



EDMANSONS CLOSE TOTTENHAM, N17 6XD

DESIGN & ACCESS STATEMENT
SEPTEMBER 2025 UPDATED

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APPENDIX AREA SCHEDULE EXISTING AND PROPOSED

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INTRODUCTION

PURPOSE OF THIS DOCUMENT

The purpose of this document is to accompany a Listed Building and Detailed Planning submission to Haringey Council. This document was produced to support the September 2022 planning application and has been updated to address changes requested by LB Haringey during the consideration of the planning application.

Homes and Mix

The Drapers Company is very keen to see the site brought back into beneficial use by sympathetically modernising the almshouses, sensitively adding new accommodation and creating a mix of homes that will create a strong community.

Existing Architecture and Typology

The almshouses were originally built as 44 almshouses in terraces primarily arranged on three sides of a central garden, with a chapel at the centre and a separate gatehouse. This arrangement was typical of almshouse schemes and this typology ensured protection, surveillance and a sense of community.

In the 1970s the almshouses were reconfigured as studios and one and two bed apartments to create additional units, an infill block adjacent to the gatehouse was added to create eight additional units and a standalone laundry building was also added at the rear.

EXISTING BUILDINGS:

- 48 no. studios
- 1 no. one-bed flat
- 12 no. two-bedroom flats
- A Chapel
- Prefab laundry building

Total:
61 DWELLINGS

NEW PROPOSALS

The proposals involve the refurbishment and reworking of the original almshouses to create a range of one, two and three bed houses, with the two bed houses combining two of the original almshouses, and the three bed houses combining two of the original almshouses and adding a rear extension. The gatehouse is restored as a two bed house.

The poor quality and unattractive 1970's infill block is demolished and in its place a detached two bed modern almshouse is added.

Further new accommodation is provided by adding 'pavilion blocks' in the corners of the terraces of the almshouses, with each providing two no. two bed apartments and the addition of a new apartment building at the rear of the site in the place of the laundry building providing 16 units (9 one beds and seven studios). The new apartment building uses an under developed part of the estate to the rear and provides the opportunity to create additional high quality modern units in a quiet and private setting. Nevertheless it will benefit from natural surveillance and whilst it is set back from the main road (Bruce Grove), its entrance is clearly positioned so it is visible from Bruce Grove and with clear way finding.

Following the last planning submission in September 2022, this scheme has been updated to positively address all of the further points raised.

The DAS has been updated to reflect positive engagement with the Council Officers and the position that has been agreed.

PROPOSED BUILDINGS:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse
- Retention of the Chapel

Total:
48 DWELLINGS

NEW BUILDINGS ACCESSIBILITY

All new buildings within the proposals will meet Policy D7 (Accessible Housing) of the London Plan and policy DM2 (Accessible and safe environments) of the Local Plan.

The proposals also meet the London Plan (2021) Policy D7 which requires at least 10% of homes to be 'wheelchair user dwellings' M4(3) and 90% to meet Building Regulation M4(2):

M4(2): Category 2 – Accessible and adaptable dwellings. This requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

M4(3): Category 3 – Wheelchair user dwellings. This requirement is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities. It is proposed that the 3 one bed flats on the ground floor of the apartment building will be Building Regulations (Part M) M4(3) wheelchair user dwellings.



EXISTING AERIAL VIEW OF THE SITE

The Almshouses were built by the Drapers' Company in 1870 after three East End almshouses were closed when their sites were purchased for the construction of the North London Railway. Accommodation was originally provided for 27 pensioned sailmakers and the rest for poor people from Bow, Bromley and Stepney, but they went on to provide housing for people in need, resident anywhere in Greater London.

The almshouses are situated on three sides of a large rectangle of grass and with two wings on the edges with railings to the road. The front garden has an informal layout with flowering cherry trees and a long mixed border on the fourth side. Behind the houses are individual gardens and communal gardens.

The estate currently consists of 48 no. studios, 1 no. one-bedroom flats and 12 no. two-bedroom flats, all of which are self-contained. Residents had access to a laundry building and the estate includes the Chapel.

The buildings are two-storey yellow brick, with stone dressings and slate roofs, and in the centre of the complex is a neo-Gothic chapel. The Drapers' Almshouses were designed by the architect Herbert Williams, who also designed parts of Drapers' Hall in the City.

The site is bounded by Bruce Castle Court to the north, a development of three-storey block of flats built in the 1930's fronting Lordship Lane. There is a building to the south at no. 68E Bruce Grove, a property let to a NHS Trust.

