

TRANSPORT LINKS

Edmansons Close is located to the south of Lordship Lane and fronts Bruce Grove in the London Borough of Haringey.

The site has a PTAL rating of 5 which is very good with frequent bus services and Bruce Grove Station is just 350m away with regular trains to Liverpool Street.

Excellent public transport links are nearby and the site achieves a Public Transport Accessibility Rating of 5 out of 6, according to Transport for London.

Bruce Grove Station is just 350m away, a few minutes walk to the southeast and runs trains to Seven Sisters, Stoke Newington, Hackney, Bethnal Green and Liverpool Street.

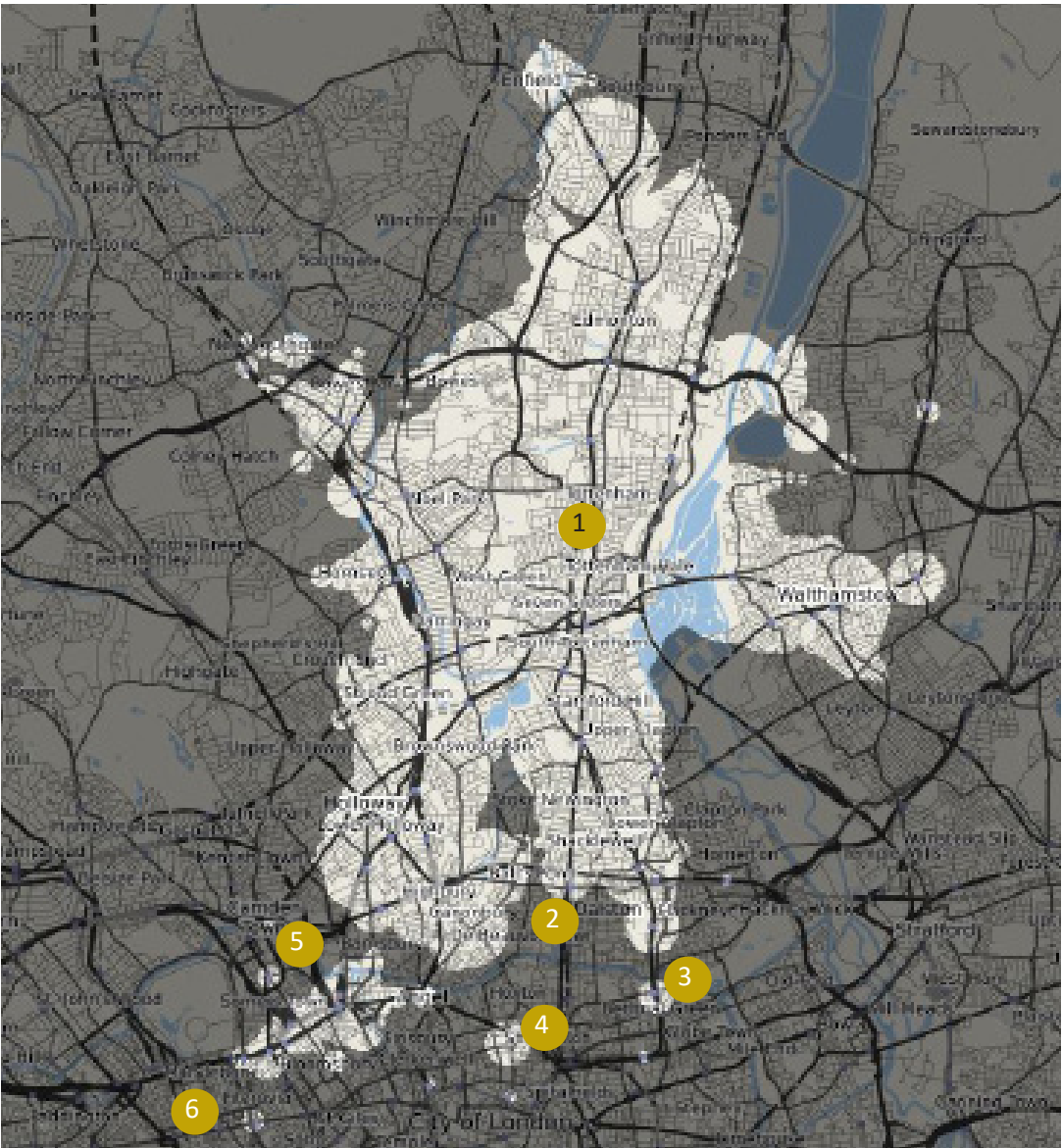
There are also ten bus routes in the area providing access to Finsbury Park, Dalston Junction, London Bridge, Waterloo, King's Cross, Euston, Old Street and Oxford Circus, amongst others.

The diagram to the right illustrates these links and the resulting accessibility within a notional 25 minute radius.

Note; Refer also to the Transport Report prepared by Motion which forms part of this application.



1 EDMANSONS CLOSE



1 EDMANSONS CLOSE
2 DALSTON JUNCTION
3 CAMBRIDGE HEATH
4 OLD STREET
5 KING'S CROSS
6 OXFORD CIRCUS

HISTORICAL ANALYSIS - BRUCE CASTLE CONSERVATION AREA

Bruce Castle Conservation Area is one of the largest Conservation Areas in Haringey. The centre is the historic Grade I Listed Bruce Castle, a grand three story mansion whose oldest surviving parts date back to the early 16th Century, but has been the site of a manor house since at least 1254. It now forms the Haringey Museum and Local History Archives.

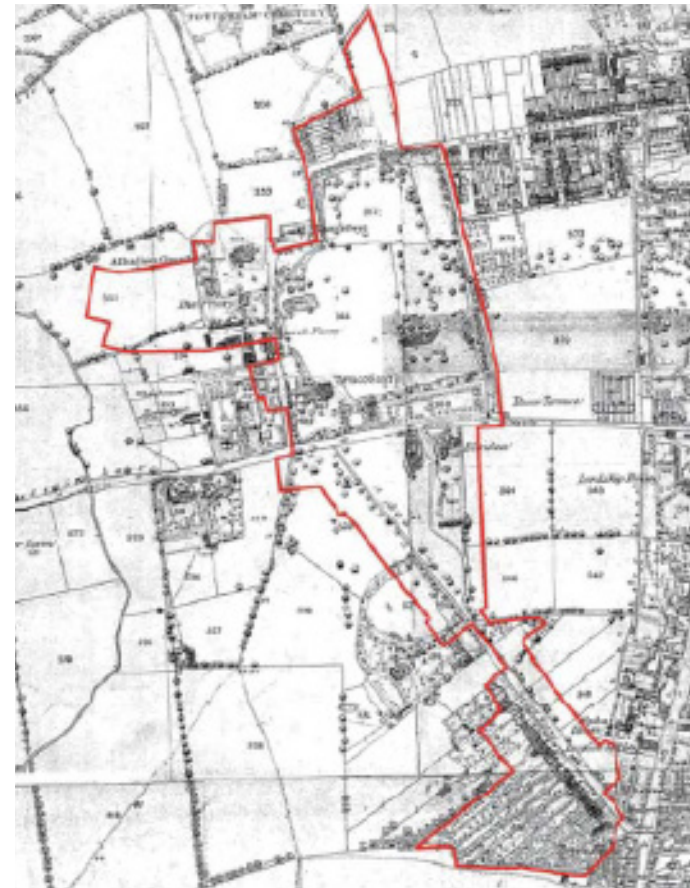
Surrounding the Castle (but mostly to the North and East) is Bruce Castle Park. This preserves the former parkland of the mansion, but is now open to the public as one of Haringey's most popular public parks, containing sport and play facilities as well as the preserved 18th Century park landscaping.

Leading south from the Lordship Lane entrance to Bruce Castle is Bruce Grove, a grand avenue and now a major street. Many grand 18th century houses survive and are Listed, as are the Drapers' Almshouses. There is also a retail frontage including distinctive former cinema and public toilets. The Conservation Area includes most of these buildings fronting Bruce Grove, including their original gardens, as well as continuing along the South side of Lordship Lane to include the striking and also Listed Magistrates Court.

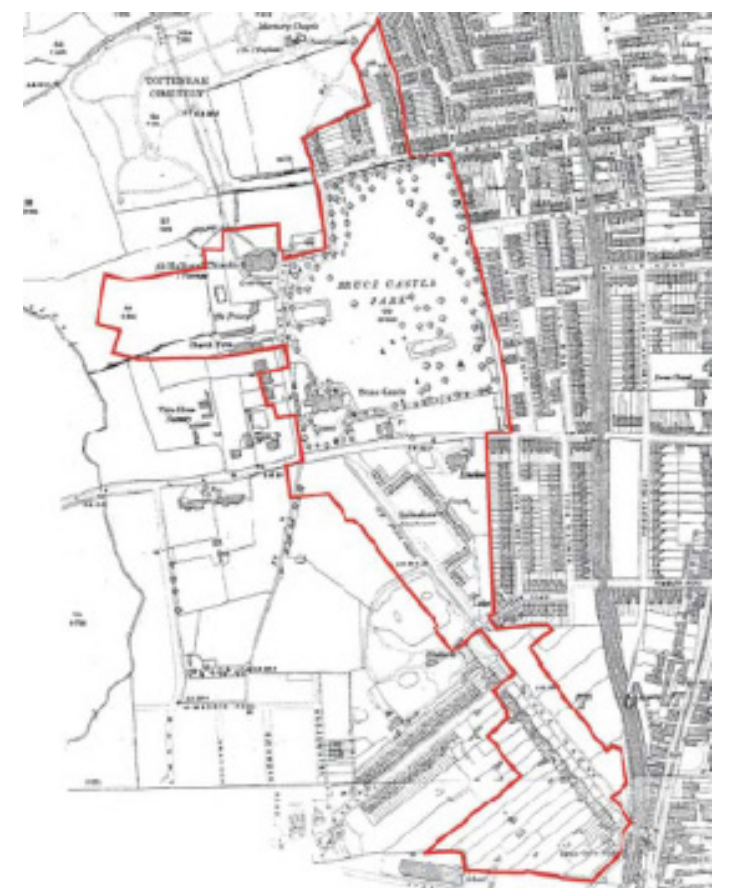
(Extracts taken from Haringey Council Webpage: Conservation Area No. 6 - Bruce Castle)



