

Broomfield House Stage D Report final 01

Appendix C

Design & Access Statement

for The London Borough of Enfield

BROOMFIELD HOUSE DESIGN AND ACCESS STATEMENT

18.02.11

The Proposed Uses of the Development

Following an initial fire in 1984 and subsequent fires in the 1990's the Grade II* Broomfield House has stood as a derelict ruin for almost 30 years separated from the Park by a tall solid hoarding and enclosed in a full scaffold with debris netting and a temporary roof. Before the fire Broomfield House played an important part in the life of the local community providing space for a park cafe, a small local history museum and a baby clinic. Since becoming a public park the stable yard and walled kitchen garden area has acted as a back of house area for the park providing residential accommodation for park staff, storage for park machinery & tools, composting and a small nursery area. All of the buildings within the stable yard/walled garden are in a state of disrepair. The grade II* Stableblock is largely un-used and is on English Heritage's register of buildings at risk. Two of the four 1960's houses are empty and boarded up and the Bothy is used as a tool store.

There have been several schemes to restore Broomfield House as a family pub/restaurant or a community/function facility but these all failed due to opposition from local residents who were against the proposed uses in the park.

In their 2008 report "Significance of House and Park" Heritage specialists Paul Drury Partnership identified the importance of the House as a focal object within the historic landscape. Their second 2009 report "Options for the Future" identified that the scheme most likely to succeed and ensure the future of the buildings would be to provide a number of residential units within the restored Broomfield House and supported by the conversion and development of the Stableblock and walled kitchen garden for additional residential units.

From the experience of earlier schemes it is understood that there is wide community support for a park cafe and some public/communal space.

Following the first fire much of the internal joinery from the least damaged part of the building as well as two wall panels of the Lansroon murals were dismantled and removed into storage. This creates an opportunity to restore the principal rooms - the Regency Dining Room, the Baroque Hall and Staircase, the Panelled Study and the Tudor Kitchen to their former appearance. These rooms are all located on the front half of the ground floor either side of the main entrance. The size and disposition of these restored rooms would make them difficult to incorporate into a residential unit, whereas their size and location make them suitable for use as the park cafe and public/community rooms. The restoration of the Historic Hall and Staircase will provide an opportunity for the Lansroon Murals to be reinstated at a later date in a location where they can be viewed by the public.

The new homes are proposed for use by older people for a number of reasons:

- This type of housing to be most compatible with the amenity use of the park
- There is a need for housing for older people in the area
- This creates an opportunity to allow older people living in larger family housing in the area to downsize and release family housing - which is also in demand
- Good central location - all of the following facilities are within a 5/10 minute walk
 - Alderman's Row/Palmers Green town centre provide most retail services
 - Several doctor's and dentist's surgeries
 - Palmers Green Library
 - Palmers Green rail station
 - Bus routes on Alderman's Row and Green Lanes

The Amount of Development

The key objective of the project is to repair and restore Broomfield House and the Stableyard into sound condition for a use that will ensure their sustainable future.

The repair of Broomfield House itself and the restoration of the historic elements of the building will be expensive and will exceed the resultant value of the building and is not viable without external support. The proposals have been developed on the basis of a substantial grant from the London Mayor's Targetted Funding Stream and the enabling development in the walled kitchen garden.

The amount of development proposed is a compromise between limiting the amount of development and achieving sufficient development to produce enough capital to meet the gap between the project costs and the grant and between the amount of profitable development and the extent of space for public / community uses.

The proposals are for the following amount of development:

Broomfield House restored/re-built to the pre-fire 1820 footprint and volume:

- The principle four spaces on the Ground Floor: the Regency Dining Room, Baroque Hall and Staircase, Panelled Study and Tudor Kitchen are restored for public/community/park cafe use - total area 177 m²
- The remaining space on the Ground Floor is Converted into two flats
- The first floor is converted into five Flats
- Total seven flats, 3no. 1 bedroom and 4 no. 2 bedroom

The Stableblock refurbished and with a small extension to the wing along Broomfield Lane to provide :

- Ground Floor three flats
- First Floor three flats
- Total six flats - 4 no. 1 bedroom and 2 no. 2 bedroom

The Bothy refurbished to provide:

- A one bedroomed open plan house on two floors

The Walled Kitchen Garden developed within the extent of the existing enclosing walls to provide:

- Six single storey 2 bedroom cottages
- Two of the above with special facilities for wheelchair users

The total Development is for:

- public/community/park cafe use - total area 177 m²
- 20 homes - 8 no. 1 bedroom, 12 no. 2 bedroom
- Mix is 1 bedroom 40%, 2 bedroom 60%
- Within the red shaded area on drawing 10094/001 this gives 76 habitable rooms / Ha or 12 Units/ acre.

