



Elm Place
15-16 Bruce Grove
N17

A Heritage Appraisal of the Building and the Possible Impact of the
Proposed Works

July 2024

1 Purpose of the Appraisal

1.01 This appraisal seeks to describe the heritage significance of this building and to judge the impact of the proposed works on that significance.

1.02 The commentary on the proposals will be viewed in the context of local and national heritage policy for managing change in the historic environment.

2 Designations

2.01 Flat No3 Elm Place, No15-16 Bruce Grove are listed Grade II as being of special architectural or historic interest. The listing description reads;

Early C19 pair, each three storeys and basement, 2 windows in main block slightly set back. 1 window side wings. No.15 has a tall, 1 storey link, with 3 grouped windows to No.15A. Yellow stock brick with cornice and

blocking course to main block, stone-capped parapet at sides. 1st floor band. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals, those on the ground floor in round arched recesses. Tripartite 1st floor windows in wings. 5 stone steps with cast iron railings to wood porches in angles, with slender columns, those of No.16 having feather capitals. Modern doors.

Nos. 1-16 (consec) form a group.

2.02 Elm Place is situated within the designated Bruce Grove Conservation Area (Sub-area D)

3 Heritage Significance

3.01 Elm Place, Nos.15-16 Bruce Grove has intrinsic heritage significance as an elegant and largely externally unaltered early 19th century terraced group, part of the post medieval development of the area after the estate of Bruce Castle was sold in 1789. Although the interior of the houses is now converted to flats, the original plan form and some features are still discernible. Unfortunately, the original staircase now has modern horizontal plank balustrade in place of the original square section vertical balusters.

3.02 Nos. 15-16 also make an important contribution to the surrounding historic environment and the Bruce Grove Conservation Area. The listing description identifies Nos. 15-16 as forming part of a group (Nos.1-16), a distinctive terrace important to the local heritage character.

4 The Proposals

4.01 Nos. 15-16 are now divided into flats. At the time of the division, bathrooms were installed with poor quality ventilation systems. As a result, the current local intermittent extract system is moving warm humid air into a void space above the bathroom. From a visual inspection, this is causing damp issues which in turn is causing mould and damaging the building fabric. This is both an issue from an occupant perspective, potentially impacting the health and quality of life, as well as from a conservation perspective as the building is being damaged. It is clear that the existing system needs to be replaced and that the humid air should be extracted to the outside, as is standard practice.

4.02 The proposed improvement works are:

- Removal of the existing poor quality mechanical ventilation system in the bathroom, inspection of void space for damage and localised remediation works where required.
- Installation of a new energy efficient continuous mechanical extract system above the bathroom – the new unit will automatically modulate depending on the humidity levels in the bathroom. This means that only minimal energy will be used, and the system will help regulate humidity levels in the bathroom and throughout the home.
- Installation of rigid ductwork through a new bulkhead between the bathroom and rear external wall – the new bulkhead will run parallel to an existing bulkhead and therefore will have minimal impact on the existing building fabric. Ductwork will be fully insulated, reducing heat loss to the main room of the home. It will also be formed of rigid components, improving the efficiency and reducing any noise impact of the system in other rooms.
- Installation of specialist ductwork exhaust grille to the rear of the property - item has been chosen in keeping with style of the property and an example has been submitted as part of the application.

The proposed works have carefully considered the important conservation status of the building and the applicant has worked closely with a specialist ventilation contractor to ensure that the ducting route and exhaust grille chosen will have the least impact on the property, whilst providing important improvements to the environmental of the home.

5 Heritage Policy Context

5.01 The Government's policy on managing change in the historic environment is given in the National Planning Policy Framework (NPPF);

16 Conserving and enhancing the historic environment

Proposals affecting heritage assets.

189 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance on their significance...

5.02 Historic England has produced policy guidance on making judgements concerning heritage significance; Managing Significance in Decision-Taking in the Historic Environment

Not all parts of a listed building are of equal significance and not all proposed alterations are invasive or destructive. A careful and informed judgment is required when assessing proposals.

5.03 The London Borough of Haringey has a specific policy on the Haringey Plan Local (Development Management Policies) DM9 that aims to recognise, promote and protect the historic environment.

6 Commentary

6.01 Nos. 15-16 Bruce Grove are early 19th century terrace houses now divided into flats. The issue in this case is how to ensure that necessary works to upgrade electrical services and fire protection are carried out in the most sympathetic manner, both low key visually and with the minimum of disruption to historic fabric and features.

6.02 The proposed change in system and required accompanying works is considered essential to avoid dangerous mould and damp issues in the property.

There is currently no other feasible way to safely vent the humid air from the bathroom given its position.

Ducting it to the rear has been proposed to minimize any impact on the external elevation.

One brick would need to be removed on the rear wall to install a ducting/vent.

7 Conclusion

7.01 This application meets the requirements of the 'North Tottenham - Conservation Area Appraisal and Management Plan', which states that "External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimize their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street.". The installation of this system is considered vital for the safe occupation of this home and has been carefully designed to reduce its visual impact.