1835 ORDNANCE SURVEY MAP



1864 ORDNANCE SURVEY MAP



1894 ORDNANCE SURVEY MAP

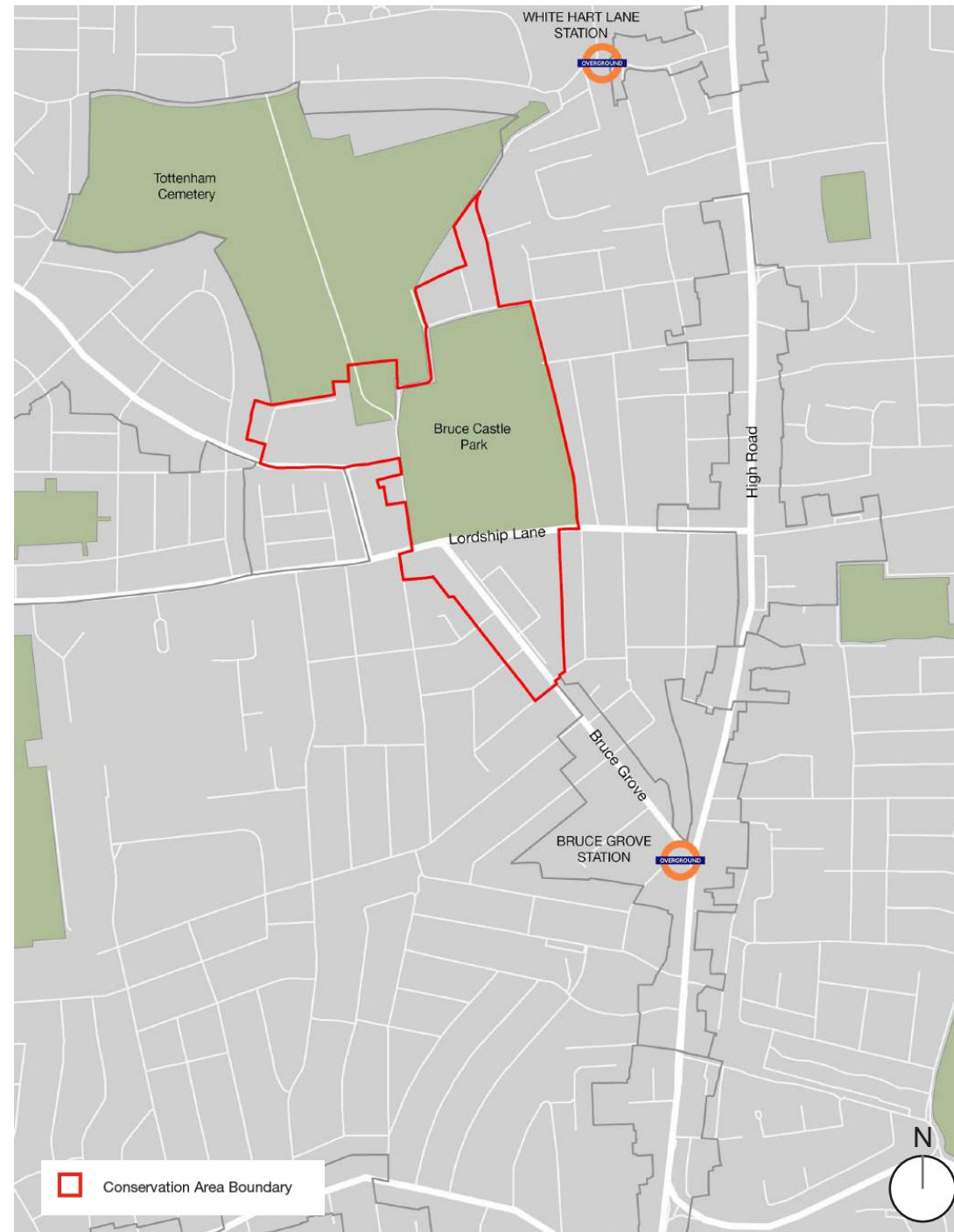
HISTORICAL ANALYSIS - BRUCE GROVE CONSERVATION AREA



HISTORIC PHOTOGRAPH OF BRUCE GROVE STATION (TAKEN FROM HARINGEY WEBSITE)



HISTORIC PHOTOGRAPH LOOKING NORTH FROM BRUCE GROVE STATION (TAKEN FROM HARINGEY WEBSITE)



There is a variety of appearances and character throughout Bruce Grove Conservation Area. Bruce Grove has a mix of Edwardian terrace houses, Victorian almshouses and green spaces to the northern end which give it a sense of spaciousness.

This is a contrast to the southern end of the street which becomes more commercial with more urban characteristics to it. The local listed Bruce Grove station and rail bridge, along with the elevated railway line have a significant influence on the character of the southern end also.

Bruce Grove is lined with traditionally designed replica metal lamp standards and clusters of mature trees, which further contribute to the character of this part of the conservation area.

"On the east side of Bruce Grove, sits the site, made up of the Drapers' Almshouses, the Chapel and the Lodge to the South East (all of which are Grade II listed buildings). Originally known as Sail maker's Almshouses, they were designed by Herbert Williams in minimal Gothic style in 1868 / 69.

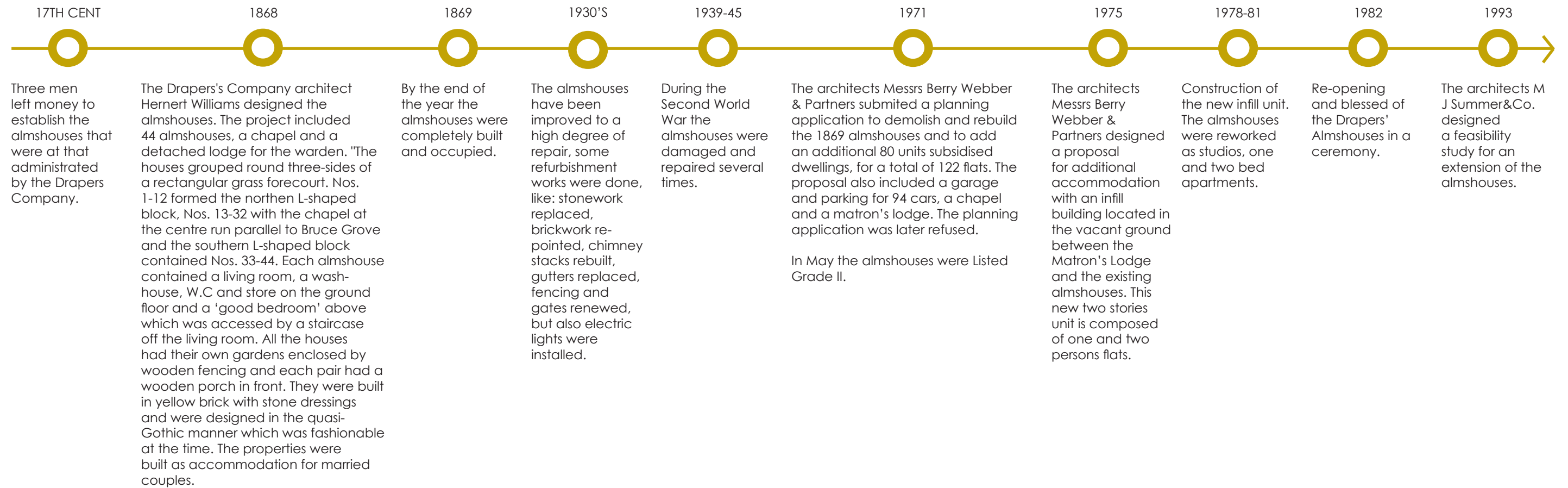
They comprise three terraces of two storey cottages grouped around an open grassed space. Built in yellow London stock brick with a black brick plinth and red brick string course and eaves cornice, they have slate roofs with decorative red clay ridge tiles and tall yellow stock brick chimney stacks with red brick bands and integral pots. The front elevations have timber sash windows with stone lintels and recessed brick aprons, richly detailed gabled dormers with red and black brick relieving arches, panelled entrance doors and paired white painted timber porches with hipped slate roofs.

The terrace fronting the eastern side of the garden includes a chapel at its centre, which is constructed of London stock brick with red brick dressings, tracery windows and a stone portico. The chapel projects forward from the adjoining cottages with stone quoins and a gable end with stone coping and a stone 3 bay entrance portico with pierced parapet above which is a large pointed arched tracery window and a steeply sloping slate roof incorporating a prominent angled slate clad flèche. Nos. 60 & 61,

The Lodge, was originally a detached gabled cottage of similar style and materials, but is now linked to the almshouses by a two storey late 20th Century slate mansard infill building. The entrance to the Lodge is on the south corner where there is a recessed porch supported on a sturdy squat stone column with a large freely interpreted Corinthian capital. The Lodge forms part of the consistent well preserved group of almshouses which together with the associated chapel and garden make a positive contribution to the character and appearance of this part of the conservation area."

(Extracts taken from "Conservation Area No. 6 Bruce Castle, Conservation Area Character Appraisal" page 24-25)

HISTORICAL ANALYSIS



(EXTRACTS TAKEN FROM "PROPOSALS FOR EDMANSONS CLOSE ALMSHOUSES, TOTTENHAM: HERITAGE SUMMARY" PRE-APP SUMMARY BY KMHERITAGE, 2015)



DRAPERS' ALMSHOUSES C.1936

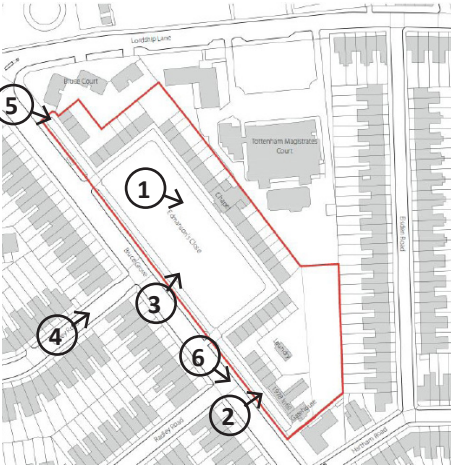


NEW INFILL UNITS 1978 - 1981



RE-OPENING 1982

EXISTING SITE PHOTOS



VIEW 1 - VIEW OF THE CENTRAL FORMER CHAPEL



VIEW 2 - VIEW OF THE 1970'S INFILL BUILDING



VIEW 3 - VIEW FROM BRUCE GROVE TOWARDS THE CHAPEL



VIEW 4 - VIEW DOWN LINLEY ROAD TOWARDS THE CHAPEL



VIEW 5 - VIEW FROM THE JUNCTION OF LORDSHIP LANE AND BRUCE GROVE



VIEW 6 - VIEW LOOKING SOUTH DOWN BRUCE GROVE

EXISTING BUILDING COMPONENTS



HOUSES

The original houses of Edmansons Close had a living room, a wash-house and a W.C. on the ground floor and bedroom on the first floor. In 1979 the houses were converted into small units, so now every group of 4 houses have 2 studios and a two-bedroom flat on the ground floor and 2 studios on the first floor level. All the houses look identical: built in yellow stock brick with red brick string courses and details, pitched slate roofs, and two sash windows with stone lintels and sills. The gabled dormers have red brick arches. Each pair of houses have a small hip-roofed wooden porch with slate roof at the entrance door.



CHAPEL

The neo-Gothic Chapel is located in the central position of the main axis of almshouses that runs parallel to Bruce Grove. Like the almshouses the chapel was built in yellow stock brick with red brick string courses and details and pitched slate roof. The symmetrical façade sets it apart from the almshouses and has a steep gable with a wooden bell turret at the apex. The entrance of the chapel is highlighted with a three bay stone porch with pierced parapet over and pointed tracery windows above with a red brick arch.



