

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/1042	<b>Ward:</b> Bruce Grove
<p><b>Address:</b> 5 Bruce Grove N17 6RA</p> <p><b>Proposal:</b> Listed Building Consent for demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping (RECONSULTATION DUE TO AMENDED DRAWINGS)</p> <p><b>Applicant:</b> Islington Property Limited</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Jeffrey Holt</p> <p><b>Site Visit Date:</b> 27/03/2013</p>	
<p><b>Date received:</b> 09/04/2014 <b>Last amended date:</b> 20/08/2014</p> <p><b>Drawing number of plans:</b> 154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1</p>	
<b>1.1</b>	The consent applied for in relation to a major development of more than 10 units.
<b>1.2</b>	<p><b>SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The restoration of residential dwellings within the Listed Building will secure its long term sustainable use</li> <li>• Only those parts of the building which are not original and/or not historically significant would be demolished</li> <li>• The design of the scheme is considered to be high quality and sensitive to the particular historic character of the building.</li> <li>• The proposed works would cause no harm to the character and appearance Listed Building, its setting or the Conservation Area</li> </ul>

## 2. RECOMMENDATION

That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Details of works and repairs
- 4) Works to match existing
- 5) Discovered features to be retained/recorded
- 5) Details of joinery
- 6) Details of materials

In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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## 3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

### 3.1 Proposed development

- 3.1.1 This is an application for the demolition of side and rear extensions to the existing Listed Building and conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). The existing Conservative Club on the ground floor will remain.
- 3.1.2 The works form part of a wider development on this site which has been applied for under a separate application (HGY/2014/1041).

### 3.2 Site and Surroundings

- 3.1.3 The subject site is a Grade II Listed building on the southwest side of Bruce Grove. It is one of a pair of semi-detached villas built in the late 18<sup>th</sup> or early 19<sup>th</sup> Century. There are 3 other similar pairs on the same of Bruce Grove (7-12 incl.). The building has a single storey side extension and a very large rear extension. The building is generally in poor condition. The property is used by The Conservative Club on the ground floor with residential on the upper floors. To the rear of the building is an open grassed area with trees along the boundaries. This area is completely enclosed by surrounding development. The front of the site has been covered in tarmac and is used as parking.
- 3.1.4 Development to the east consists of a Grade II Listed terrace of four 3-storey buildings with poor formed shops on the ground floor and residential above. The west is the building's attached counterpart and a series of 2-storey houses on Champa Close. To the rear is a Royal Mail sorting office and to the south east is a warehouse.
- 3.1.5 The site is in Bruce Castle Conservation Area. It is near Bruce Grove train station and Bruce Grove town centre.

### 3.4 Relevant Planning and Enforcement history

- HGY/1989/0238 - Erection of single storey rear extension to provide additional lounge facilities Listed Building Consent – WITHDRAWN
- HGY/1989/0247 - Erection of single storey rear extension to provide additional lounge facilities – WITHDRAWN
- OLD/1966/0092 - Ground floor extension at rear – GRANTED

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

#### Internal

- Conservation

#### External

- English Heritage
- Tottenham CAAC
- Tottenham Civic Society

The following responses were received

Internal:

1) Conservation

- Demolition of ground floor extension is acceptable
- Conversion of upper floors is welcomed
- New rear development would enhance the setting of the Listed Building
- A series of conditions recommended

External:

2) English Heritage

- The application should be determined in accordance with national and local policy guidance, and on the basis of local specialist conservation

## 5. LOCAL REPRESENTATIONS

5.1 Two site notices were erected in the vicinity of the site. Letters were sent in relation to the associated planning application.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 60

Objecting: 60

Supporting:

Others:

5.3 The following local groups/societies made representations:

- Tottenham Conservative Club
- Tottenham CAAC

5.4 The following Councillor made representations:

- n/a

5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overdevelopment/cramped form of development
- Loss of Conservative club facilities, including parking, toilets, green space at rear and pool hall and associated loss of business and community facility
- Loss of employment
- Would result in noise conflicts between the residential units and the club below (with reference to PPG24)
- A noise survey could not adequately assess the impact
- Part demolition of the Listed Building would harm its historic character.
- Elements to be demolished are original to the building

- The flats would destroy the original proportions to the rooms
- Harm to the setting of the Listed Building
- Harm to conservation area
- The Heritage statement is inaccurate
- The conservative club does have 'communal value' in respect of heritage value
- Extent of consultation is unclear
- The building is not 'at risk'
- The rear garden area has been in use

5.6 The following issues raised are not material to this Listed Building Consent application but are addressed in the associated planning application HGY/2014/1401:

- Visually incongruous development in terms of form and materials
- Poor outlook and lighting for future occupiers
- Poor amenity space
- Overlooking
- Increased traffic congestion and parking pressure, particularly on the adjacent TfL Red Route
- Poor access to the rear for vehicles, including emergency vehicles
- Loss of trees and impact on habitat, including bats
- Loss of natural drainage
- Lack of disabled access
- Excessive parking – development should be car free
- Loss of light to existing club
- Location of refuse bin at the front of the site raises fly-tipping and health and safety concerns

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the historic character and appearance of the Listed Building

### **6.2 The impact of the proposed development on the historic character and appearance of the Listed Building**

6.2.1 Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering applications for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.2.2 London Plan Policy 7.8 'Heritage Assets and Archaeology' requires developments affecting "Heritage Assets" to conserve their significance. Saved UDP 2006 Policy CSV4 requires development affecting a Listed Building to preserve or enhance the historic character of the building.

6.2.3 The NPPF is material consideration and under para.128, it states that applicants are required to describe the significance of any heritage assets affected and the impact of the development.