Fronting the site along Bruce Grove are two storey terraced Edwardian Houses.

To the East of the site and to the rear of the chapel is the Grade II listed former Tottenham Magistrates Court.

Further east on Elsdon Road are a row of Victorian two storey houses many with loft conversions and gardens backing onto the site.

PROJECT HISTORY SUMMARY

The scheme has evolved significantly to positively respond to the previous feedback from the Quality Review Panels and Council Officers, as well as to address viability challenges.

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 three bed houses with each combining two of the original almshouses and adding modest rear extensions. Where previously all of the original rear lean tos were to be demolished, the majority are now retained so there is minimal intervention to the existing layout. From the front elevations, the almshouses will appear unaltered, retaining the original features such as the sash windows and taking the opportunity to make good later changes.

The footprints of the corner pavilions have been reduced in size and the new apartment building has also been reduced in size and repositioned further from the almshouses following discussion with the planning officers to avoid overlooking issues and make the entrance visible from Bruce Grove. The new apartment block drops to two storeys nearest to the almshouses to the north in order to reduce the massing and the height is set so that it cannot be seen above the ridge line of the almshouses from the main garden area to the front of the almshouses, respecting this key view. The demolition of the unattractive and poor quality 1970's infill building restores the original form of gatehouse and opens up the original view of the gable of the almshouses. The new detached almshouse is sensitive to its setting and designed to be subservient to the original listed building and the architecture takes cues from the original such as the chimneys and decorative brick courses.

There have been ongoing and positive discussions with Haringey Officers since March 2020 to refine the scheme in line with Quality Review Panel (QRP) comments and Officers' suggestions. This has included focused discussions with both the design and conservation officers, as well as positively addressing issues such as sustainability, parking et cetera. The last QRP Chair's Review in June 2022 strongly endorsed the latest designs and noted the positive way that all comments from the planners and panel had been addressed.

Following the planning submission in September 2022, there has been positive engagement with the Council Officers since submission and this updated DAS is the culmination of what has been agreed with Haringey.

DESIGN RESPONSE - HISTORY SUMMARY (Note: a detailed Planning History is included in the Planning Statement - Section 3)

1

PRE- APPLICATION NO.1 13TH MAY 2011

The proposals were for:

- Refurbishment and extension of existing almshouses
- New building of 30 units
- 1 potential 9 unit building
- 12 new mews houses on front lawn

COMMENTS FROM HARINGEY:

proposed rear extensions to the existing almshouses are "promising".
The architectural form should be simple and modest, but of consistent architecture;

Proposed infill mews houses in each corner were "acceptable in principle" and "there was the potential to do this and prospects were good"

Concerns: the proposed apartment building was too dominant and it did not respect the privacy of the residents in close proximity.

Proposed car parking was too close to the boundary of the residents to the rear.

3

LISTED BUILDING CONSENT 6TH OCTOBER 2016

Listed building consent for internal alterations and amalgamations to create larger dwellings.

Proposals involve a reduction in units from 50 studios, 2 x 1 bed flats and 9 x 2 bed flats to 23 x 2 bed houses and 8 studios.

GRANTED LISTED BUILDING CONSENT 06/10/2016

APPLICATION FOR PROPOSED LAWFUL USE

The certificate was refused on the basis that the change in unit numbers represented a material change on site.

As a result of this we are seeking full planning permission for the changes to unit numbers.

2

PRE- APPLICATION NO.2 24TH SEPTEMBER 2015

The proposals were for:

- 24 family houses 2 of which would be 'new build' in the corners
- 2 flats in the chapel
- 8 studios in ancillary outbuilding
- 1 house in the Gatehouse building

COMMENTS FROM HARINGEY:

The principle of the proposals was considered acceptable given the level of family units, for which there is a shortfall of such sized housing in the Borough;
The principle of extensions and alterations to the buildings in assisting to create the newly converted and reconfigured residential development were acceptable in principle;

The proposed buildings at the corners of the site were preferred by the officers not to be in-filled, but instead be 'set in' from either side of the terraces and therefore appear discrete. Concerns over lack of detail of bin stores and landscaping, Concerns over corner pavilions; need to be discrete and materials to take cues from existing context.

4

PRE- APPLICATION NO. 3 - 27TH NOVEMBER 2017

The proposals were for:

- The gatehouse was originally one building but now 2 flats – the proposal is to convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two houses.
- Four new houses are proposed in the rear area.

