

London Borough of Haringey



**Conservation Area No. 6
Bruce Castle**

Conservation Area Appraisal

February 2007

**LONDON BOROUGH OF HARINGEY
CONSERVATION AREA No. 6
BRUCE CASTLE
CONSERVATION AREA APPRAISAL**

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1.0 INTRODUCTION

Statutory Obligations

1.1 The London Borough of Haringey has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as conservation areas any “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*” The designation of a conservation area brings additional protection of trees, control over demolition and development as well as a requirement for a decision maker, in exercising planning powers, to pay “*special attention to the desirability of preserving and enhancing the character and appearance of the conservation area*”.

1.2 The Council is additionally required by The Act to keep conservation areas under review and to formulate and publish from time to time proposals for their preservation and enhancement.

Purpose of the Statement

1.3 Government policy guidance, provided in ‘PPG15: Planning and the Historic Environment’ (PPG15, 1994) expresses the need for local authorities to assess the special interest, character and appearance of conservation areas to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking such assessments and this appraisal of the Bruce Castle Conservation Area has been undertaken in accordance with their advocated approach.

1.4 PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas. In addition the guidance recognises the contribution of traditional surfacing and street furniture to the character of an area.

1.5 The aims of this appraisal are therefore to:

- set out the special architectural and historic interest of the Bruce Castle Conservation Area and to describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to the character;
- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded; and

- identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

1.6 It should be noted that the appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

2.0 AREA OF ARCHAEOLOGICAL IMPORTANCE

2.1 Lordship Lane, Bruce Castle and Park, All Hallows' Church and Churchyard, and the area of 19th Century development to the north of the Park all lie within a designated Area of Archaeological importance.

2.2 Although the present building on the site dates to the 16th Century, Bruce Castle also is the site of an earlier manor house, dating from before 1254, at which time it was described as having a hall, rooms, granges, fishponds and a garden, which would have extended throughout the park. At one point the manor was surrounded by ditches and ramparts.

2.3 The AAI also includes the grounds of All Hallows' Church, which dates from the 14th Century, but is likely to have an earlier foundation as a priest for Tottenham is recorded in the Domesday Book. The present vicarage is on the site of a 16th Century tenement house, known as Awfield Farm.

3.0 PLANNING HISTORY

Designation and Extensions

3.1 The designation of the Bruce Castle Conservation Area was made on 26th March 1976. This sought to protect the majority of the area currently covered by conservation area status. The Conservation Area initially consisted of two sections, which were connected by the extension dated 13th July 1998.

4.0 HISTORY

4.1 This section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

Before 1800

4.2 The area covered by the Bruce Castle Conservation Area is situated immediately to the west of Tottenham High Road. The High Road, which has its origins in the Roman period, represents the successor to Ermine Street, which connected Roman London to

Lincoln and York. The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086 and it is likely that the Manor of Tottenham, which formerly occupied the area now covered by the Conservation Area, was also established during the 11th Century.

4.3 The original Manor of Tottenham was owned by Waltheof, Earl of Huntingdon who, following the Norman Conquest, married William the Conqueror's niece Judith. In 1075 Waltheof was executed for treason and the title 'Earl of Huntingdon' was acquired by his son-in-law David, who later became King David I of Scotland. The Manor subsequently remained in the ownership of the Scottish Royal family until the end of the 13th Century. In 1254 a third of the manor passed to the Bruce (or Bruis) family, from whom the name Bruce Castle originates. In 1301 the family's English landholdings were sequestered by Edward I following the rebellion led by Robert the Bruce, and when he became king of Scotland. It is likely that the medieval manor house once stood on or near the present building of Bruce Castle.

4.4 The present Bruce Castle is a mansion house, which was constructed by Sir William Compton in c.1514. Later in the 16th Century, Henry VIII and Elizabeth I are both thought to have stayed at the house. During the early years the rebuilt manor house was known as Lordship House. In the late 17th Century Henry Hare Coleraine, the 2nd Lord Coleraine and Lord of the manor, renamed the Elizabethan mansion 'Bruce Castle' to reflect the area's Scottish heritage.

4.5 All Hallows' Church, which is situated to the north west of Bruce Castle, is also thought to have been established during the Norman period by David, Earl of Huntingdon (later King David I of Scotland). All Hallows' which replaced an earlier church on the same site (known as All Saints') was constructed during the mid 13th Century. However, the tower and most of the current fabric of the nave date from the 14th and 15th Centuries. Nonetheless, the main structure of the Church remains essentially intact, despite a series of subsequent alterations and restoration, particularly during the 19th Century. Elsewhere within the area now covered by the conservation area, The Priory was built for Joseph Fenton, a Barber Surgeon, in the 1620s. The Priory, which is situated to the south of All Hallows' Church, later became All Hallows' Vicarage.

4.6 Other than Bruce Castle, All Hallows' Church and the adjacent Priory, few buildings were developed within the area now covered by the Conservation Area prior to 1800 as Tottenham comprised a sparsely populated farming community. An exception to this is Bruce Grove, which was laid out and developed with large villas on its western side during the last decades of the 18th Century.

1800-1850

4.7 Prospect Place was laid out in 1822 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 Tottenham increased gradually during the first half of the 19th Century as

new roads were laid out and transportation to Central London improved and became more accessible.

4.8 More large villas were erected on the western side of the newly laid out Bruce Grove (now Nos.1 to 16) during the 1820s and the properties were occupied by wealthy Quaker families. Many of the villas included extensive gardens. Two large villas, Elmslea and Elmshurst, were also constructed in the area during the early 19th Century on Lordship Lane and Bruce Grove. In 1827 Bruce Castle was acquired by the Hill family who established the building as a school, which became highly regarded for its progressive teaching methods. Rowland Hill, the school's first headmaster, was also renowned as a pioneer of the postage stamp. The majority of the Conservation Area remained unchanged during this period and development in Tottenham remained modest until the subsequent arrival of the railways in 1872.

1850-1900

4.9 The population of Tottenham continued to grow steadily during the 1850s and 1860s by approximately 4,000 and 10,000 persons respectively. During the 1860s the Drapers' Almshouses were developed by the Drapers' Company around a green on the eastern side of Bruce Grove. The two storey almshouses were originally erected in 1869 to accommodate sail-makers and became known as the Sailmakers' Almshouses. The Drapers' Company also acquired Elmslea on Lordship Lane and established a school for orphaned girls. The Alderman Staines Almshouses were also constructed by Sir William Staines, a former Lord Mayor of London, in 1868 on Beaufoy Road. The philanthropic properties replaced the Old Almshouses in Jacob's Passage in the Parish of St Giles without Cripplegate, which were sold to enable the development of the Metropolitan Railway in 1868.

4.10 Following the introduction of the Great Eastern Railway in 1872 Tottenham's population grew rapidly and by 1891 it had reached almost 100,000. The Great Eastern Railway line, which included a station at Bruce Grove immediately to the south east of the Conservation Area, connected Tottenham directly with Liverpool Street in the City of London. Furthermore, the introduction of affordable early morning tickets encouraged workers to commute to the City. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. During the latter half of the 19th Century Cemetery Road and Evelyn Place were all laid out and lined with such properties within the area now covered by the Bruce Castle Conservation Area.