6.2.4 The Council's Conservation Officer has assessed the application and does not object due to the following reasons:

*Part-demolition*

- The front extension to be demolished is understood to be a later addition which detracts from the character and appearance of the Listed Building;
- The ancillary extension built between 1862 and 1867 and extended in the 1930s makes a limited contribution to the significance of the Listed Building
- Removal of the single storey elements is therefore considered to preserve the original character and appearance of the building in accordance with the Council's statutory duty under Section 66
- Securing the long term use of the building is considered to be a public benefit outweighing the limited harm caused by the removal of the extension as per NPPF para. 134

*Conversion of upper floors*

- Conversion is welcomed to secure long term use of the building
- The original layout of the principal rooms would be retained and any new partitions would be light and reversible

6.2.5 Officers agree that the proposed works to the Listed Building would preserve the historic character of the building. It is also agreed that new contemporary development at the rear would not harm the setting of the Listed Building or conservation area.

6.2.6 Objections have been received in respect of the proposed work to the Listed Building however it is considered that the original historic character of the Listed Building would be preserved and that statement submitted in support of the development is robust. Officers have had due regard to Sections 66 and 72 of the Planning Listed Buildings and Conservation Areas Act 1990. The proposed development is also considered to be in compliance with the above policies.

*Balancing paragraph*

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## 8.0 RECOMMENDATIONS

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing No.(s) 154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

Subject to the following condition(s)

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

Reason: To avoid doubt and in the interests of good planning. Prior to commencement, a detailed schedule of repairs and methodology statement shall be submitted to and approved in writing by the Local Planning Authority and implemented accordingly.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

5. Prior to commencement, details of all joinery including the proposed fanlight to front entrance, all internal and external doors, frames, architraves, windows, cornices and skirtings shall be submitted to and approved in writing by the Local Planning Authority at an appropriate scale (1:5 is advised) and implemented accordingly and retained thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

6. Prior to commencement, all materials including external cladding, metal and any masonry shall be submitted to and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## Appendix 1: Consultation Responses

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Conservation	<p><b>Background:</b> This is a listed grade II building within the Bruce Grove Conservation Area. The building was erected in the late eighteenth century, likely 1780-1785, and is a three storey building with basement, in yellow stock brick. Architectural details include stuccoed cornices with paired quasi-modillions and blocking course. Fenestration is recessed sash windows with glazing bars and gauged flat brick arches and 6 panel doors. Original fanlight to the entrance, now lost. The building also has later addition to the side, front and rear.</p> <p>Within the conservation area, the building forms part of a group of similar contemporary buildings, positively contributing to the character and appearance of the conservation area.</p> <p><b>Comments:</b></p> <p><b>Proposal for demolition on ground floor:</b> The scheme proposes the demolition of a front extension attached to bay immediately left on the main entrance. This was a later addition and is considered to be detrimental to the character and appearance of the listed building. Its removal would, therefore, preserve the appearance of the building and would be acceptable from a conservation point of view.</p> <p>The scheme also proposes the demolition of ancillary extension to the building build between 1842 and 1867. This was later extended to the</p>	Noted. Conditions applied.

No.	Stakeholder	Question/Comment	Response
		<p>rear between 1915 and 1936. The extension is single storey and whilst it may have some historical and evidential value, its overall contribution to the significance of the main listed building is limited. As such, its demolition would not be considered to have a substantial harm to the significance of the listed building. Nevertheless, its demolition would lead to the partial loss of the evidential value the building and should be adjudged accordingly.</p> <p>From a conservation point of view, it is considered that the removal of the single storey element would reinstate the original elevation of the house and facilitate the conversion of the building to flats, thus ensuring its restoration and long term future use. As such, its removal would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long term use of the building, the public benefit of the scheme would outweigh the limited harm that would be caused by the removal of the extension as per NPPF Policy 134.</p> <p>It is therefore acceptable from a conservation point of view.</p> <p>It is felt, however, that this demolition will lead to the loss of utility facilities currently being used by the Conservative Club. Whilst not conservation matter, their relocation to sustain the Club use should be sought.</p> <p><b>Conversion of upper floors:</b> The conversion of the upper floors is welcomed as this would ensure the restoration of the building and its long term future use. The proposal would require removal of some partition walls and construct further partitions to enable this conversion. From a</p>	

No.	Stakeholder	Question/Comment	Response
		<p>conservation point of view, the original layout of the principal rooms would be retained and any new partitions would be light and reversible in nature. As such, the proposal would preserve the character of the building and would allow the long term future of the building. It is, therefore, acceptable.</p> <p><b>Impact of new development on the setting of the listed building and the wider conservation area:</b> To enable works to the listed building, the scheme proposes 10 units to the rear. This would have a substantial impact on the burgage plot layout of the existing building, typically characterised by similar deep gardens. The scale of the development is such that it would also have a considerable impact on the setting of the listed building.</p> <p>From a conservation point of view, it is felt that the established burgage plot layouts of this and the adjacent properties contemporary to it, has been compromised substantially by later and more recent developments. As such the contribution the layout makes to the setting of the listed building and the wider conservation area is limited. However, this would not be considered to preserve their character and appearance either.</p> <p>It is felt, however, that the overall scale and design of the new townhouses are complimentary to the established high architectural quality of the conservation area. The design of the new houses is such that they would be considered a contemporary interpretation of the existing Georgian townhouses. The overall appearance and proposed materials are such that these would appear subtle and ancillary in relation to the listed building.</p> <p>Overall, it is felt that the new houses are of high quality and would</p>	