GATEHOUSE

The gatehouse or lodge was built at the southern end of the site as a detached building for the warden. This building stands higher than the almshouses, but has the same architectural language, built in yellow stock brick with red brick string courses and details and pitched slate roof. The principal façade has two over two central sash windows with stone lintels and sills, and at the upper floor there is a red and black brickwork and arch above the window lintel. The entrance is through a side porch. When built the lodge contained a parlour, back kitchen and washhouse on the ground floor with two bedrooms above, but currently contains a studio on each floor.



INFILL BLOCK

The infill block was built in the 70's are two-storeys and abut the almshouses and the gatehouse. This building has a T-shaped plan and contains 8 studios, 4 on each floor. It is in a poor structural condition having suffered ground movement with inadequate foundations. The building is in yellow brick and has a long timber porch on ground floor level. At the upper floor the slate tiles from the pitched roof extend down the facade. The units facing the garden are clad in yellow brick and have long timber porches on both floors.



FRONT GARDEN

Situated in the centre of the development is a green lawned quadrangle. This is landscaped with cherry trees and flowers and acts as a communal front garden for all of the dwellings and the chapel. There is a small road that wraps around the courtyard space that is used for parking on the site. Large shrubs provide privacy screening along Bruce Grove.



BACK GARDEN

This is an underutilised part of the site and hardly used. It provides a good opportunity to add additional accommodation and upgrading of the landscaping.

EXISTING BUILDING COMPONENTS



ALMSHOUSES

The almshouses were built as small separate terraced houses but all of the houses were altered in 1979 mostly to provide tiny studios on the ground floor with flats above. The original staircases have been removed. Whereas the external fabric of the building is in good condition and details have been preserved, the interiors have been completely reconfigured and no original features remain. The current accommodation is very poor, dark and cramped and is unsuitable for today's needs.



CHAPEL

The interior of the neo-Gothic Chapel is in good condition. A mezzanine was added (in 1979 when the original houses were converted into smaller units) accessed via a stair in one of the adjacent original houses. A boiler room has also been added to the rear ground floor. The proposal is to retain the chapel and insert a spiral stair to access the mezzanine. It is also proposed to remove the unsightly boiler room with the addition of a disabled WC.



GATEHOUSE

The gatehouse building (or lodge) is well preserved externally. The interior however has been stripped out and no period details remain. The proposals are to reconfigure the building back into one dwelling.



INFILL BLOCK

Both internally and externally the infill block fronting Bruce Grove is of a poor architectural standard. Structurally it is in poor condition and with poor quality accommodation.

The proposal is to remove the infill units and replace with one new dwelling. The dwelling will be detached from the almshouses and gatehouse and the gable ends to these buildings restored.



FRONT LAWN

The communal front lawn will be left relatively untouched with the cherry trees all retained. The landscaping will be upgraded with a small child's' play area and boules court.



BACK GARDENS

The rear gardens often lack definition and feel separate from the dwellings. Due to the large numbers of units, each dwelling has a limited amount of garden space. The existing rear gardens are small and disconnected from the houses, whereas the proposals involve increasing the garden sizes and opening up the houses to the gardens.

DESIGN RESPONSE - BUILDING TYPOLOGY THE EXISTING FORM

EXISTING FORM

The current building form has blank gable ends at each corner.

These corners effectively turn their backs to the landscape providing an opportunity to create a 'living' building form and new dwellings which embrace the landscape rather than ignore it.

The design team have created modest and understated pavilion buildings that sit comfortably with the historic setting and provides exciting glimpses of contemporary architecture whilst preserving the views from Bruce Grove.

The large gardens to the north provide an opportunity to provide more accommodation in a part of the site that is underused and hidden away from the main quadrangle,

The historic buildings are respected and the new additions are designed and detailed to provide high quality yet understated dwellings.



ALMSHOUSES, TYPICAL FORM WITH CORNER ACCOMMODATION



DESIGN RESPONSE - REMOVAL OF LATER ADDITIONS

LAUNDRY BUILDING

The laundry building will be demolished and replaced by a part two storey, part three storey apartment building that will respond better to the landscape and enhance the setting.



1970S INFILL BUILDING

The 1970s infill is of a poor architectural quality and structural condition and clashes with the historic buildings and their setting.

The building currently abuts the historic buildings either side with crude architectural details and junctions.

The historic buildings either side were originally designed to be standalone buildings with exposed gable ends.

The slate mansard roof and proportions of the building as well as its horizontality clash against the proportions of the historic buildings.

The building is to be removed and replaced with a high quality and sensitive new mews house with proportions that sit comfortably on the site and will allow for the gable ends to be exposed as originally intended.



BOILER ROOM

The boiler room built as part of the 70's refurbishment is poorly designed and is built onto the rear of an almshouse. This will be removed and a small disabled wc added in brick which will be located away from the almshouse and will allow the rear elevation to be repaired and reinstated to its original form.



DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

CREATION OF FAMILY UNITS

Of the 44 original almshouses, 8 no. are returned to their original layout, 24 no. are reworked to create 12 no. two bed houses with each combining two of the original almshouses, and 12 no. are reworked to create 6 no. three bed houses with each combining two of the original almshouses and adding modest rear two storey extensions.

The scheme now retains more of the original fabric following consultation with the Conservation Officer by retaining the existing openings and windows on the rear lean to's to the one bed almshouses and to one side of each of the two and three bed almshouses, and the doors will now be fully glazed doors to add more light.

All timberwork will be painted in a heritage colour to complement the London Stock brick.



AMALGAMATION OF TWO HOUSES TO CREATE A LARGER FAMILY DWELLING



DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

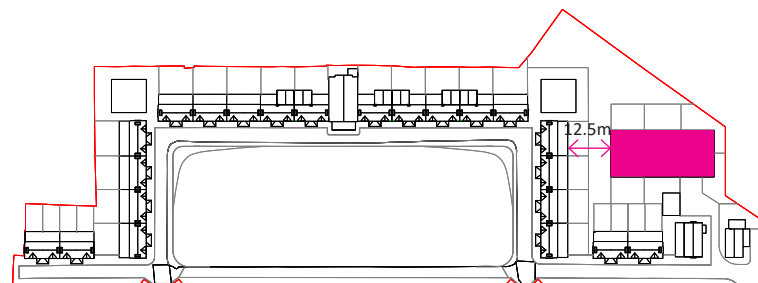
APARTMENT BUILDING

There is a great opportunity to add additional modern housing in an underutilised part of the site which positively responds to the setting.

This new building provides a modest architectural form with an efficient layout of accommodation. Balconies are inset to create more articulation and to help prevent overheating.

The building is positioned to be further away from the almshouses and with opaque glazing to the bathrooms at each end for privacy.

The building steps down in height from three to two storeys towards the almshouse and is not visible from any part of the main quadrangle. The entrance is visible from Bruce Grove to improve wayfinding.



APARTMENT BUILDING

PAVILIONS

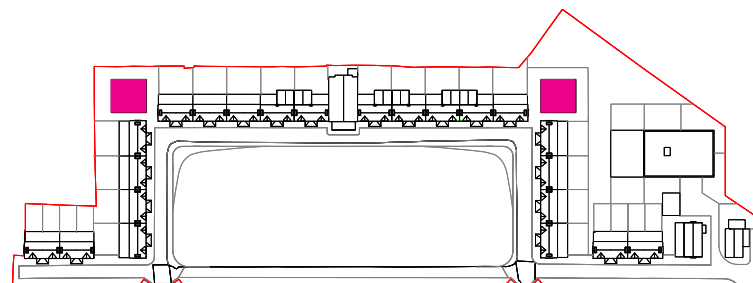
These two new buildings are located in the underused corners formed by the terraces and are modest in size, simple in design and subservient to the ornate almshouses.

Proportions of windows match those of the almshouses and again a simple head jointed brick banding takes precedent from the brick banding of the almshouses.

The buildings have been designed to embrace the landscape and provide good sized accommodation within an unused dead space.

There will be exciting glimpses of the buildings from around the site.

The architecture is modest and will be built in brick to match the historic buildings with generous inset balconies placed to get the best views of the surrounding landscape.



PAVILIONS

NEW ALMSHOUSE

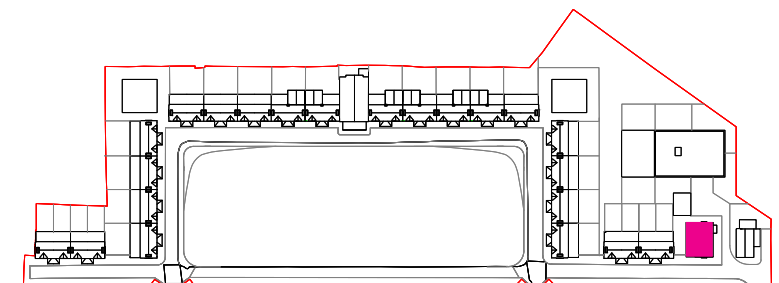
The 70's infill is to be replaced by a new almshouse which will complement the existing almshouses in form and materials albeit with contemporary detailing.

The new almshouse is detached from the historic buildings either side and forms a subserviant and understated design.

The proportions and rhythm of the new building ties in with the neighbouring historic buildings.

It provides a turning point into the new access to the apartment building and ends the 'range' of almshouses along this side.

Chimney stacks are the same proportion as the almshouses with banding to complement that of the more decorative existing almshouse banding.



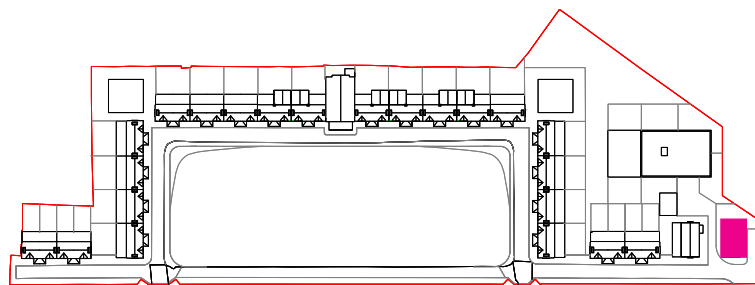
NEW ALMSHOUSE

DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

GATEHOUSE

This is unchanged externally again apart from new French doors to the rear.

Originally a single house the building was divided into two studio flats. The original arrangement is restored as a detached house by removing the 1970's infill block.

