

PLANNING & DESIGN BRIEF- BROOMFIELD HOUSE, PALMERS GREEN 1998

1. INTRODUCTION

1.1. This brief has been prepared by the London Borough of Enfield Environmental Services Group, in consultation with key interest groups. The purpose of the brief is to: -

- clarify national and local policies and their application to the site
- promote the restoration and reuse of Broomfield House and
- provide guidance on the form of any scheme.

The Brief acts as Supplementary Planning Guidance.

The brief is not to be considered as the grant of outline planning permission and the Council will not fetter its discretion to determine any planning applications in future.

2. THE SITE

2.1. Broomfield House is important nationally and locally. As a Grade II* building it is in the top 6% of listed buildings in the country. It is widely known for the mural attributed to Gerard Lanscroom, which encased the very fine principal staircase. Broomfield House is probably the oldest surviving building in Palmers Green, originating in the Sixteenth Century, with substantial elements of fabric also surviving from alterations carried out in each successive century. These include: -

- parts of a Medieval timber framed gable
- main Tudor chimney
- fragments of Medieval floors
- painted decoration (possibly C17th)
- early C19th brick elevations
- mural and stair timbers
- cast iron fireplace inserts
- assorted joinery (including sections of panelling, doors, sashes and shutters)

2.2. The east wall of Broomfield Park, including the arched gateway, garden house and stable block is listed Grade II*; the south and west walls of Broomfield Park are listed Grade II and the surrounding Park is listed Grade II in the National Register of Historic Parks and Gardens. Broomfield House and stable block are included on English Heritage's register of Buildings at Risk in Greater London.

2.3. Current vehicular access to the House and to the stable yard (which is at present used by the Parks Maintenance Team) and to the four adjoining cottages (tenanted by Leisure Services Group staff) is obtained via the main gate from Broomfield Lane. Pedestrian access is freely available to the House from all directions through the Park. The Park is surrounded almost exclusively by residential property, apart from the ground floor shops in Aldermans Hill fronting the north east corner (these providing a link to the commercial centre in Palmers Green).

3. CURRENT PLANNING STATUS

3.1. The House and Park were acquired for public use by the former Southgate Urban District Council in the early years of this century. The subsequent uses of the house included a museum (housing both a local collection and exhibitions); a clinic run by the District Health Authority, occupying part of the first floor; and a cafe occupying part of the ground floor. The building was substantially damaged by fire in 1984, following which surviving elements of the mural and staircase were taken down and kept, and supporting scaffolding and a temporary roof erected. Following subsequent fires, further stabilisation works were undertaken.

3.2. A number of proposals have been considered over the years, none of which have come to fruition. These included schemes to repair the house for museum use, a theatre, gallery, school and most recently a family pub / restaurant. The site currently has the benefit of conditional planning permission and listed building consent for the following: -

- partial demolition, repair, adaptation and restoration of fire damaged listed building for use as pub /restaurant
- ancillary residential accommodation and meeting rooms
- construction of single storey extensions for use for food preparation and beer storage
- laying out of terrace to the east side of the building
- provision of associated car parking on part of existing driveway, and yard areas
- associated works, including formation of new and improved vehicular accesses through listed walls, involving their partial demolition

3.3. These permissions were associated with legal agreements under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 securing highway works in Broomfield Lane and the retention of historic building consultants to advise on and monitor the works affecting the listed structure.

3.4. An archaeological evaluation has been substantially carried out for the building / site.

3.5. The Park has recently been the subject of a bid to the Heritage Lottery Fund under the Urban Parks Programme for: -

- the restoration of the historic park,
- the repair and conversion by the Broomfield Historic Buildings Trust of a) the listed stable block for use as an art gallery / art centre and b) the greenhouses for use as a historic plant centre.
- the restoration and reinstatement in Broomfield House of the Lanscroun Mural

The bid has currently been withdrawn pending securing the future of Broomfield House itself.

3.6. Information on covenants is contained in the marketing particulars

4. PLANNING POLICIES

4.1. The Council's own planning policies are set out in its Unitary Development Plan (UDP) which was formally adopted in March 1994. Interim Amendments to the Unitary Development Plan were published in June 1997.

4.2. Development of the site will need to comply with a number of policies in the plan, however, UDP policies considered to be of particular relevance to the site are set out in Appendix 1 to this brief. Potential developers should examine the UDP and other relevant policy documents with specific reference to their own proposals.

4.3. The site (numbered 6/AO) is shown in the Unitary Development Plan as an 'area of opportunity', possibly suitable for community use, or for office use with a degree of public access. This does not preclude other suitable uses.

4.4. Government advice in relation to listed buildings is set out in Planning Policy Guidance Note 15 - 'Planning and the Historic Environment'.

4.5. In line with RPG 3 and recent Government Guidance on sustainable development, restoration of Broomfield House will be expected to take into consideration the sustainability principles. (Sustainable development is defined as development, which meets the needs of the present without compromising the ability of future generations to meet their own needs).

5. ACCEPTABLE USES

5.1. Uses acceptable in terms of the Council's UDP could include institutional, community, food and drink, office or residential uses. Any such use, or similar use of a type and of a detailed design which would have no material adverse impact on the historic fabric of the House, its parkland setting, or the amenity of local residents could be acceptable in principle.

