

Heritage Statement

The Drapers Almshouse Charity

Edmansons Close
London

September 2024

SmithJenkins
PLANNING & HERITAGE



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Project	
Edmansons Close, London	
Client	
The Drapers Almshouse Charity	
Job Number	Date
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1. Introduction

- 1.1 This Heritage Statement has been prepared by Smith Jenkins Heritage & Townscape on behalf of The Drapers' Almshouse Charity in support of the Proposals for Edmansons Close Almshouses, Tottenham, London.
- 1.2 The application site includes two listed building entries, comprising:

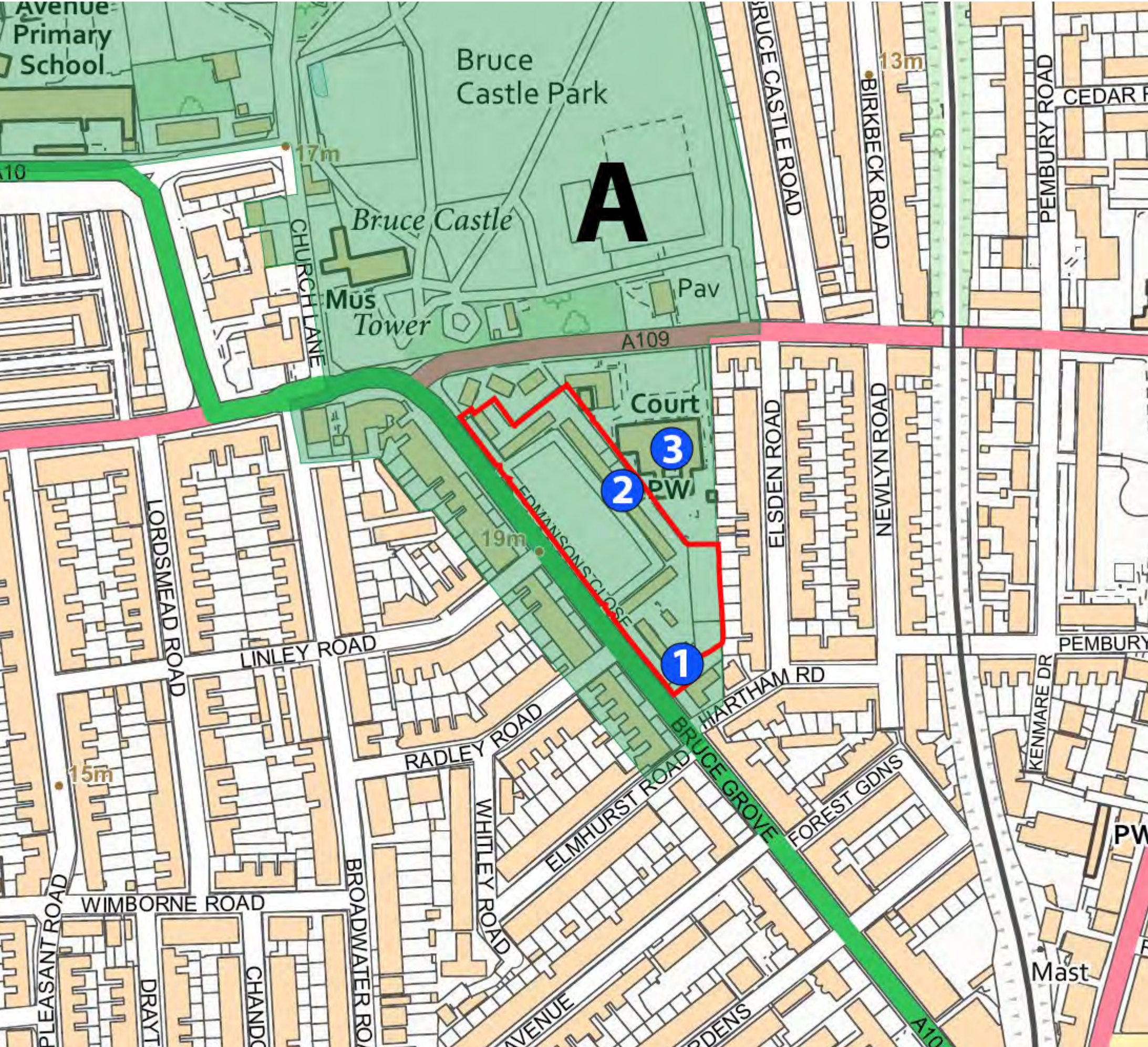
■ the grade II listed Lodge/Gatehouse to the south east; and

■ the grade II Chapel and Drapers' Almshouses.
- 1.3 The site is also within the Bruce Castle Conservation Area and the Tottenham Magistrates Court, a separately grade II listed building, is to the east of the Site.
- 1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) 2023 sets out the information requirements for determining applications and states that:

*'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 and no more than is sufficient to understand the potential impact of the proposal on their significance'.*¹
- 1.5 In response to the NPPF, section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals.
- 1.6 Section 4 provides an assessment of the application proposals on the significance of the identified heritage asset based on national, regional and local planning guidance. The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties (as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.
- 1.7 This document has been updated and re-published in September 2024 following comments on the submitted application received from the London Borough of Haringey. This additional information includes a property by property survey of the almshouses which has included a condition survey of each of the properties. Notwithstanding the additional information, the conclusions of this report remain the same, that the proposals will, as a minimum preserve the significance of the listed building and there is also

the opportunity to better reveal significance and therefore enhance significance through the proposed works.

¹ NPPF (2021)



Bruce Grove

Heritage Asset Plan

Key	Name	Grade
1	Lodge/Gatehouse to South East of Drapers' Almshouses	II
2	Chapel at Drapers' Almshouses, The Drapers' Almshouses	II
3	Tottenham Magistrates Court	II
A	Bruce Castle Conservation Area	N/A



Not to scale

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2. The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*¹

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF (2023) as:

*‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.*²

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Listed Buildings

2.4 The application site includes two listed buildings entries, comprising:

- the grade II listed Lodge/Gatehouse to the south east; and
- the grade II Chapel and Drapers’ Almshouses.

Lodge/Gatehouse to South East of Drapers’ Almshouses (grade II)

2.5 The Lodge/Gatehouse to the south east of the Drapers’ Almshouses was added to the list of buildings of special architectural or historic interest on 24th May 1971. The list description for the building states:

“The Lodge; gabled, detached cottage similar in character to the almshouses”

Chapel at Draper’s Almshouses, The Drapers Almshouses (grade II)

2.6 The Chapel and the Drapers’ Almshouses were added to the list of buildings of special architectural and historic interest on 24th May 1971 at grade II. The listing not only covers the central Chapel but also the residential buildings which form part of an open quad. The

list description states:

“Circa 1870, formerly the Sailmaker's Almshouses. The buildings form 3 sides of a courtyard with detached wings. 2 storey cottages with 1 window each. Slate roofs with ornamental cresting. Yellow stock brick with stone dressings, red brick eaves cornice and band at 1st floor level. Square-headed, recessed sash windows with stone heads and recessed brick aprons. 1st floor gabled dormer windows with brick relieving arches over head. Moulded brick chimneys. Each pair of houses share a wooden porch with a hipped roof. Gauged flat brick arches to recessed doorways with panelled doors. In centre of east side, gabled Gothic chapel with pointed traceried windows and stone 3 bay portico with pierced parapet over. Wooden bell turret with slated roof at apex of gable. Ornamental cast iron rainwater heads. The Drapers Almshouses and lodge form a group.”

Tottenham Magistrates Court (grade II)

2.7 The Tottenham Magistrates Court was added to the list of buildings of special architectural and historic interest at grade II on 20th July 2014. The list description states:

“Police Court, now Magistrates’ Court. Opened 1937 with minor late-C20 alterations. W.T. Curtis, Middlesex County Council architect. Brown and blue brick with rubbed red brick and stone dressings. Hipped tiled roofs. Neo-Georgian style. PLAN: Wide and shallow 2-storey-plus-attic front range, with single storey flanking wings; tall single storey court rooms behind this, and 2-storey-plus-attic wide and shallow range to rear; narrow link to late-C20 addition at rear, not of special interest in 2004.

EXTERIOR: Front range of 9 window bays, with lower 2 window bay wings. Windows are multi-pane casements, those to ground floor with continuous rubbed brick band under stone plat band; those to first floor under rubbed red brick flat arches and sides, then stone band then brick band below stone cornice. 3 small hipped dormers in steeply pitched hipped roof. Stone band continues to lower flanking wings, and with 1 window to left blocked late-C20. Stone advanced entrance portio with segmental hood on columns, and plaque of MCC arms with scales; stone dressings continues to central first floor window with scrolled surround. Side elevations to central courts range have taller windows under similar arches. Rear range similarly detailed to windows and arches, and with tall chimney stacks.

INTERIOR: Entrance vestibule pair of heavy panelled front doors that open fully into the wall, with matching inner pair of doors. Paired stairs to front with metal handrails, leading to former witness and

waiting rooms at upper levels (not inspected). Central entrance hall with later-C20 counters and minimal Deco detail to top of piers, flanked by Court 1 and Court 2. These courts have original English Oak fittings with blue leather upholstery including judge's bench at higher level, witness boxes, clerk's and solicitor's benches, and public seating to rear behind fence and gate; dock to side wall with late-C20 screen; high level windows above chevron relief band; royal arms. Court 3 smaller but with tall exterior windows, also with similar with original oak fittings and dock. Commemorative plaque to inner hall, where steps down to cells (not inspected) providing discrete direct access to courts. Justices' retiring room to rear range with boxed-in radiators, dado, and caretaker's accommodation above (not inspected). ADDITIONAL FEATURES: Front boundary is marked by a low brick wall and metal railings.

HISTORY: Opened February 1937 by Lord Chief Justice Hewart as Tottenham Police Court and re-named Magistrate's court after 1949. Built on the site of 'Elmslea', a girls orphanage supported by the Draper's Company. The contractor was James Steward & Sons, Ltd., and the furnishings were provided by Maurice Adams, Ltd. SOURCES: The Architect and Building News, 19 November 1937.

Listed as a well surviving suburban police court (now magistrates court) of 1937 designed by the noted Middlesex County Council architect's department, this under W.T. Curtis and in a dignified Neo-Georgian style also retaining the original oak fittings in the court rooms. Curtis' Harrow Magistrate's Court of 1931 is also listed at Grade II.”

Conservation Area

2.8 The application site is within the Bruce Castle & All Hallows Conservation Area which was first designated by the London Borough of Haringey in March 1976 and subsequently extended in July 1998 by consolidating the adjoining south east part of BrUce Grove into the original designation.

2.9 At the outset, it must be noted that the setting of conservation areas is not statutorily recognised and it is only the contribution that the surrounding area makes to the character or appearance of an area that should be considered.

2.10 The Council have adopted a Conservation Area Character Appraisal in support of the designation. This was approved and adopted by the Council in March 2009 and is therefore a material consideration in the determination of applications. The Bruce Grove Castle and All Hallows Management Plan has also been prepared by the Council, which was approved in July 2019.

¹ NPPF (2021) Annex 2: Glossary (p.67)

² NPPF (2021) Annex 2: Glossary (p.66)

2.11 Non-Designated Heritage Assets

2.12 The NPPF identifies that heritage assets not only includes those which are designated (often with statutory protection) but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designations, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.13 The Council maintain a list of buildings which it considers to be of local interest, which includes a number of buildings within the surrounding of the site. These will not be affected by the application proposals and are not considered any further in this report.

Key Heritage Considerations

2.14 In summary, the key heritage considerations in the determination of this application will therefore comprise:

- Direct effect on the separately grade II listed Lodge and Chapel and Almshouses; and
- Direct effect on the character and appearance of the Bruce Castle Conservation Area.
- The indirect effects on the grade II listed Tottenham Magistrates Court.



3. Historic Development

- 3.1 Given the close proximity of the heritage assets, the following section provides an overview of the historical development of the site with specific reference, where necessary, to each heritage asset. This has been informed by the adopted Conservation Area Appraisal.
- 3.2 The original manor of Tottenham was owned by Waltheof, Earl of Huntingdon, who married William the Conqueror's niece, Judith, following the Normal Conquest. The Manor remained in the ownership of the Scottish Royal Family until the end of the C13th. The lands were sequestered by Edward I following the rebellion led by Robert the Bruce (which had resulted in him becoming the King of Scotland. Parts of Bruce Castle (to the north of the application site) are said to remain from building constructed in the C16th and it is thought that both Henry VIII and Elizabeth I stayed at the house later in the C16th. At this time, much of the area covered by the conservation area was in agricultural use.
- 3.3 During the early C19th, Prospect Place was laid out to the north of the junction of Church Lane and Church Road before Tottenham Cemetery was established to the north of the Churchyard. The population of the area grew in the first half of the C19th as transportation improved. At this time, a number of large villas were erected on the western side of the newly laid out Bruce Grove and were occupied by a number of wealthy Quaker families.
- 3.4 In 1866, a bequest of £36,000, was made to the Drapers' Company in the will of Thomas Corney to establish a school for female

orphans of 'respectable females'. The Company purchased a large house, Elmslea, in Tottenham which included 5 acres of surrounding land. The site is first shown on an Ordnance Survey plan dating from 1863 (figure 3.1).

- 3.5 Having lost three sets of almshouses in the East End, it was agreed to join with the other trustees of the almshouses charities to build a new group of almshouses to replace those in Bow. £3,000 was added to the money received from the sale of the land in Bow with £21,000 available to construct the new almshouses close to the school. A third of the land at Elmslea was allocated to the school with the remainder being used for the construction of 44 almshouses, chapel and detached lodge for the warden. The almshouses were built from 1868-69 facing the south-west boundary. Soon after, Bruce Grove, a wide paved thoroughfare was constructed replacing the original footpath leading to Elmslea.
- 3.6 The almshouses were designed by the Drapers' Company architect Herbert Williams in 1868. Williams had recently completed the design for the new Drapers' Hall in the City. Tenders were obtained at the end of 1868 for between £14,000 and £16,000, and building work started immediately. By the end of 1869 the buildings were complete and the first occupants were living in the almshouses. Reputedly there were unexpected difficulties in providing proper foundations for the houses, which caused added expense and the total cost (including architect's fee) eventually rose to £17,291.
- 3.7 The almshouses were, as typical for their type, grouped round

three-sides of a rectangular grass forecourt (see Figure 3.2). Nos. 1-12 formed the northern L-shaped block, Nos. 13-32 with the chapel at the centre run parallel to Bruce Grove and the southern L-shaped block contained Nos. 33-44. As originally constructed, each almshouse was split over ground and first floor levels with a living room, a wash-house, W.C and store on the ground floor and a bedroom above, accessed by a staircase off the living room. All the houses had their own gardens enclosed by wooden fencing and each pair had a wooden porch in front. They were built in yellow brick with stone dressings and were designed in the quasi-Gothic manner which was fashionable at the time. The properties were built as accommodation for married couples.

- 3.8 Further land was added to the site in 1868 through the purchase of a strip of land along the whole length of the eastern boundary which was intended to protect the almshouses from development on surrounding land. Throughout the late 19th and early 20th centuries the almshouses provided adequate and homely accommodation in Bruce Grove to the elderly, including a number of former sail makers and men associated with maritime industries and were sometimes known as the Sailmakers' Almshouses.
- 3.9 In 1872, the Great Eastern railway arrived within the area and Tottenham's population grew to 100,000 by 1891. There was a direct link to Liverpool Street with a station at Bruce Grove, providing easy access to the City. The introduction of affordable early morning tickets encouraged workers to commute into the City which led to the growth of the area with terraced housing to



Figure 3.1 1863 Ordnance Survey Plan of Tottenham. Source: National Library of Scotland.