COMMENTS FROM HARINGEY:

The position of the ridge of the rear extension should also be re-considered – lower down the slope of the main building;

The materials should generally be similar apart from the two corner blocks which could be more contemporary;

The proposed rear dwellings could be 'back to back' rather than 'back to front' as they are shown;

70's Infill sections – there will be a need to make strong case as part of Listed Building.

DESIGN RESPONSE - HISTORY SUMMARY (CONT'D)

5

PRE-APPLICATION INFORMAL MEETING 11TH JULY 2019

The proposals were unchanged from the previous pre-application meeting ie:

- The gatehouse was originally one building but now 2 flats – the proposal is to convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two mews houses.
- Four or five new houses are proposed in the rear area.

COMMENTS FROM HARINGEY:

Happy with the progress that has been made and believes the current design presents a logical layout;
Happy with the reconfiguration of the internal spaces to provide well designed units as these have been heavily altered already;
Opportunity to replace the 70's infill with contemporary units providing they are successful in terms of character, geometry, height, and form;
Prefer if the proposed mews buildings were not semi-detached;
Consideration could be given to redesigning and realigning the new units to the south east of the site;
Consider more of a mix of units throughout the scheme.

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PRE-APPLICATION FOLLOW UP MEETING 5TH SEPTEMBER 2019

The mix was unchanged from the previous pre-application meeting ie:

- The gatehouse was originally one building but now 2 flats – the proposal is to convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two mews houses.
- Four or five new houses are proposed in the rear area.

Design Changes to address comments:

Rear extensions; new scaled back proposal which enables more light provision
and the rear garden area to be retained, whilst still providing family accommodation;
New mews are proposed to be smaller as 2 bed units in line with Haringeys comments

COMMENTS FROM HARINGEY:

queried whether the proposed rear glass link would work – concerned there is not enough space owing to eaves heights;
Proposals clearly show the maximum retention of the gardens and listed building qualities. Noted a conservation led focus has clearly been demonstrated.
supported the minimalist detail for the rear extension;
proposed mews still suffer from ambiguity of routes;
Consider mews to be angled to match the properties on Elsdon Road
Corner Pavilions; Heritage justification would have to be put forward to justify these.

7

STRATEGIC SITES COMMITTEE MEETING (HARINGEY IN ATTENDANCE ONLY)

COMMENTS (emailed to JLL 13th September 2019):

Rear extensions:
only query on whether sufficient head height - section required.

Unit Mix:
Concerned scheme proposes all 2 bed units - contrary to London Plan and Housing SPD.

Corner Pavilions:
Officers still in discussion regarding these units. Perspective plans showing views through the infill gaps requested.

Area behind Gatehouse (location of existing Laundry building):
Further design and layout required. Scope to include terrace parallel to Elsdon Road Properties.

Parking:
Need to be formalised with Planning Application

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PRESENTATION OF PROPOSALS 23RD JANUARY 2020

The proposals are for:

- The gatehouse convert back into 1 house.
- 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with three smaller 2 bed mews houses.
- New apartment building.

RESPONSE:

Rear extensions:
Rear extensions agreed in principle - section provided in this document

Unit Mix:
Better mix of accommodation overall with 1, 2 and 3 bed dwellings

Corner Pavilions:
Corner Pavilions designed to respond to the site with views provided

Area behind Gatehouse
New design proposed with one bed flats for the elderly. Staggered footprint responds to Elsdon Road properties and allows for dual aspect units.

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HARINGEY QUALITY REVIEW PANEL NO.1 4TH MARCH 2020

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

While the panel broadly supports the scale of the proposals, some important aspects of the scheme need to be reconsidered, including the site-wide strategy for pedestrian access; the configuration, detail and architectural expression of the proposed extensions to the almshouses, the new development block located at the rear of the site, and the new infill houses onto Bruce Grove.

Scope for improving the design of the public realm also remains, to reinforce key frontages and to enhance the legibility, safety and quality of the pedestrian environment. The panel would also recommend improvements to the design of the primary green space, and inclusion of measures to utilise renewable energy sources and promote sustainable travel options.

DESIGN RESPONSE - HISTORY SUMMARY

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HARINGEY QUALITY REVIEW PANEL 16TH DECEMBER 2020

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

As at the previous review, the panel supports the broad approach taken to the scale of the proposals. The proposed quantum of development is acceptable as it does not negatively impact upon the setting of the Grade II listed almshouses. Further work on the configuration, nature and expression of the new development is needed.