No.	Stakeholder	Question/Comment	Response
		<p>enhance the setting of the listed building and the conservation area. Whilst the development may have a limited impact on the historic burgage plot layout of the listed building and that established within the wider conservation area; it would enable funds required for the restoration of the listed building, the public benefit of which outweigh this limited harm. It is, therefore, acceptable from a conservation point of view.</p> <p>In addition to standard conditions, the following conditions should be attached:</p> <p>Listed building conditions:</p> <ol style="list-style-type: none"> <li>1. A detailed schedule of repair works and methodology statement should be submitted to the Council for further approval.</li> <li>2. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.</li> <li>3. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.</li> <li>4. Details of all joinery including the proposed fanlight to front entrance, all internal and external doors, frames, architraves, windows, cornices and skirtings should be submitted to the council at an appropriate scale (1:5 advised).</li> <li>5. All materials including external cladding, metal and any masonry should be submitted to the Council for approval. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match</li> </ol>	

No.	Stakeholder	Question/Comment	Response
		<p>existing mortar in colour and texture.</p> <p>Planning Permission condition:</p> <p>6. None of the new dwellings as part of the enabling development shall be occupied until works to restore 5 Bruce Grove have been completed in accordance with the approved plans to the satisfaction of the Council.</p>	
	<b>EXTERNAL</b>		
	English Heritage	This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.	Noted.
	Design Panel	See Appendix 3	
	<b>LOCAL GROUPS/SOCIETIES</b>		
	<b>Tottenham Conservative Club</b>	<ol style="list-style-type: none"> <li>1. Grade II Listed Building: validity of heritage advice given to officers is questioned. Insufficient research has been undertaken and insufficient evidence is provided to support the proposed works (a number of alleged errors are stated).</li> <li>2. The club has historic communal value</li> <li>3. The close proximity of new contemporary development is not adequately supported by evidence</li> <li>4. Overdevelopment</li> <li>5. Insufficient parking provide for the club</li> <li>6. Insufficient consultation for proposed Site Allocation document for</li> </ol>	<ol style="list-style-type: none"> <li>1. The heritage statement and internal heritage advice received is considered robust</li> <li>2. The building does not have communal value in a heritage sense (irrespective of its current use)</li> <li>3. The design and access statement sets out the design rationale</li> <li>4. Density is within acceptable range and design is sensitive to local</li> </ol>

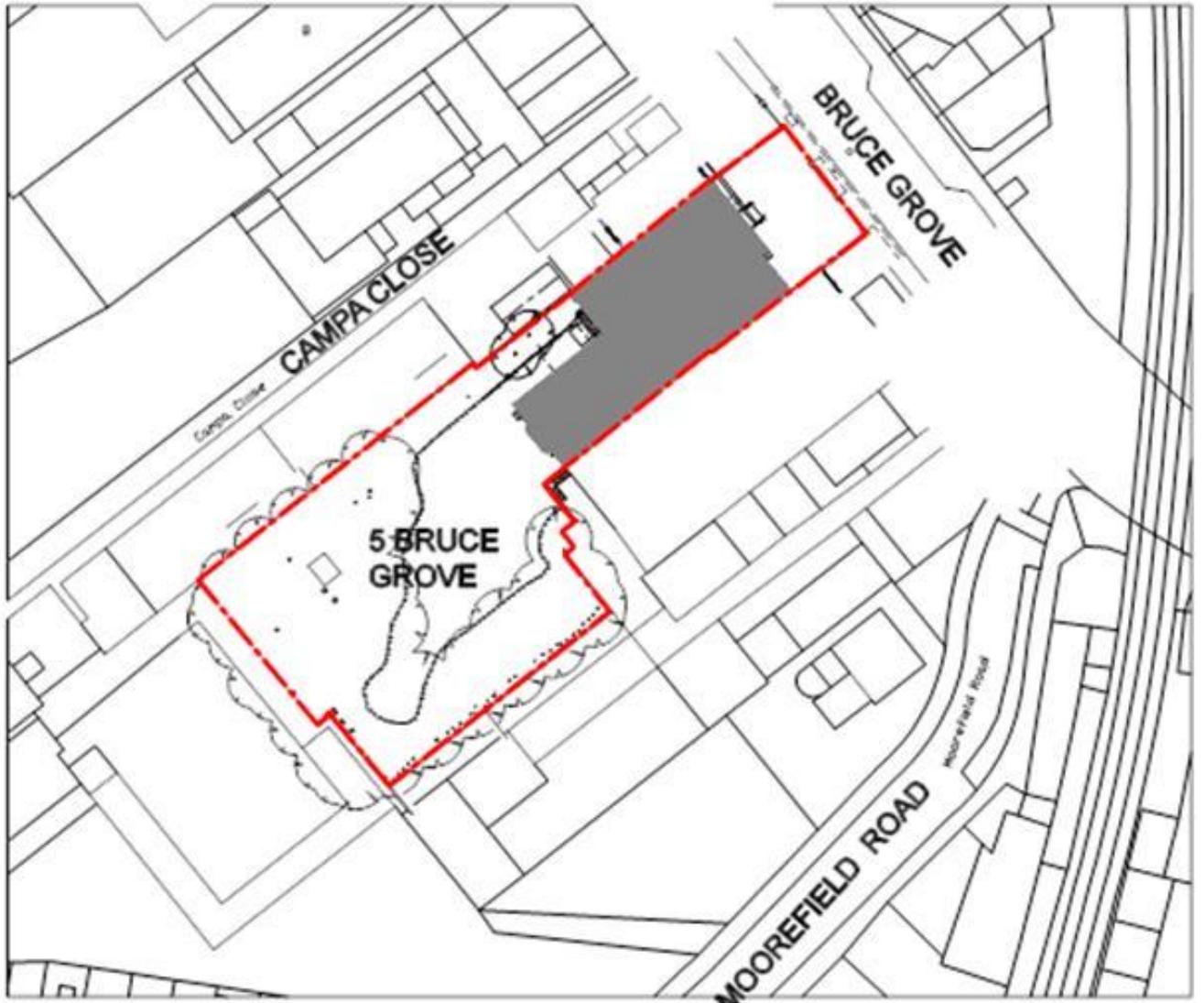
No.	Stakeholder	Question/Comment	Response
		<p>wider area</p> <ol style="list-style-type: none"> <li>7. Loss of light to club</li> <li>8. Plumbing and drainage needs to be upgraded</li> <li>9. Loss of toilets and TV room</li> <li>10. Potential for noise conflicts</li> <li>11. Impact on ecology</li> <li>12. Refuse and recycling storage would lead to health and safety issues and fly tipping</li> </ol>	<p>character</p> <ol style="list-style-type: none"> <li>5. Parking for new existing uses found acceptable by transport officers</li> <li>6. This is external to this planning application</li> <li>7. No significant loss of light caused</li> <li>8. This is external to planning and covered by Building Regulations</li> <li>9. These elements are outside the demise of the club</li> <li>10. Noise insulation will be installed</li> <li>11. No significant harm found to amenity</li> <li>12. Refuse and recycling management plan required by condition</li> </ol>
	<p><b>Local Residents</b></p> <p><b>59 objections in total</b></p>	<ol style="list-style-type: none"> <li>1. Overdevelopment/cramped form of development</li> <li>2. Loss of Conservative club facilities, including parking, toilets, green space at rear and pool hall and associated loss of business and community facility</li> <li>3. Loss of employment</li> <li>4. Would result in noise conflicts between the residential units and the club below (with reference to PPG24)</li> <li>5. A noise survey could not adequately assess the impact</li> <li>6. Part demolition of the Listed Building would harm its historic character. Element to be demolished are original to the building</li> <li>7. Harm to the setting of the Listed Building</li> <li>8. Harm to conservation area</li> <li>9. The Heritage statement is inaccurate</li> <li>10. The conservative club does have 'communal value' in respect of heritage value</li> </ol>	<ol style="list-style-type: none"> <li>1. Density is within acceptable range</li> <li>2. These facilities fall outside the club's demise</li> <li>3. The club can continue operation</li> <li>4. Noise insulation will be installed</li> <li>5. Survey is best available evidence</li> <li>6. Character of original building is retained</li> <li>7. Setting to listed building is changed but not harmed</li> <li>8. Development is sensitive to conservation area</li> <li>9. Heritage statement considered</li> </ol>

