.3 Understanding of the Buildings 3.4 Significance of the Buildings		
9.0	Fire Doors	Fire door upgrading works: Application of intumescent paint systems.	Doors and door openings located on the proposed fire compartment lines will be upgraded where required to protect escape routes and the historic fabric from spread of fire.	The upgrading of historic doors will be undertaken in a sensitive and sympathetic approach. As such it is not intended that works to over-board with fire resistant panels will be required, nor will any	It was recognised that upgrading existing doors to meet current standards could have a substantial and negative impact on the historic fabric. As such, each door sitting on fire	1,2,3

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		Upgrading of ironmongery where necessary and introduction of intumescent beddings and seals Fire stopping behind linings to voids at the head, reveals and threshold of door openings These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	The works address various 'issues' outlined in the Conservation Management Plan, including: p.108 <i>...the means of escape from the building requires examination, particularly with regard to the staircases, which should be separated from the accommodation by suitably designed and well-ordered fire doors, and adequately fire-resistant walls, to successfully allow escape from upper floors in case of fire.</i> p.111 <i>...A brief survey of these doors has indicated a number of common defects that will compromise their fire resistance. The principle of these are that they do not all close tightly against door stops, they are locally holed or otherwise</i>	secondary doors be installed to openings. The upgraded doors will have minimal visual modification and physical alterations are minimised. The proposed works are considered to have no harm to the historic form of the building.	compartment lines has been individually reviewed on site to establish a suitable strategy for upgrading the fabric without detrimental impact to historic significance. Historic doors which are deemed suitable for upgrading with an 'acceptable' level of impact will form 'nominal' fire doors with a performance to suit the Fire Strategy but will not be certified or tested. The proposals address the following Conservation policies: 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. 4.1.9 Alterations to the buildings will be designed	

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			<i>damaged, comprising their fire resistance, and are not fitted with either smoke or intumescent seals.</i> <i>Works to the building should include an element for overhauling all the fire doors to comply with current requirements and to improve their presentation by careful detailing and selection of suitable materials and mouldings for fabrication.</i>		and executed adopting the principal that minimum loss or change will be affected to the existing fabric. 4.1.13 A policy is to be developed to ensure there is consistency in the specification of ironmongery across the site. The aim of the policy will be to improve the quality and appearance of the fittings and to limit further damage to doors and windows caused by the use of inappropriate equipment. The policy will take account of the requirements of DDA legislation.	
10.0	Fire Doors	Provision for new fire doors: Installation of new purpose designed fire doors within existing openings. Replacement of existing doors with new certified fire doors only in specific	Doors and door openings located on the proposed fire compartment lines will be upgraded where required to protect escape routes and the historic fabric from spread of fire. New purposed made panelled doors are proposed with	It is proposed that modern non-historic flush doors in the back of house areas are to be replaced with new compliant fire doors. Purposed made fire doors with matching panelling details will replace existing non-fire rated panel doors, or be introduced within	It was recognised that upgrading existing doors to meet current standards would have a substantial and negative impact on the historic fabric. As such, each door sitting on fire compartments has been individually reviewed on site to establish a suitable	1,2,3

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		high-risk areas or where inappropriate modern doors exist. These works are considered as having 'LESS THAN SUBSTANTIAL HARM' on the historic form or fabric of the building.	mouldings to match details of existing reveal panelling. Existing reveal panelling will be carefully removed to enable installation of fire stopping and insulation around door opening. Existing doors identified as historic will be removed and handed back to the Museum. The proposal will take opportunity to replace unsympathetic modern doors. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> <i>...the means of escape from the building requires examination, particularly with regard to the staircases, which should be separated from the accommodation by suitably designed and well-ordered fire doors, and adequately fire resistant walls, to</i>	existing openings where required. The proposal therefore is considered to have limited impact on the historic form.	strategy for upgrading the fabric without detrimental impact to historic significance. Replacement of non-historic doors with new tested doors, has been proposed only in high-risk areas, or where these exist outside the MEND areas. Doors identified to have historic significance, such as the 4-panelled door to Kitchen, with cast iron lion's head knocker from G1, will be carefully removed and handed back to the museum. The proposals address the following Conservation policies: 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.	

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			<i>successfully allow escape from upper floors in case of fire.</i>		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.	
11.0	Fire Stopping	Fire stopping around new and existing service penetrations to improve protection in the case of fire and to aid emergency escape. These works are considered as having 'NO HARM' on the historic form or fabric of the building.	Typical solutions of fire stopping around services within compartment walls and floors include sealing penetrations with appropriate intumescent coatings and box seals etc. The proposed work is necessary to reduce the risk in spread of fire, and to rectify and improve the poorly executed works carried out previously. The works address various 'issues' outlined in the Conservation Management Plan, including:	The proposed work is considered to do no harm on the historic form of the building.	The proposals address the following Conservation policies: 4.1.24 When 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.	1

