



Bruce Castle West Boundary Wall Repairs

Design & Access Statement

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Appendix 1: Drawings to accompany LBC application for the
Repairs of Bruce Castle West Boundary Wall

EXISTING DRAWINGS				
Su00	Site Location Plan	A3	1:1250	
Su01	External Wall Existing Photo Collage	A3	N/A	
Su02	Internal Wall Existing Photo Collage	A3	N/A	
Su05	Bruce Castle West Boundary Wall Internal Elevation	A3	1:50	
Su06	Bruce Castle West Boundary Wall Internal Elevation 02	A3	1:50	
Su08	Bruce Castle West Boundary Wall South Elevation and Section	A3	1:50, 1:10, 1:1	
Su09	Existing Site Plan Showing West Boundary Wall	A3	1:500	
Su11	Bruce Castle West Boundary Wall Section Analytical Drawing	A3	1:20	
Su13	Existing Wall Profiles 01	A3	1:25	
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PROPOSED DRAWINGS				
Sk01	Bruce Castle West Boundary Wall South Elevation Proposed Gate Elevation and Section	A3	1:50, 1:10, 1:2	
Sk02	Bruce Castle West Boundary Wall South Elevation Proposed Gate Details	A3	1:25, 1:2, 1:1	
Sk03	Bruce Castle West Boundary Wall South Elevation and Plan	A3	1:50	
Sk04	Indicative Repair of Wall Section G	A3	1:10	
Sk05	Indicative Repair of Wall Section H	A3	1:10	
Sk06	Bruce Castle West Boundary Wall External Elevations 01	A3	1:50	
Sk07	Bruce Castle West Boundary Wall External Elevations 02	A3	1:50	
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Bruce Castle Park

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BRUCE CASTLE PARK: Repairs to Bruce Castle West Boundary Wall

DESIGN AND ACCESS STATEMENT

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Appendix 1: Drawing List and Drawings to accompany this Listed Building Consent application

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1.0 DESIGN PROPOSAL STATEMENT

- 1.1 The design proposal in this application submission relates to a Grade II listed wall which is the western boundary of Bruce Castle, a statutorily listed Grade I building. The West Boundary Wall is located in the Bruce Castle and All Hallows Conservation Area. The Heritage Statement accompanying this document has been prepared by Butler Hegarty Architects and is based on the Conservation Management Plan, which was prepared by Purcell Miller Tritton in 2008, the Conservation Area Appraisal, and subsequent research. These documents provide a history of the development of the building, together with an appraisal of their significance. The design proposals below have been prepared in light of this information, the assessment we have made of the current condition of the wall and in response to Pre-Application engagement with Haringey Council Conservation Officer and Historic England Building Inspector .

2.0 CONDITION OF THE WEST BOUNDARY WALL

- 2.1 The West Boundary Wall, which runs along Church Lane, is damaged and currently in a state of collapse. The wall has been monitored since August 2022, and a number of inspections and surveys have been conducted since August 2023 to assess the extent of the bulge in the centre of the wall. This has been combined with some agreed initial physical investigations that have partially removed the area of render to the rear face of the wall and included a trial pit investigation. These investigations have revealed a multitude of factors contributing to the decay of the wall. The wall had been propped to help combat the risk of falling but recently a part of it has collapsed due to ongoing poor weather conditions and the driving of foundation piles on an adjoining site (see Fig 1). Thus, the wall requires immediate attention and is an ongoing safety hazard.



Fig 1: Photo of the wall collapsing

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Fig 2: Photo of the internal face of the wall with render removed

2.2 Condition of Gates to West Boundary Wall

The gates along the south elevation of the west boundary wall are a late 20th century addition and a replacement of a previous arrangement. The gates are poorly constructed and have reached the end of their useful life. The top of the gatepost is capped with a cement render which has failed and decayed and needs repairing (see Fig 3).



Fig 3. Image of the gate

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2.3 Survey of the Condition of the West Boundary Wall

The existing drawings and photographs of the wall record the current degradation of the wall's condition. The wall dates from the 17th century, excluding the section at the north end where it becomes lower which has been built in the 20th century. The cement render on the internal face of the wall was also a 20th century addition. Recent investigations have removed this cement render in small exploratory sections to parts to brickwork (see Fig 2). This was done alongside a trial pit investigation in August 2023, which has revealed the foundations of the wall to be generally in good condition (see Fig 4). The existing elevations (see drawing 0722422/Su05 & Su06) record the results from this investigation. A plumb survey was carried out in order to establish the extent of the bulging of the wall along its length. This study found the bulging along the middle of the wall to be up to 100mm in places. The results of these investigations have led us to the conclusion that the wall is not overturning or suffering from rotation due to ground factors or the like but the result of the wall failing across its thickness, i.e. the front of wall separating from the internal skin of the wall.



Fig 4: Photos of the trial pit investigation, August 2023

2.4 Issues causing wall damage (see drawing 0722422/Su11)

The cement render on the internal face of the wall is heavily water stained at high level. This moisture ingress has caused issues in the wall. The different orientation of the external and internal face of the wall creates different environmental conditions on either side of the wall (see Fig 5). The water which seeps into the wall on the internal face is being forced out through the external face of the wall, as the cement render is impermeable. Buddelia growing on the top of the wall has only worsened this issue of moisture ingress through the top of the wall, and the water being forced out through the centre of the wall is causing bulging along the mid-height of the wall. The mortar between the bricks is falling, becoming loose and getting washed out due to the moisture

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movement. This has been happening over a number of years and the bulges and failure of the wall has resulted in its current condition, which is at risk of collapse.