4.11 The school which was established within Bruce Castle by the Hill family in 1827 was closed in 1891 and the building was acquired by Tottenham Urban District Council (TUDC). The expansive grounds were subsequently landscaped and the building was developed initially as office space.

4.12 Despite the area's population growth Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19th Century. Consequently, much of the area to the west of the High Road remained undeveloped until the 20th Century.

1900-1945

4.13 By the turn of the 20th Century much of what is now Bruce Castle Conservation Area was laid out and subsequent development has been somewhat limited. In 1904 an electric tram route was introduced to connect Tottenham High Road and Wood Green via Bruce Grove and Lordship Lane. The new tram line acted as a catalyst for development of the area west of Tottenham High Road and Linley Road, Radley Road and Elmhurst Road were laid out and the western side of the northern part of Bruce Grove developed during the early decades of the 20th Century. In 1905, the 17th Century Priory, situated on Church Lane, was converted into the All Hallows' Vicarage. In addition, tennis courts, a bowling green and a golf putting green were introduced to Bruce Castle Park during this period, whilst Bruce Castle itself was opened as a Museum in 1906.

4.14 On the west side of Church Lane within Tottenham Cemetery enclosure The Lodge, a brickwork cottage in Victorian Gothic style, was built close to the entrance to the Cemetery.

1945 to present day

4.15 The area surrounding Bruce Castle suffered little from bomb damage during the Second World War. Subsequent development has, therefore, been limited in extent and most has involved minor alterations to existing buildings. For example, Elmslea on Lordship Lane was demolished to provide a magistrates court in the decade following the war, whilst between 1977 and 1979 the Drapers' Almshouses were modernised and extended to provide sheltered housing. Bruce Castle Court was also constructed during the mid 20th Century. On Beaufoy Road, William Atkinson House and William Rainbird House, were built with much opposition at the time in the 1970s. During this period John Betjeman successfully helped to stop a major road being built along Church Road, pulling down everything in its path.

5.0 CHARACTER AND APPEARANCE OF THE AREA

5.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form) character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of prevailing land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

5.2 The assessment of the character and appearance of the area is based on the present day situation. Interest in an area may consequently derive from the combined effect of subsequent developments that replaced the earlier fabric as well from the original remaining buildings and street pattern and open spaces.

5.3 There is a presumption to retain buildings that make a positive contribution to the character of the area. Buildings considered to be examples of high quality modern or distinctive design may also be judged as making a positive contribution to the character of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform with the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgment.

Topography

5.4 Bruce Castle and Park and its immediate surrounding area are relatively flat. However, there is a shallow slope down Bruce Grove towards Bruce Grove Station and Tottenham High Road.

Urban Grain

5.5 The Conservation Area is characterised by the juxtaposition between Bruce Castle Park and the surrounding area. The large park, which forms the centre of the Conservation Area and is dominated by its most distinguishing landmark, Bruce Castle, is characterised by its sense of openness. The streets to the north of the park are primarily lined with buildings of a domestic scale, whilst the area to the west comprises a mix of religious and educational buildings and smaller residential properties. Immediately to the south of the park, Bruce Grove is lined with a range of residential properties, including the Drapers' Almshouses, which surround an open green space. The southernmost section of the Conservation Area, which extends down Bruce Grove towards Tottenham High Road, is characterised by larger villas and commercial premises.

Sub-Areas

5.6 Bruce Castle Conservation Area is focused upon a comparatively small geographical area, but it is relatively diverse in character and appearance. It can be divided into reasonably distinct component parts and for the purposes of this assessment four sub-areas have been defined reflecting areas that exhibit a distinctive and definable character and appearance. The common characteristics of the sub-areas are broadly a function of the relationship between the following factors: land use; density of development; scale and style of buildings; construction materials; period of development and the influence of trees, planting and open spaces.

5.7 The townscape and character of the Conservation Area is relatively complex owing to the range of formative factors that have influenced its development. Consequently, there are isolated exceptions to the overall character of each sub-area and examples of buildings and spaces that differ from the overriding character of the area. Similarly, there are instances where buildings of a similar style, scale and period are located within different

sub-areas. Therefore, within each sub-area, each building or consistent group of buildings are discussed in turn.

5.8 The following sub-areas have been identified and are shown on Plan 1: Their character and appearance are defined in detail in the subsequent text. The sub-areas are:

1. Bruce Castle and Park

(The open green space surrounding Bruce Castle);

2. Prospect Place, Church Road, Cemetery Road & Beaufoy Road

(The residential area to the north of Bruce Castle Park);

3. All Hallows and Environs

(The area to the west of Bruce Castle Park surrounding All Hallows Church);

4. Lordship Lane and Bruce Grove

(The area to the south of Bruce Castle Park towards Tottenham High Road).

Sub-Area 1. Bruce Castle and Park

5.9 Bruce Castle is Haringey's Museum and archives services, containing the Borough's official records and exhibits of historical artifacts. It is a grand three-storey Grade I listed mansion, which forms the Conservation Area's primary landmark. Architecturally it is a composite building, which dates from the early 16th Century but was subsequently remodeled during the late 17th and 18th Centuries. The building's principal southern elevation is constructed of red brick, with prominent stone quoins. The façade is dominated by an ornate central porch, with stone quoins, pink-painted pilasters and a balustrade at second floor level. The porch is surmounted by a tower which includes a large clock and a prominent white cupola. The porch is flanked by hexagonal bays which rise to second floor level. The building's symmetry is disrupted by an 18th Century addition, which adjoins the Castle to the east. This eastern wing is constructed of darker brick than the main façade and has the appearance of an unadorned Georgian house. The east wing is designed as though it is a free standing building with its own principal façade (facing east) instead of an extension to the main/original building. The eastern elevation is not symmetrical due to its off-centre doorway and arched window at first floor level. However, the regular fenestration and horizontal brick banding/ stringcourses create a relative uniformity which adds balance to the elevation. The flank and rear elevations are also constructed of dark stock brick and include red brick lintels and arched window surrounds. The Castle also includes a three-storey north western extension which was added in the late 19th Century.

5.10 Immediately to south west of the Castle is a circular red brick tower (also listed Grade I), which is approximately 8m in height and is believed to date from the early 16th Century. The tower incorporates blank pointed arches, single brick corbels and a castellated parapet. Its original purpose is uncertain, but the tower is of architectural and archaeological interest and complements the appearance of the Castle.

5.11 The surrounding park forms an attractive landscaped space, which provides the area with a sense of openness. It is designated in the Council's UDP both as Metropolitan Open Land and as a Local Listed Historic Park. Mature deciduous trees dominate the park and line the pedestrian pathways, which traverse the green space. The park's main east-west axis, which appears to have previously formed a processional route leading from King's Road to All Hallows' Church, is flanked by mature London Plane trees. The entrances to the park on Church Lane, King's Road and Lordship Lane are defined by brick and stone gate piers with decorative cast iron gates. The park is enclosed by brick walls, cast iron railings and granite sets. The southern boundary to the park which lines the northern side of Lordship Lane is defined by a tall red brick wall in Flemish bond (listed Grade II), which formerly bounded the kitchen garden serving the Castle. The brick wall facing onto Church Lane that forms the western boundary to the park appears to be 17th Century and is also listed Grade II.