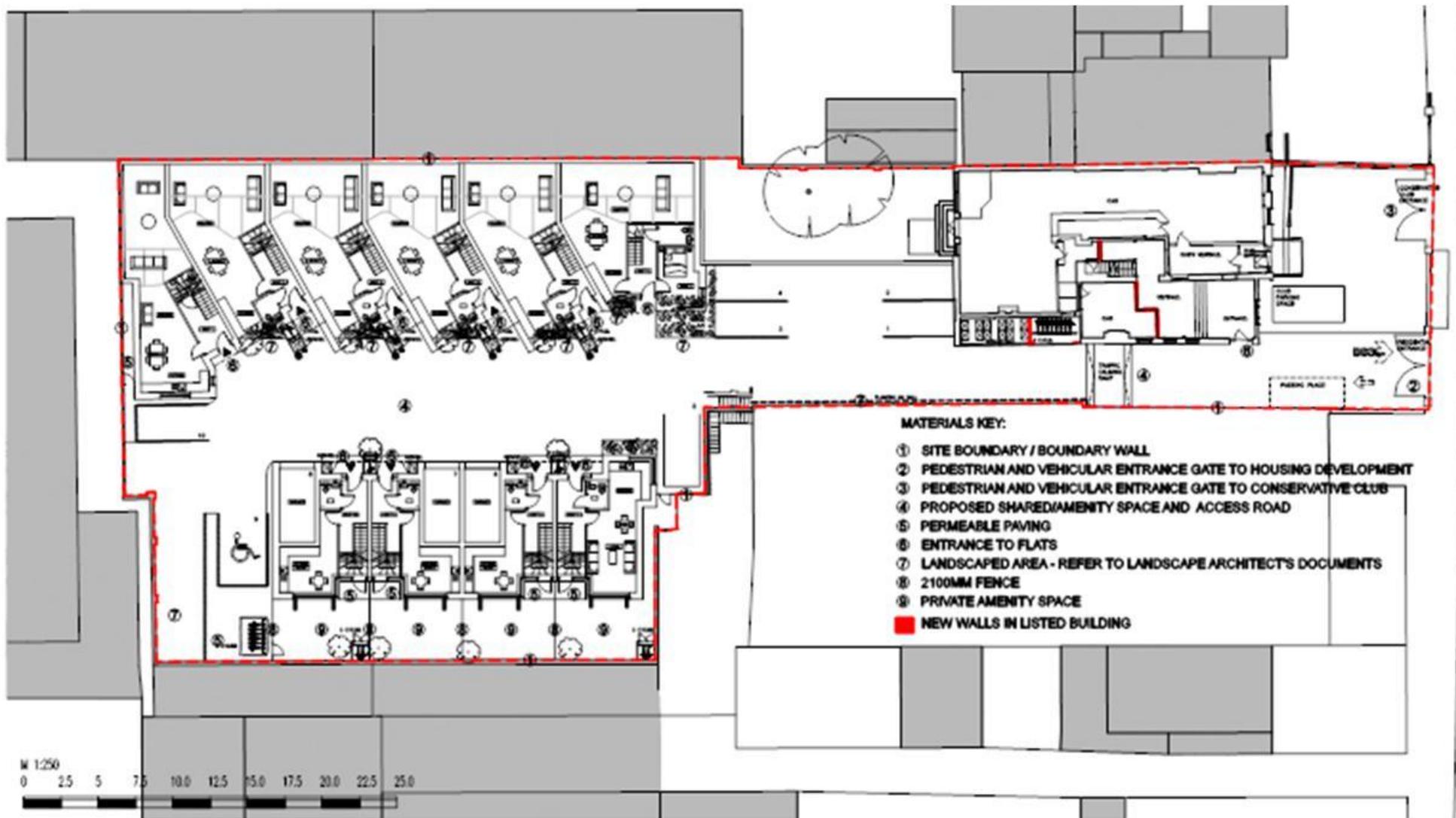
No.	Stakeholder	Question/Comment	Response
		<p>11. The building is not 'at risk'</p> <p>12. The rear garden area has been in use</p> <p>13. Visually incongruous development in terms of form and materials</p> <p>14. Poor outlook and lighting for future occupiers</p> <p>15. Poor amenity space</p> <p>16. Overlooking</p> <p>17. Increased traffic congestion and parking pressure, particularly on the adjacent TfL Red Route</p> <p>18. Poor access to the rear for vehicles, including emergency vehicles</p> <p>19. Loss of trees and impact on habitat, including bats</p> <p>20. Loss of natural drainage</p> <p>21. Lack of disabled access</p> <p>22. Loss of light to existing club</p> <p>23. Location of refuse bin at the front of the site raises fly-tipping and health and safety concerns</p> <p>24. Extent of consultation is unclear</p>	<p>sufficient</p> <p>10. Conservative club can continue operating</p> <p>11. The building is in poor condition</p> <p>12. The rear garden does not form part of the club's demise and is only used occasionally. The club will retain a private garden</p> <p>13. Development is considered to be sensitively designed</p> <p>14. Design has been amended to improve amenity space and light for residents</p> <p>15. Sufficient private and communal amenity space provided</p> <p>16. No overlooking between new houses or to surrounding properties</p> <p>17. Sufficient parking and access provided</p> <p>18. Sufficient access for fire brigade</p> <p>19. Trees not considered worthy of protection. No harm to local ecology</p> <p>20. Sustainable drainage scheme to secured</p> <p>21. Rear homes are built to Lifetime Homes standard to provide access</p> <p>22. No significant change in light for club</p> <p>23. Waste management plan secured</p>