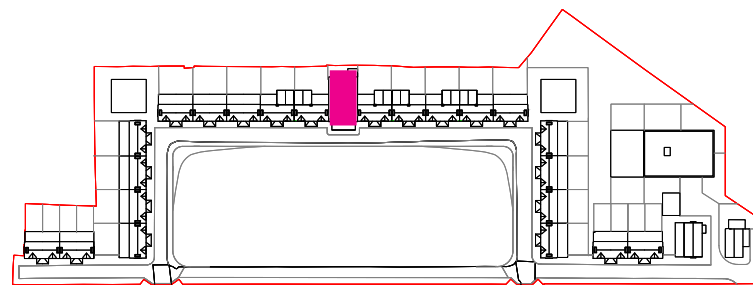


GATEHOUSE

CHAPEL

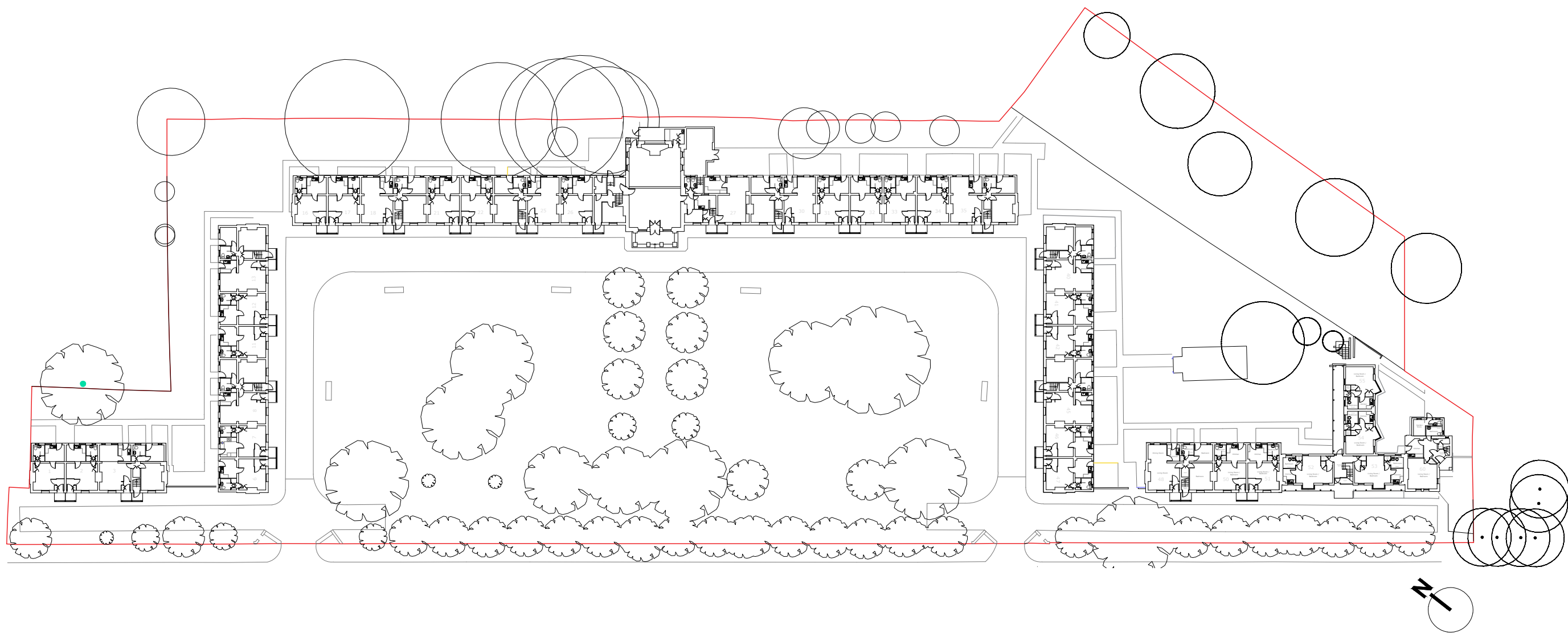
This building will be improved from its current layout with the removal of the previous access stair and toilets in the adjoining almshouse and a new internal stair added.

The unsightly later boiler room will be removed and a small disabled WC added.

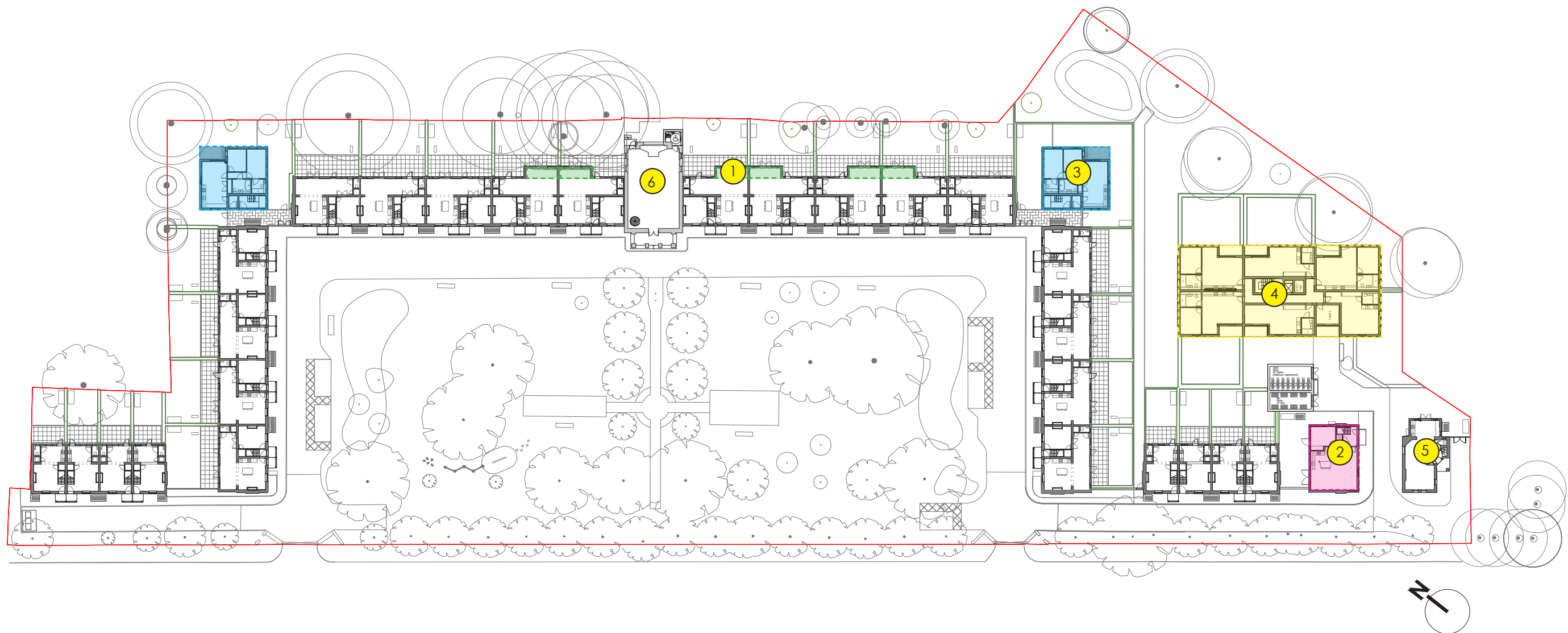


CHAPEL

SITE LAYOUT - EXISTING



SITE LAYOUT - PROPOSED

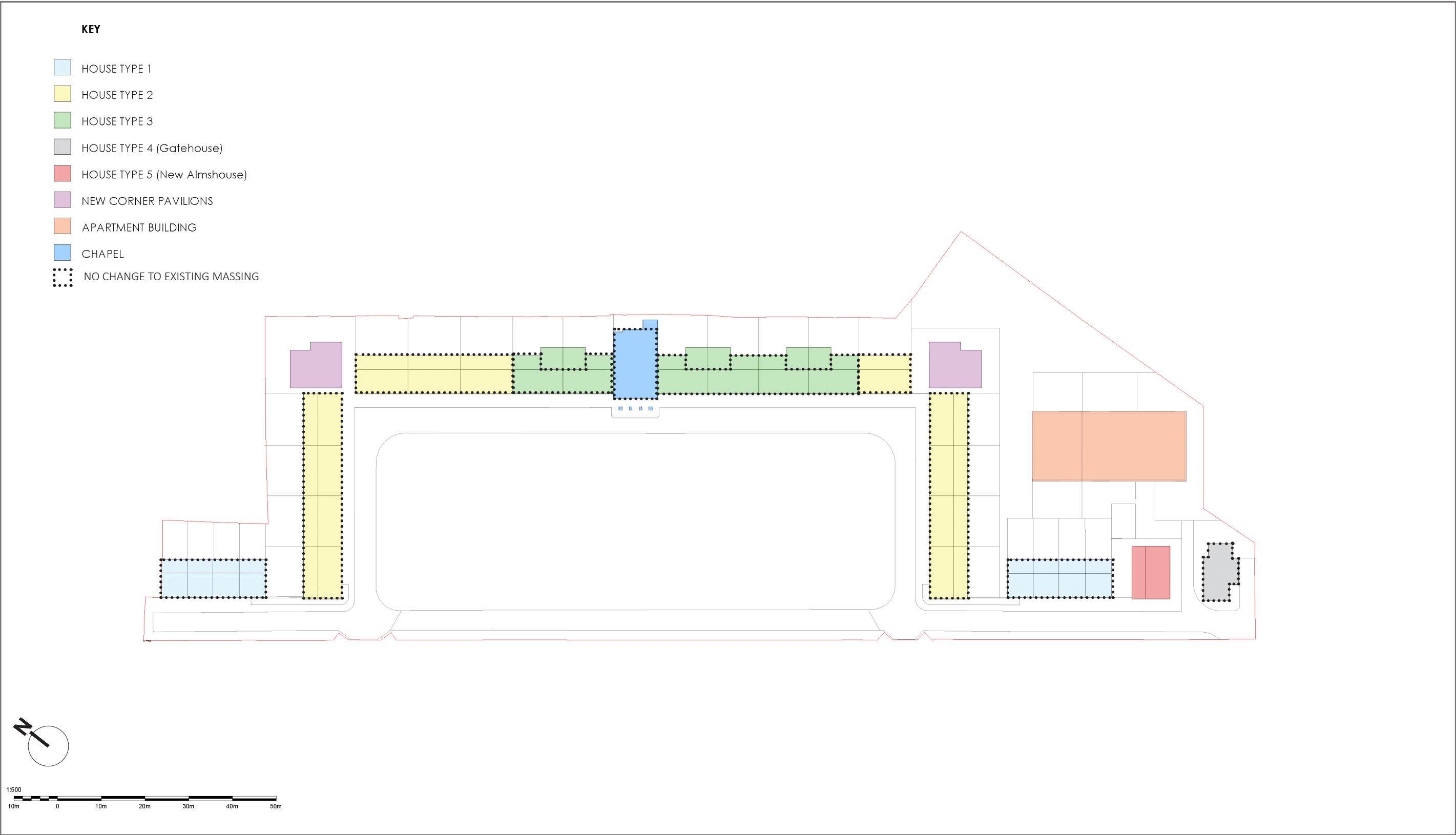


KEY - NEW DEVELOPMENT

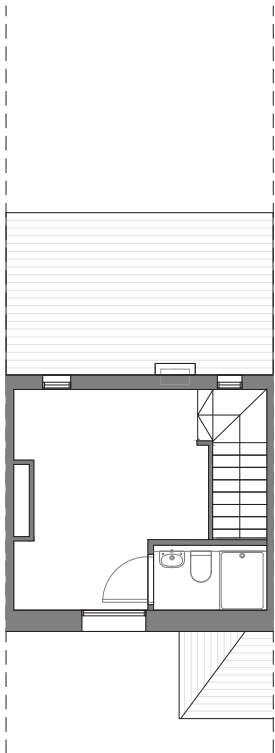
- REAR EXTENSIONS
- NEW DETACHED MEWS HOUSE
- 2 BED APARTMENTS
- STUDIOS AND 1 BED APARTMENTS