Figure 3.2 Drapers' Almshouses c.1936. © Drapers' Company Archives.

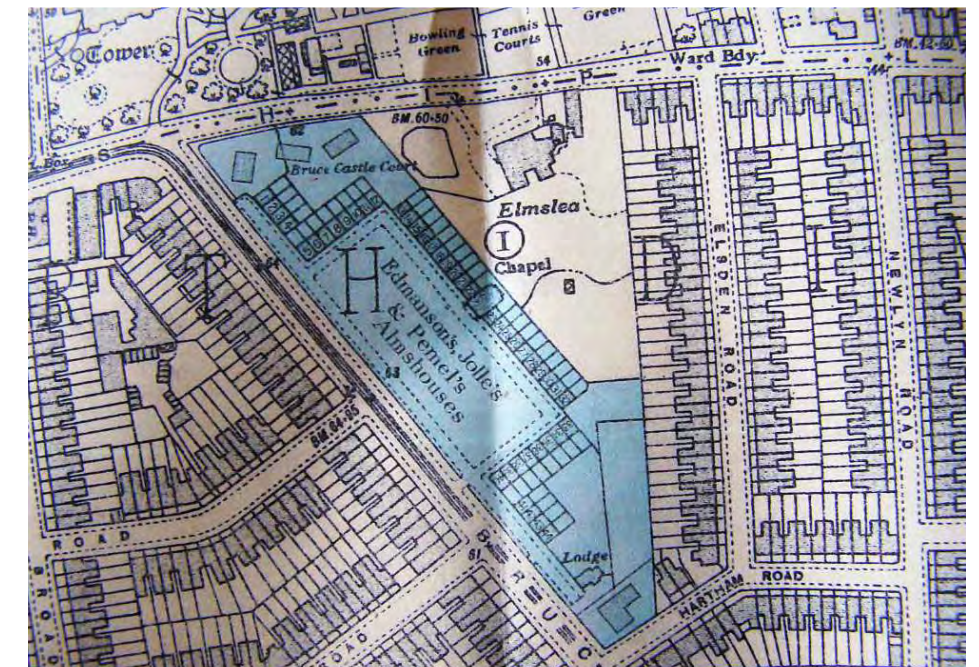


Figure 3.3 1939 Ordnance Survey Plan, showing the fully developed site. © Drapers' Company Archives.

accommodate the lower middle classes and skilled workers.

3.10 Elmslea School was closed in 1932 and the property was sold to Middlesex County Council for conversion into a Metropolitan Police Court. In 1935 the Trustees of Tottenham District Nursing Association offered to purchase the southern corner plot on which they wished to build a Nurses' Home and in 1938 a local builder - Henry Smith – with agreement from the Drapers' Company constructed three small blocks of flats (later called Bruce Castle Court) to the north of the almshouses. The results of this change are shown on the 1939 Ordnance Survey Plan (figure 3.3). Major improvements were undertaken to the almshouses in the 1930s with much of the stonework replaced and brickwork repointed and chimney stacks rebuilt. All gutters were also replaced. Internally, the scullery floors were reconditioned. At the same time, electric lights were installed.

3.11 During the Second World War the almshouses were damaged several times by enemy action, but repairs were carried out where necessary and the residents stayed in their homes. The garden area in front of the almshouses was requisitioned by the Local Authority at this time with an air raid wardens post and shelters constructed. Part of the land was also used as allotments which remained until 1951.

3.12 In 1961, the Drapers' Company received an offer of £50,000 for the site for redevelopment. Whilst the offer was refused, as the almshouses by this time were considered to be old fashioned and causing the Drapers' Company a number of problems, this instigated the possible redevelopment of the site within the rationalisation of the almshouses onto a much smaller site.

3.13 Berry Webber & Partners were appointed by the Drapers' Company to prepare a scheme that would not only improve access for the inhabitants but also provide extra 'subsidised dwellings', which the Drapers' Company had already undertaken at Greenwich. Berry Webber had undertaken similar work for the Drapers' Company at Brandon Street in Southwark and also on the South Coast at Worthing. The proposal for Bruce Grove was to add an additional 80 units at a cost of £600,000 (£480,000 building costs and £120,000 for architect and quantity surveyors fees).

3.14 It was also intended to demolish the 1869 almshouses and rebuild them on the site. A planning application was made in 1971 to provide 122 flats, a garage and parking for 94 cars, a chapel and a matron's lodge. Whilst many local residents supported demolition, citing that the houses were outdated, the local press, the proposals were featured on the front page of the Enfield Weekly Herald, proclaiming that 'Charity wants to knock down historic Almshouses'.

As a result of the threat to demolition, the Almshouses were grade II listed in June 1971.

3.15 The Drapers' Company decided appeal against the decision and at the planning appeal held in 1972, the Senior Surveyor to the Drapers' Company, Mr William Nevill stated that the:

'44 units, together with the Chapel and Matron's Lodge form 'The Bruce Grove Almshouses' have been for many years a source of considerable expense to the Company'.

3.16 He stated that the average sum spent during the years 1962/3 to



Figure 3.4. 1976 Photograph showing the Almshouses as viewed from the porch of the Chapel.

1970/71 on repairs and improvements was £2,910 per annum, while the annual income to the Trust that administered the almshouses was only £2,896. In effect the Drapers' Company was subsidising the almshouses. There were also problems with heating – gas fires had been installed earlier in the 20th century, but by 1970 the almshouses were heated by electricity apart from in the kitchens where paraffin was used. Nevill concluded that the houses caused continual trouble but admitted that he could not say that the houses were structurally unsound. He concluded that the almshouses 'apart from having no artistic merit, are thoroughly outdated'



Figure 3.5. Extract from London Picture Archive showing collection of 1976 photos of the site. These show the site as it is currently found. Note. Due to copyright and cost restrictions, these images can be found at <https://www.londonpicturearchive.org.uk/quick-search?q=Draper%27s%20Almshouses%2C%20Bruce%20Grove&WINID=1710081641764>

- 3.17 After 1973 the Drapers' Company abandoned any further action on the redevelopment of the Bruce Grove Almshouses and the site. Figure 3.4 shows a view of the Almshouses from the porch of the Chapel, dating from 1976. This shows the site as it is found largely today. There are also a series of photographs held in the London Picture Archive (<https://www.londonpicturearchive.org.uk/quick-search?q=Draper%27s%20Almshouses%2C%20Bruce%20Grove&WINID=1710081641764>) dating from 1976 (figure 3.5). The contact sheet is shown to the left. These show that the site is largely as it is found today.
- 3.18 By 1977 plans for a major refurbishment of the properties was underway. By the end of 1975 plans for one and two person flats had been drawn up by Berry Webber & Partners, Architects to add extra accommodation in the vacant ground between the Matron's Lodge and the existing almshouses. Between 1978 and



Figure 3.6. New infill between the Matron's Lodge and main Almshouse blocks designed by Berry Webber & Partners, architects and built 1978-1981. © Drapers' Company Archives.



Figure 3.7. New infill between the Matron's Lodge and main Almshouse blocks designed by Berry Webber & Partners, architects and built 1978-1981. © Drapers' Company Archives.

1981 the Victorian almshouses were modernised and additional accommodation provided in these new infill units (figures 3.6 & 3.7). In March 1982 the Almshouses were blessed and re-opened in a grand ceremony (figure 3.8).

- 3.19 Since the 1980s the Bruce Grove Almshouses (by then known as Edmansons Close) have been further modernised and repaired on a number of occasions, including having a Warden Call System introduced. During the 1990s, in an attempt to resolve some of the inherent problems of the almshouses, there were many failed attempts of redevelopment and extension although none came to fruition.
- 3.20 Most recently, due to the fall into disrepair and as the accommodation no longer meets modern day standards, there has been an active programme to move residents out of properties to accommodation that meets modern expectations. There are a small handful of residents remaining on the site.



Figure 3.8. Re-opening of the Drapers' Almshouses in March, 1982. © Drapers' Company Archives.



4. Significance

- 4.1 The significance of a heritage asset is defined within the glossary to the NPPF as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

- 4.2 Listed buildings are a statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings hold special architectural or historic interest. The Department for Culture, Media and Sport publish the ‘Principles of Selection for Listed Buildings (2010)’ which is supported by thematic papers, ‘Listing Selection Guides’, based on building type, which give more detailed guidance.

- 4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for identification of those features that form the character and appearance.

- 4.4 Historic England has published ‘Conservation Principles, Policies and Guidance’ (2008) which identifies four types of heritage value that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Historic England has also published a Good Practice Advice Note on the ‘Setting of Heritage Assets’ (2015) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

- 4.5 The following statements of significance provide an overview of the identified designated and non-designated heritage assets set out in section 2 which may be affected by the application proposals. These are proportionate to the importance of the asset and also the likely impacts of the proposals.

Listed Buildings

- 4.6 The Drapers’ Almshouses, as a group, are described by Pevsner in his Buildings of England series (London North, p. 588) as:

“...a combination of three City foundations moved out to the countryside. 1868-9 by the company’s architect, Herbert Williams. Spaciously laid out on three sides of a garden, with a central chapel with plate tracery window and angled fleche. Two storey cottages in minimal Gothic, with red and black brick window arches, gabled dormers and pretty pairs of wooden porches.”

Lodge to South East of Drapers' Almshouses (grade II)

4.7 The grade II listed Lodge to the south east of the Drapers Almshouses comprises a two storey gabled detached cottage which was originally used by the warden of almshouses. As originally constructed, the building was detached (figure 3.3) but a new building was constructed between 1978 and 1981 which filled in the gap between the lodge and the almshouses to the extent that it now reads as the bookend to the almshouses.

4.8 Figure 4.1 is a photograph of the Lodge as found today, showing the late C20th addition to the left hand side of the photograph. The architectural interest of the Lodge is derived from its appearance, which has group value with the wider Almshouses with which it forms a coherent group of inter-related buildings which show a similarity of style and appearance, being designed by the same architect and using the same materials.

4.9 To Bruce Grove, there is a gable ended with two bays at ground and first floor with the original sash windows replaced. There are red brick string courses at ground and first floor levels which continue around the building and are visible on all sides. There is a polychromatic window arch above the first floor windows with brick infill.

4.10 To the right hand side of the building (when viewing from Bruce Grove), there is a small one and a half storey extension (which houses the ground to first floor stair) with the entrance door (the timber door is later) set within a small porch and at a 45 degree angle. This is set behind a small column with a Corinthian capital which mirrors that on the front portico of the Almshouse Chapel. Above this there is a lamp bracket which has lost its lamp, although a gas supply line still runs to it. There is a small lean to extension of limited interest to the rear.

4.11 Internally, the Lodge has been subject to significant change through ongoing periods of refurbishment and, as such, whilst the plan form of the building remains the interior only makes a limited contribution to its significance instead relying on its external appearance and the associative attributes with the other listed buildings with which it forms a group.

4.12 The design of the 1970s' extension to the north west of the Lodge is influenced by the lodge and the surrounding almshouses and it sits comfortably alongside the listed building. It does, however, affect the ability to appreciate the listed building and, importantly, changes the character of the Lodge from a stand alone building to one that appears to form the 'bookend' to a long terraced building, affecting the way that the building is experienced. The Lodge is located at the southern entrance to the Almshouses and is experienced as part of an urban townscape set behind a small

area of hard surface with a mature planted boundary limiting views from the public highway.

4.13 In summary, the significance of the Lodge is derived from its associations with Herbert Williams, the architect to the Drapers Company who designed it along with the wider Almshouse grouping with which it has strong group value. The setting of the listed building has been subject to alteration through the construction of the link building between the lodge and the almshouse which has changed the experience of the asset from a detached dwelling to the 'bookend' to the wider terrace. Internally, the original plan form of the building remains discernible albeit that it has been subject to subsequent periods of refurbishment to the extent that the interior makes a limited contribution to the significance of the listed building.



Figure 4.1. The Lodge at the entrance to the site.

Chapel at Draper's Almshouses, The Drapers Almshouses (grade II)

- 4.14 The Chapel of the Drapers' Almshouse forms the central element in the wider grouping, with the listing covering the two wings to the north and south of the chapel but also the terrace of properties which enclose the gardens to the north and south as well as the smaller wings fronting onto Bruce Grove. These are a coherent group of related buildings which have strong associative attributes and, through shared materials and appearance, have a strong group value.
- 4.15 The Chapel to the Drapers' Almshouses forms the focus of the open quad arrangement of buildings with a gable end fronting onto the gardens with two large windows allowing light into the small nave. Facing onto the gardens, the Chapel has a small stone portico with a single arch on the end elevations and three arches facing the garden, with small Corinthian capitals (similar to that on the Lodge building to the South). The roof is surmounted by an angled fleche. The roof has been replaced, albeit using slates which are likely to be of a similar appearance to those removed.
- 4.16 Internally, the Chapel is a single double height open space albeit that a mezzanine floor has been inserted with a screen for use independent of the chapel itself. A folding screen has also been inserted underneath the mezzanine floor to allow the further subdivision of the space. These features detract from the open nature of the nave, but are fully reversible. The eastern wall of the Chapel features a large high level stained glass with four relief panels underneath. The chairs and other fittings are wholly modern. It is also worth noting that the addition of the rear extensions to the Chapel are modern and are of a poor quality and out of character with the rest of the site.
- 4.17 The terraced properties which extend to the north and south of the Chapel and which form the other sides to the open quad arrangement share a consistency of materials and appearance with their homogeneity and consistency making a significant contribution to shared value.
- 4.18 The architectural interest of the terraced houses is derived from this external appearance and the consistency of appearance and materials. Each property is two bays wide with, at ground floor, a doorway (with modern timber door) located alongside the neighbouring properties so that there is a shared wooden and slate porch. These are accessed from the side with a small area of garden in front of each house. At first floor, there is a single window directly above that at ground floor with a small gable with stone band and polychromatic brickwork band above. A chimney identifies the location of the party wall. The front elevation is constructed in London stock brick.

- 4.19 Through successive periods of refurbishment, the exterior of the buildings have been subject to change with wholesale replacement of the roof, rainwater goods and front doors of each property. Notwithstanding this, the original character and design intent of the buildings remain evident and the repeating external appearance is of strong group value.
- 4.20 To the rear, there is a single storey extension but it is of a more utilitarian appearance, being constructed in brown brick, in stark contrast to the distinctive London stock brick of the front elevation. These are utilitarian in nature and whilst they maintain much of their original appearance, they do make a lesser contribution to significance than the front elevation. The rear elevation is shown in figure 4.4. This is standardised across the buildings, with a small lean to extension, with ground floor door and window. At first floor are two small windows.
- 4.21 Internally, the terraced properties were originally designed as small houses, with living accommodation (kitchen, toilet and living room) at ground floor with a single bedroom at first floor. The properties have been subject to successive periods of refurbishment and are currently laid as primarily studio flats and some two bed flats set over a single floor, with central staircases to allow access to the flats at first floor. As a result of these changes, the interior of the terraced houses make a limited contribution to significance and bear little, if any resemblance to the original design intent.
- 4.22 The immediate setting of the chapel and almshouses consists of a central landscaped area, comprising a manicured lawn with a number of established trees arranged in a regular pattern of rows. Of particular note are the two rows that sit either side of the chapel's entrance, and serve to frame the chapel when looking from the road. This can be seen in figure 4.2 and 4.5. This corridor of trees emphasise the chapel's role as the central feature of Bruce Grove. The large front lawn also features a number of benches which contribute to the close's sense of community, with smaller lawns located to the rear of the northern and southern almshouse terraces also containing benches which affirm the intent of the development.
- 4.23 The trees and benches within the landscaped spaces were not parts of the initial development, as they are not seen in photographs of the early-mid-20th century (figure 3.2 in the previous section). However, these features were certainly in place by the 1980s reopening of the Drapers' Almshouses, where photographs and these certainly contribute to the significance of the heritage assets that reside within Bruce Grove.
- 4.24 The heritage asset is experienced as part of a wider townscape,



Figure 4.2. View of the Chapel and residential terraces.