No.	Stakeholder	Question/Comment	Response
			by condition 24. Consultation list displayed on website

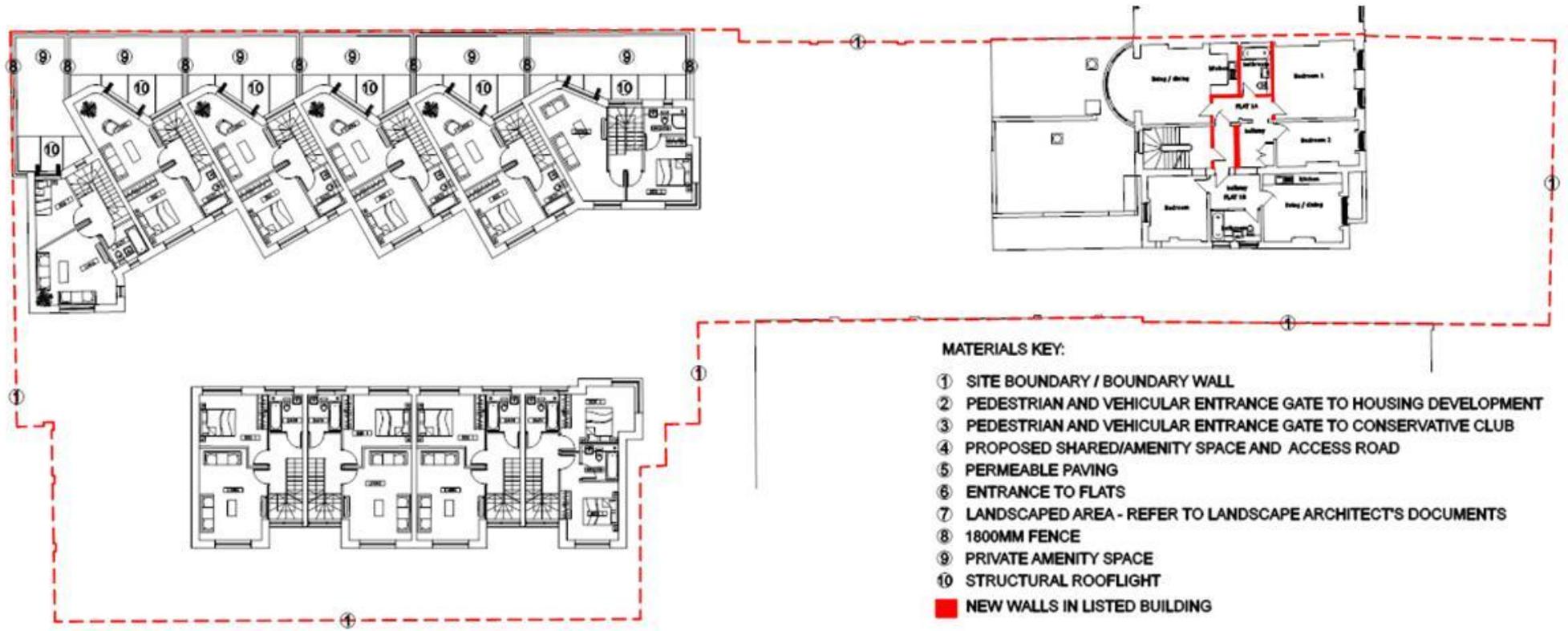
Appendix 2: Plans and images

Site Plan:

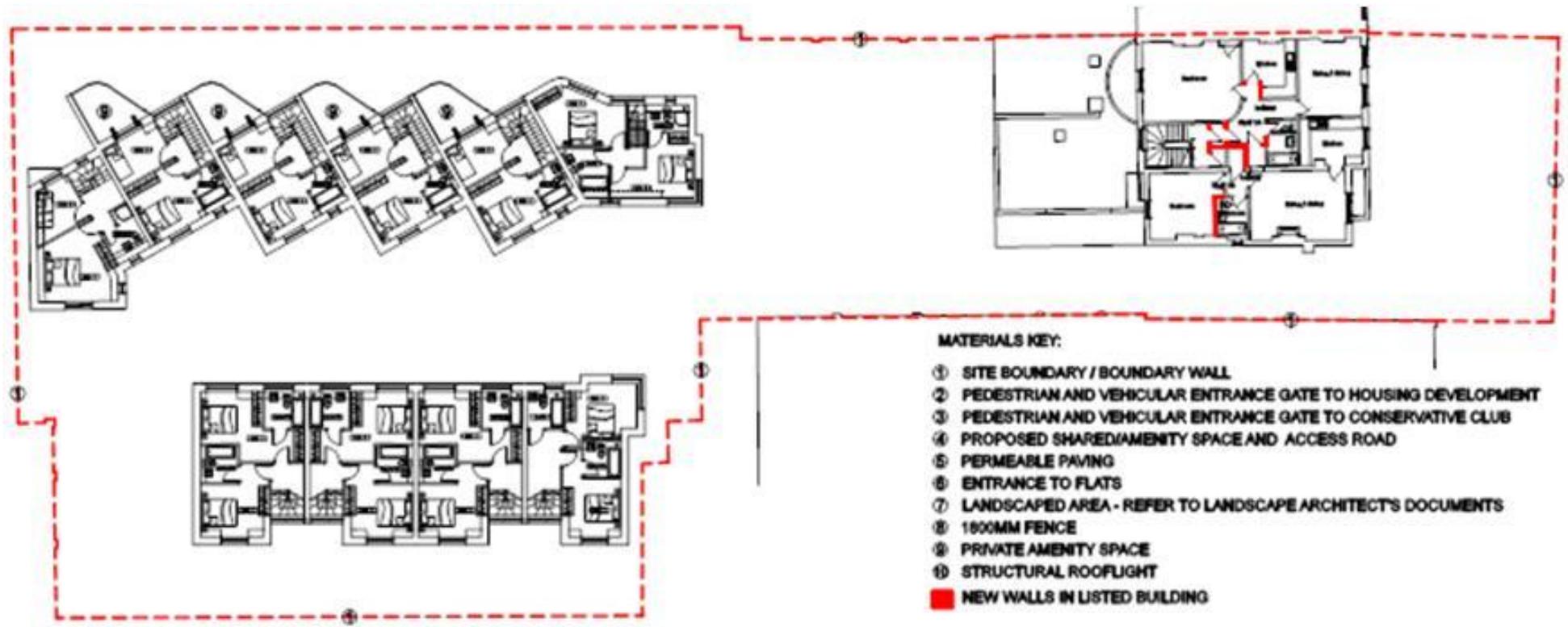




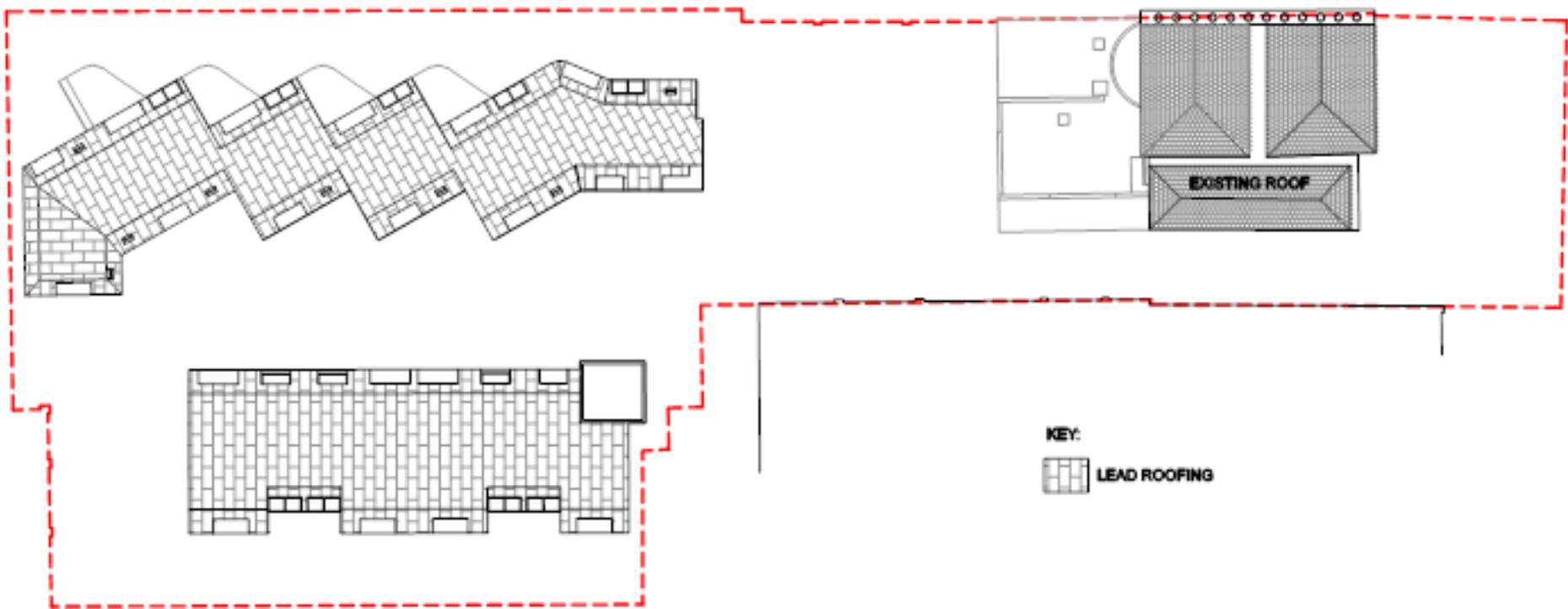
Ground floor plan



First floor plan



Second floor plan



Roof plan



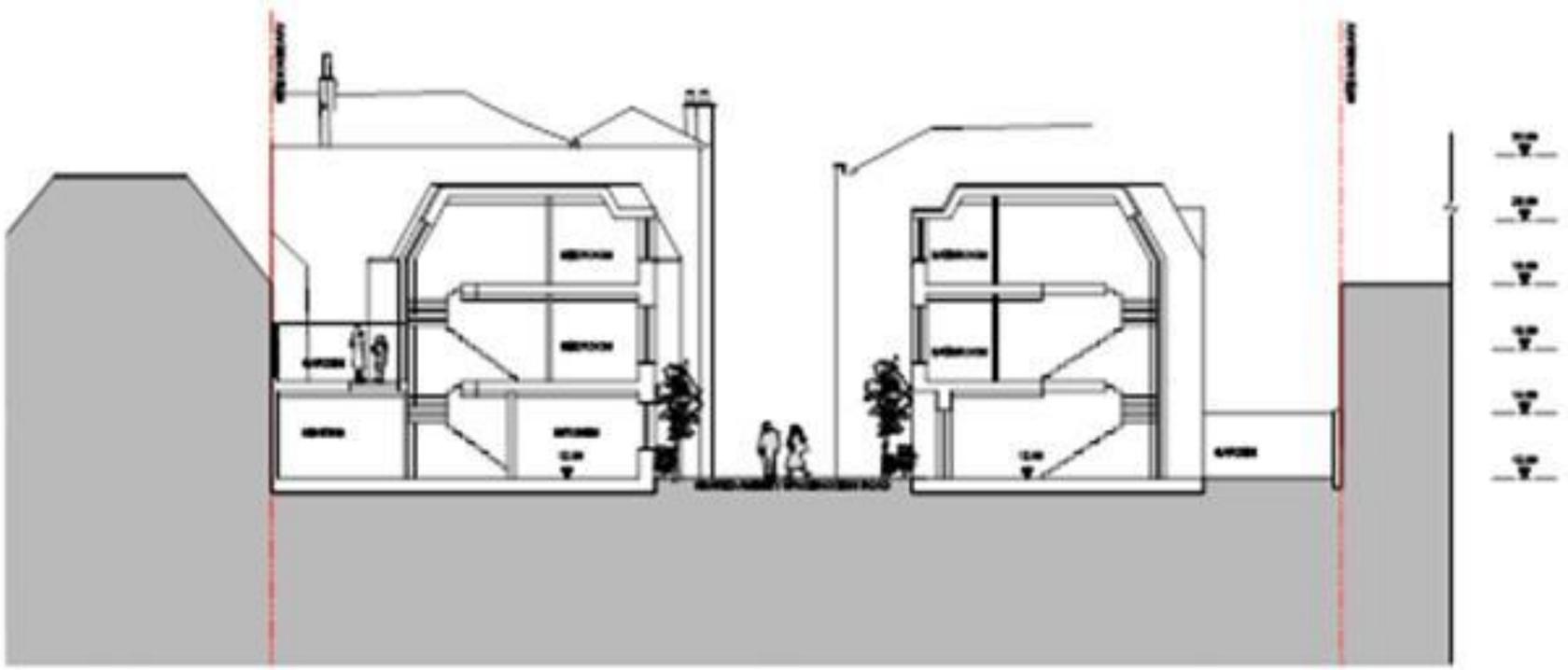
Elevations of northern terrace



1 ELEVATION C  
SCALE 1/8" = 1'-0"



Elevations of southern terrace



Section through rear development



# Haringey Design Panel no. 45

Thursday 17<sup>th</sup> October 2013

## ATTENDANCE

### Panel

Stephen Davy  
Peter Sanders  
Ruth Blum  
Michael Hammerson  
Phyllida Mills

### Observers

(all Haringey Council unless otherwise stated)

Cllr John Bevan ..... Design Champion  
Ransford Stewart (Chair) ..... Acting Assistant Director of Planning & Regeneration  
Richard Truscott (Facilitator) ..... Design Officer  
Nairita Chakraborty ..... Conservation Officer  
Matthew Randall ..... Policy and Programme Officer  
Jeffrey Holt ..... Development Control Officer

## The following topics were considered by the Panel:

**Proposed residential conservation of and development of 5 Bruce Grove, Tottenham N 17**

Jon Sheldon ..... Rolfe Judd Planning  
Matthew Williams ..... Create Design + Architecture  
Cándido Guillén ..... Create Design + Architecture  
Carla Frati ..... Create Design + Architecture  
Jonny Levy ..... Applicant, 5 Bruce Grove

**Proposed street art as part of Wood Green/Green Lanes public realm improvements**

Judith Loesing ..... East Architecture, Landscape, Urban Design

# Proposed residential conservation of and development of 5 Bruce Grove, Tottenham N 17

## Project Description

The proposal is for a residential development of 10 (3, 4/5) bedroom townhouses to the rear of 5 Bruce Grove and change of use of part ground floor, 1st Floor, 2nd Floor of the existing building to create 4 x flats and associated Listed Building works.