The panel also wonders whether it would be more sensible and secure to give the family houses larger private rear gardens reaching to the site boundary and omit the rear footpath and landscaping. Internal adjustments to the ground floor layout of the almshouses are also suggested to increase the amount of storage within each dwelling and to reduce congestion in the hallway eg relocation WC on ground floor for storage. For the apartment building: A greater level of articulation and increased three-dimensional modelling of the mass should help to avoid the appearance of a monolithic structure. Care should be taken to avoid pastiche.

11

HARINGEY QUALITY REVIEW PANEL PRE-APP REVIEW 30TH NOVEMBER 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

The current scheme has been refined to ensure viability. It however involves less intervention of the listed buildings and is more closely aligned with the previous listed building consent (2016).

It was noted that we're trying to retain as much existing fabric as possible across the listed almshouses. 6 almshouses would have rear extensions and the others are to make use of the existing rear lean-tos. Officers asked if the widened access will affect heritage. Haringey concerned about parking on site as may detract from the appearance of the heritage asset.

Concerns regarding Children's play space in centre of quadrangle as safety concern. Convoluted approach to entrance; not visible from the public realm.

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HARINGEY QUALITY CHAIR REVIEW PANEL PRE-APP 15TH JUNE 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

The panel supports the scale of the proposals, the refurbishment of the chapel, the sensitive approach to the conversion of the almshouses, the modest extensions to six of the almshouses, and the approach to the new build elements.

The Quality Review Panel is delighted with the way that the scheme has progressed, and it looks forward to seeing the proposals come to fruition. Some comments on the details of the scheme remain, but the panel feels that these can be addressed in consultation with officers.

13

SUBMISSION OF PLANNING APPLICATION SEPTEMBER 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

Design:

Keen to retain more of the existing openings in the rear lean-tos particularly on the larger units;

Sustainability:

Confirmed that they would like to see further measures to retrofit existing almshouses, balanced against heritage consideration and opportunities to increase sustainability credentials where possible on the new build elements. This included items such as considering addition of floor insulation, avoiding gas boiler heating, adding more ASHPs where possible and photovoltaic panels, and considering installation of shutters/louvres on apartment block south facing elevations (to reduce overheating)

Transport:

Prefer a car free development with provision of only 5 disabled car parking spaces.

14

SUBMISSION OF PLANNING APPLICATION SEPTEMBER 2024

Since the 2024 updates to the original 2022 submitted planning application and in response to subsequent comments from Haringey the design team have made the following changes:

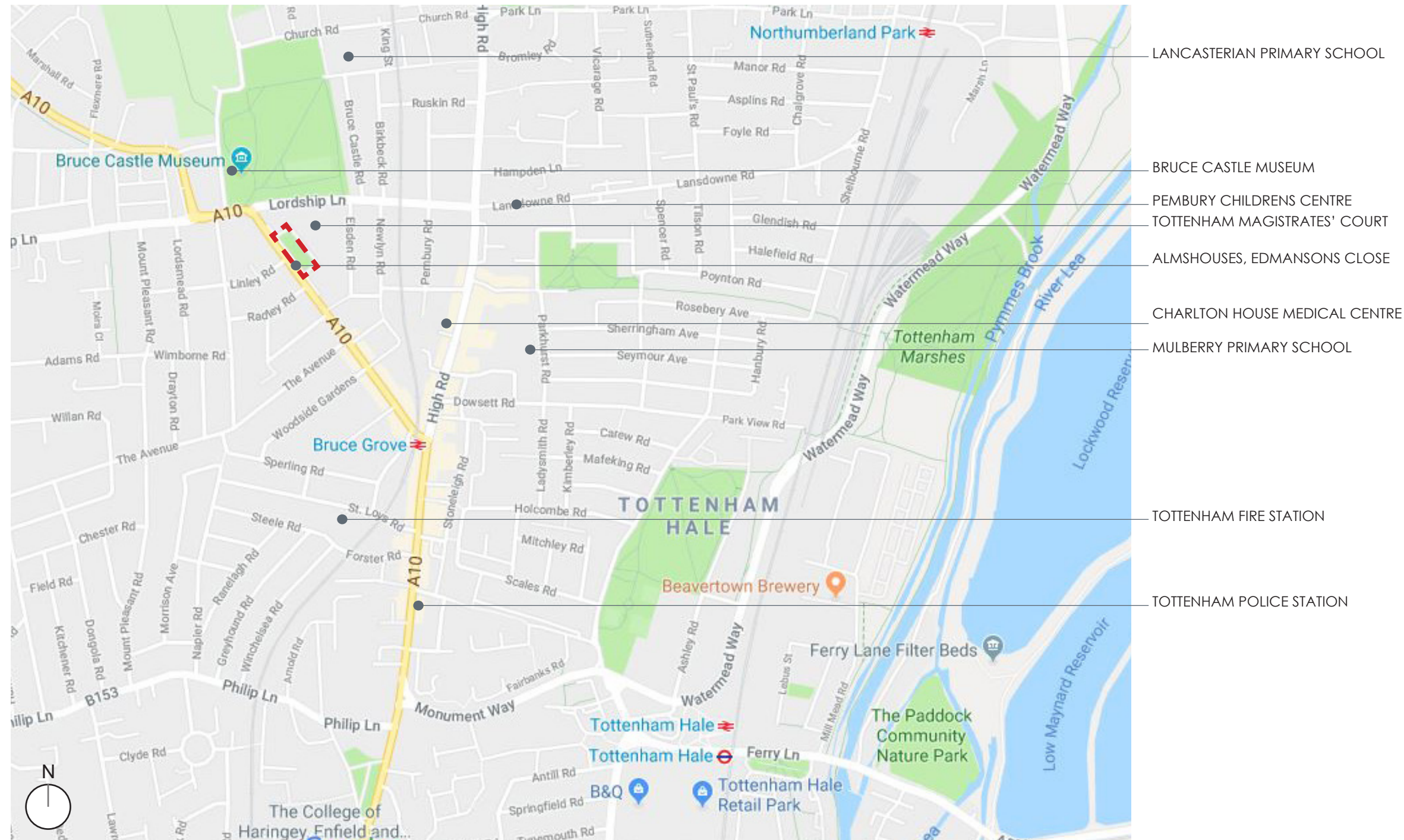
- House Type 1 change: Retain existing rear elevations openings and change door to fully glazed;
- House Types 2 and 3 change: Retain half the existing rear elevations openings and change door to fully glazed (as house type 1).
- Add double glazed doors to the other half to replace sash window and single door;
- Additional PV's have been added to the new build elements of the development;
- ASHPs to be provided to all units other than the 8 x 1 bed almshouses which will utilise electric-combi boilers;
- Floor and wall insulation retrofitted to the almshouses;
- Secondary glazing added to the existing retained windows
- New screens added to south elevation of apartment building for solar shading
- Bike/bin store reduced in height and green landscaped wall added
- Landscaping changes to better integrate the parking spaces

SITE LOCATION

The site is located in a residential area and there are a range of local amenities such as the Bruce Castle Museum, parks, shops and local schools.

Most of the houses were built in the late Victorian or Edwardian Era following the building of the Great Eastern Railway Enfield Branch.

The area is served well by buses and by Bruce Grove railway station (a 10 minute walk from the site), from where trains go to Liverpool Street, Enfield Town and Cheshunt.



SITE LOCATION PLAN WITH SITE IN RED

SITE ANALYSIS

The site which is located in the Bruce Grove Conservation Area, fronts on to Bruce Grove to the south with the buildings wrapped around a relatively flat open lawned quadrangle.

The site is bounded by Lordship Lane to the North, Bruce Grove and Hatham Road to the south. The site has a PTAL of 5 and there is existing informal parking around the perimeter of the green space.

There are important views both into and from the main garden which will be retained, specifically from Lipley Road and along Bruce Grove.

To the rear of the site is Tottenham Magistrates Court (now closed) and further afield, Elsdon Road, a row of terraced Victorian houses whose gardens back onto the former allotment gardens.

In the grounds there is a small laundry building from the 1970s.

To the south is the original gatehouse or lodge building which was the original access point into the site. Adjacent to that is a 1970s infill building providing further accommodation.

Two new access points were built later which allows vehicular entry into the site.

There are a number of cherry trees in the quadrangle and some larger trees to the rear. Shrubs and smaller trees align the site along Bruce Grove.



Key

- Retail
- Bus Stop (Routes: 123 243, 318)
- Existing Carpark
- Surrounding Buildings
- Grade I Listed Building
- Grade II Listed Building
- Industrial Area
- Existing Green Space
- Potential to improve
- Existing Trees (Est size & Position)
TPO's to be confirmed
- Site Boundary
- Focal Point
- Visual Links
- Traffic Noise
- Sports Facility
- Train Station
- Existing Listed Flats in poor condition
- Existing in-fill development
- Conservation Area