Both measures of density (habitable rooms/Ha and units/acre) fall well below the levels that would normally be sought for a development in this area. This lower density is appropriate in the context of the historic nature of the site.

Layout and Scale

Broomfield House is to be restored to the same footprint and volume as existed prior to the fire and at the final stage of the house's evolution after the last major expansion in 1820.

The public accessible rooms form an interconnected suite of spaces on the Ground Floor either side of the main entrance facing West over the ponds and the open park. The Cafe is located in the Tudor Kitchen in the south-western corner with a new entrance in the South elevation from an external seating area. A new porch is provided to the residential entrance in the South Elevation

Within the walled garden the layout is determined by the enclosing historic brick walls, existing vehicle gateway, existing Stableblock and the bothy. Historically the walled garden was in two parts a stable yard on the upper level in front of the Stableblock and a kitchen garden in the lower part.

Car parking for the whole residential development is provided within the walled garden by an expansion of the stable yard area and forming an open area in front of the Stableblock.

The stableblock is refurbished with a small two storey extension to the rear wing. The new single storey cottages are pushed out against the perimeter walls to create a series of more intimate spaces in the form kitchen garden part of the walled garden. The Bothy is retained with a raised roof level to improve the internal first floor headroom.

Apart from meeting the access requirements for older people restricting the cottages to a single storey maintains that they are subservient to the listed buildings. Even so the cottages are designed to create a lively skyline with 45° roof pitches, chimneys and gable ends.

Broomfield House will re-establish itself as the focus of the Park and the hub of pedestrian movement around the park. The development within the walled garden will continue as a semi private area and not part of the publicly accessible areas of the Park. The parking area within the walled garden is for residents only and access will be through remotely controlled gates. At night a new set of railings and gates across the main drive can be closed to secure the park but still provide fob operated pedestrian access to Broomfield House.

Landscaping

Around Broomfield house

At present Broomfield House sits within extensive tarmac area which is accentuated by the natural fall towards the ponds. On the North and East sides the lawn sweeps up to the face of the building.

We have adopted a simple approach to setting Broomfield House within the landscape and accommodate the new functions.

Broad new planting beds on the East and North sides provide a physical separation for the ground floor flats from the publicly accessible lawn. The outer edge of the planting bed is defined by a low hedge.

The planting bed sweeps round the North wing and to one side of the entrance steps to the main entrance. On the opposite side of the entrance steps a low wall and hedge enable a level seating area to be created outside the Cafe.

Paving materials will be a combination of re-surfaced tarmac areas - hoggin paths to the edge of the lawn and stone paving to the main and residential entrances.

Within the walled garden

The parking area within the stable yard is laid out as efficiently in a simple rectangle enclosed on three sides by brick walls and on the fourth by the Stableblock. The perimeter walls offer the opportunities for fan trained fruit trees

The development in the remainder of the walled garden creates a series of three courtyards. It is intended that these courtyards will be for communal use by the residents and in order to encourage the residents involvement in their upkeep and to reflect the original nature of the original kitchen garden each courtyard is set out in plots and with a different theme - vegetables, fruit and flowers.

Appearance

Broomfield House - the proposals return the external appearance of Broomfield House to as it would have looked in 1820. This is consistent with restoring the building back to the pre-fire footprint and volume. The main elements are:

- North wing - restored brickwork
- Main body of the building painted render
- Roof natural slate with stainless steel valley / parapet gutters – terne coated where externally visible
- External windows / doors – painted softwood to match the original. Where the existing joinery has survived these will be repaired, where existing joinery is beyond repair or for new window locations new joinery items will be made to match original.
- External rain water goods in cast aluminium

Stableblock – the proposals aim to retain the working/functional nature of the building and its relationship to the stable yard parking area. The main elements are:

- The brickwork to the main body of the building is restored
- To the rear the western extension is retained and extended vertically to accommodate the new staircase and lift.
- A new raised oak gallery provides access to the flats on both levels
- The later Victorian eastern wing along Broomfield Lane is extended to provide enhanced living accommodation. The extension is set back from the historic boundary wall and the roof returns as two gables
- The roofs are covered in hand made plain clay tiles (Keymer Traditional Wealdon Red)
- External windows to the main body of the stable block in oak allowed to weather grey, doors and casement windows to the rear extensions will be painted softwood with sections and mouldings to match the original
- External rainwater goods are in cast aluminium

Bothy – the proposals retain the Bothy as a feature of the former kitchen garden. The main elements of the proposals are:

- The brickwork to the ends is repaired
- The feather edge wood boarding to the side is replaced
- The roof is dismantled and raised by 300mm re-using the older timber truss and new rafters.
- The roof is recovered using salvaged plain clay tiles
- External windows and doors are replaced with new painted softwood windows/doors with sections and mouldings to match the original.
- External rainwater goods are in cast aluminium

New cottages – the combination of low eaves and 45° pitched roofs help define the intimate courtyards and that only the roofs and chimneys are seen above the enclosing walls. The main elements of the proposals are:

- External walls are faced in a traditional light multi stock brick (Bovington Berry Light Multi) with lime mortar
- Roofs are covered in new clay pantiles (Sandtoft Old English Natural Red)
- External windows and doors are high performance triple glazed painted softwood
- External rainwater goods are cast aluminium

Access

Broomfield Park is a public park in the middle of a residential suburb. Public transport is available within a ten minute walk at either Palmers Green Railway Station or Bus routes on Alderman's Hill or Green Lanes.

Pedestrian access to the park is directly from public footpaths on all perimeters. Principal vehicle access is through the Tudor gateway off Broomfield Lane.

Within the park footpaths are generally Macadam surfaced and follow the natural gentle falls of the land without steps.

Pedestrian access to all of the residential accommodation and the park cafe and public/communal spaces is from the park footpaths.

Vehicle access is proposed as follows:

- Car parking for residents of Broomfield House is provided in the stable yard parking area.
- Short term access for drop off or deliveries to residents of Broomfield House is available on the main drive.
- Short term vehicle access to service the park cafe and public/community spaces is available on the main drive.
- Car parking for the residents of the development within the walled garden is provided in the stable yard area. The stable yard parking area includes four disabled users parking spaces
- Short term vehicle access for drop off or deliveries to residents within the walled garden is available within the stable yard parking area.
- Storage is provided for cycles and electric mobility buggies within the walled garden.

Within the development the provision of access is as follows:

Broomfield House (public/communal space)

- The ground levels are raised adjacent to the building to provide level access entrances to the cafe and the main front door.
- Within the public/communal spaces access is on one level and although door widths are dictated by the existing historic joinery these are sufficient for normal wheel chair access.
- A new disabled WC is provided accessible off the porch area.

Broomfield House (residential)

- The ground levels are raised adjacent to the building to provide level access to the residential entrance.
- Within the Ground Floor access is on one level and door widths are suitable for normal wheel chair access.
- A lift suitable for a wheelchair user and assistant and a staircase provide access to the First Floor.
- The constraints of the existing building dictate that the First Floor is on two levels. The floor of the North Wing being 662mm above main part of the building. The lift serves the main part of the building and four of the flats. The flat in the North Wing is accessed by a short flight of four steps. Provision is made for the future installation of a stairlift if required. One of the flats is also on the split level and again provision is made for the future installation of a small platform lift.

Stable yard and kitchen garden

- Pedestrian access is through the shared surface of the stable yard parking area.
- Beyond the parking area access around the development is via bound gravel paths and brick paving up to the front doors of the flats and cottages

Stableblock

- The ground levels are raised adjacent to the building to provide level access to the residential entrance.
- Within the Ground Floor access is on one level and door widths are suitable for normal wheel chair access.
- A lift suitable for a wheelchair user and assistant and a staircase provide access to the First Floor.
- On the First Floor access is on one level and door widths are suitable for normal wheel chair access.

Bothy

- The ground levels are raised adjacent to the building to provide level access to the front door.
- Within the Bothy living space is on the ground floor with an open gallery bedroom on the first floor.
- An accessible ground floor wc is provided

Cottages

- External ground levels are raised adjacent to the buildings to provide level access to the front doors.
- Within each cottage all accommodation is on the ground floor.
- Two of the cottages provide for wheelchair users and will be fitted out in consultation with the OT.