5.12 The Holocaust Memorial Garden is situated to the south east of Bruce Castle. The circular memorial garden, which is attractively landscaped and surrounded by cast iron railings, makes a positive contribution to the area's appearance. It is adjoined to the east by a single-storey park keeper's cottage, which is constructed of London stock brick with red brick dressings and has a pantiled roof. The cottage, which is currently used for storage purposes and the park's staff room, is surrounded by a densely planted area.

5.13 A modern pavilion (built c.1999/ 2000 and currently used by the Bowls Club) with a prominent interlocking mono-pitch roof and timber-clad walls is situated in the south eastern corner of the park. It is of some architectural merit and makes a positive contribution to the area's character and appearance. A bowling green, public tennis courts and a basketball court surround the pavilion; but the tennis and basketball courts are in a relatively poor state of repair. Further north, a children's play area is located to the south of the park's Church Lane gateway.

Sub-Area 2. Prospect Place, Church Road, Cemetery Road & Beaufoy Road

5.14 The streets to the north of Bruce Castle Park are primarily lined with cottages which provide the area with a domestic, village-like scale. The cottages, which are mostly of Victorian origin, are interspersed with larger, more recent residential apartment buildings which are of limited architectural interest. Much of this sub-area is dominated by Tottenham Cemetery, which covers an area of approximately 20 hectares to the north of the churchyard and which forms a separate Conservation Area. Views into and out of both of these Conservation Areas are significant and when viewed from the west end of Church Road the character and appearance of the immediate area is one of historic buildings set in a dominant green landscape.

Prospect Place

5.15 The cottages in Prospect Place date from the late Georgian period (1822), built at a time when they looked over open fields (hence the name 'prospect'). It is accessed from Church Road immediately to the east of the entrance to the Cemetery, which is defined by ornate stone gate piers, and provides access to Beaufoy Road to the east. The pathway

access is lined on its eastern side by a row of 5 pairs of Grade II listed semi-detached cottages. The central pair have a datestone set in the front pedimented gable which reads 'Prospect Place 1822'. The cottages are 2 storeys high, each with 1 window to the frontage at ground floor and at first floor levels. They are constructed in yellow stock brick walls with flat gauged arches over white painted vertically sliding sash windows. They have slated pyramid roofs (Nos. 5 & 6 have a front gable) up to a brickwork central chimney stack with terracotta pots. From the front pathway they appear as five square brick boxes set out in a row 3 metres apart, with 5 metre deep small front gardens. They are very small simple dwellings of 2 rooms on each floor, originally all having a mono-pitch scullery extension at ground floor level at the rear. The houses have a side entrance leading directly into the living room.

5.16 When Nos. 1 to 10 Prospect Place were listed as a group in 1949 it was noted that they had suffered severely from alterations in recent years. The description stated that the frontages of all but 4 of the cottages had been stuccoed or pebbledashed and that 2 of the remaining 4 had their facing brickwork painted, that many windows had been changed to casement windows, and that most of the entrance doors had been modernized or enclosed in porches of varying design. Regrettably, since 1949 there have been further unsympathetic interventions including, in one instance, the installation of replacement uPVC (plastic) windows. Accordingly, whilst Prospect Place still retains its historic interest, its architectural interest and overall visual cohesion has been very significantly diminished. Prior to these unsympathetic alterations Prospect Place would have appeared as an attractive group immediately to the east of Tottenham Cemetery.

Church Road

5.17 The Antwerp Arms, No.168 Church Road, is a two-storey public house with a projecting single storey frontage at ground floor level. The public house, which was originally built as two properties, has a traditional red painted frontage that includes bow windows and decorative lanterns, a cream painted façade at first-floor level and a slate roof. The Antwerp Arms is adjoined to the east by Nos. 158 to 168 Church Road, a consistent two storey terrace of simple Victorian dwellings which overlook Bruce Castle Park. The dwellings are constructed of London stock brick with white painted banding and a projecting cornice. All retain their traditional timber sash windows. The properties form an attractive and restrained group that respects the setting of the park. The adjoining public house reflects the scale and proportion of the terrace.

Cemetery Road

5.18 Cemetery Road is a short cul-de-sac which is terminated at its northern end by the ornate gate piers of Tottenham Cemetery which date from 1858. The view north along this street is also dominated by the cemetery's dense tree cover and planting beyond the gates. It is lined with a range of two storey Victorian dwellings and three storey apartment buildings of mid to late 20th Century origin.

5.19 No. 158A Church Lane, on the western side of Cemetery Road, is a two storey detached property of late 20th Century origin. It is constructed of orange brick with red

brick lintels and has a slate mansard roof which includes regularly spaced dormer windows. To the north, Nos. 1-15 Cemetery Road form a visually attractive uniform terrace of two storey Victorian dwellings which are constructed of London stock brick with red brick dressings and have pantiled roofs. The properties all retain timber sash windows and have brightly painted front doors within arched surrounds. They are set behind small front gardens which are surrounded by a low white-painted picket fence and form a group of notable, if modest, houses.

5.20 On the eastern side of the road, Nos. 8 to 10 Cemetery Road form a pair of identical Victorian terraced dwellings. The properties are constructed of London stock brick with red brick window surrounds and have prominent white lintels. Whilst No. 10 Cemetery Road retains traditional sash windows and a slate roof; No. 8 has unsympathetic windows and a modern tiled roof. Nonetheless, both dwellings make a positive contribution to the streetscene.

5.21 Both of the groups of Victorian properties (Nos. 1 to 15 and 8 to 10 Cemetery Road) previously formed component parts of longer terraces and both groups currently have visually unattractive, exposed southern flank elevations. The single storey substation building situated adjacent to No. 8 Cemetery Road detracts from the character and appearance of the street.

5.22 The southern section of the eastern side of Cemetery Road is fronted by the three storey blocks of flats which comprise William Atkinson House. The late 20th Century blocks are of limited architectural merit, but they are clad in facing brickwork and have shallow pitched roofs.

Beaufoy Road

5.23 Beaufoy Road is a residential street which forms the eastern boundary to the sub-area. Like the adjacent streets, the eastern side of the road is primarily lined with Victorian terraced dwellings which afford Beaufoy Road a domestic scale. At the southern end of the street, however, the junction with Church Lane is dominated by the two mid 20th Century blocks of flats comprising William Atkinson House and William Rainbird House.

5.24 The southernmost blocks of William Atkinson House, surround a grassed courtyard and are, therefore, set back from Beaufoy Road. Consequently, this section of William Atkinson House is less imposing in impact and a greater sense of openness is experienced on Beaufoy Road than on the adjacent streets. Opposite, William Rainbird House fronts directly onto the street.

5.25 To the north of William Atkinson House, Nos. 25 to 37 Beaufoy Road form a uniform terrace of Victorian two storey dwellings. The properties are constructed of London stock brick and have recessed entrances and white-painted lintels. The majority remain largely intact, but some of the dwellings now have modern windows and roof tiles and include satellite dishes, that somewhat disrupt the consistency of the group. Despite this they make a positive contribution to the Beaufoy Road streetscape.