5.2. In view of the architectural and historic importance of Broomfield House in the locality, the Council will seek an agreement with any developer to provide public access thereto. The provision of meeting / exhibition rooms available to the local community and a Park cafe service is particularly

encouraged. The possible provision (within Broomfield House or the Stable Block) of a small environmental resource centre for use by local schools and a 'Millennium garden' (within the Park) with plants from around the World, could be considered.

5.3. Proposals should allow for the retention of the Holm Oak tree to the immediate east of Broomfield House, for which a long-term care plan has been prepared.

5.4. The curtilage land to be leased will be that required to provide satisfactory arrangements for servicing and to provide reasonable privacy and security. Any necessary enclosure of this land should consist of railings of an appropriate design.

6. REPAIR OF BROOMFIELD HOUSE

6.1. Proposals for the listed building must secure its proper repair and reuse. The House may not be demolished. No significant extensions may be made to the House and planning permission will not be forthcoming for any significant detached structure in the grounds of the House. Proposals must pay regard to the Park setting and to that of other listed structures nearby.

6.2. The approach to restoration will be on the basis of the following: -

- Equivalent Restoration of the areas of the house where sufficient original material remains to act as a basis for restoration. Areas that will be treated in this manner are G1, G2, G4, G8, G12, F1, F2, and F12. In these areas all existing sound structural elements, which survive in situ, should be incorporated into the restored building. Also any original salvaged material, which is economically repairable, should be reinstated and lost material replicated to match pre fire designs.
- Rebuilding utilising existing materials in areas where limited original material remains either in situ structural elements or salvaged joinery, but where some physical alteration is required. Areas that may be treated in this manner are G5, F14, F15, F16, F18, F19, and F20. Existing sound structural elements will generally be incorporated into the restored building. Original material will a) be incorporated where it survives and is economically usable, and b) act as a source for replication where it is not reusable.
- Reconstruction of the areas G6, G7, G9, G10, G11, G14, G16, F6, F7, F9, F10, F12, F13, F21 and F24 may be carried out using modern construction techniques. Interiors should be redesigned using original material as source for designs.

6.3. In view of the considerable complexity and sensitivity of the repair of the structure, potentially interested parties are strongly urged to take expert advice from a specialist historic building architect at the earliest opportunity.

Donald Insall and Associates have been extensively involved with Broomfield House for over ten years.

6.4. Repair and reuse of Broomfield House provides an opportunity to develop innovative solutions for integrating sustainable development principles with restoration of the historic building. Therefore, consideration could be given, within the constraints of a Grade II* listed building, to innovative solutions (both for the historic building and any modern extension) for: -

- energy conservation
- use of sustainable construction material
- water conservation
- waste minimisation / recycling
- transport / traffic solution to minimise dependency on car use

Assessment through Building Research Establishment (BRE) under BREEAM scheme is advisable.

6.5. Particular regard should be paid to the impact of any future user, especially in respect of Building Regulations and fire safety requirements, on the integrity of the structural fabric of the building. The proposals should provide for disabled access to the first floor.

6.6. Careful attention must be paid to the size, design, articulation and materials of any modest extension proposed, which must complement the listed building.

7. ACCESS AND PARKING

7.1. Access and parking to the House should be considered within the context of current and proposed facilities for the whole Park.

7.2. The majority of the parking, which should seek to meet the Council's adopted standards for the relevant use, should ideally be primarily confined within the enclosed stable yard area. Access thereto could be provided by construction of a new entrance through the listed wall from Broomfield Lane. An engineering design suggestion for such an entrance is available. The design of gates, gate piers and surfacing would need to meet the design requirements of the Council and of English Heritage.

7.3. If access is from Broomfield Lane this will require a scheme of **channelisation** to ensure the safety or elimination of vehicles turning right into the site. This is in addition to the introduction of waiting restrictions on the West Side of Broomfield Lane. A traffic safety scheme on Broomfield Lane is also required. These works would be subject of a legal agreement with the developer, who should bear the cost of these works.

7.4. Measures should be considered to minimise the amount of traffic generated by provision of facilities to safely accommodate the requirements of cyclists and pedestrians, encourage the use of public transport and innovative

parking provision and control. Any parking initiatives should not be to the detriment of the surrounding residential areas.

7.5. Access and parking issues for the House should be considered within the context of accessibility for the whole Park.

7.6. The dimensions (particularly headroom) of the Arched Gateway, which is listed grade II*, should be noted.

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APPENDIX 1

- (I) EN1 - Environmental quality
- (I) C1 - Heritage conservation
- (I) E1 - Business development
- (II)O1 - Buildings in Metropolitan Open Land
- (II)C1 - Archaeology
- (II)C2 - Archaeological evaluation
- (II)C12- Management of listed buildings
- (II)C13-Listed buildings at risk
- (II)C14 - Repair of buildings at risk
- (II)C17 - Built development in the curtilage of listed buildings
- (II)C18 - Use of the grounds of listed buildings
- (II)C19 - Development within historic landscapes
- (II)C20 - Management of historic landscapes
- (II)GD1 - Development in suitable location
- (II)GD3 - Suitable design
- (II)GD6- Traffic generation
- (II)GD7 - Car parking standards
- (II)GD8 - Vehicular access, servicing, turning
- (II)GD11 - Disabled access
- (II)T13 - Access to public highway
- (II)T15 - T18 - Pedestrians, footpaths, traffic curtailment
- (II)T19-21 - cycling, cycle parking
- (II)T32 - Parking for disabled people

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