- 1 Extended almshouses
- 2 New build family house
- 3 New build apartments in corner pavilions
- 4 New build apartments
- 5 Family house within the gatehouse
- 6 Chapel

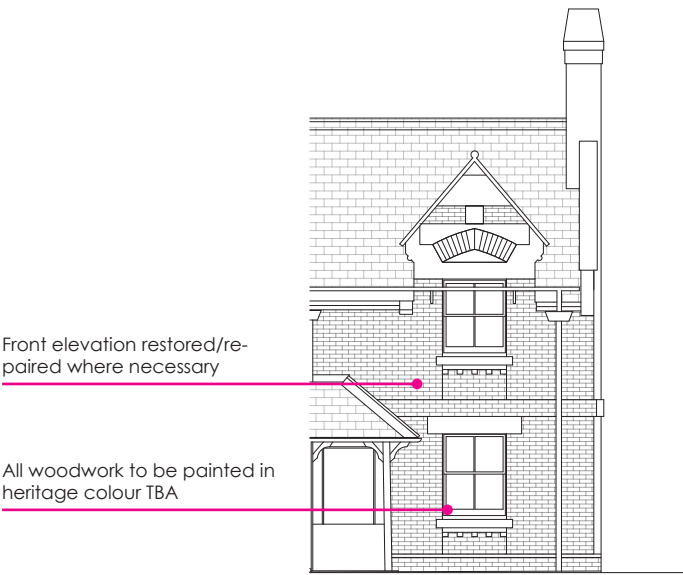
SITE LAYOUT - KEY PLAN OF PROPOSALS



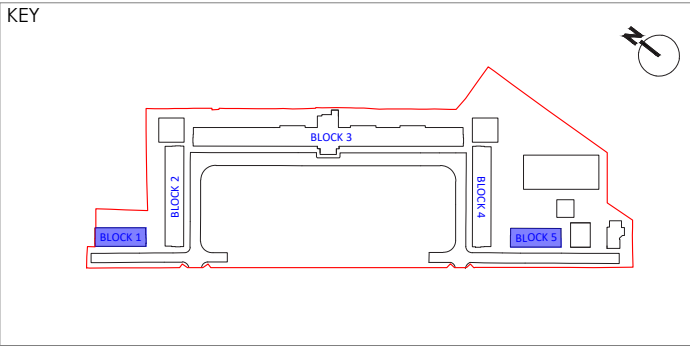
HOUSE TYPE 1



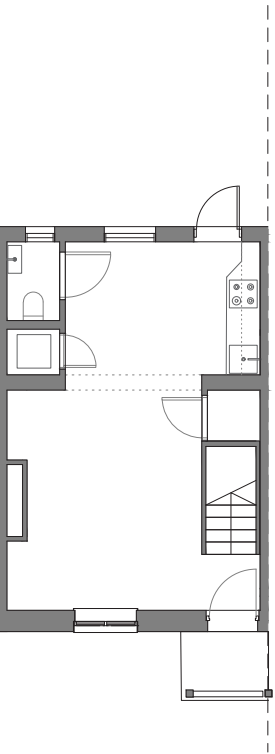
PROPOSED FIRST FLOOR PLAN



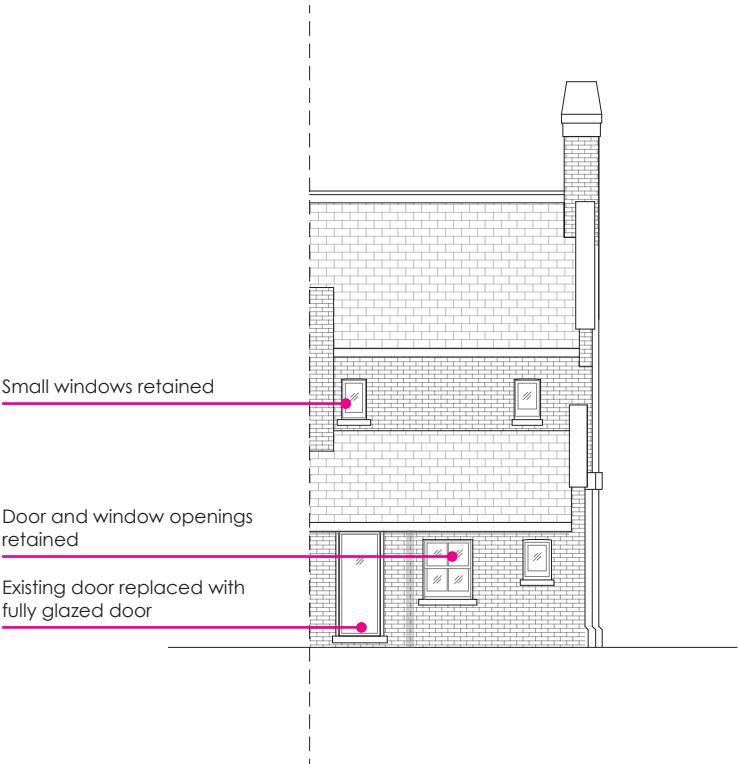
FRONT ELEVATION PROPOSED



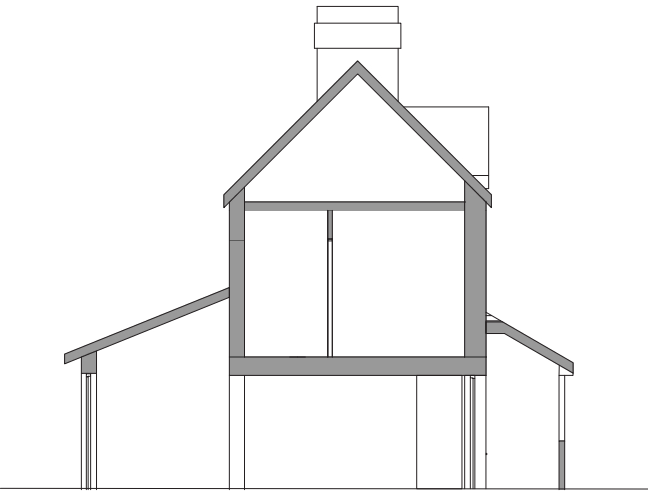
- Single almshouse - reinstated
- 1 bed
- 8 no.
- 47.7 sqm GIA
- No changes to massing
- No changes to rear elevation openings