Figure 4.3. View of almshouses fronting onto gardens.



Figure 4.4. Rear elevation of almshouses.

with the gardens providing a large open space in an otherwise busy built environment. The almshouses now form part of a mixed townscape with the construction of Bruce Castle House and Tottenham Magistrates Court immediately surrounding the site.

- 4.25 In summary, the significance of the listed building (comprising the Chapel and the almshouses) is derived from not only their association with the Drapers' Company Architect, Herbert Williams, but also in their strong associative attributes with a consistency and homogeneity of appearance through materials. Whilst successive periods of refurbishment have replaced the roof and rainwater goods, the original design intent remains discernible. The interior of the listed buildings does not, in the case of the terraced properties, contribute to special interest as a result of significant change. The interior of the Chapel retains some of its original appearance and makes a limited contribution to significance.
- 4.26 The Almshouses also have historic value derived as good examples of philanthropy of the Drapers and represent an example of a formal layout of central chapel with flanking residential properties which played an important role in the local community as a means of providing the poor of the local community.
- 4.27 The interiors of the properties are considered in more detail in section 5 of this report where we consider the proposed works and their significance.



Figure 4.5. Looking through the corridor of trees towards the Chapel from the road.

Tottenham Magistrates Court (grade II)

4.28 The significance of the Tottenham Magistrates Court is summarised in the list description as:

“Listed as a well surviving suburban police court (now magistrates court) of 1937 designed by the noted Middlesex County Council architect's department, this under W.T. Curtis and in a dignified Neo-Georgian style also retaining the original oak fittings in the court rooms. Curtis' Harrow Magistrate's Court of 1931 is also listed at Grade II.”

4.29 The significance of the listed building is derived from the well surviving example of the building as a police court and later as a magistrates court. It maintains much of its original appearance which includes the interior of the building.

4.30 The setting of the building is generally intact with a large green space to the front which highlights the civic importance of the building. There is generally clear sky space around the building.

4.31 The application site forms part of the extended setting of the Magistrates Court as part of the wider urban setting to the listed building. This is as part of the general setting of the listed building rather than being a specific element that contributes to significance.

Bruce Castle & All Hallows Conservation Area

4.32 In support of the designation of the conservation area, the Council have prepared a Character Appraisal which sets out the historic development and the character and appearance of the area. The following assessment is taken from that document. The character appraisal identifies a number of sub-areas within the conservation area with the application site falling within sub-area 4 (Lordship Lane and Bruce Grove) which identifies the key characteristics as follows:

- Relatively varied in character and larger than the other sub-areas;
- Centres on Bruce Grove, part of the busy A10 trunk road which follows the route of a former avenue leading to Bruce Castle from Tottenham High Road, and includes part of Lordship Lane;
- The northern section of Bruce Grove is lined with residential dwellings of varying origin and appearance. Further south, towards the High Road, Bruce Grove is fronted by large villas which include ground floor commercial units of varied appearance;
- Northern section of Bruce Grove is lined with Edwardian terraces on the west side and the Drapers' Almshouses on the east. The green space in front of the almshouses provides the northern section of the street with a sense of spaciousness;
- The southern end of the street, in contrast, has a more diverse urban character with increasing commercial activity and the elevated railway line having a significant influence on the area;
- Of the surrounding properties, the Nurses Home at no. 68E Bruce Grove, is considered to have a detrimental impact on the streetscene, whilst properties on the west side (including nos. 38 to 41, 46 to 54 and 57 to 67) are locally listed buildings of merit;
- Bruce Castle Court, to the north of the site, have also been identified as buildings of local interest.



Figure 4.6. Tottenham Magistrates Court.



5. Assessment of Application Proposals

5.1 The application proposals comprise:

“Demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units ; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; provision of 5 disabled car parking spaces; and ancillary development thereto.”

Assessment of Proposals- the listed buildings within the site

5.2 The proposals consist of a number of different components, firstly the works to the listed buildings themselves which involves works to the interior of the properties as well as extensions to some of the listed buildings to the rear.

5.3 Secondly, there are the new building elements, comprising the corner pavilions, the residential block on the site of the existing laundry building and the replacement almshouse style building in place of the addition between the almshouses and the grade II listed lodge.

Principle of Development

5.4 At the outset, it must be noted that the proposals are promoted by the Drapers Almshouse Charity, a charity that seeks to reinvest the profits made from its property portfolio into the company with a strong charitable ethos. In this case, new accommodation will be provided on the Edmansons Close site to maintain the existing community on the site, providing facilities which meet 21st century standards but also deliver further housing. In respect of the listed buildings, similar works were proposed and approved by the local planning authority in October 2016 which sought to amalgamate units as well as the comprehensive refurbishment to provide improved accommodation which is fit for modern living standards as the existing properties are generally sub standard and do not meet modern day residential living standards, irrespective of the listed status of the buildings.

Extent of demolition proposed

5.5 The proposals include the demolition of the existing residential link block between the almshouses and the grade II listed buildings to the south west of the site. These were developed in the 1970s and whilst they may share a broad sense commonality of materials

and broad appearance with the heritage elements of the site, they are later elements and are not included within the listing of the buildings within the wider close. The 1970s extension block is in a poor structural condition having suffered ground movement with inadequate foundations.

5.6 Subject to the detailed design of the application proposals, there is no reason why these buildings cannot be removed and replaced with a high-quality designed scheme that responds to the surrounding context which includes listed buildings and the Bruce Castle Conservation Area. Importantly, there is also an option to reinstate the important gap between the almshouses and the lodge and also

reveal the gable end of the listed almshouses, restoring the same condition as can be found on the opposite side of the square. The Council have queries whether this can be considered to constitute a heritage benefit as it is not clear whether the revealing of the gable wall is possible. We consider that, contrary to this opinion, the gable end will be possible to be revealed and can be restored to its former glory. Indeed, we know the condition and appearance of the gable end to the Almshouses on the opposite side of the buildings so have first hand evidence, if required, of appearance.

5.7 The extent of demolition must therefore be accepted and consideration must pass to the design of the individual elements



Figure 5.7 View along the rear of the almshouses showing the paired two storey extensions and the changes to the rear.



Figure 5.2. View from Bruce Grove looking into the site.

In this view, the application proposals involve the demolition of the existing 1970s modern almshouse and allows for the uncovering of the end gable of the listed almshouse to the left hand side. This restores the original condition of the listed buildings and reflects the layout on the opposite side of the landscaped space. This better reveals the significance of the listed buildings. The new almshouse will be seen, and its design is clearly informed by the listed building, albeit being in a modern interpretation.

The design of the new almshouse uses materials which are sympathetic to the listed building, being a stock brick to match the existing almshouses with a string course above ground and first floor which reflects the red brick course on the almshouses. During design development, a number of different tones of brick were considered for this string course, and it was felt that a darker tone to the stock brick ensured that the building read as a coherent whole and did not over dominate the listed buildings.

By turning the new almshouse round by 90 degrees, there is a clear view to the new apartment building beyond, with a view towards the front door to ensure a legible pattern of movement around the site.

which is formed of three parts, firstly the extensions to the existing listed buildings, secondly, the new build to the south of the listed buildings and, thirdly, the infill elements on the corners of the listed buildings. We deal with these in turn.

The works to the listed buildings

- 5.8 The works to the listed buildings comprise a number of different elements – a limited number being extended to the rear, some internal alterations as well as their general refurbishment to enhance their appearance.

The extensions

- 5.9 The design of the extensions has been informed by the host building, utilising a similar palette of materials to the existing buildings. These discrete alterations to the building, which would be invisible from within the landscaped space to the front of the buildings would allow the upgrading of the existing residential accommodation and also add to the residential mix of the proposals, allowing the listed buildings to be put into a beneficial use. The extension maintains a rear garden to the buildings, maintaining the sense of openness to the rear of the properties.
- 5.10 Only those residential properties either side of the chapel will be extended with a small extension to provide a much improved living space to meet modern space requirements and to provide a range of properties on the site. This would remove the existing single storey extensions. Whilst these are original and form part of the original form of construction, there would be an element of harm arising from their loss, that harm would be on the very low end of the 'less than substantial' scale. The replacement extensions have been designed to respond to the key characteristics of the listed building and would, on balance, preserve the significance of the listed building.
- 5.11 These extensions will be two storey and will be constructed in brick to match the existing listed building. The height of the extension will be kept below the ridge height of the listed building to ensure that they are not visible from within the landscaped area at the front of the property. With a pitched roof, the extensions will be seen as a harmonious addition to the listed building which will sympathetic to the significance of the buildings.
- 5.12 The changes to the rear of the properties are shown in figure 5.1 on the previous page, a view of the rear of the properties, looking towards the chapel. The positive refurbishment works are shown which help to reveal the significance of the listed buildings and show that the two storey extensions have been designed as an

integral part of the listed buildings, which when compared to the other buildings will clearly be seen as modern additions. Here, it is also possible to see the changes to the rear landscaping which provide individual private gardens in place of the overgrown areas that exist today.

- 5.13 Part of the existing single storey extensions will be maintained, which will allow the original layout of the listed buildings to be appreciated. As a result of comments raised by the Council's Conservation Officer, the approach to the rear of the properties has been revised to retain the existing openings to the rear with new windows and doors. In this way, there will be very limited change to the appearance of the rear of the listed buildings.
- 5.14 It is therefore considered that the proposals for the extension of the properties to the rear will preserve the significance of the listed building and through the beneficial re-use of the existing buildings, has the opportunity to better reveal, and therefore enhance the significance of the listed building through beneficial re-use which will ensure that the buildings will continue in a use that maintains its interest.

Internal works

- 5.15 The proposed internal works are consistent with those approved in October 2016, comprising the removal of a stair and the amalgamation of units to create 2/3 bedroom units. This will be achieved through the amalgamation of units to create larger units. These works are discussed in more detail in the following pages where we undertake a building by building assessment of significance. The 2016 conversion works have been accepted by the Council and provide a baseline for acceptability. The relevance of the 2016 alterations is that it was accepted as part of the previous application that the interiors of the listed building held no significance and did not contribute to significance and therefore can accept a greater degree of change.
- 5.16 As set out in the assessment of significance, the interior of the almshouses is of limited value and has been accepted by the Council, through previous discussions, to make a limited contribution to the significance of the listed building. The removal of these interiors will preserve the significance of the listed buildings and there is an opportunity for the better revealing of significance through an appropriate refurbishment strategy which draws out those elements that make the most contribution to significance.

General refurbishment

- 5.17 The listed buildings require refurbishment as part of the investment

into the site, addressing the current condition as well as seeking to reinstate the historic appearance. The approach to the site has always been to better reveal significance to make best use of the important heritage assets within the site. Elements such as the original timber sash windows will be repaired and repainted in a heritage colour, with secondary glazing installed behind to improve the environmental performance of the buildings.

- 5.18 In respect of environmental performance, during pre-application discussions, it was suggested that insulation should be installed to the interior of the properties to improve their thermal efficiency. The revised submission allows for the introduction of insulation to floors and walls through the introduction of a breathable insulation between timber joists. In addition, insulated plasterboard will be introduced to improve environmental performance. Insulation will also be introduced into the roofs as well, with secondary glazing to windows.
- 5.19 The sustainability measures will preserve the significance of the interiors of the listed buildings.

The Chapel and Lodge

- 5.20 The Chapel and Lodge will be similarly refurbished following the approach taken to the other listed buildings.

Summary on listed buildings

- 5.21 The proposals have been informed by a detailed understanding of the listed buildings on the site and seek to better reveal significance through careful refurbishment. As a result of this approach, the proposals will, as a minimum, preserve the significance of the listed buildings and have the opportunity to better reveal significance through a carefully managed series of works which enhance significance.
- 5.22 The following pages provide a building by building assessment of significance, condition and assessment of the proposals. This is in direct response to comments received from the Council during the consideration of the application. This should be read in conjunction with the accompanying Condition Schedule prepared by Regency Grove.

SITE PLAN WITH KEY

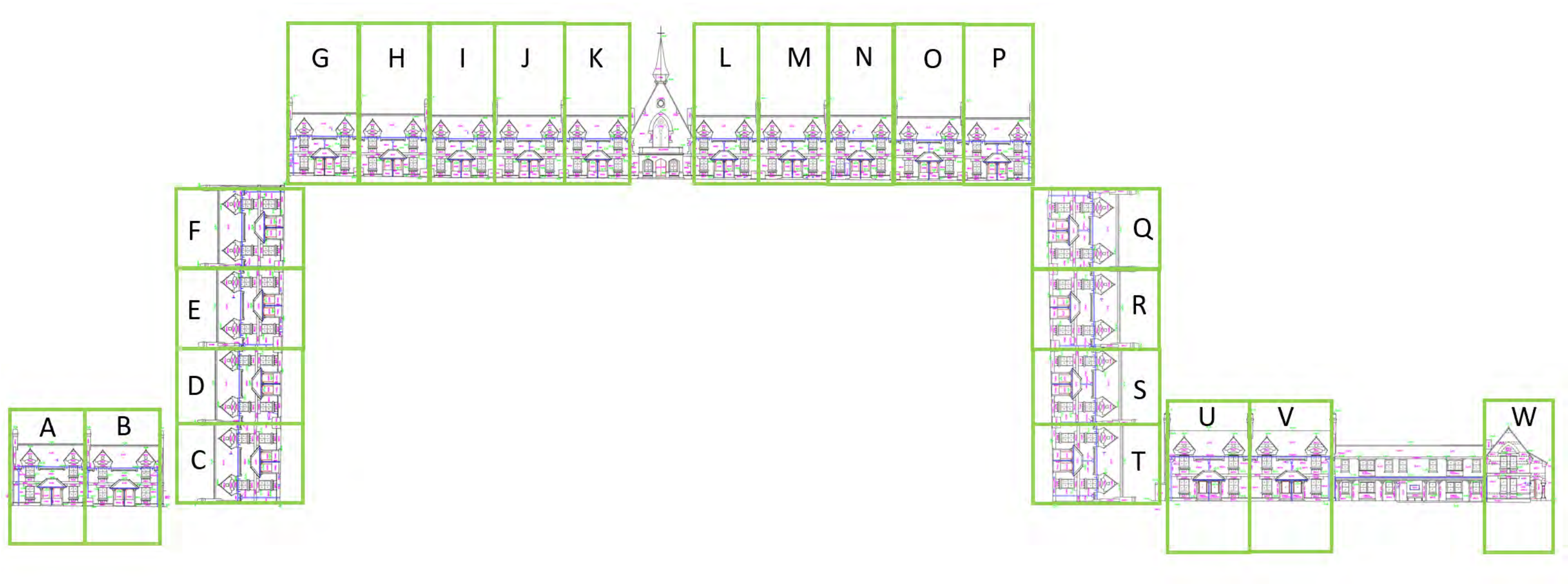


Figure 5.1. Site plan with key

Methodology for detailed assessment of works

Assessment

- 5.21

The following summary statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of the asset and the likely impacts of the proposals.
- 5.22

The site plan (figure 5.1) shows the layout of the front elevations of Edmansons Close. Each individual property has been indicated by a letter and will be assessed in terms of its significance, condition and the proposed changes internally and externally. The location of the photographer is shown by a red indicator on the existing floorplans within each unit. The later infill extension situated between building V and building X has not been included as part of this report due to the absence of any architectural or historic interest to the Site.
- 5.23

Table 5.1 shows the individual units within each property and the associated label of each property.