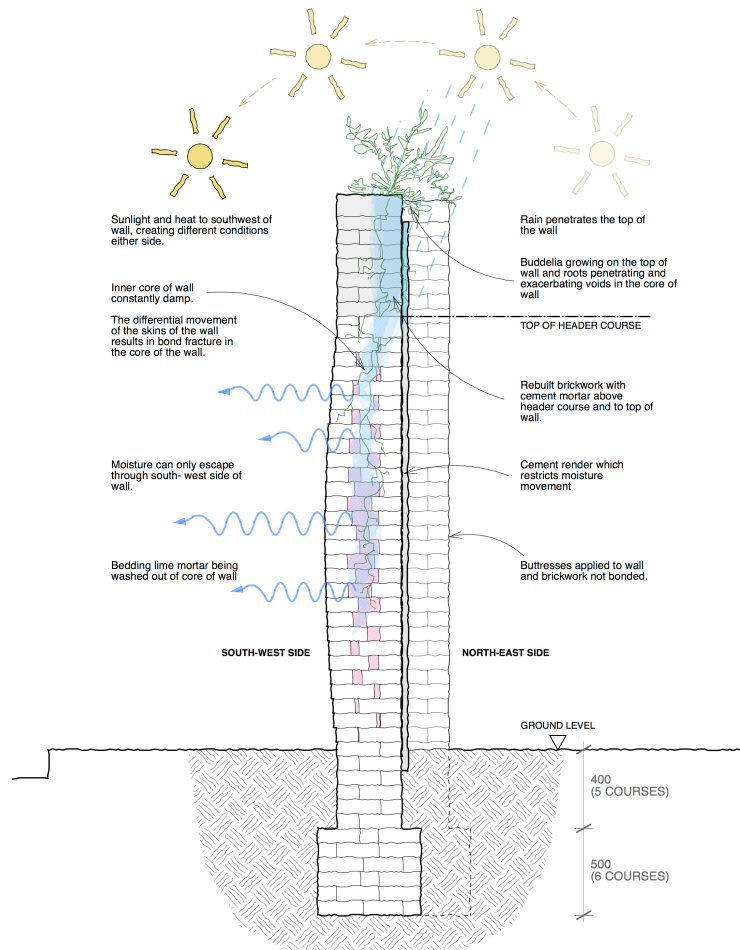


Fig 5: Analytical Drawing of Bruce Castle West Boundary Wall

3.0 PROPOSALS

- 3.1 Pre-App advice was sought prior to the making of this application. We have met with Elizabetta Tonazzi, Principal Conservation Officer at Haringey Council, and Claire Brady, Inspector of Historic Buildings and Areas at Historic England, in December 2023 to discuss the principles of repair as set out in this application.
- 3.2 The proposed repair and rebuilding of the wall and installation of new gates has been prepared in response to the Pre-App discussions and advice.
- 3.3 It should be noted that the park and Bruce castle will remain open to the public and the proposals do not affect, in any way, the planning category or planning status of either Bruce Castle or the

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large landscape park. The proposed alterations and minor repairs to the Bruce Castle West Boundary Wall outlined in this application are not notifiable under the Building Regulations.

4.0 IMPACT OF THE PROPOSALS

- 4.1 A full assessment of the impact of the proposals on the historic asset has been made to accompany the LBC application in the Heritage Statement that accompanies this Design and Access Statement.
- 4.2 Generally, the repairs and the minor alterations proposed have been carefully considered in the context of the history of the west boundary wall. The proposals affect the west boundary wall which is a curtilage structure to Bruce Castle Museum and the associated Bruce Castle Park. The repairs, when complete, intend to return the wall to its pre-damaged condition, while extending and conserving its life. The proposal to install new gates along the south elevation of the west boundary wall is to replace existing 20th century gates which are in bad repair, and this will only help to improve the fabric of a Grade II listed wall.
- 4.3 The Heritage Statement contains a schedule of the proposed works. This is combined with a matrix, plotting the significance of each of the elements affected by the proposals against the impact that will be made by any proposed alteration.

5.0 ACCESS

5.1 Access to historic Buildings and Landscape

The Equality Act 2010 provides a relevant legal framework. The Historic England publication “*Easy Access to Historic Buildings*” 2015 summarises the issues relevant to physical improvement to provide access to historic buildings as follows:

“It is important to remember that the Equality Act is about people and not buildings. The Act does not include standards for accessible building design, though following good-practice guidance, such as the standards set out in BS 8300 and Approved Document M of the Building Regulations, can help duty holders provide a reasonable standard of access and thus fulfill their duties under the Act.”

Bruce Castle Park is a historic landscape and the former grounds to Bruce Castle Museum, a Grade I listed building. The west boundary wall borders the car park on Church Lane and runs along Church Lane along a footpath. The gate along the south boundary of the wall provides access between the courtyard and the rest of the park (see Fig 5).

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Fig 5. Site Plan showing location of West Boundary Wall and Gates

5.2 Current access arrangements

The proposal within this application is therefore to retain the existing physical access arrangements that are in place, as it is judged that the gates provide a reasonable standard of access between the courtyard and Bruce Castle Park. Completion of the repairs and alterations to the wall and gates within the accompanying Listed Building Consent application will only improve the current access arrangements, improving both public and fire fighter access to the park and courtyard.

5.3 Transport

The broad vehicular and transport links, including a statement about public transport provision and cycling provision, remain unaltered by the LBC proposals.