PROPOSED GROUND FLOOR PLAN

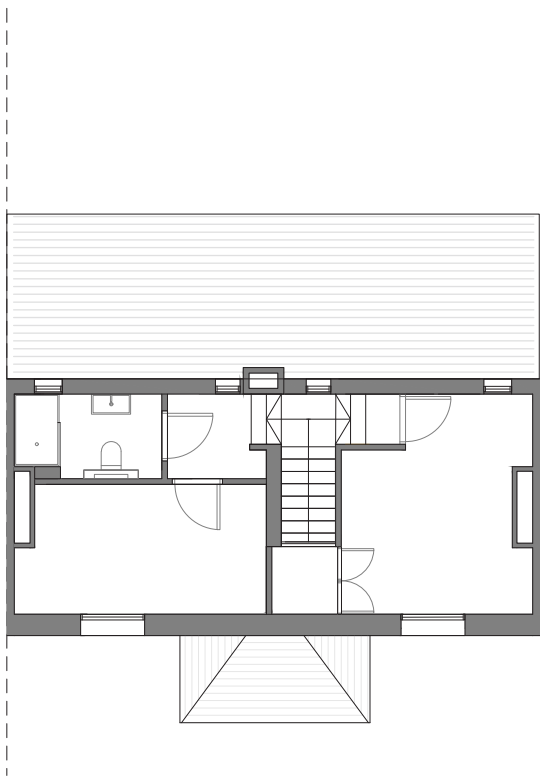


REAR ELEVATION PROPOSED



SECTION PROPOSED

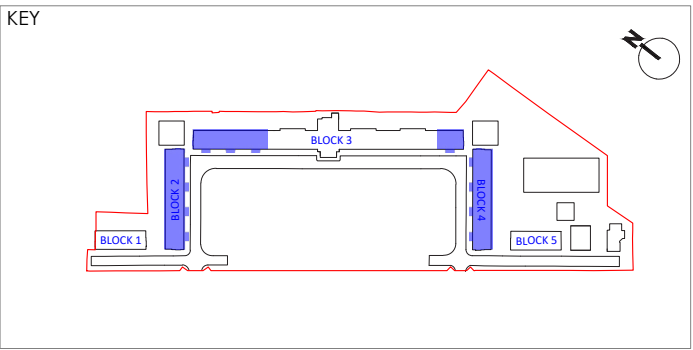
HOUSE TYPE 2



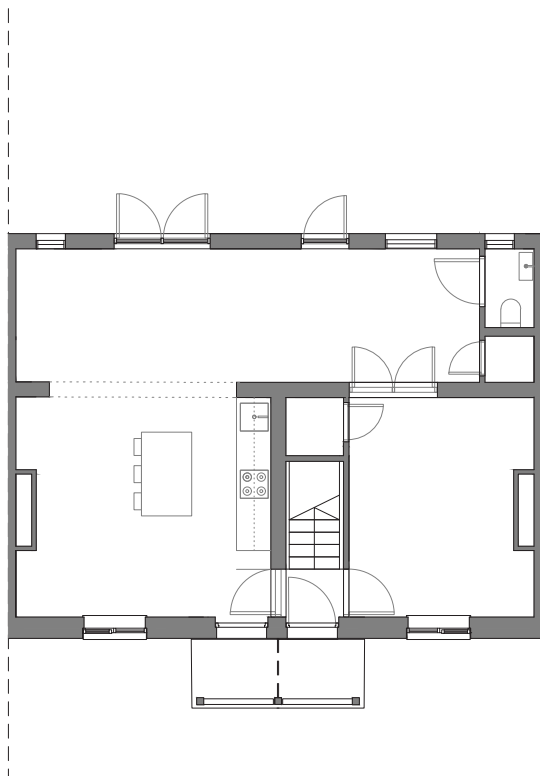
PROPOSED FIRST FLOOR PLAN



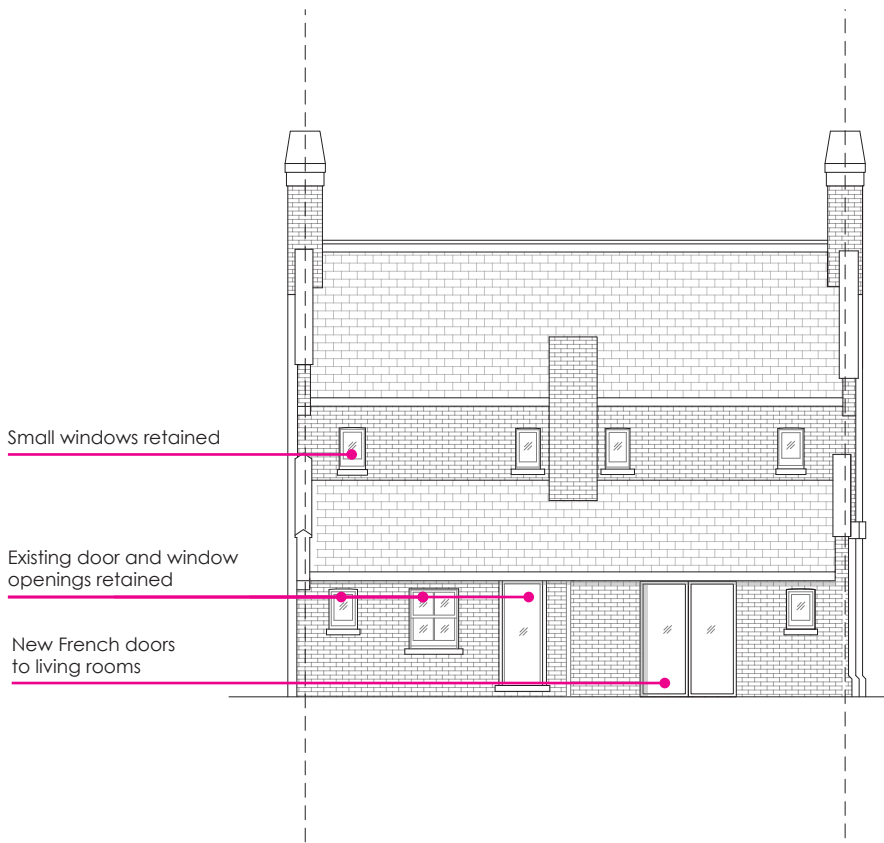
FRONT ELEVATION PROPOSED



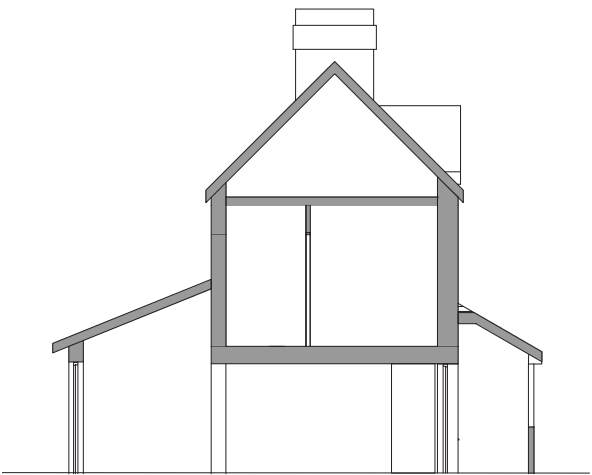
- Two amalgamated almshouses - no extension
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 12 no.
- 97.4 sqm GIA
- No changes to massing
- Door and window openings to rear retained on one side
- New french doors to rear on one side only
- Scullery retained



PROPOSED GROUND FLOOR PLAN

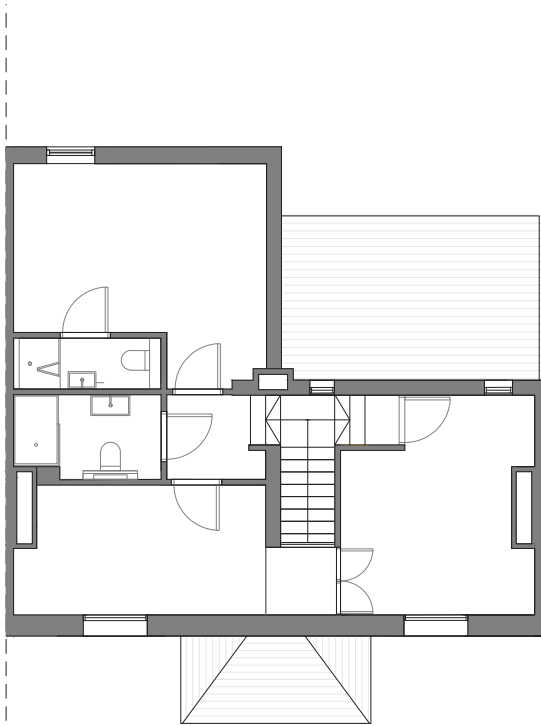


REAR ELEVATION PROPOSED



SECTION PROPOSED

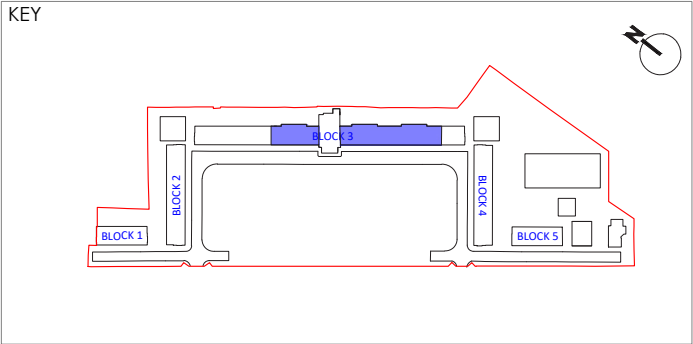
HOUSE TYPE 3



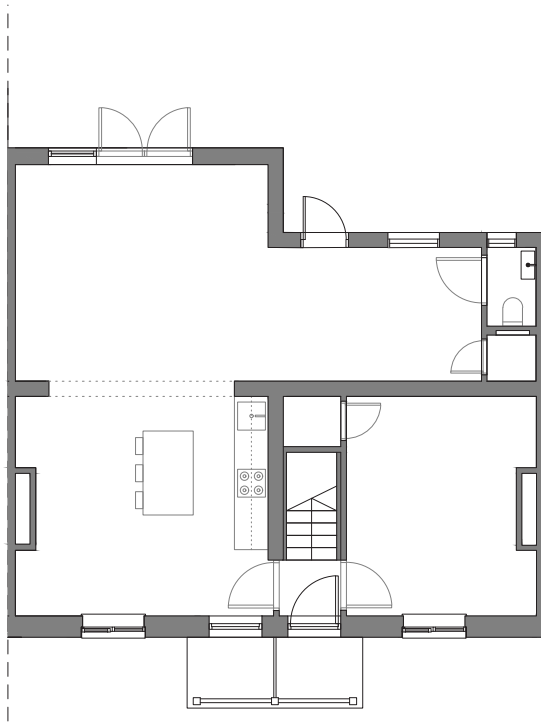
PROPOSED FIRST FLOOR PLAN



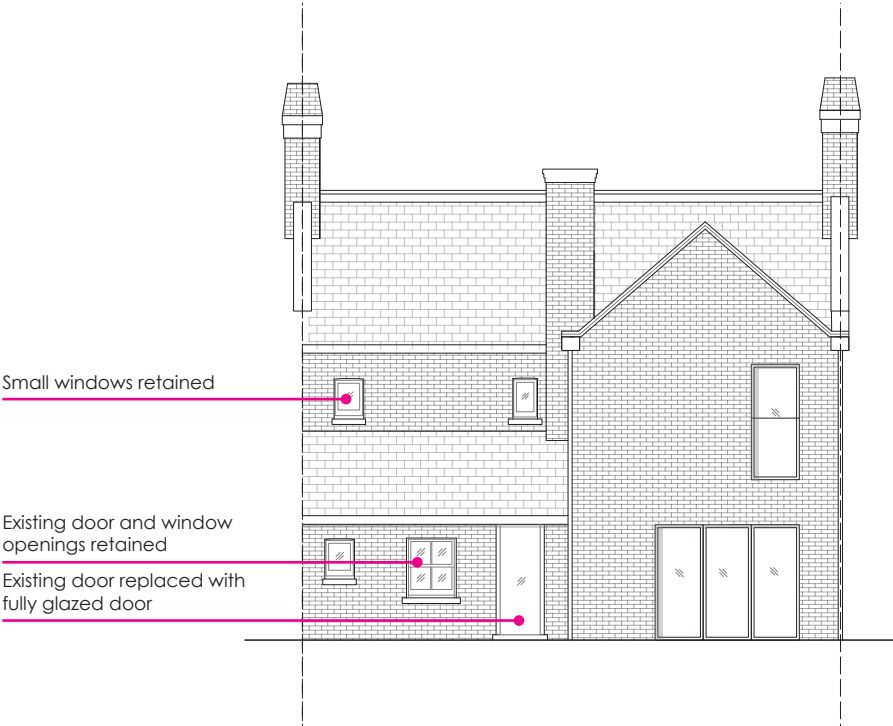
FRONT ELEVATION PROPOSED



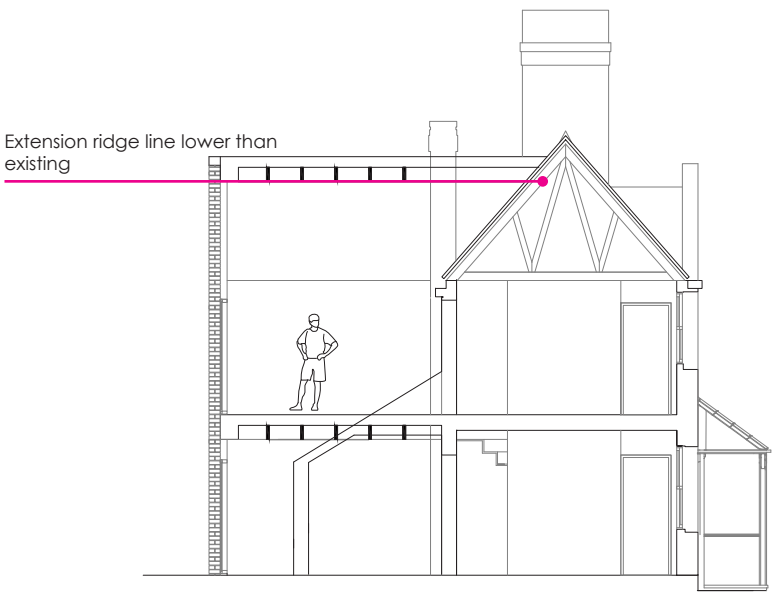
- Two amalgamated almshouses - part extension
- 3 bed
- Second reception room, study or additional bedroom on ground floor
- 6 no.
- 123.3 sqm GIA
- Scullery retained on one side
- New french doors to rear
- Rear extension roof ridge line below main roof ridge line