The general approach to the site

- 5.24

At the outset, and prior to the detailed consideration of the condition and significance of individual buildings, it must be noted that there is a standardised package of works proposed to be implemented to the front elevations of the almshouses. This comprises:
- 5.25

The refurbishment and restoration of the windows. The windows are generally considered to be in a reasonable condition but require redecoration and localised repair. We note that suggestions have been raised over the replacement of windows to improve the sustainability of the almshouses. However, we consider that such an approach would involve the unnecessary loss of fabric when we should be seeking to retain historic fabric where possible. We should also be adopting a fabric first approach where we should not be replacing fabric unnecessarily.
- 5.26

The general repair of the front elevation to include any necessary repointing, removal of redundant services, patching where appropriate. This would also include the refurbishment and painting of timber elements to improve their appearance and create a sense of unity across the listed buildings.
- 5.27

Whilst the standard package of works is refurbishment, this must be given significant weight in the determination of the application and are deemed to be absolute necessary. They would only be delivered by a scheme that addresses the comprehensive development of the site. Not only would this package of works enhance the significance of the listed building, there would also be a consequential positive effect on the character and appearance of the conservation area which would similarly be enhanced.

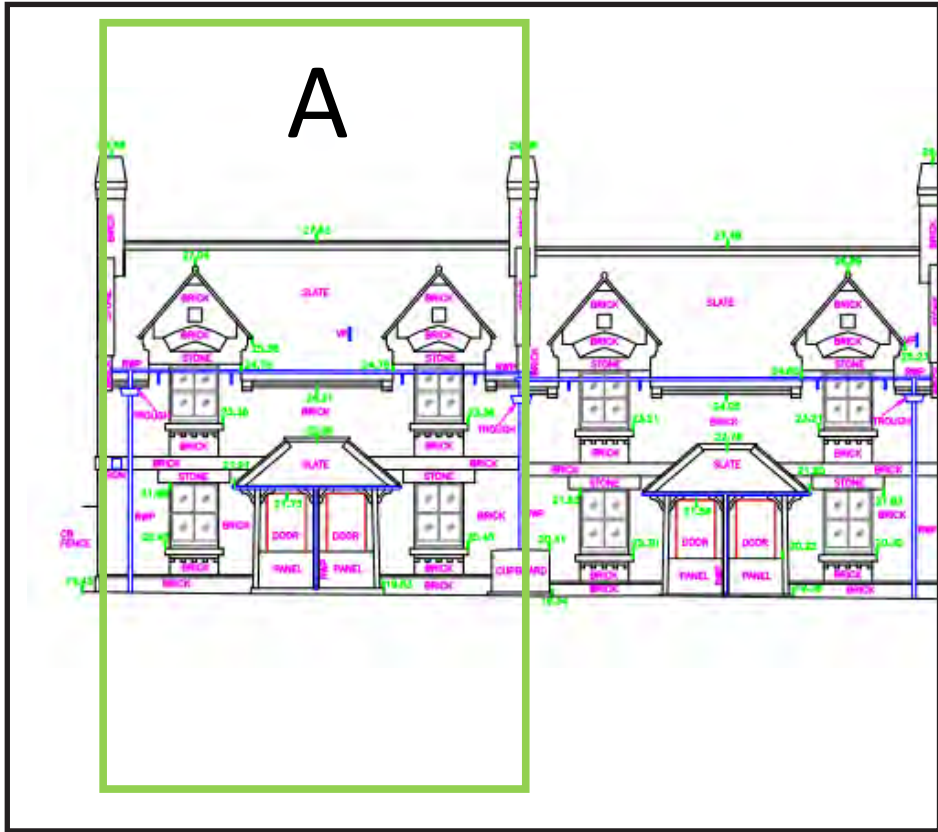
- 5.28

In considering the detailed works to the individual buildings, whilst we may not necessarily direct refer to the standard package of works, these have been taken into account in the overall consideration of impact. In preparing these individual buildings, the following text does have a degree of repetition, driven by the works proposed being transposed across all of the buildings. There are instances where there are slight variations which are picked up in the assessment text.
- 5.29

There are general works proposed to the listed buildings which includes elements such as the addition of insulation under floorboards and to the roof as well as insulation to the walls. These are considered in the earlier paragraphs.

Table 5.1. Listed buildings within the study area potentially affected by the proposals		
Key	Ground Floor	First Floor
Building A	Unit 1 and 2	Unit 4
Building B	Unit 3	Unit 5
Building C	Unit 6 and 7	Unit 9
Building D	Unit 8	Unit 10
Building E	Unit 11 and 12	Unit 14
Building F	Unit 13	Unit 15
Building G	Unit 16 and 17	Unit 19
Building H	Unit 18	Unit 20
Building I	Unit 21 and 22	Unit 23
Building J	Unit 25	Unit 24
Building K	Unit 26	Unit 24
Building L	Unit 27	
Building M	Unit 30	Unit 28
Building N	Unit 31 and 32	Unit 29
Building O	Unit 33 and 34	Unit 36
Building P	Unit 35	Unit 37
Building Q	Unit 40	Unit 38
Building R	Unit 41 and 42	Unit 39
Building S	Unit 45	Unit 43
Building T	Unit 46 and 47	Unit 44
Building U	Unit 48	Unit 49
Building V	Unit 50 and 51	Unit 49
Building W	Unit 60	Unit 61

BUILDING A



Significance

Building A comprises of units 1 and 2 at ground floor level and unit 4 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats.

Architectural interest

The significance of building A is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Unit 1 exhibits the following features which contribute to the architectural significance:

- Ceiling rose
- Panelled cornicing

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Damp staining noted above window and cracking plaster in unit 2
- Moisture ingress noted around chimney stacks and historical damp staining to kitchen areas in unit 4.



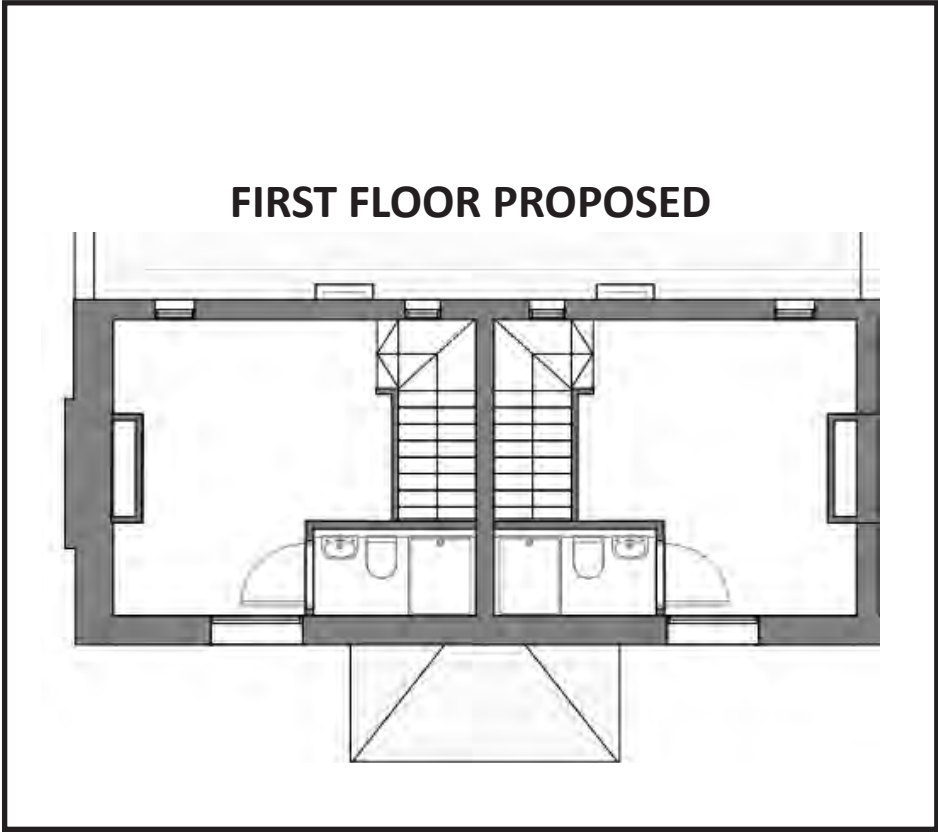
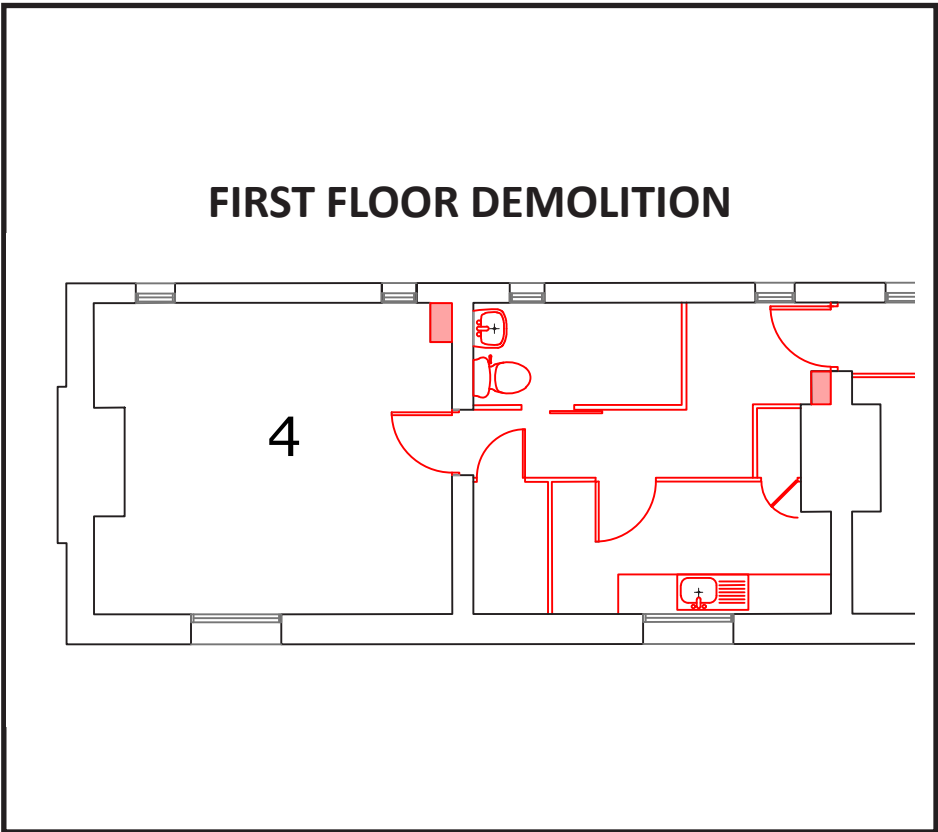
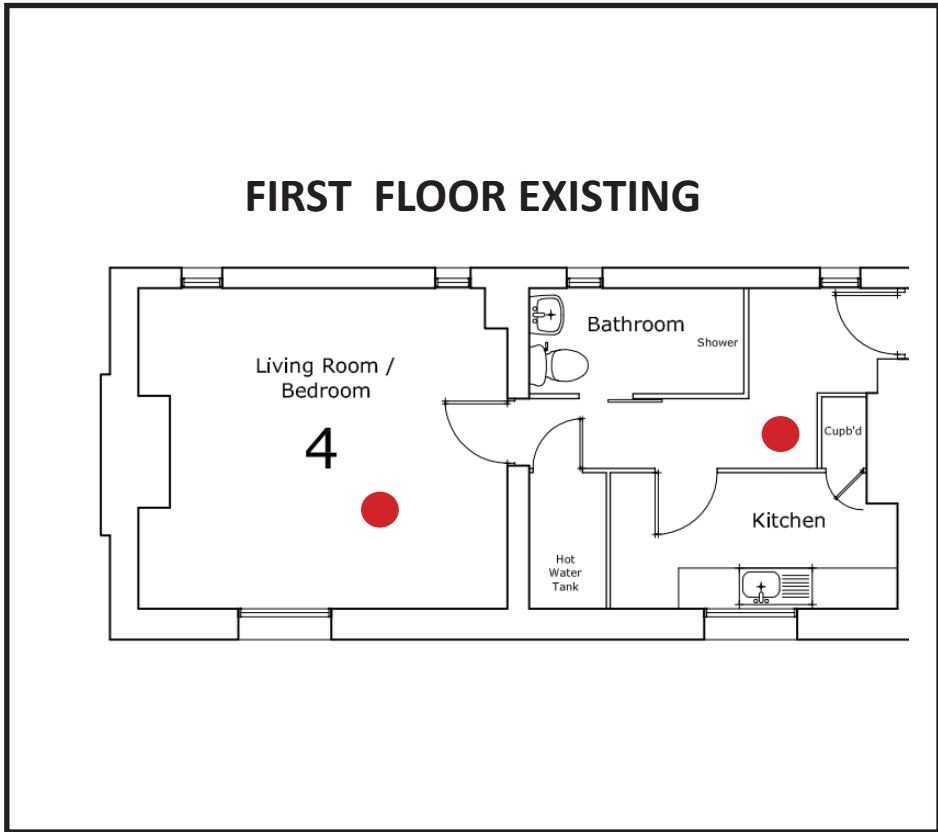
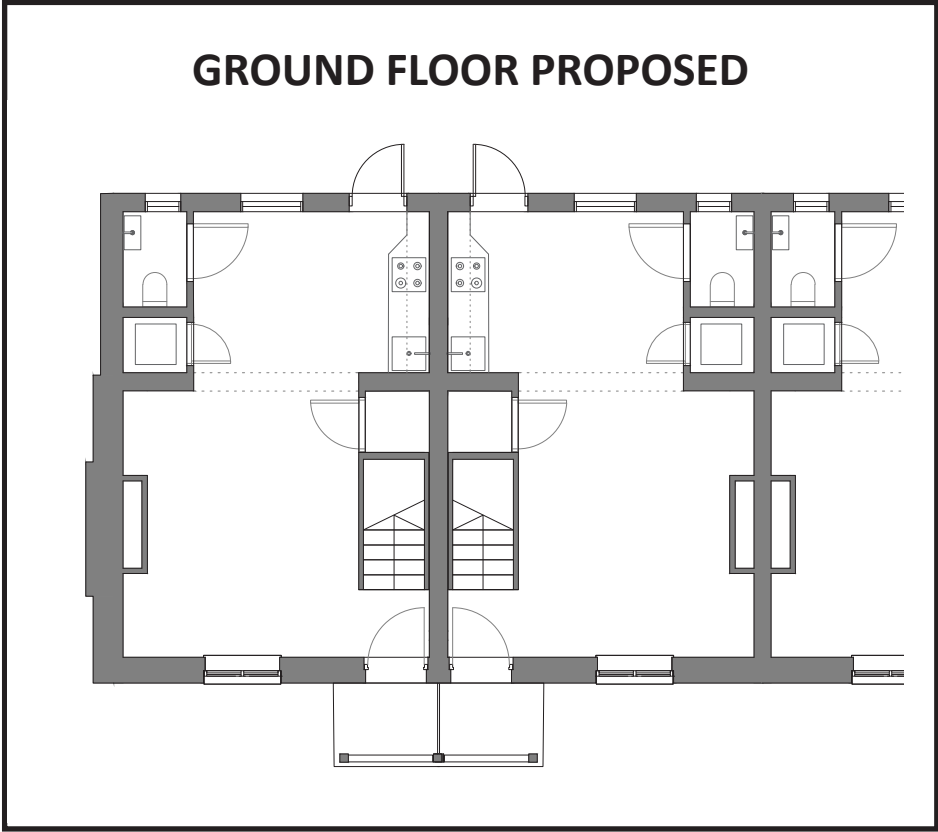
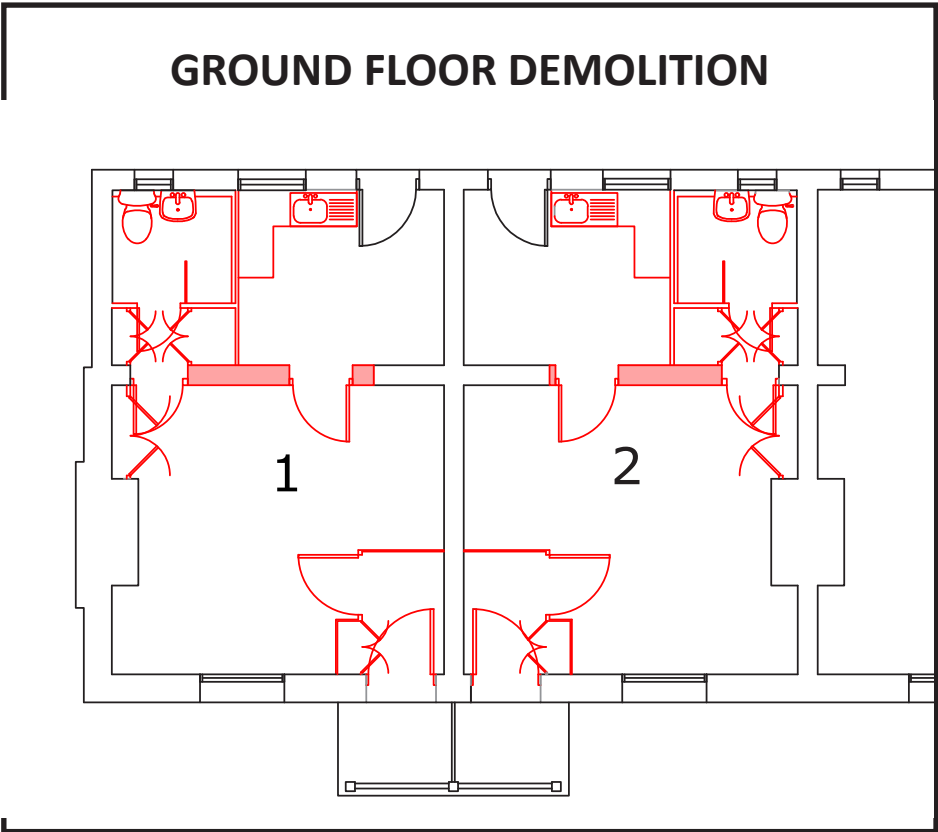
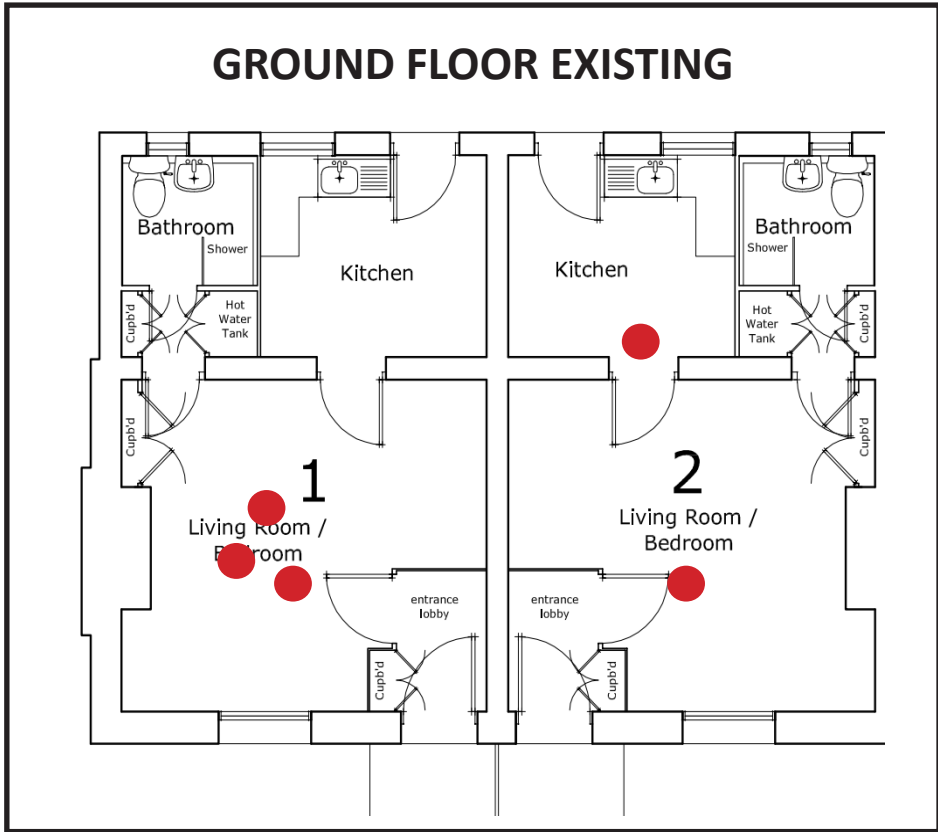
The effect of the proposals on building A