5.26 Nos. 39 to 51 Beaufoy Road are Grade II listed houses arranged in three groups around a secluded garden, with the rear elevations to Nos. 49 and 51 facing Beaufoy Road. The two storey properties, which were originally erected in 1868 as almshouses by Sir William Staines, a former Lord Mayor of London, were originally known as Alderman Staines Almshouses and replaced almshouses in the parish of St Giles without Cripplegate. The properties are constructed of London stock brick with stone dressings and have slate roofs, with prominent gables and tall chimneys. The main garden elevations incorporate large casement windows with painted stone surrounds at ground floor level and traditional black-painted front doors. The gable to No. 45 includes a plaque bearing the name of the buildings' benefactor. The garden is well planted and attractively landscaped and is lit by a traditional cast iron lamp standard. The group of properties are of distinct architectural merit and, together with their well maintained central garden, form an attractive group which makes a positive contribution to the conservation area's character and appearance.

5.27 Nos. 53 to 65 Beaufoy Road, at the northern end of the section within the conservation area, form a consistent terrace of properties which are of early 20th Century origin. The dwellings are constructed of London stock brick with red brick banding and lintels and slate roofs. Their Beaufoy Road elevation incorporates projecting porches which have prominent blue-painted gables and front doors. The dwellings remain largely intact and form a uniform group making a positive contribution to the Beaufoy Road streetscene.

Sub-Area 3. All Hallows' and Environs

5.28 A very relevant observation on the character and appearance of the area is described by Cherry and Pevsner (1998). "*The parish church and the neighbouring manor house and park of Bruce Castle, together with the wide expanse of cemetery stretching north from the churchyard, give this corner of Tottenham an unexpected rural feel*". The area to the west of the park is dominated by the Grade II* listed All Hallows' Church, and its surrounding churchyard. Immediately adjacent is the Grade II* listed The Priory. There are educational and community buildings on All Hallows' Road, and Bedwell Road, at the western limits of the Conservation Area, is lined with terraced residential properties.

Church Lane, north of All Hallows' Road

5.29 All Hallows' Church is set within a densely planted churchyard opposite the north western corner of Bruce Castle Park. The medieval church, originally constructed in the 13th Century, has subsequently been altered and enlarged during the Victorian period by the architect William Butterfield. Accordingly, Cherry and Pevsner (1998) note that the church is "*memorable for its contrasting building materials each characteristic of its date.*" The church's largely unadorned nave is constructed of rubble stone and has a red clay tile roof, whilst the prominent two storey entrance is constructed of red brick with diaper work and stone dressings. The tower, at the western end of the nave is constructed of stone and dates from the 14th Century. The upper section of the tower was added during the 18th Century and is constructed of dark brick. The church's eastern gable elevation, which dates from the mid 19th Century, is constructed of red brick with diaper work and includes a

large arched window with geometrical bar tracery. The elevation has a prominent role in the Church Lane streetscape.

5.30 The Church is set within its churchyard which contains a range of gravestones, memorial structures and sarcophagi. It includes mature trees and dense planting at its periphery, and has a low red brick boundary wall.

5.31 To the south of the Church, The Priory appears as a handsome early Georgian detached house, but it is of Jacobean origin, built in 1620, and is listed Grade II*. The grand house has a dark brick façade with red brick dressings and a steep clay tile roof. It has a prominent arched entrance with a white-painted Doric doorcase, which is surmounted by a stone motif incorporating Latin text. The Priory's flank elevation, which forms the southern boundary to the adjacent churchyard, incorporates a square paneled timber frame wall. The house is set within a well maintained mature garden, which is surrounded by a 2.5 metre high red brick wall. The entrance into The Priory is via a large ornate cast iron gate that is flanked by tall square gate piers which are surmounted by stone caps with Classical cornices and large ball finials. The gate, which dates from the 18th Century, was constructed by local blacksmith George Buncker. The mature trees in the garden and in the vicinity of the property make a notable contribution to the character and appearance of this part of the conservation area.

All Hallows' Road and The Roundway

5.32 All Hallows' Road and The Roundway form the southern boundary to this sub-area of the conservation area. The buildings to the north of the roads are educational and community related buildings of varying origin, appearance and architectural interest. They are viewed in the setting of the mature London plane trees lining the roads and the backdrop provided by the mature vegetation within All Hallows' Churchyard and adjacent cemetery. The Roundway, lined with wide grass verges and trees, is a busy road which forms part of the boundary to the conservation area.

5.33 A community hall, the Tottenham Scouts' Centre, is located at the junction between Church Lane and All Hallows' Road. The hall is a two storey building which has an orange brick façade with grey timber-clad panels, large banks of modern windows and a shallow sloping roof. The building is of limited architectural merit and has a detrimental impact on both the setting of The Priory and the character and appearance of the conservation area.

5.34 To the west of the community hall, is Risley Avenue Infants and Junior School. The easternmost school building has one storey constructed of brown brick plus an attic level within a prominent red-tiled gabled roof. It is set behind tall green-painted railings and sits harmoniously within the streetscene.

5.35 No. 309 The Roundway is a two storey Edwardian property which is a local listed building of merit that formerly served as the Risley Avenue School Caretaker's House. It is constructed of brown brick with red brick dressings and has a pebble-dashed first floor level and a hipped slate roof. The entrance is surmounted by a carved stone tablet which

indicates the property's former use. The façade is dominated by the house's bright yellow windows. The former caretaker's house makes a positive contribution to the character of this part of the conservation area.

5.36 The main building of the Risley Avenue Primary School, which fronts The Roundway is an attractive school building of early 20th Century origin. The two-storey building is a local listed building of merit constructed of brown brick with a roughcast first floor level and has red brick detailing and bright yellow, arched windows. The school's red-tiled roof is surmounted by a small white painted cuppola. The school and the adjacent former Caretaker's House are surrounded by a low London stock brick wall and blue railings.

Bedwell Road

5.37 Bedwell Road is a cul-de-sac situated to the west of the Risley Avenue School which is lined with terraces of Edwardian properties. The northern end of Bedwell Road is terminated by dense vegetation situated within Tottenham Cemetery. The road continues to the rear of the Risley Avenue School, to provide access to a long, visually unattractive car parking area. Views of the All Hallows' Church tower are glimpsed from this northern section of the road.

5.38 On the western side of Bedwell Road, Nos. 1 to 11 and 13 to 19 form two groups of two-storey properties. The dwellings have white-painted, pebble-dashed facades and hipped, pan-tiled roofs. No. 19, at the northern end of Bedwell Road, has a brightly painted green facade and a contemporary side entrance bay that are unsympathetic to their setting. The dwellings are of limited architectural interest and form the eastern edge of a substantial early 20th Century housing development. In contrast, Nos. 2 to 38 Bedwell Road form a long symmetrical terrace of attractive Arts and Crafts style dwellings. The two storey Edwardian properties are constructed of red brick and have a hipped, pan-tiled roof. The façade to the properties at the centre of the terrace, Nos. 18 to 20 Bedwell Road, includes a projecting gable.