PROPOSED GROUND FLOOR PLAN

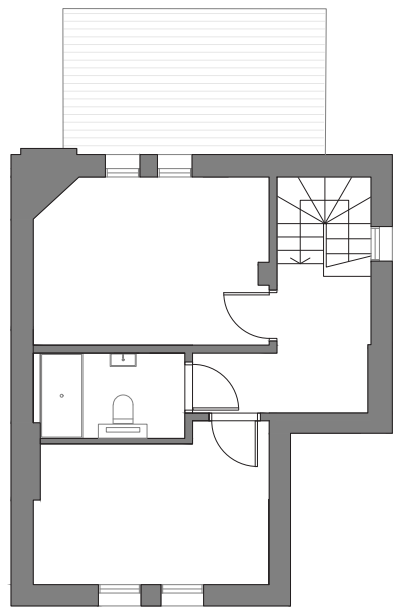


REAR ELEVATION PROPOSED

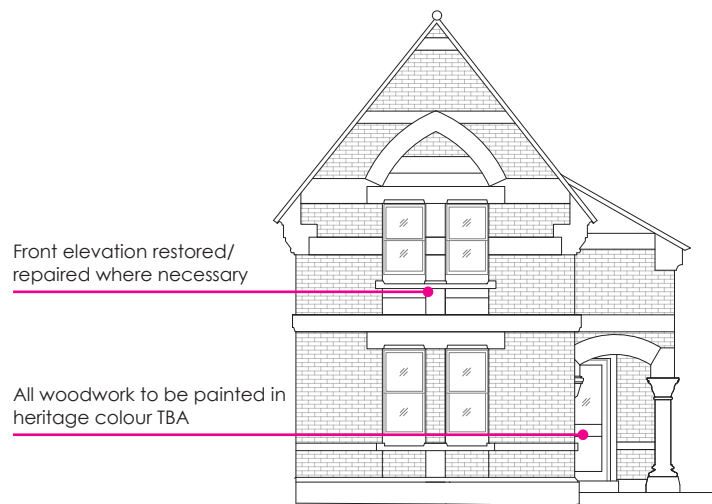


SECTION PROPOSED

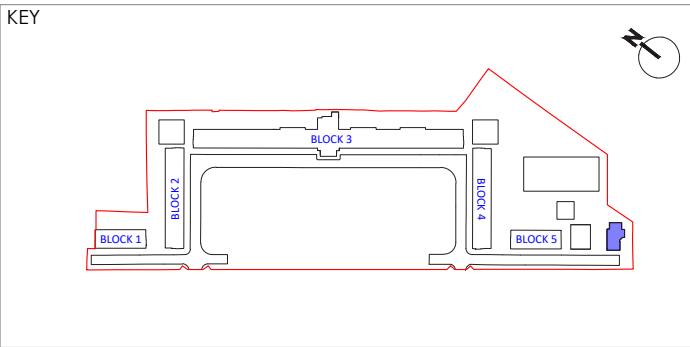
HOUSE TYPE 4 - GATEHOUSE



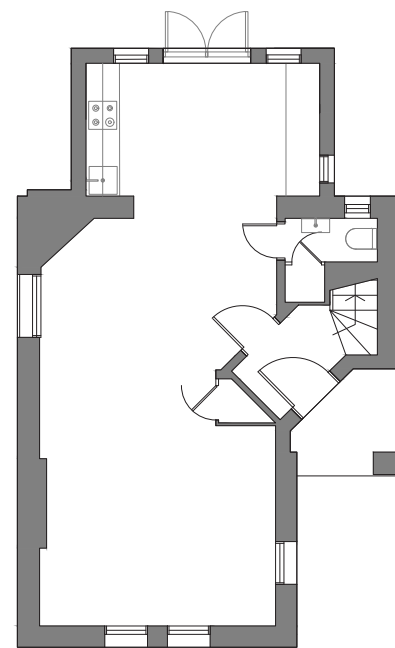
PROPOSED FIRST FLOOR PLAN



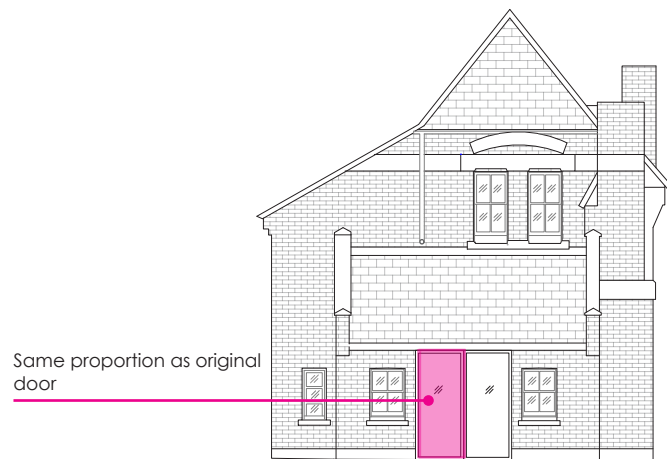
FRONT ELEVATION PROPOSED



- Gatehouse
- 2 bed
- 1 no.
- 84.8 sqm GIA
- No changes to massing
- New french doors to rear