- 5.30 Internally, the proposals involve the loss of parts of the wall between the front and rear room to provide an open plan living space. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.31 A new stair will be inserted to provide access to the first floor. Historic photographs show that the current arrangement where the first floor is accessed from a central stair with a corridor running along the rear of the properties dates from the 1980s and involved the loss of the original stair from ground to first floor. Indeed, historic photographs show remnants of a stair along the party wall.
- 5.32 Modern partitions will also be removed in the right hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.33 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciate of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor’s standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.34 Overall, the proposals, on balance, will preserve the significance of the building.

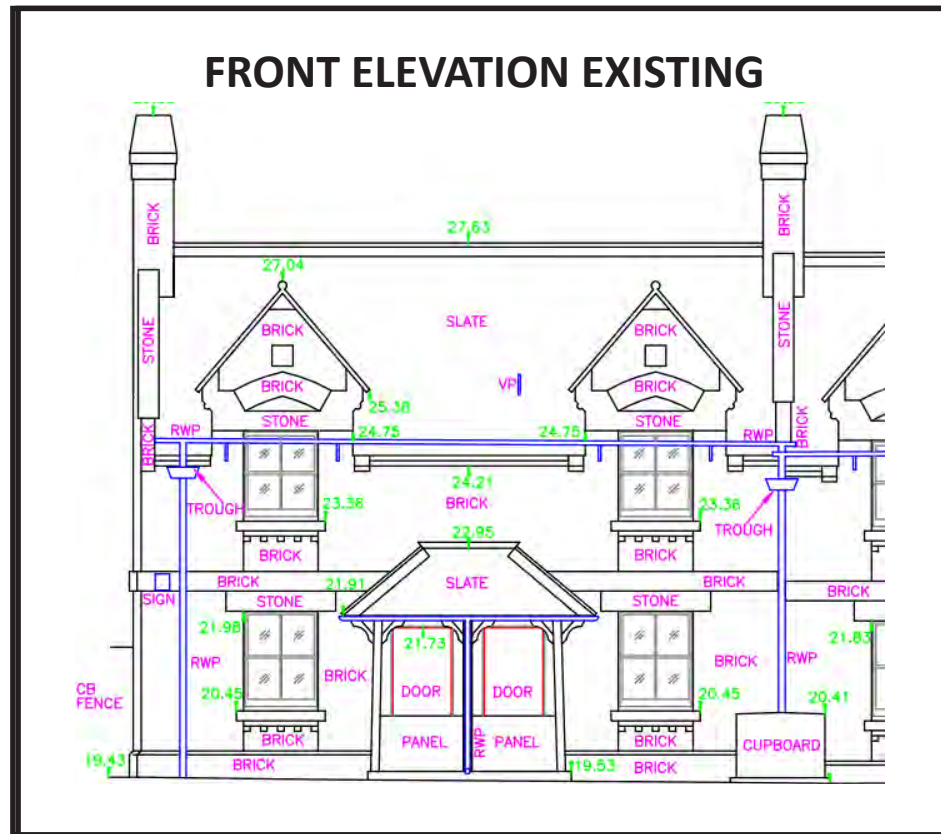
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DEMOLITION

PROPOSED



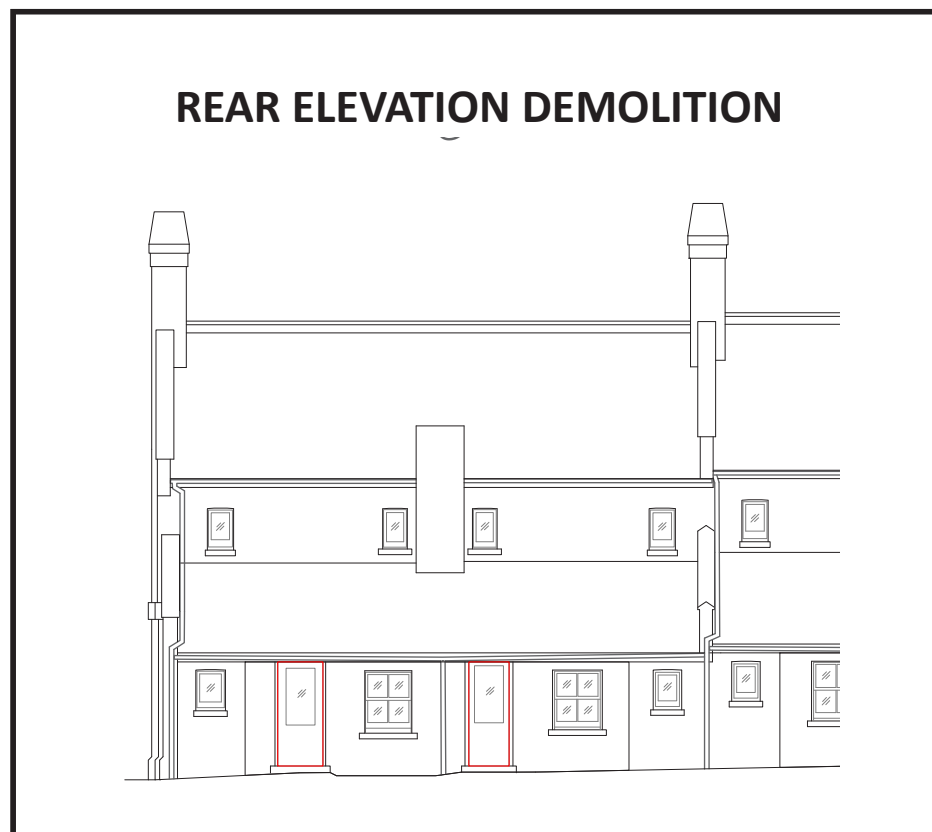
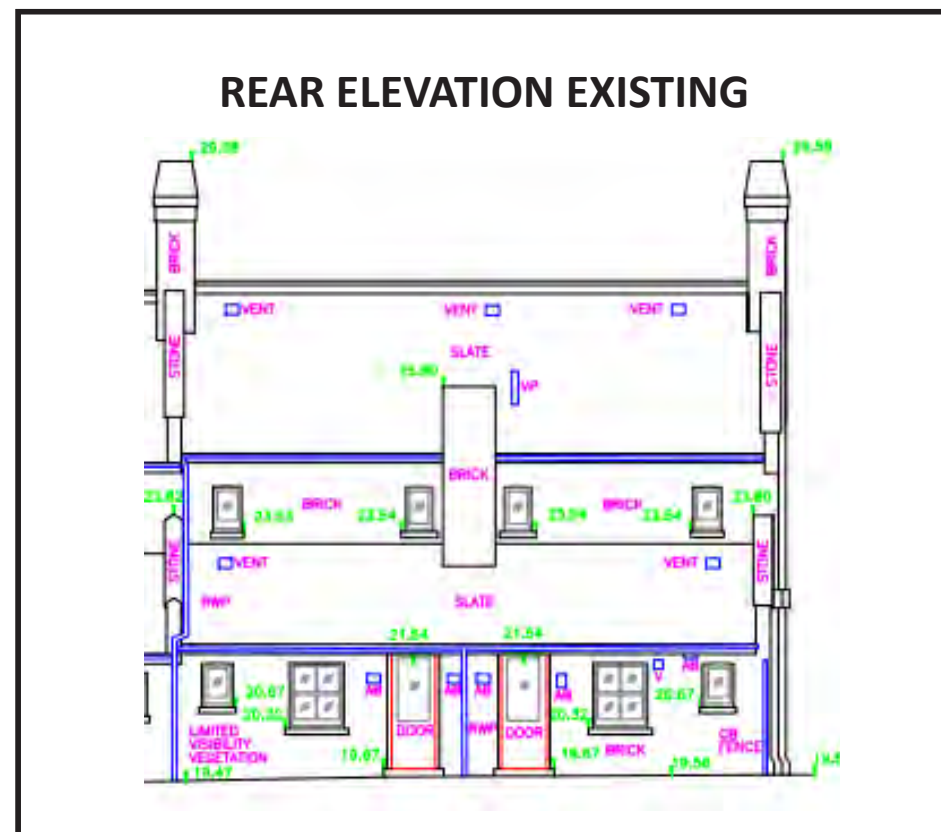
EXISTING



DEMOLITION



PROPOSED



BUILDING B



Significance

Building B comprises of unit 3 at ground floor level and unit 5 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building B is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Damp staining to rear wall in unit 3
- Moisture ingress noted around chimney stacks and historical damp staining to kitchen areas in unit 5