Church Lane, south of All Hallows' Road

5.39 A group of three buildings fronting the western side of Church Lane is included within the conservation area boundary to the west of Bruce Castle Park. At the northern end of this group Parkside School is a grand two storey property of the Victorian period (originally known as 'Prioryside', and owned by Albert Hill, headmaster of Bruce Castle School). It is a local listed building of merit constructed of London stock brick with a white-rendered square bay and has a hipped slate roof. This property, which is set within well planted landscaped grounds, was built as a dwelling and is currently used as a preparatory school. It is of architectural and townscape merit and makes a positive contribution to the character of the Church Lane streetscene. Unfortunately, its immediate setting to the south is poor because of the adjoining two visually obtrusive garages and associated forecourts that are also included within the conservation area boundary. These are of no architectural significance or historical interest and have a detrimental impact on the character and appearance of this part of the conservation area.

5.40 On the east side of Church Lane to the north of Bruce Castle is a 1950s single storey brickwork modernist style structure. It is a redundant public conveniences building currently in a dilapidated condition. On the south west corner of Church Lane is an early 20th Century brickwork and stonework electricity sub-station. Whilst it serves a utilitarian function it is a simple handsome structure of 2 storeys in height with a long double pitched roof.

Sub-Area 4. Lordship Lane and Bruce Grove

5.41 The sub-area to the south of Bruce Castle Park is relatively varied in character and larger than the other sub-areas. It is centred on Bruce Grove, a busy local road which follows the route of a former avenue leading to Bruce Castle from Tottenham High Road, and also includes part of Lordship Lane. The northern section of Bruce Grove is lined primarily by residential dwellings, of varying origin and appearance. Further south, towards the High Road, Bruce Grove is fronted by larger villas, many of which include commercial units of varied appearance at ground floor level.

Lordship Lane

5.42 Lordship Lane crosses the Conservation Area immediately to the south of Bruce Castle Park. It is a busy local road, which connects Tottenham High Road to the east with Wood Green to the west. The northern side of the road is lined with the Grade II listed 2 metre high red brick wall, within sub-area 1. The southern side of Lordship Lane is fronted by institutional buildings and apartment blocks to the east of the busy roundabout at the junction with Bruce Grove and by a range of commercial premises to the west.

5.43 At the eastern end of the section of Lordship Lane within the conservation area is Enfield and Haringey Magistrates Court, a Grade II listed building of two storeys plus an attic level built on the site of a large 19th Century villa called Elmslea. The building is constructed of red brick and has a steeply sloping hipped slate roof. Its façade includes an arched entrance, large casement windows and stone banding and is set back from the road behind a large lawn and is surrounded by a low red brick wall and decorative cast-iron railings. The 19th Century wall to the east of the Magistrates Court is the original boundary wall of Elmslea, and is a local listed building of merit. It and the court building make a positive contribution to the Lordship Lane streetscene. To the west of the Magistrates Court, the associated Probation Office, No. 71 Lordship Lane, is a two storey building of late 20th Century origin which is of no architectural merit. It is constructed of pale brick and has large modern windows and a tiled roof.

5.44 At the junction between Lordship Lane and Bruce Grove, Bruce Castle Court consists of three apartment blocks, which are set at varying angles to the road. Whilst the blocks, are possibly of 1950s origin they are of 1930s Art Deco style and are local listed buildings of merit. They are constructed of dark brick with cream painted banding and have curved façades with projecting central entrance bays and stairwells. They are in the imaginative modernist tradition and their diagonal form of layout on the site takes account of their setting on the corner facing Bruce Castle. It is regrettable that their original steel

Critical windows have been replaced by upvc windows to the detriment of their original architectural integrity, but despite this Bruce Castle Court makes an interesting contribution to the street scene. The frontage trees are a notable feature.

5.45 On the western side of the roundabout at the junction between Lordship Lane and Bruce Grove, Nos. 119 to 125 Lordship Lane form a curved terrace of Victorian buildings, the majority of which have retail units at ground floor level. The buildings are constructed of London stock brick with red brick banding, prominent white lintels and slate roofs with decorative cast iron crestings at parapet level. They are all local listed buildings of merit. The shopfronts to Nos. 119, 121 and 123 remain largely intact, retaining traditional pilasters, corbels, cornices and stallrisers. Unfortunately, the façade to No. 125 includes poorly integrated signage and large picture windows. To the west of this group, No. 127 Lordship Lane is a single storey garage building with projecting fascia signage and an area of hardstanding which is used for car parking.

5.46 At the conservation area's western boundary, the Elmhurst Hotel and Public House (No. 129 Lordship Lane) defines the junction with Broadwater Road. The public house, which is of 1903 origin and is locally listed, is constructed of red brick with timber framed detailing at roof level. The building's richly detailed façade incorporates leaded windows, stone mullioned windows and stone surrounds at ground floor level, bas relief panels of working men and women at first floor level, and decorative pargetting to upper parts. It also has a complex tiled roofscape that includes a corner turret. The wall to the east of the Elmhurst is also local listed.

Bruce Grove

5.47 Bruce Grove, which forms the centre of this sub-area, is relatively varied in character and appearance. The northern section of the road is lined with terraces of Edwardian residential properties on the west side and Victorian almshouses on the east. The green space which is surrounded by the almshouses provides the northern section of the street with a sense of spaciousness. In contrast, the southern end of the street has a more diverse urban character as it becomes increasingly commercial in nature in the vicinity of Tottenham High Road. The local listed Bruce Grove station and rail bridge across the southern end of Bruce Grove and the elevated railway line which adjoins the conservation area's south eastern boundary also have a significant influence on the character of Bruce Grove. In addition, Bruce Grove is lined with new traditionally designed cast iron lamp standards and clusters of mature trees, which further contribute to the character of the street.

5.48 On the east side of Bruce Grove, the Drapers' Almshouses (Nos. 1 to 61 Edmansons' Close), the Chapel and the Lodge to the south east of the Almshouses are all Grade II listed buildings. The almshouses, which were designed by Herbert Williams and date from 1868-9, comprise three groups of two storey cottages which surround an open grassed space. They are constructed of London stock brick with red and black brick window arches and slate roofs. Their facades also incorporate richly detailed gabled dormers and wooden porches with hipped roofs. The terrace fronting the eastern side of

the garden includes a chapel which is constructed of London stock brick with red brick dressings, tracery windows and a stone portico. The chapel's steeply sloping slate roof incorporates a prominent angled fleche. The almshouses form a consistent well preserved group of dwellings which, along with the associated chapel and garden, make a positive contribution to the character and appearance of the conservation area.

5.49 Nos. 38 to 41 (consecutive), Nos. 46 to 54 (consecutive) and Nos. 57 to 67 (consecutive) are all local listed buildings of merit. On the west side of Bruce Grove, Nos. 49 to 67 form a terrace of Edwardian dwellings which were originally constructed of red brick, although several have been unsympathetically painted. The majority of the dwellings have square bays at ground and first floor level which are surmounted by triangular gables, several of which incorporate Tudor-style half-timber detailing. The central pair of properties, Nos. 55 & 57 Bruce Grove are constructed of stock brick and have hexagonal bays which are surmounted by hipped gables. The dwellings also have balconies surmounting their recessed entrances.