PROPOSED GROUND FLOOR PLAN

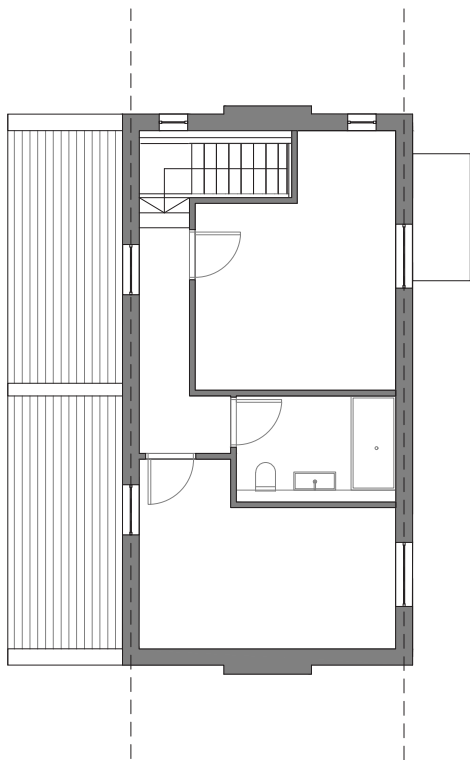


REAR ELEVATION PROPOSED

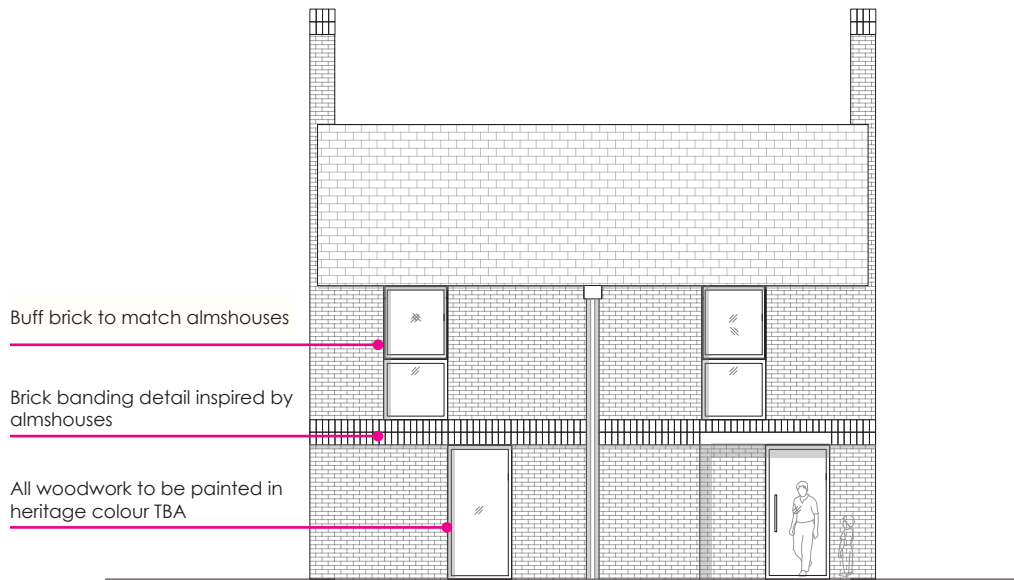


SIDE ELEVATION PROPOSED

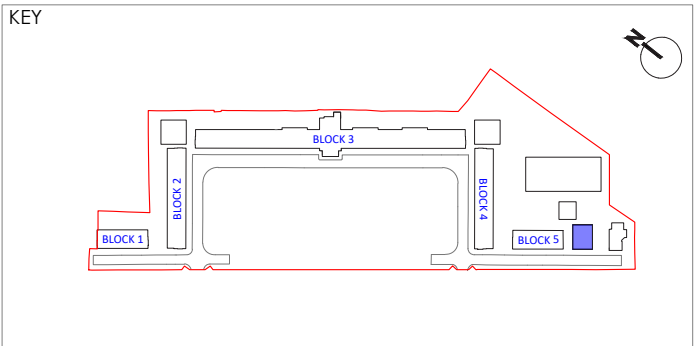
HOUSE TYPE 5 - NEW ALMSHOUSE



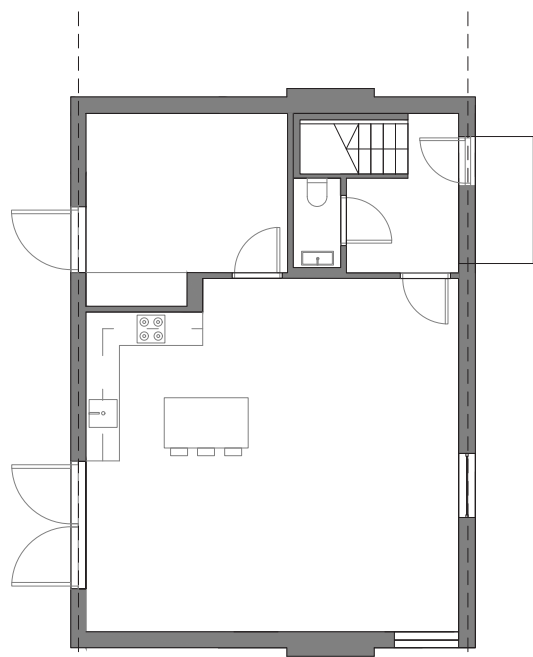
PROPOSED FIRST FLOOR PLAN



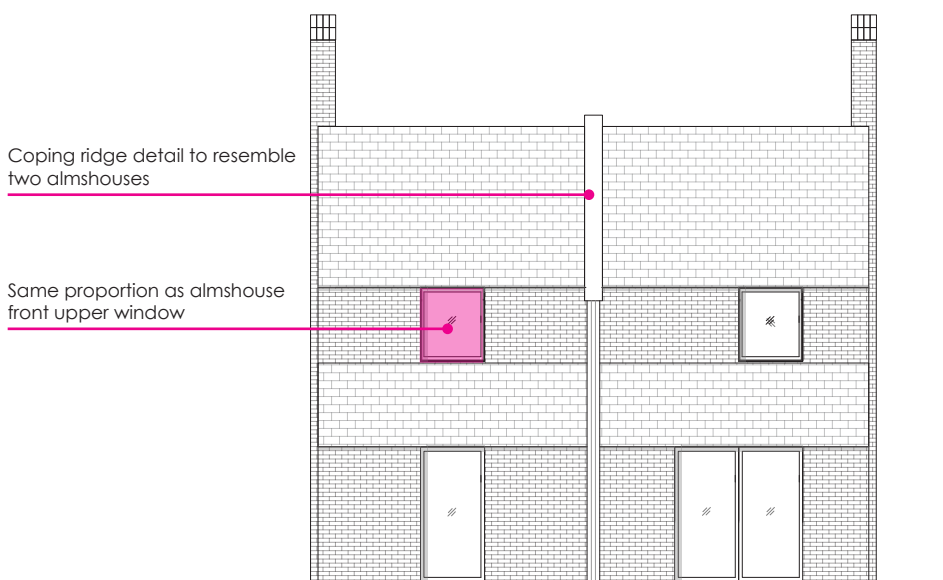
FRONT ELEVATION PROPOSED



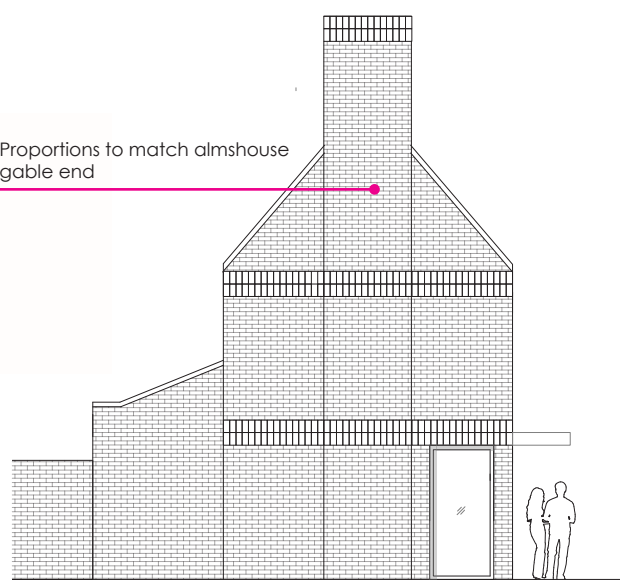
- New almshouse
- Based on existing massing (house type 2)
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 1 no.
- 104.3 sqm GIA



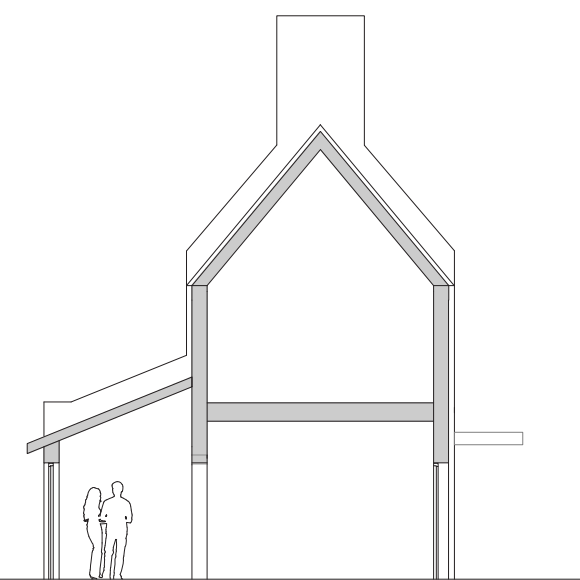
PROPOSED GROUND FLOOR PLAN



REAR ELEVATION PROPOSED



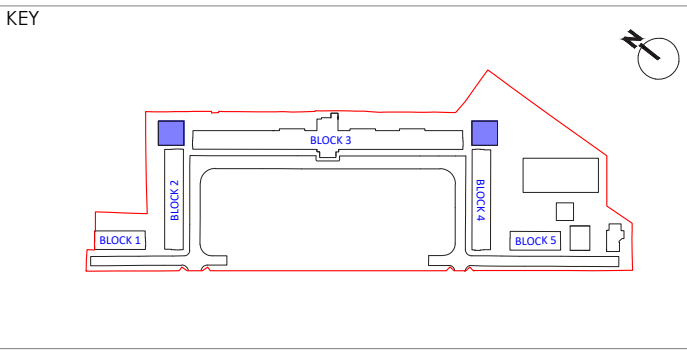
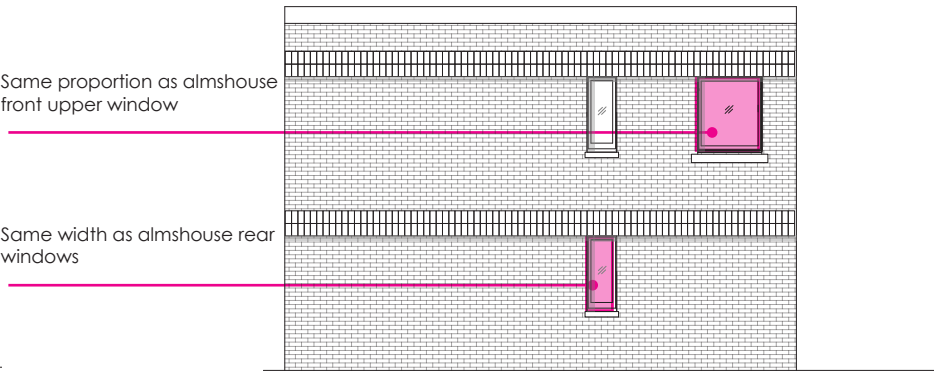
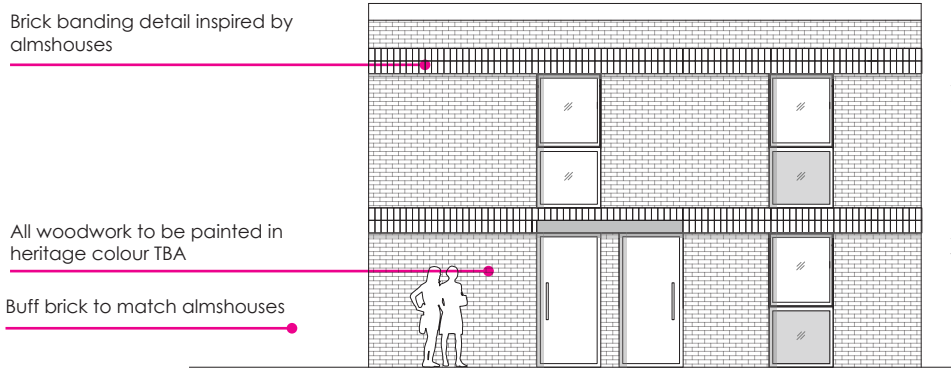
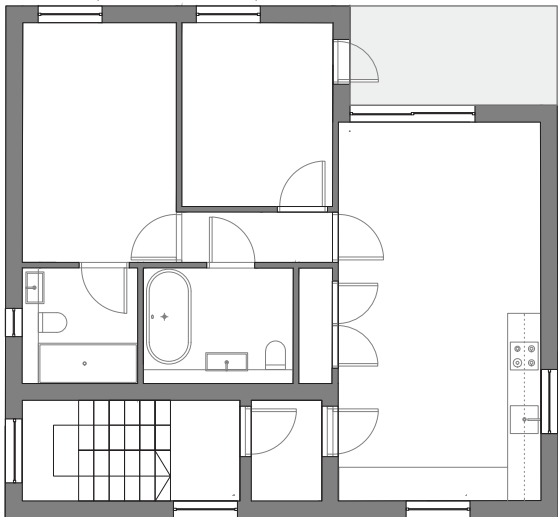
SIDE ELEVATION PROPOSED



SECTION PROPOSED

CORNER PAVILIONS

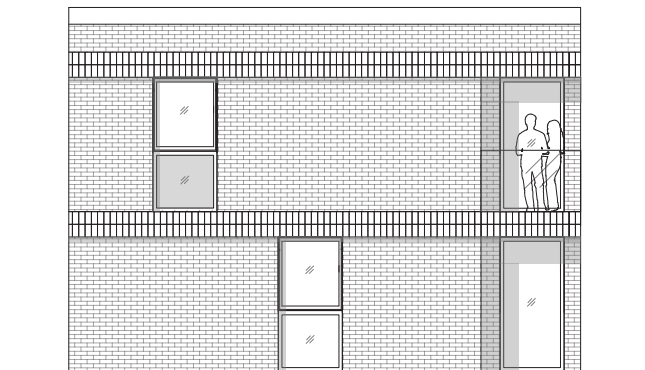
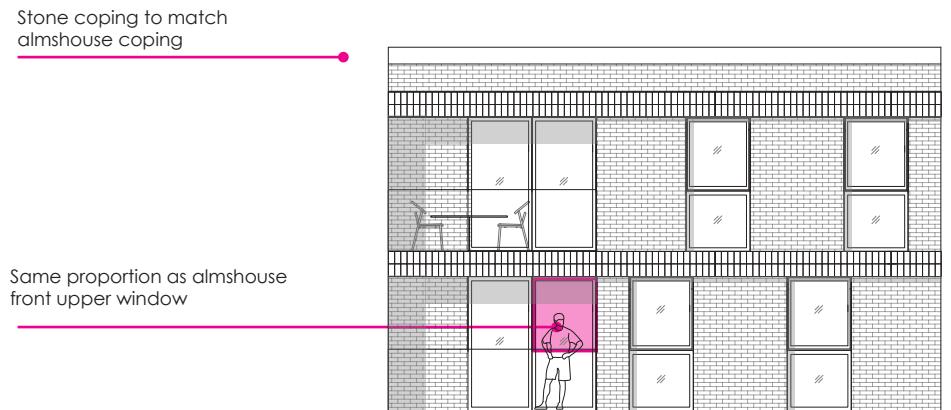
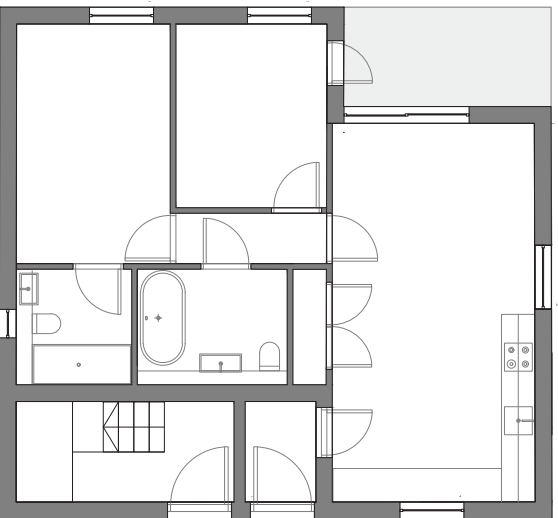
- New build
- 2 bed
- 2 no. apartments in each pavilion ie 4 no. in total
- 67 & 69 sqm each
- Bio-diverse flat roof



PROPOSED FIRST FLOOR PLAN

SOUTH ELEVATION PROPOSED

EAST OR WEST ELEVATION PROPOSED



PROPOSED GROUND FLOOR PLAN

NORTH ELEVATION PROPOSED

EAST OR WEST ELEVATION PROPOSED