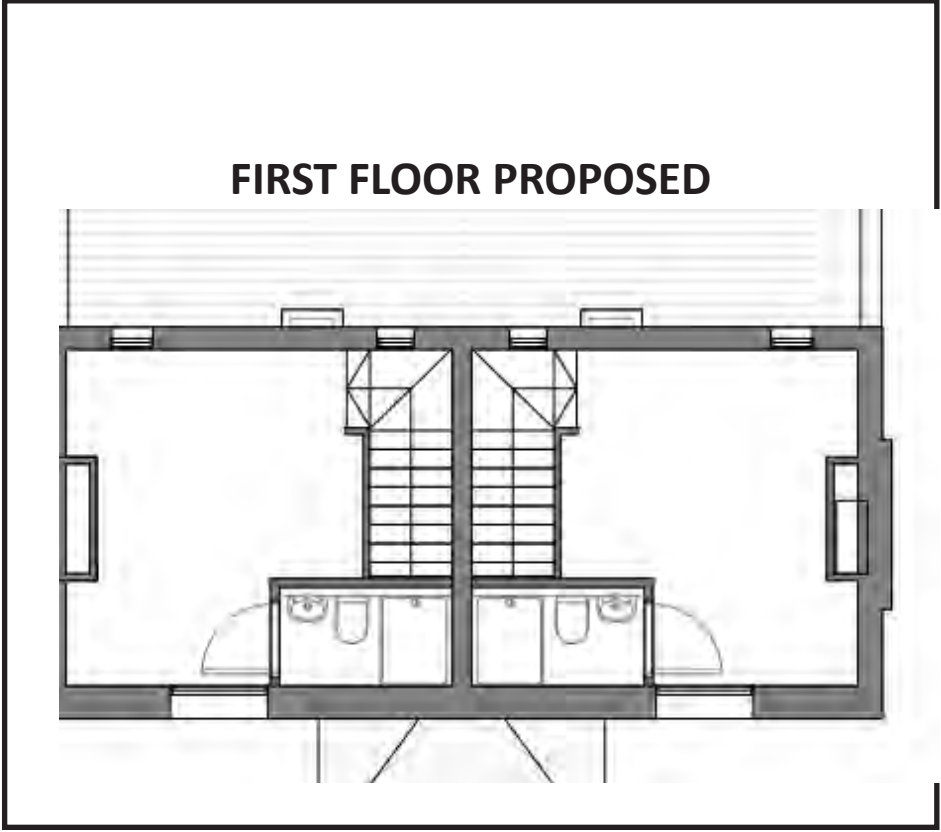
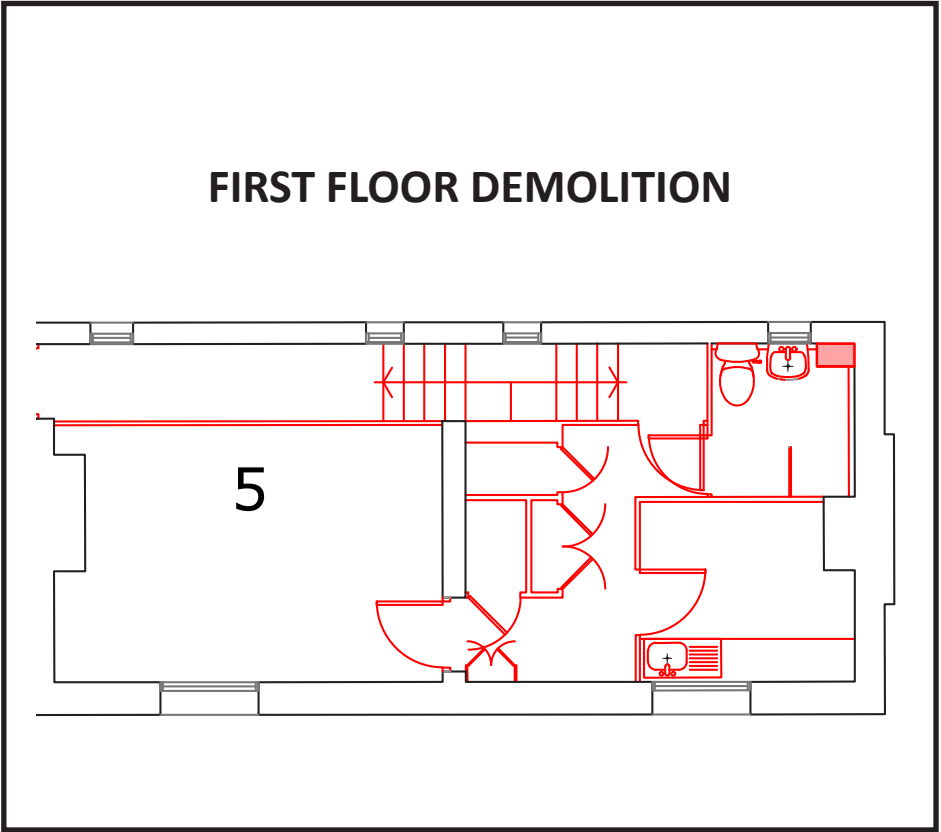
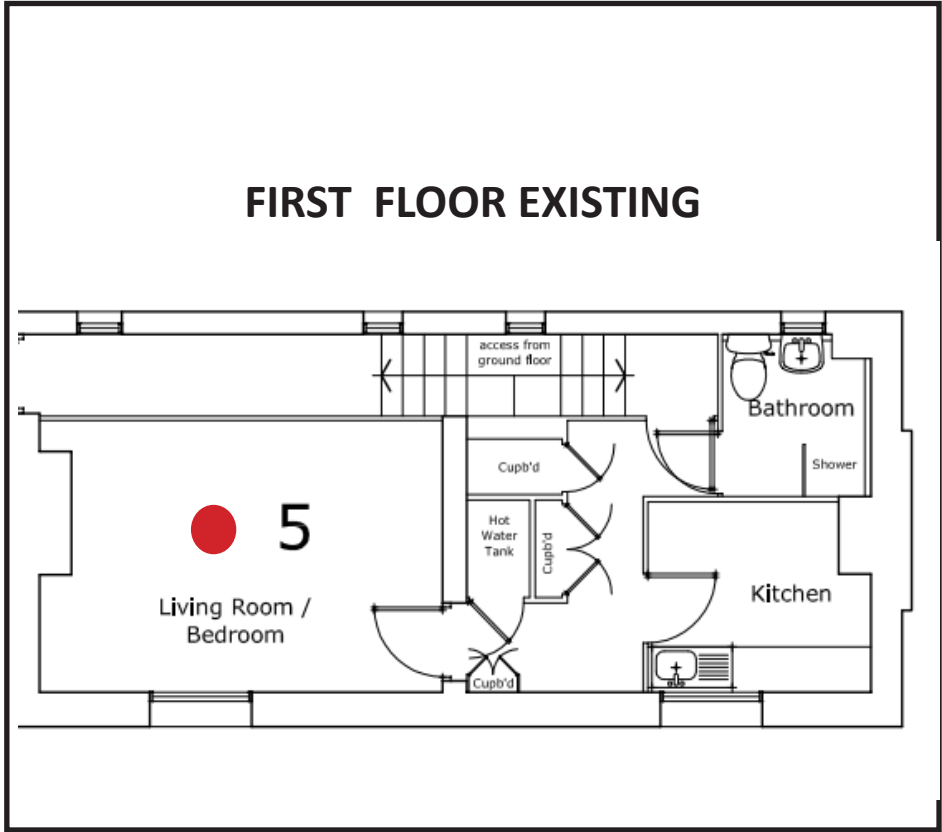
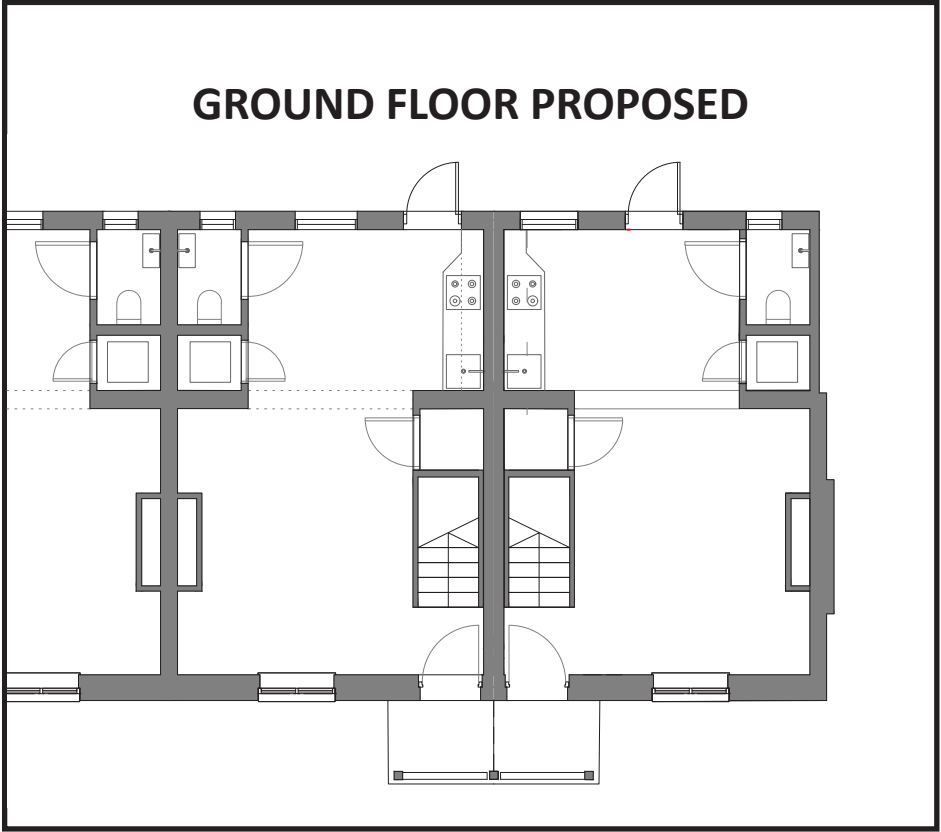
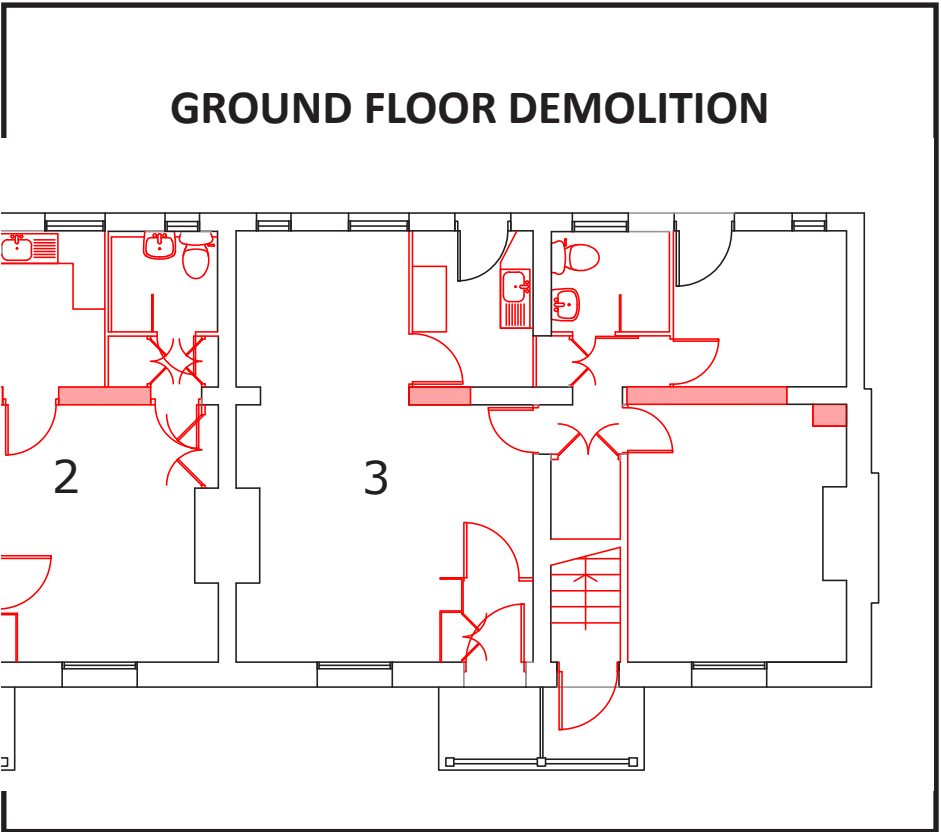
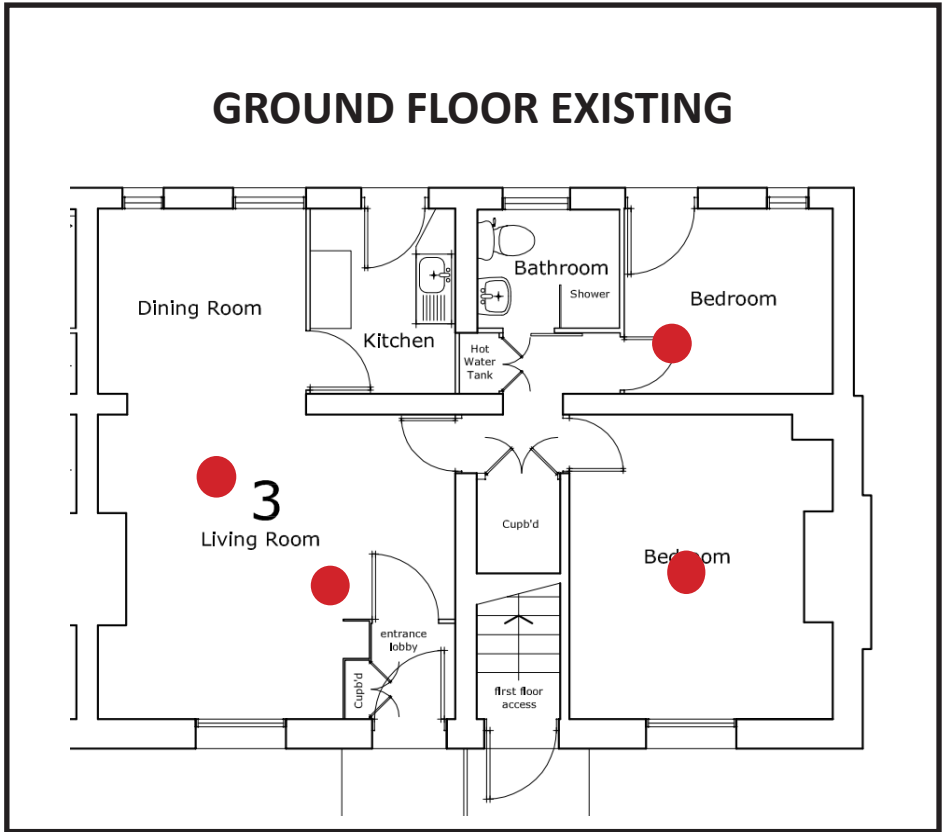
The effect of the proposals on building B

- 5.35 Internally, the proposals involve the loss of parts of the wall between the front and rear room to provide an open plan living space. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.36 The existing stair in the right hand unit currently provides access to the upper floors of the Almshouses. This was an addition in the 1980s to provide accessible ground floor units, with flats above. The proposals will reinstate stairs to both units to provide a traditional house arrangement of ground and first floors. Historic photographs show that the current arrangement where the first floor is accessed from a central stair with a corridor running along the rear of the properties dates from the 1980s and involved the loss of the original stair from ground to first floor. Indeed, historic photographs show remnants of a stair along the party wall.
- 5.37 Modern partitions will also be removed in the right hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.38 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciate of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.39 Overall, and on balance, the proposals would preserve the significance of the building.