5.50 To the south of Linley Road, Nos. 38 to 48 and Nos. 27 to 37 Bruce Grove form two groups of terraced dwellings similar in character and appearance to the Nos. 49 to 67. They are constructed of red brick with decorative white rendered window surrounds and square or hexagonal bays surmounted by triangular or hipped gables, many of which incorporate Tudor style half-timber detailing.

5.51 The properties comprising the three groups lining this section of the western side of Bruce Grove are of varying condition and appearance and a significant number have lost their traditional sash windows, front doors or slate roofs. The front gardens of the properties and their boundaries are also of varied condition. However, despite the unsympathetic alterations to some houses the majority of properties form a positive contribution to the character and appearance of the streetscene.

5.52 To the south of the almshouses on the east side of the road, the Nurses' Home at No. 68E Bruce Grove is a two storey detached building which is constructed of pale brick and has a hipped roof. The building is visually unattractive and has a detrimental impact on the Bruce Grove streetscene.

5.53 Nos. 68A to E Bruce Grove, on the southern side of the junction with Hartham Road, form a group of two storey Victorian buildings with single storey retail units at ground floor level. The properties are constructed of London stock brick with red brick and white rendered detailing. The façade to No. 66A also incorporates a decorative shaped parapet and pargetting. Unfortunately, the properties' ground floor retail units relate poorly to the buildings and have a detrimental impact on the streetscene.

5.54 The remainder of the Bruce Grove frontage between Hartham Road and Woodside Gardens consists of two groups of three storey Victorian properties with retail units at ground floor level (Nos. 67 to 88 and Nos. 89 to 103 Bruce Grove). These relatively consistent buildings are constructed of London stock brick with red brick dressings and have prominent white rendered lintels. Whilst many of the dwellings have been unsympathetically altered, overall the terraces are of architectural merit and make a

positive contribution to the character and appearance of the Bruce Grove streetscene. Unfortunately, most of the ground floor retail units are poorly integrated with their Victorian buildings. Several of the units retain traditional pilasters and corbels, but most now have large picture windows and unsympathetic brightly coloured fascia signage.

5.55 Forest Gardens Mews, at the rear of Nos. 66 to 87 Bruce Grove, is a group of two storey former stable buildings of late Victorian origin. They are constructed of red brick and have slate roofs and have recently been renovated. The courtyard is a brick paved area of inconsistent quality, that detracts from the setting of the properties.

5.56 Nos. 105 to 109 Bruce Grove, to the south of Woodside Gardens, are a terrace of Victorian properties with retail units at ground floor level, identical in form to those at Nos. 67 to 88 and Nos. 89 to 103 Bruce Grove. They are of distinct architectural merit, although they have been subject to alterations. However, the retail units at ground floor level generally detract from the streetscene.

5.57 Further south, Nos. 105 to 116 Bruce Grove comprise 'The Regency' shopping parade which was constructed in 1923. The uniform, two storey parade is constructed of London stock brick with arched red brick window surrounds and has a cast iron balustrade at roof level. The central property, No. 113 Bruce Grove, incorporates a raised parapet bearing the name of the parade and the date of its construction. Unfortunately, most of the ground floor retail units have been unsympathetically altered and detract from the Bruce Grove streetscene.

5.58 To the south of the Regency shopping parade, the former Bruce Grove Cinema building, Nos. 117 & 119 Bruce Grove, is an imposing three storey building which is a local listed building of merit constructed of red brick with concrete panels. The auditorium of the building has a typical blank cinema elevation facing the street that has been partly relieved by the inclusion of tall rendered panels. It has full height red brick pilasters and a simple parapet above a painted stucco ground floor. The cinema entrance bay has Classical stucco detailing with a large arched window above the entrance canopy, now unfortunately blocked. At roof level there remain the remnants of an original circular domed Tuscan temple and ball finials that formed the focal point of the corner of the cinema in views along Bruce Grove and Moorfield Road. Future reinstatement of this missing feature would be a great visual asset to the street scene that will be encouraged. The adjacent white-rendered building and the Grade II listed public convenience building and cast iron railings are within the Bruce Grove Conservation Area.

5.59 All of the buildings on the west side of Bruce Grove from No. 1 to No. 16, including the wall to the north of the garden of No. 16 fronting The Avenue, are Grade II listed buildings. Nos. 1 to 4 (consecutive) are early 19th Century three storey properties that are contemporary with the villas to their north. These buildings were originally constructed of London stock brick, although the facades of Nos. 2 to 4 are now rendered. The properties have relatively unadorned façades, but now include later single storey forward projecting retail units at ground floor level, most of which have a detrimental impact on the street scene. The adjacent 'Station Buildings' at the junction between Bruce Grove and Moorefield Road is a visually attractive two storey red brick building with a hipped slate roof

and large leaded windows at first floor level. The building, which has a restaurant at ground floor level, successfully defines the junction and makes a positive contribution to the streetscene.

5.60 To the south, on Moorefield Road, is Holly Cottage, the former Station Master's House that is a local listed building. It is a two storey Victorian building constructed at the same time as Bruce Grove Station, (1870s) also local listed but within the adjoining Bruce Grove conservation Area. It is built of London stock brick with red brick dressings and has a slate roof. Although it is set behind a tall London stock brick wall it makes a positive contribution to this section of the conservation area. The area to the rear of Nos. 1 to 6 Bruce Grove which formerly comprised the properties' private gardens is now occupied by a timber yard and a post office sorting office, both of which are included within the conservation area boundary. These depots, accessed from Moorefield Road, are of no architectural merit or historical interest and have a detrimental influence on the character of the conservation area.

5.61 On the western side of Bruce Grove, Nos. 5 to 16 are grand pairs of symmetrical Grade II listed villas built in the late 18th and early 19th Century. No.7 has an English Heritage Blue Plaque on its elevation commemorating Luke Howard, 'The Man who named the Clouds'. The substantial, three-storey buildings with basements are constructed of London stock brick and have slate roofs set behind parapets. Their facades include timber sash windows, which at ground floor level are set within decorative recessed arches. These were originally very handsome houses but, unfortunately, have suffered sustained and extensive alterations and extensions, sub-divisions and conversions into flats or offices. Some good original fanlights remain over the entrance doors at Nos. 6, 8, 13 & 14. Nos. 13 to 16 remain the least spoilt of the group. Woodside Gardens is framed on each side by the symmetrical massing of these villas, with the end bay elevations of No. 12 and No. 13 set back from the main facades and lower in height by one floor. Unfortunately, most of the original front gardens have been paved over to provide forecourts that are used for car parking with the loss of the mature planting and trees that were part of their elegant character. Nonetheless, they are of considerable historic and architectural distinction and make a positive contribution to the Bruce Grove streetscene.

6.0 AUDIT

Introduction

6.1 The following audit of the fabric of the Bruce Castle Conservation Area details the statutory listed buildings and local listed buildings of merit that contribute to the area's character and appearance, identify elements of streetscape interest and also identifies buildings and other elements that detract from its character and appearance. Plan 1 identifies the statutory listed buildings and local listed buildings within the sub-areas of the conservation area.

STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Beaufoy Road (west side)		
Nos. 39 to 51 (odd)	10.05.74	II
Bruce Grove (east side)		
Drapers' Almshouses (Nos. 1 to 44 consecutive)	24.05.71	II
Chapel at Drapers' Almshouses	24.05.71	II
Lodge to south east of Drapers' Almshouses	24.05.71	II
Bruce Grove (west side)		
Nos. 1 to 4 (consecutive)	10.05.74	II
Nos. 5 & 6	7.02.74	II
Nos. 7 & 8	10.05.74	II
Nos. 9 & 10	15.10.71	II
Nos. 11 & 12	10.05.74	II
Nos. 13 & 14	22.07.49	II
No. 15A	10.05.74	II
Nos. 15 & 16	22.07.49	II
Wall to north of garden of No.16 fronting The Avenue	10.05.74	II
Church Lane (west side)		
Parish Church of All Hallows'	22.07.49	II*
The Priory (now All Hallows' Vicarage)	22.07.49	II*
Boundary wall and gates to The Priory	10.05.74	II*
Church Lane (east side)		
Wall along western boundary of grounds of Bruce Castle	10.05.74	II
Lordship Lane (north side)		
Bruce Castle	22.07.49	I
Tower to south west of Bruce Castle	22.07.49	I
South boundary wall to Bruce Castle Park	10.05.74	II

Lordship Lane (south side)
Tottenham Magistrates' Court 30.07.04 II

Prospect Place (east side)
Nos. 1 to 10 (consecutive) 22.07.49 II

LOCAL LISTED BUILDINGS OF MERIT

Address **Date First Listed**

Beaufoy Road (west side)
Nos. 53 to 65 (odd) 27.01.97

Bruce Grove (west side)
Nos. 38 to 41 (odd) 27.01.97
Nos. 46 to 54 (odd) 27.01.97
Nos. 57 to 67 (odd) 27.01.97

Bruce Grove (east side)
Nos.117 & 119 (former Cinema) 27.01.97

Cemetery Road (west side)
Nos. 3 to 15 (odd) 11.06.73
Cemetery Gates 27.01.97

Church Lane (west side)
Parkview Prep. School 11.06.73

Church Lane (east side)
Bruce Castle Park Gates opposite Church 27.01.97

Church Road (north side)
Nos. 158 to 166 (even) 11.06.73
No 168 (Antwerp Arms Public House) 11.06.73

Lordship Lane (south side)
Wall on east boundary of Magistrates Court
(former Elmslea garden wall) 27.01.97
Nos. 1 to 18 (consecutive) Bruce Castle Court 27.01.97
Nos. 119 to 125 (odd) 27.01.97
No 129 (The Elmhurst Public House) 11.06.73
Scalloped boundary wall to east of The Elmhurst 11.06.73

Lordship Lane (north side)
Wrought iron entrance gates to Bruce Castle
(incorporating overthrow and lamp housing) 27.01.97

Moorefield Road (west side)

Holly Cottage (former Station Master's House) 27.01.97

The Roundaway (north side)

Risley Avenue School (main building) 27.01.97

No. 309 (former Risley Avenue School Caretakers House) 27.01.97

SHOPFRONTS OF MERIT

6.2 The following shopfronts and public house frontages within the Bruce Castle Conservation Area are considered to be of townscape merit:

Bruce Grove

No. 106

No. 114

Church Road

No 168 (Antwerp Arms Public House)

Lordship Lane

Nos. 119 to 123 (odd)

The Elmhurst Hotel and Public House

ELEMENTS OF STREETScape INTEREST

6.3 The character and the appearance of the conservation area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage, and trees and planting contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:

All Hallows' Churchyard

Mature trees and planting

Gravestones, memorial structures, sarcophagi

Boundary wall

All Hallows' Road

Kerb stones

Mature London Plane trees

Beaufoy Road

Kerb stones and granite sets

Well planted secluded garden surrounded by Nos. 39 to 51

Cast iron lamp standard and London stock brick wall within secluded garden

Cast iron railings

Bedwell Road

Kerb stones

Stone wall and cast iron railings surrounding Tottenham Cemetery

Cast iron gate to the cemetery

Mature vegetation within the cemetery

Bruce Castle Park

The 500 year old oak tree in the centre of the Park

Mature deciduous trees (mostly London Planes)

The mound of archaeological interest in the north west part of the Park

The area of naturalized crocuses outside the railings

Holocaust memorial gardens

Southern boundary wall, cast iron gates, boundary dwarf walls and railings

Granite sets

Cast iron bollards at entrances to Park

Cast iron lamp stands surrounding Bruce Castle

Bruce Grove

Kerb stones

Traditional lamp standards, cast iron bollards

Green space surrounded by Drapers' Almshouses

Cast iron railings surrounding Drapers' Almshouses

Granite sets, boundary walls and railings surrounding Nos. 6, 7, 9, 15 & 16

Cemetery Road

Kerb stones

Gateposts and ornate gate to Tottenham Cemetery

Mature vegetation within the cemetery

Church Lane

Granite sets and kerb stones

Mature vegetation within the garden of The Priory

Gateposts and cast iron gate to The Priory

Boundary wall to the Priory

Church Road

Granite sets and kerb stones

Mature trees lining Bruce Castle Park

Forest Gardens Mews

Kerb stones

Granite sets at entrance to mews

Lordship Lane

Kerb stones

Green space in front of magistrates' court

Dwarf wall and railings surrounding magistrates' court

Boundary wall to Bruce Castle Park

London Plane trees

Cast iron entrance overthrow and gate to Bruce Castle Park

Granite sets at entrance to No. 127

Moorefield Road

Granite sets, kerb stones, cast iron bollards

Prospect Place

Gateposts and cast iron gate to Tottenham Cemetery

The Roundway

London Plane trees

Dwarf wall and gateposts surrounding Risley Avenue School

DETRACTORS

6.4 Inevitably there are buildings that detract from the character and appearance of the conservation area. This may be due to a building's scale, materials, relationship to the street, or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area:

All Hallows' Road

Community Hall at the junction with Church Lane

Bedwell Road

Car parking area to the rear of Risley Avenue School

Cemetery Road

Substation adjacent to No. 8

Church Lane

Garages and forecourts on the western side of Church Lane

Moorefield Road

Timber Yard to the rear of Station Buildings

Post Office Sorting Office to the rear of Nos. 2 to 5 Bruce Grove

OPPORTUNITY SITES

6.5 The garages and associated forecourts on the western side of Church Lane are potential sites which may be redeveloped. The proposed height, mass, and form of development on this site will need to take particular regard to the scale of Church Lane and the setting of Bruce Castle itself. A sensitive infill scheme could result in the enhancement of the streetscape of Church Lane.

6.6 The Roundway site adjacent to the filling station, although outside the boundary of the conservation area, is directly adjoining it and has important frontages to Lordship Lane and Church Lane. The proposed height, mass, and form of development on this very prominent site will need to take particular regard to the scale of the surrounding terraces, the setting of Bruce Castle itself, and the setting of both the Bruce Castle Conservation Area and the Peabody Cottages Conservation Area.