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			<i>p.111</i> <i>Surface wiring and heating pipework circuits puncture ceilings and walls throughout the building. The holes are often left unfilled, risking spread of fire at these locations. The penetrations are to be sealed using appropriate fire resisting materials wherever this risk is identified.</i>			
12.0	Electrical Services	Replacement and concealment of existing cabling where possible. These works are considered as having ‘NO HARM’ on the historic form or fabric of the building.	The existing systems are life expired and installed in a crude ad-hoc manner. In some locations there is a Health and Safety risk to the building and its users. A considerable amount of cabling is surface mounted, particularly where various extensions and additions to circuits have been undertaken. The re-routing of modern cabling through floor voids	From the Conservation Management Plan dated April 2008 and the analysis Gazetteer by Purcell Muller Tritton dated 2008, the building has significant repetition of fabric dating back to the late C16th, and much of the interior represents important C18th upgrade of the house. The proposed works to conceal and remove surface mounted modern fixtures and fittings will enable	The proposals address the following Conservation policies: 4.1.16 A policy is to be developed that considers the electrical, smoke detection, data, telecoms and security infrastructure at Bruce Castle. The aim of the policy will be to ensure that the present unsightly surface run wiring is, wherever possible, built into or behind finishes in a planned and co-ordinated	1, 2

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			and wall chases where possible, would have a positive impact on the historic space, reducing the distraction from modern fixtures and fittings. This would also enable works to repair, restore or replace plaster, paint or other finishes. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.108</i> <i>'A detailed Mechanical and Electrical survey and report...would consider removal of redundant services, safety and adequacy of existing installations and coordinated proposals for new works that address the needs of Bruce Castle in a presentable manner</i>	restoration of the historic spaces to its original appearance. The proposed works is considered to have no harm on the historic form of the building. Relevant significances set out in the Conservation Management Plan, include: 3.3 Understanding of the Buildings 3.4 Significance of the Buildings	way that will eventually allow future expansion of circuits without the need to expose the new work. 4.1.24 When 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. 4.1.19 Safety of people and the collection will be a primary consideration of any proposed work at Bruce Castle.	

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
			<i>A major overhaul of the internal gallery spaces to restore original finishes, to repair damaged elements and to improve the general environment.</i> <i>p.109</i> <i>A report produced by Wilson and Partners in February 1998 suggested that the Mechanical and Electrical installations had reached the of their useful life. The systems have continued in use since that time and must now be considered in need of urgent renewal to meet current regulatory and health and safety requirements.</i>			
13.0	Fire Alarm and Detection	Upgrading to form a new category L1 detection system. These works are considered as having 'NO HARM' on the historic	A category L1 detection system will be installed throughout the building in order to assist in protection of the building fabric, users and content.	Refer to item 10.0	Refer to item 10.0	1, 2

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
		form or fabric of the building.	The cabling will be routed through floor voids and wall chases where possible. The works address various 'issues' outlined in the Conservation Management Plan, including: <i>p.111</i> - The cabling serving the alarm system has, in parts, been surface mounted. - Where surface wiring puncture ceilings and walls were not sealed.			
14.0	Specialist Lighting	Installation of new exhibition lighting to the new gallery space on the first floor, and other galleries as appropriate.. These works are considered as having 'NO HARM' on the historic form or fabric of the building.	Where the partitions are to be removed in the First Floor East Wing space, it is proposed that a track lighting system with new sustainable LED luminaires will be installed to establish this as a large single exhibition space. The new lighting will provide flexibility to illuminating exhibits within the space. The specialist exhibition lighting will improve and set	The lighting proposal forms part of the first-floor modification works to restore the space into an undivided room, which is of High Significance as described in the analysis <i>Gazetteer</i> by Purcell Muller Tritton dated 2008. (Refer to item 4.0) The proposed works are considered to do no harm to	Whilst adding new light fittings within the historic space is a largely visible change, this will be an opportunity to introduce a flexible and sustainable lighting solution to the exhibition spaces, which will benefit the building in the long run. The proposals address the following Conservation policies:	1, 2

Item	Location	Proposed Works	Benefit / Justification	Significance / Impact	Mitigation	Impact Ref.
			a new standard of display and sustainability to the installations. The proposed works will enhance the gallery space, and hence visitors' experience and support the future of the Museum.	the historic form of the building.	4.1.29 Energy saving measures will be considered whenever repairs or alterations are planned at Bruce Castle.	
15.0	Specialist Lighting	Re-lamp or replacement of non-exhibition lighting. These works are considered as having 'NO HARM' on the historic form or fabric of the building.	Existing pendant light fittings in the Family Room (G8) and Education Room (F11) are either to be retained and re-lamped or replaced with new energy efficient light fittings subject to budgetary allowances. The proposed works will enhance the gallery space, and hence visitors' experience and support the future of the Museum.	The pedant lights in both G8 and F11 are C20th fixtures and fittings as described in the analysis <i>Gazetteer</i> by Purcell Muller Tritton dated 2008. The proposed work is considered to have no harm on the historic form of the building.	Refer to item 13.0	1, 2

APPENDIX C

Bruce Castle, Listing Description

BRUCE CASTLE

BRUCE CASTLE, LORDSHIP LANE N17

Official list entry

Heritage **Listed Building**

Category:

Grade: **I**

List Entry **1358861**

Number:

Date first listed: **22-Jul-1949**

List Entry **BRUCE CASTLE**

Name:

Statutory **BRUCE CASTLE, LORDSHIP**

Address 1: **LANE N17**

This List entry helps identify the building designated at this address for its special architectural or historic

interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory **BRUCE CASTLE, LORDSHIP**

Address: **LANE N17**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Haringey (London Borough)**

Parish: **Non Civil Parish**

National Grid **TQ 33396 90676**

Reference:

Details

1. 4415 LORDSHIP LANE N17 (North Side) Tottenham -----

Bruce Castle TQ 3390 17/150 22.7.49.

I

2. 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.

Listing NGR: TQ3339690676

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System **201424**
number:

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is
for quick
reference
purposes only