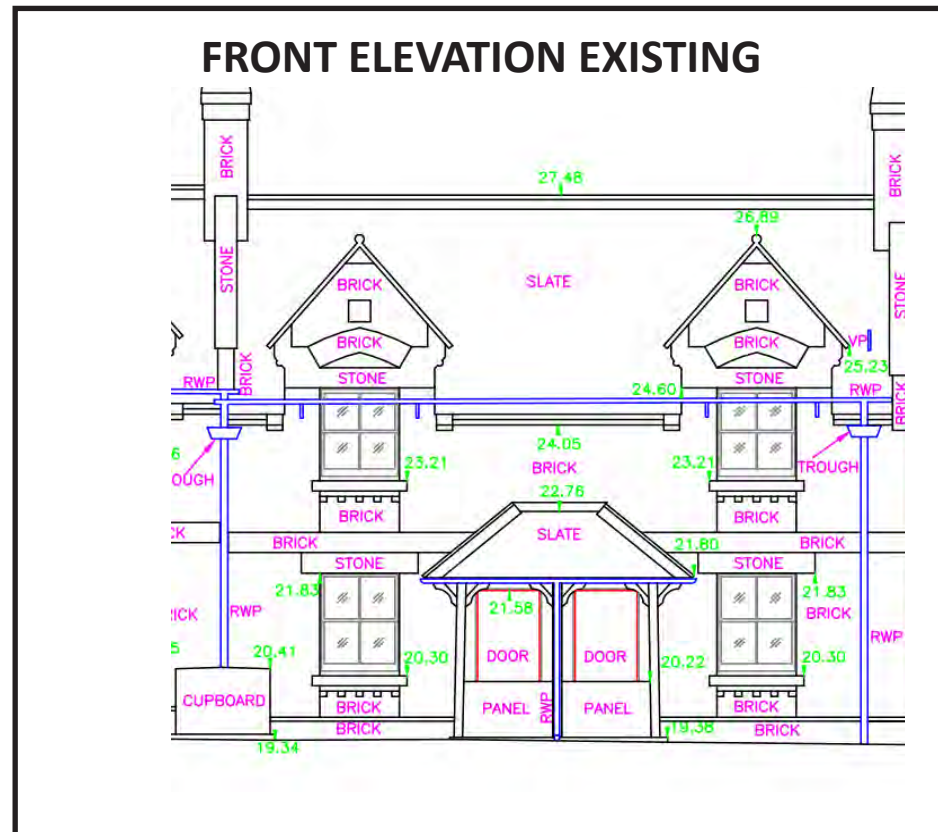
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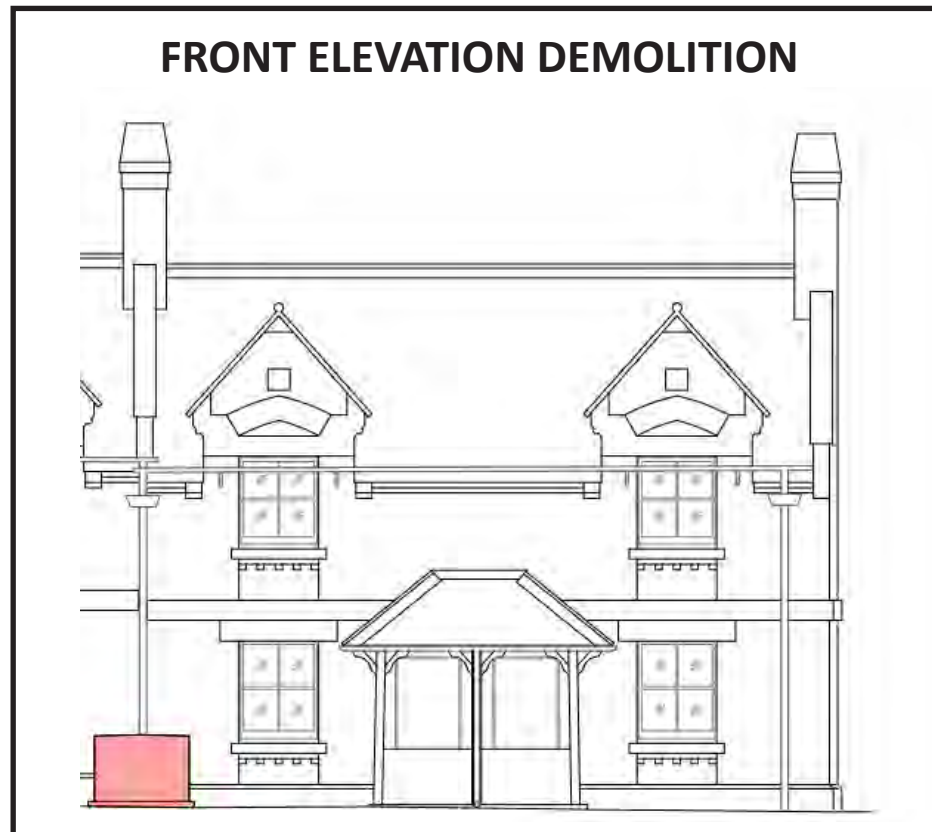
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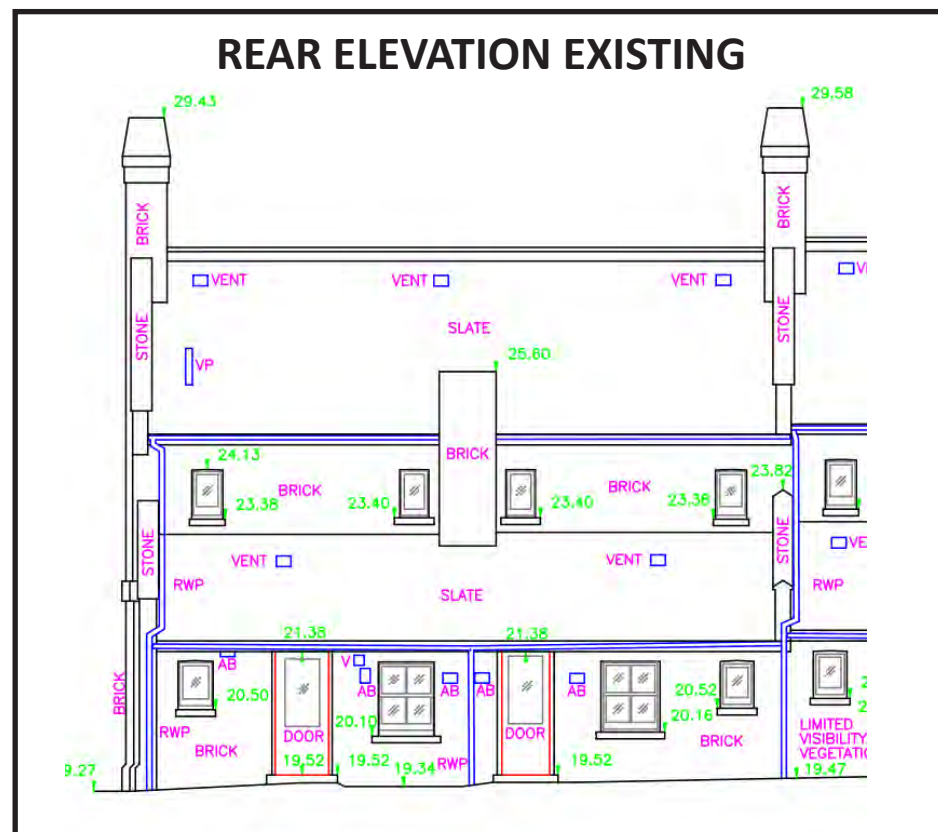
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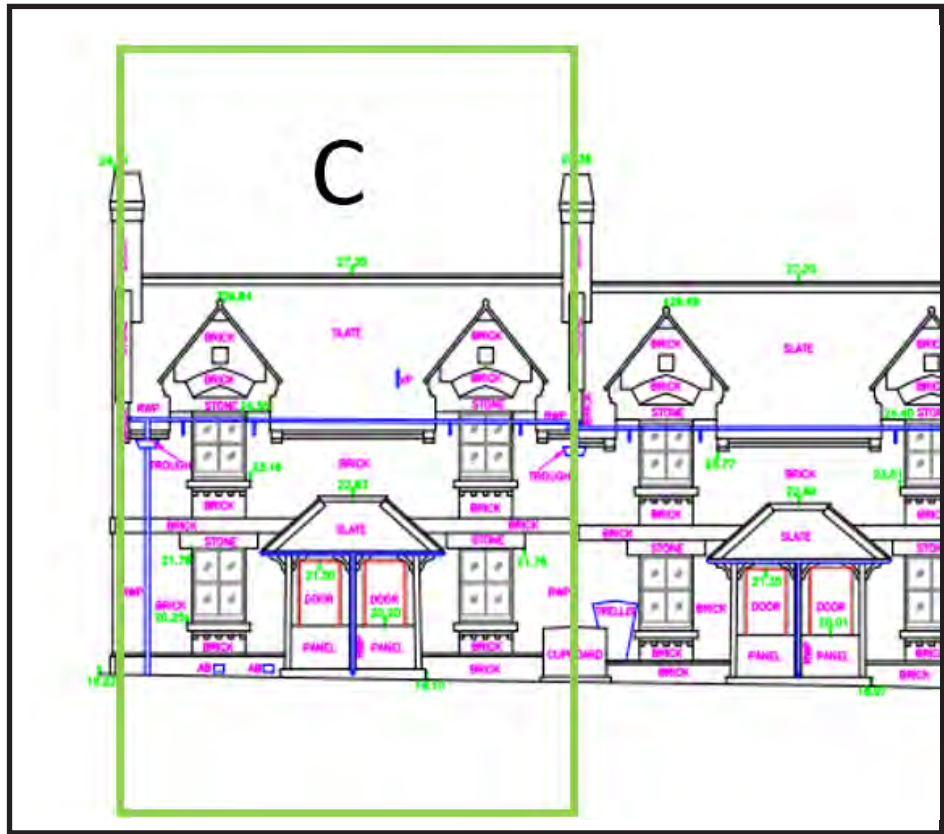
DEMOLITION



PROPOSED



BUILDING C



Significance

Building C comprises of units 6 and 7 at ground floor level and unit 9 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building C is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Some minor historical leaks located within the shower room in unit 7.
- Significant damp staining noted within living room of unit 9 due to plumbing leak. Further investigation required.



C-6



C-7



C-9



C-6



C-9



C-6

The effect of the proposals on building C

- 5.40 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.41 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the right hand unit to provide an open plan living space. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.42 The proposals will reinstate a stair to the right hand units to provide a traditional house arrangement of ground and first floors. Historic photographs show that the current arrangement where the first floor is accessed from a central stair with a corridor running along the rear of the properties dates from the 1980s and involved the loss of the original stair from ground to first floor. Indeed, historic photographs show remnants of a stair along the party wall.
- 5.43 Modern partitions will also be removed in the right hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.44 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciation of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.45 Overall, and on balance, the proposals would preserve the significance of the building.

EXISTING

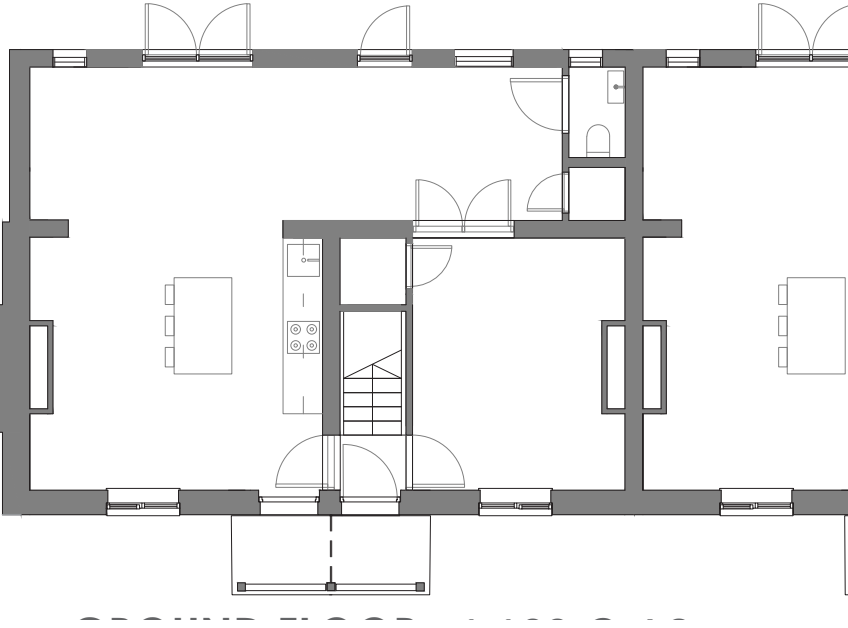
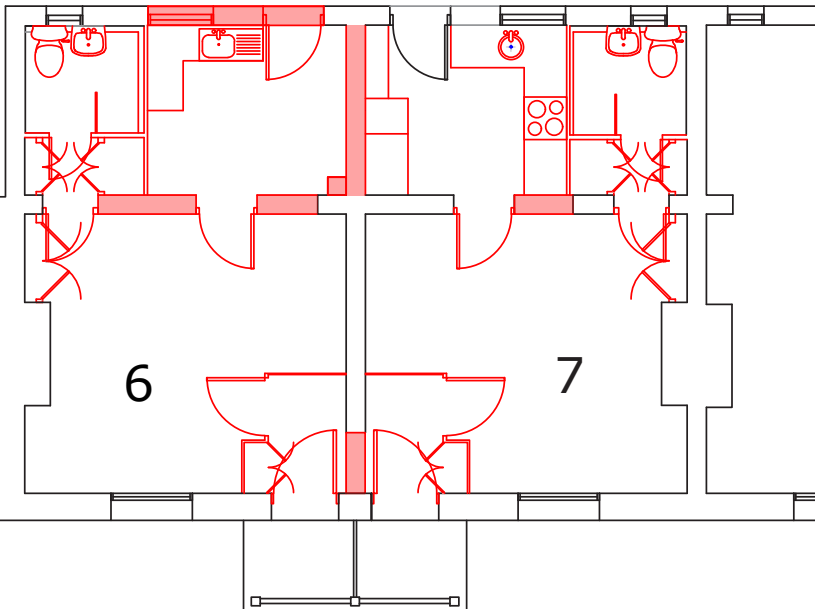
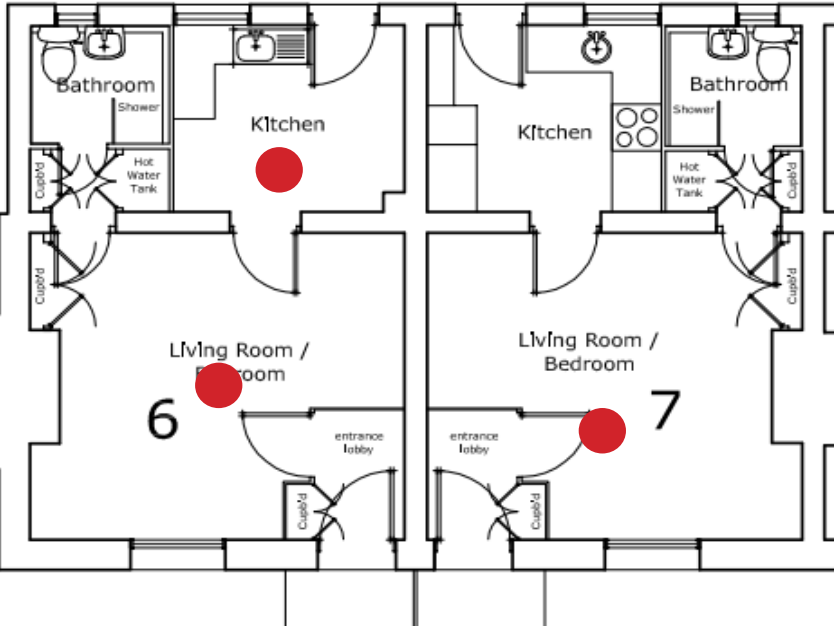
DEMOLITION