6.7 The Lodge site, Church Lane, has been proposed as the site for a new Mortuary. This is outside the boundary of the Bruce Castle Conservation Area, but is within the adjacent Tottenham Cemetery Conservation Area. It lies within Metropolitan Open Land, and it is essential to retain the open and tree covered nature of this site. A substantial development of this type on this sensitive site will need to be carefully designed to allow for the retention and conversion of the existing Lodge building, to retain as many trees as possible, to replace any trees which may be lost or removed, and to preserve the character and appearance of both Bruce Castle Conservation Area and Tottenham Cemetery Conservation Area.

DEVELOPMENT CONTROL ISSUES

6.8 Pressure for development can diminish the character and appearance of conservation areas. The following identifies, in general terms, the pressures that are evident within the Bruce Castle Conservation Area, highlights potential future pressures that could harm its character and appearance and identifies where enhancement of the character and appearance of the area could be achieved.

i) Residential areas

6.9 The primary cause of change to the character and appearance of residential streets has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.

Original features

6.10 There is evidence across the conservation area of the loss of original features such as timber sash windows, timber paneled front doors, decorative timber porches and brackets, chimney stacks and pots, ridge tiles and decorative plasterwork. Again, although this can be undertaken without planning permission in the case of domestic properties (not flats) it can diminish the quality, richness and visual cohesion of the frontages.

Painting

6.11 The rendering and painting of brickwork within consistent streets with brick elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials.

Hardstandings

6.12 The introduction of hardstanding within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. This is most evident on Bruce Grove. The effect is to disrupt the visual continuity and enclosure of the frontage. This can erode the character and appearance of the street but can also be undertaken without planning permission.

ii) Commercial areas

Shopfronts

6.13 Many of the original shopfronts within the conservation area have been lost. Where shops do retain their original features they contribute to the interest along the street. Several of the shopfronts retain the subdivision of the buildings on the upper floors and are successfully integrated into the streetscene. The majority, however, detract from the overall quality of the frontage for one or more of the following reasons. They have inappropriately proportioned fascias (too wide, too deep or covering arched openings), inappropriate signage on the fascias (internally illuminated boxes, over sized lettering/signboards), a visual clutter of advertisements, prominent shopfront security (externally fixed roller shutters), or fixed plastic canopies.

6.14 To preserve and enhance the character and appearance of the commercial frontage the shopfronts of merit, and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

7.0 CONSERVATION AREA BOUNDARY REVIEW

Introduction

7.1 The boundary of the Bruce Castle Conservation Area has been reviewed as part of this study. The principal issue to consider in undertaking such a review is whether any area under consideration has the same '*demonstrably special architectural and historic interest*', as the adjoining part of the conservation area, thereby indicating that the character and appearance should be preserved or enhanced.

7.2 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking*

any special interest". This guidance further advises (para. 4.14) that where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.

7.3 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.

7.4 The following tests have been applied in reviewing the boundary of the Bruce Castle Common Conservation Area.

Test 1: Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

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Test 2: Architectural Quality and Historic Relevance

- Is area of similarly, 'demonstrable special architectural or historic interest' as the rest of the conservation area. The following have been considered:
 - i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
 - ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
 - iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
 - iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
 - v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
 - vi) Whether the development within the area is of notable architectural and historic interest in its own right;

Test 3: Townscape Quality

7.5 Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of front gardens to parking spaces;
 - ii) removal of frontage walling;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors/windows/porches/decorative panelling/ chimneys) or re-facing of brickwork;

v) alterations and extensions (introduction of alien dormers/infilling between properties/ prominent rear extensions).

Review

7.6 The Bruce Castle Conservation Area is centred on the Castle Park and includes three adjoining areas, namely:

- i) Church Road, Cemetery Road and the western side of Beaufoy Road to the north of the Park;
- ii) All Hallows' Church, Risley Avenue School and Bedwell Road to the west; and,
- iii) Lordship Lane and the majority of Bruce Grove to the south.

7.7 Much of the northern boundary of the conservation area is bounded by the Tottenham Cemetery Conservation Area. To the west of Bruce Castle Park, although not directly adjoining, it is the Peabody Cottages Conservation Area. In addition, the southern end of Bruce Grove abuts the Bruce Grove Conservation Area, part of the Tottenham High Road Historic Corridor.

7.8 The key constituents of the conservation area that contribute to its special architectural and historic interest are:

- Bruce Castle;
- Bruce Castle Park;
- All Hallows Church and graveyard;
- Late Georgian and Victorian housing to the north of Church Road;
- Drapers Almshouses on Bruce Grove; and,
- The substantial late 18th and early 19th Century villas to the southern end of Bruce Grove.

Recommendations

7.9 The potential boundary changes to the Bruce Castle Conservation Area have been considered. However, there are no suggested alterations to the boundary.

8.0 POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

8.1 Minor development that can be undertaken without obtaining planning permission is set out in the Town and Country Planning (General Permitted Development) Order 1995 (GDO). Under the Town and Country Planning General Development Order 1988, Local Authorities have the power to remove permitted development rights in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, Local Authorities have a statutory duty to preserve and enhance the character and appearance of their conservation areas.

8.2 There are currently no Article 4 Directions within the Bruce Castle Conservation Area.

Current Permitted Development Issues

8.3 Some of the main causes of change in residential areas that are having an impact on the character and appearance of the Bruce Castle Conservation Area are not currently subject of planning control. These have been identified in Section 5.0. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the conservation area has focused upon the potential for harmful change. The types of permitted development that have occurred include:

- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots.
- ii) the painting and rendering of frontages within consistent brick fronted street elevations;
- iii) re-roofing in inappropriate materials and colours; and
- iv) the loss and replacement of original front boundaries.

8.4 These changes are permitted for houses under Schedule 2; Parts 1 and 2 of the 1995 GDO.

Impacts on the Character and Appearance

8.5 PPG15 (para. 4.23) advises that the value of the features to be protected needs to be established and that any proposals to remove permitted development rights require clear justification.

8.6 The study has identified that where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages. The painting and rendering of elevations and the re-covering of roofs in different materials within consistent groups of buildings has also been seen to undermine the integrity of the street scene.

8.7 The special architectural and historic interest of the conservation area arises from the consistency of treatment, and the sense of visual cohesion, that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties to the street, set back from the pavement by small front gardens either behind low boundary walls or railings.

8.8 The elements that contribute to the special, and to a degree unaltered, character of parts of the Bruce Castle Conservation Area are vulnerable to change arising from home 'improvements' or inadequate maintenance that are allowed by permitted development rights. Once these alterations have occurred they are unlikely to be reversed.

8.9 In conclusion, there is potential for the erosion of the special interest of parts of the conservation area as a result of permitted development rights. In particular alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages considered to be most susceptible to their character and appearance being most seriously undermined by incremental changes are those in which the appearance of the elevations fronting the roads is substantially intact and there is a richness and cohesion in the detailed treatment that warrants its additional protection.

Recommendations

8.10 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.

8.11 It is regrettable that there have already been a significant number of unsympathetic alterations previously carried out to the residential properties in the conservation area. It would, therefore, not be appropriate to introduce Article 4 directions in this area.

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