The site is located in Tottenham on the corner of Bruce Grove and Champa Close. It includes the Conservative Club which is located in the Listed Georgian Building (grade II listed) with access to Bruce Grove and the enclosed site to the rear.

Works to the listed building would involve demolition of part of the existing single storey extension to the front in order to create access to the rear infill. The proposal would restore the listed building and convert the upper floors to four flats, including a secondary entrance either to the front or side to enable access to the upper floors independent of the Club entrance.

During previous discussions with the Council, the applicants were made aware of the wider development aspiration of the industrial sites to the south and south west and the need to allow for future access to them.

## Panel Questions

**What are the parking arrangements for the future residents? Have turning circles been assessed? Does the access allow for service vehicles and fire safety?**

The architect explained that there were no parking spaces provided for the flats. The larger residential units had been allocated one parking space each and there was enough space within the central courtyard to turn and reverse vehicles.

Refuse was intended to be collected from Bruce grove entrance and the access was compliant with Fire Safety.

**Were the sizes of the proposed units compliant with London Housing Standards? They appear rather sketchy and out of scale.**

Yes, the proposed units are generous in size and are larger than the minimum standards of the London Plan. Whilst sketchy, the drawings were to scale and room sizes were designed keeping in mind the needs of family dwellings.

**What is the distance between the two terraces and the depth of the rear gardens? What is the height of the wall between the site and 6 Bruce Grove and would it have an impact on the amenity standards of the gardens?**

The width of the courtyard is 9m and would be paved in brick, allowing for vehicular access as well as creating a community space. The perpendicular depth of the garden is 4/5m whereas the angular depth allowed due to the site layout is 7m. The angular play layout would also reduce overlooking and privacy issues.

The height of the wall to the rear was 5m (?). However, there were no overlooking issues from the new development at 6 Bruce Grove.

**What were the lessons learnt from the adjacent similar developments and how have they been incorporated within the site?**

Architects explained that in comparison to the adjacent sites, the current site was more permeable and allowed access to the rear landlocked sites. The layout of the site and the orientation of the blocks were determined keeping in mind the wider Master Plan for the area allowing pedestrian and vehicular access for the future.

**What were the materials chosen and the rationale of the choice?**

The development would reflect a palette of materials currently available in the vicinity including red brick, rendering (in two shades) and Lead/Zinc roof. This would break the elevations appropriately while providing individuality to each of the units.

**Please could you explain the options of the proposed secondary entrances to the listed building?**

The first option would be to reinstate what may have been the stable entrance to the site. This would be recessed from the elevation behind an archway with double doors. The second option would be to create an entrance on the flank elevation through a single door, with steps and perhaps a simple canopy. The existing double door entrance to the front would be replaced by a window to match existing fenestration design.

**Have the trees on site been assessed?**

An Arboriculture Report was under preparation. All trees that can be retained would be incorporated in the landscape strategy for the site. Landscaping is also proposed to the front courtyard, although most of the area would remain paved to provide parking spaces for use of the Club.

**Observations**

1. The Panel agreed that the angular layout of the units was a good solution to the limited space available. It also stopped 'eyeballing' thus reducing privacy and overlooking issues. However this zigzag form will create a very busy architecture that may add to a feeling of overdevelopment.
2. The Panel expressed concerns that the site was too small for the amount of units proposed and hence led to a cramped form of development. Whilst there were no objection a Mews style housing to the rear of the listed building, the height of the blocks proposed were excessive and would create an overbearing form of development.

3. The mansard roof, to create a third storey, was considered to be bulky, accentuated by its dark colour. The proposed dormers and balconies at the roof level made the blocks appear 'top heavy' and did not relate to what could be a successful Mews style scheme.
4. The proposed parking was too high, given the properties were next to Bruce Grove Station. The amount parking meant that the landscaped area had to be reduced considerably which was detrimental to the landscape setting of the listed building.
5. The proposed material palette was too fussy and perhaps the use of single brick would be more appropriate considering its adjacent context.
6. Panel suggested that further details such as sections through the mansard roof through the site would be helpful to understand whether the roof form is in fact overbearing. Balconies should be removed totally and the roof form should be continuous. Perhaps a flat roof with roof terraces could work better, given the limited amenity space at the ground floor. Further details on daylight assessment, scaled drawings and cycle and bin storage facilities would be required.
7. The Panel concluded by saying they 'welcomed the spirit, but awaited the details'.

## **Proposed street art as part of Wood Green/Green Lanes public realm improvements**

Confidential until planning application submitted.

The advice given by the Design Panel does not constitute a formal response or decision by the Council with regard to future planning applications. Any views or opinions expressed are without prejudice to the Council's formal consideration of the application. Please note that the quality of the advice received will be dependent on the documentation presented to and in advance of the meeting.

## **Any other business and date of next meeting**

The date of the next meeting is suggested to be Thursday 21<sup>st</sup> or 28<sup>th</sup> November