PROPOSED

GROUND FLOOR EXISTING

GROUND FLOOR DEMOLITION

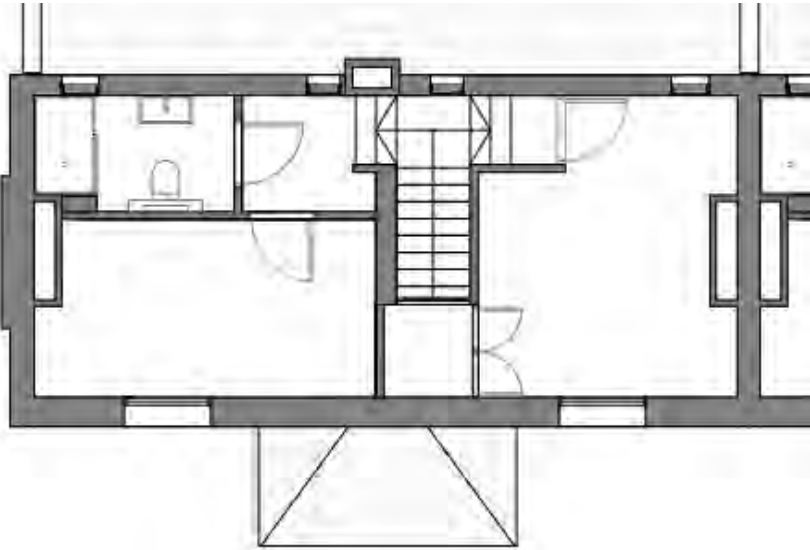
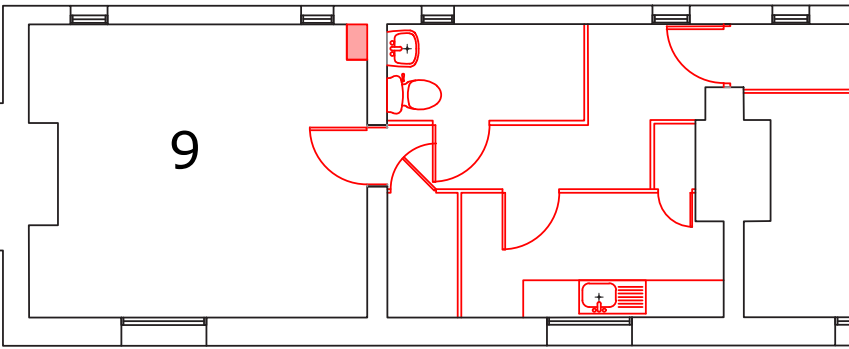
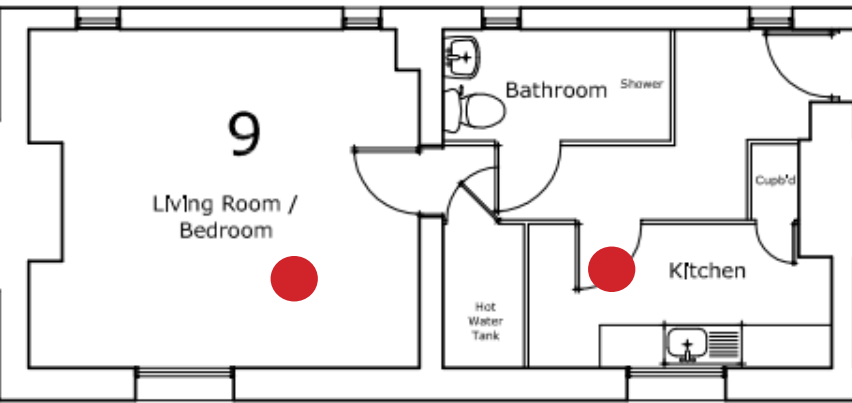
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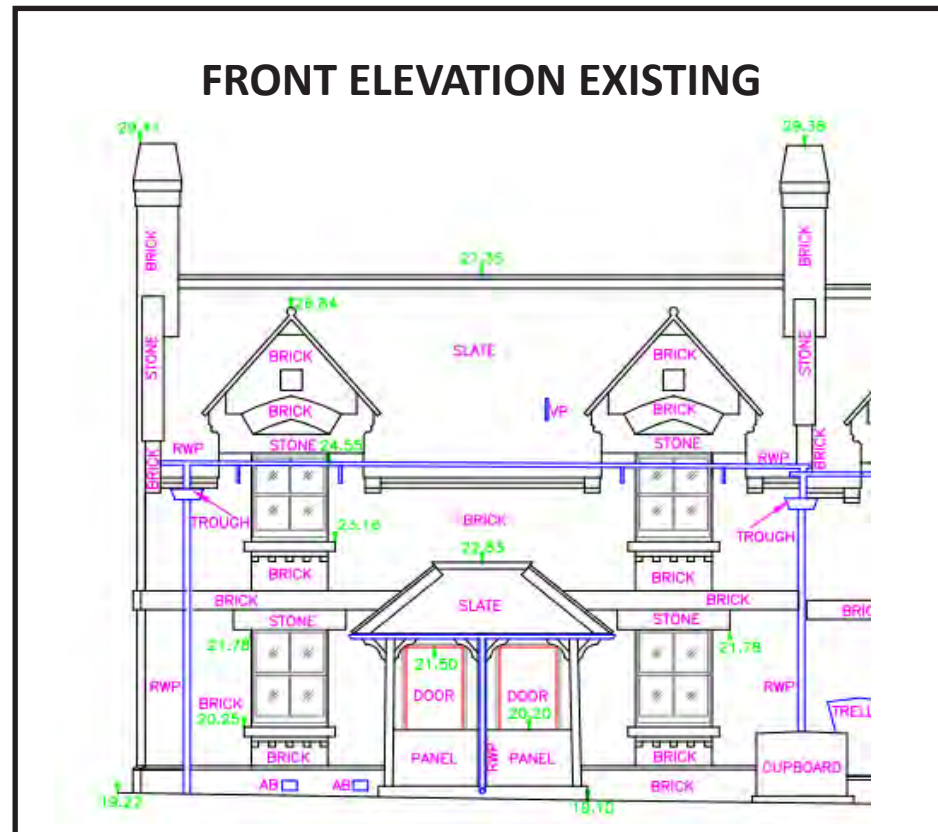
FIRST FLOOR EXISTING

FIRST FLOOR DEMOLITION

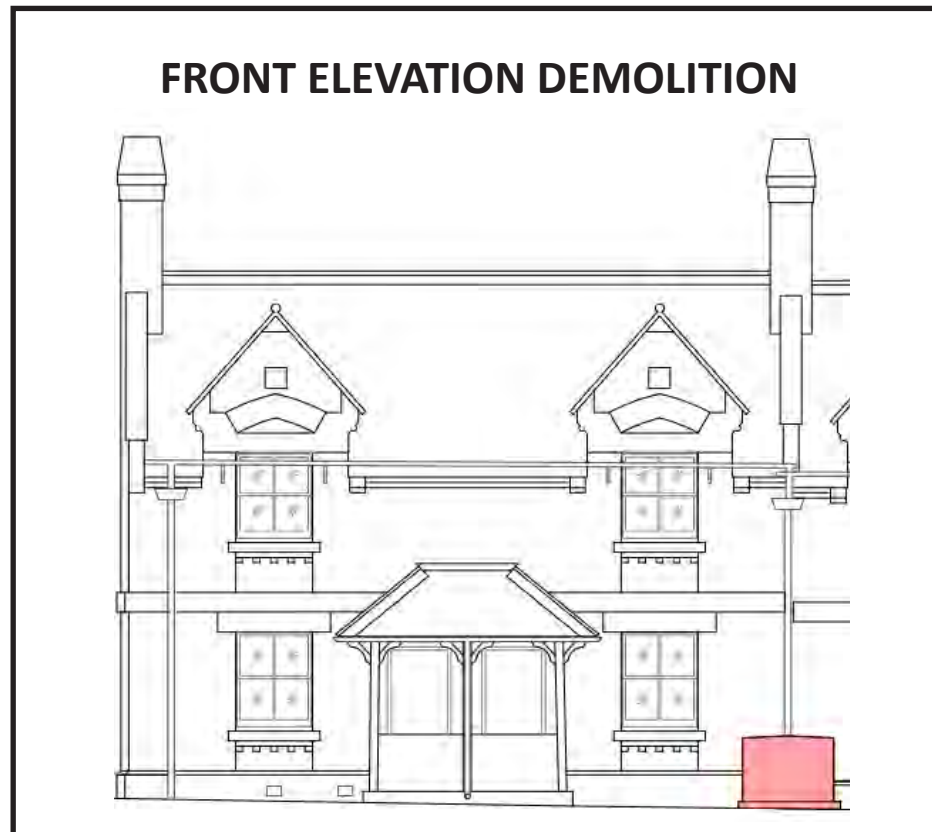
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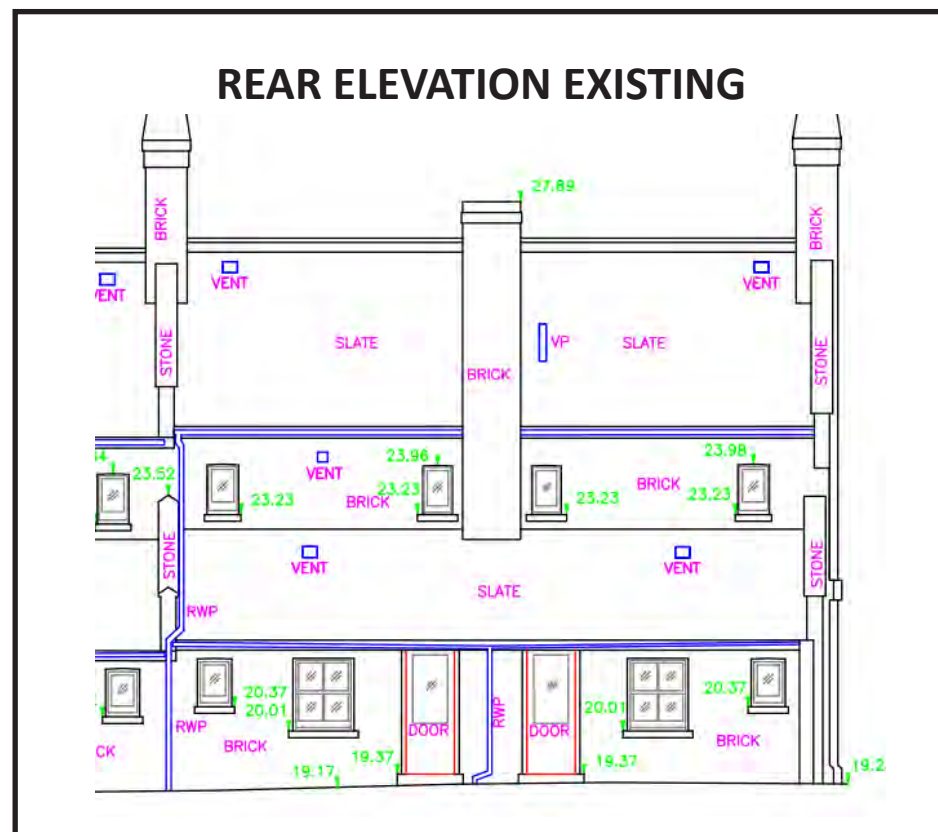
EXISTING



DEMOLITION



PROPOSED



BUILDING D



Significance

Building D comprises of unit 8 at ground floor level and unit 10 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building D is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Some evidence of historical leaks noted to rear lean-to in unit 8.
- (Historical) plumbing leak noted within the common staircase area.



C-8



C-8



C-8



C10

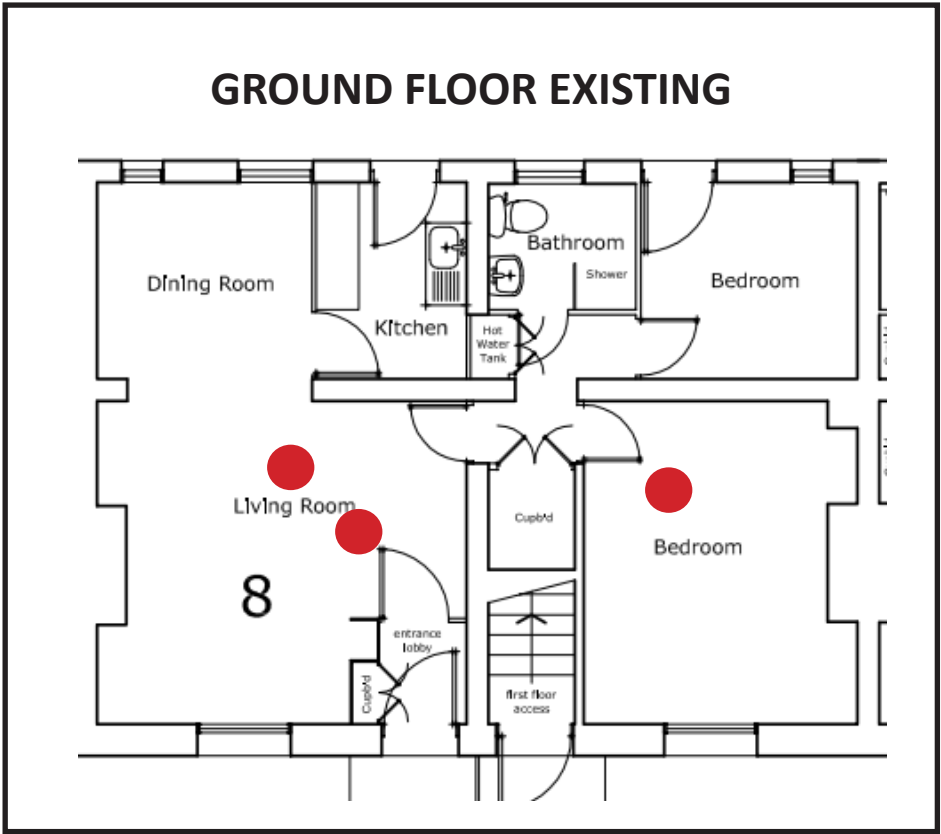


C-10

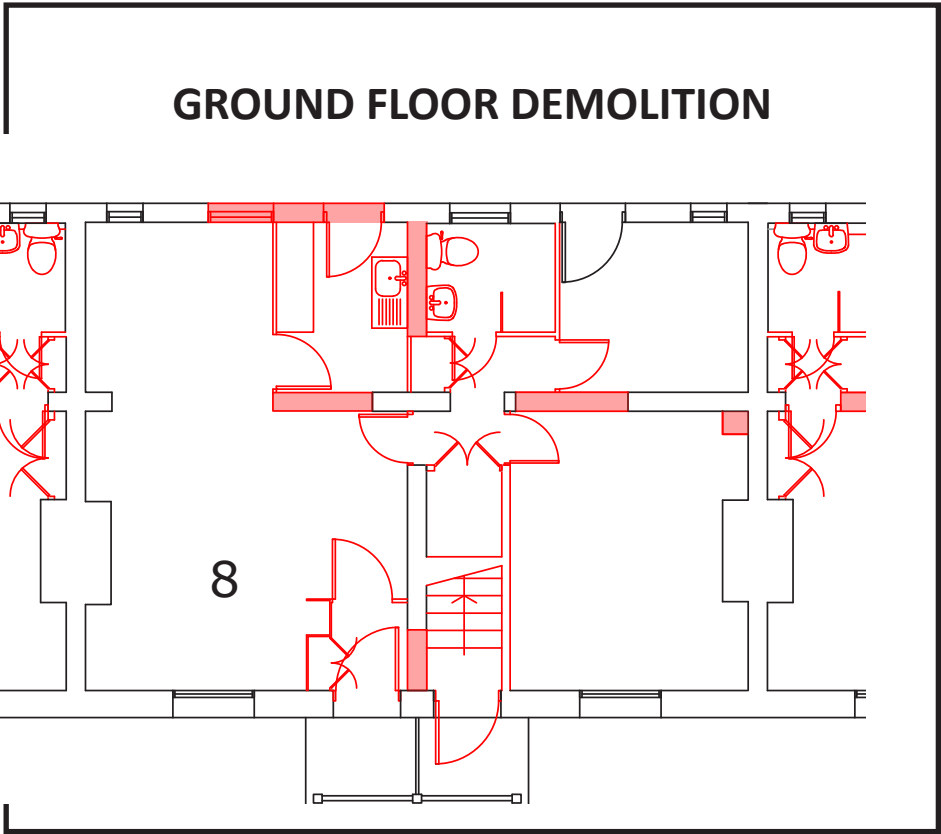
The effect of the proposals on building D

- 5.46 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.47 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the left hand unit to provide an open plan living space. In comparison to the other units, the change of fabric is much less than in other units as the rear wall is already open. Some limited further opening would make a significant improvement to the living standards. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.48 The proposals will remove the stair to the right hand side which previously provided access to the upper floor flats. It will be replaced with a stair that is slightly set in from the entrance door to allow access to the ground floor of the property and will also reinstate the historic pattern of circulation around the property.
- 5.49 Modern partitions will also be removed in the right hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.50 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciation of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.51 Overall, and on balance, the proposals would preserve the significance of the building.

EXISTING



DEMOLITION



PROPOSED

