

# Public Document Pack



## **PLANNING COMMITTEE**

Tuesday, 22nd September, 2009 at 7.30 pm  
Venue: Conference Room  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

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## **MEMBERS**

Councillors : Alan Barker (Chairman), Don Delman (Vice-Chairman),  
Jayne Buckland, Lee Chamberlain, Andreas Constantinides, Annette Dreblow,  
Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Donald McGowan,  
Toby Simon, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce

**N.B. Members of the public are advised that the order of business on the agenda may be altered at the discretion of the Committee.**

**Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7.15pm.**

## **AGENDA – PART 1**

### **6.1 CONSERVATION AREA REVIEW PHASE III (REPORT NO. 82) (Pages 1 - 30)**

To receive the report of the Director of Place Shaping and Enterprise, consulting on revised boundaries to existing conservation areas and the designation of a new conservation area.

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MUNICIPAL YEAR 2009/2010 REPORT NO. **82**

**MEETING TITLE AND DATE:**

PLANNING COMMITTEE

22 September 2009

**REPORT OF:**

Director of Place Shaping &  
Enterprise

Contact officer and telephone number:  
Mike Brown (ext. 3865)  
E mail: MIKE.BROWN@enfield.gov.uk

<b>Agenda - Part:</b> 1	<b>Item:</b>
<p><b>Subject:</b> <u>Conservation Area Review Phase III</u> Consultation on revised boundaries for ten existing conservation areas and the designation of a new conservation area, together with supporting documentation.</p> <p><b>Wards:</b> Haselbury, Edmonton Green, Upper Edmonton, Enfield Lock, Chase, Town, Southgate, Ponders End, Southgate Green, Turkey Street, Winchmore Hill.</p>	
<p><b>Cabinet Members consulted:</b> Cabinet Member for Environment and Street Scene Cabinet Member for Place Shaping and Enterprise</p>	

**1. EXECUTIVE SUMMARY**

- 1.1 This report relates to the Conservation Area Review Phase III – boundary amendments to existing conservation areas and an additional new conservation area.
- 1.2 At its meeting on the 16 September 2009 Cabinet approved a new conservation area at Abbotshall Avenue and boundary amendments and revised Character Appraisals for Church Street Edmonton, Fore Street Edmonton, Clay Hill, Enfield Lock, Forty Hill, Ponders End Flour Mills, Southgate Green, Turkey Street and Winchmore Hill Green Conservation Areas together with Character Appraisal and Management Proposals for each. These took immediate effect. A proposal to reduce Highlands Conservation Area was approved for public consultation. Cabinet instructed the Director for Place Shaping and Enterprise to receive and report back any representations received.
- 1.3 As part of this process, the above documents, designations and boundary changes are hereby brought before the Planning Committee and Members are invited to consider their impact as it relates to the remit of the Committee and to forward any comments.
- 1.4 Following public consultation and the receipt of any comments from Members of the Planning Committee the documents will be amended to reflect

appropriate comments received and will be reported to Cabinet.

- 1.5 Should the proposals receive public support, final approval will be sought from Cabinet for the new designation and necessary boundary changes to the existing conservation areas.
- 1.6 Should Cabinet approve the new designation and boundary changes they, and the associated Character Appraisals and Management Proposals will form part of the statutory Local Development Framework (LDF). The Character Appraisals will form part of the evidence base of the LDF and the Management Proposals will form part of the proposed Enfield Design Guide SPD.

## **2. RECOMMENDATIONS**

- 2.1 That the Members of the Planning Committee receive the approved Character Appraisals and Management Proposals for the new conservation area and amended boundaries for the Church Street Edmonton, Fore Street Edmonton, Clay Hill, Enfield Lock, Forty Hill, Highlands, Ponders End Flour Mills, Southgate Green, Turkey Street and Winchmore Hill Green Conservation Areas and forward any comments to the Director for Place Shaping and Enterprise.

## **3. BACKGROUND**

- 3.1 Local Authorities are required under s69. (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of their area are areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas'. s69 (2) requires Local Authorities from time to time to review any existing designations.
- 3.2 The Council has embarked on a Conservation Area Review. **Phase I** of the review related to the then sixteen existing conservation areas. The Council has previously approved Character Appraisals that identifies the special interest of these conservation area. S71 of the Act places a further duty on Local Authorities from time to time to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them to public consultation. To that end Management Proposals for each of the existing conservation areas have also been consulted on and were approved on the 17<sup>th</sup> January 2007.
- 3.3 **Phase II** of the Review related to the designation of new conservation areas. Cabinet approved on 5<sup>th</sup> November 2008:-

- 3.3.1 The Borough-wide Characterisation Study that detailed the history of development, land uses and the established character of broad areas and identified areas with potential for designation,
- 3.3.2 The Review of Conservation Area Designation Guidance that updated the criteria upon which areas could be considered,
- 3.3.3 The New Conservation Areas for Enfield document that described the process for selection and the prioritisation of areas consequent on the currently available Council heritage resources and staff provision.
- 3.3.4 The designation of the Grange Park, Meadway, Southgate Circus and The Crescent Conservation Areas, complete with Character Appraisals and Management Proposals for each.
- 3.4 This report relates to Phase III of the Review – the designation of the Abbotshall Avenue Conservation Area and the amendment of the boundaries of Church Street Edmonton, Fore Street Edmonton, Clay Hill, Enfield Lock, Forty Hill, Highlands, Ponders End Flour Mills, Southgate Green, Turkey Street and Winchmore Hill Green Conservation Areas together with Character Appraisal and Management Proposals for each. At its meeting on the 22 September 2009 Cabinet approved the report and instructed the Interim Director for Place Shaping and Enterprise to receive representations and to report any received back to Cabinet for final decision. With the exception of Highlands the proposals came into immediate effect. The public consultation period is 17 September – 30 October 2009.
- 3.5 The rationale for the above revisions are detailed within the report of The Paul Drury Partnership, to be found in the Appendix to this report.
- 3.6 **Conservation Area Character Appraisals** have been produced for each of the Borough's conservation areas that defines their 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (s69. (1) of the Act) (see 3.1 above). Revised Character Appraisals for the ten conservation areas subject to these boundary revisions have been produced but are too large to attach to this report. Hard copies will be lodged in the Group offices and electronic copies will be attached to the Council's website.
- 3.7 **Abbotshall Avenue Conservation Area Character Appraisal and Management Proposals** documents have been produced for the Abbotshall Avenue Conservation Area. The Management Proposals document is produced under s.71 of the 1990 Act and describes the actions that the Council proposes to take to ensure the 'preservation and enhancement' of each area's special interest. These two documents mirror the format and quality of those produced for the existing twenty conservation areas. The Management Proposals document takes the form of a new 'chapter' for adding to the main Conservation Area Management Proposals document – if approved it will integrate within the existing to form a consistent, high quality Conservation Area Management Proposals document. Hard copies will be lodged in the Group offices and electronic copies will be attached to the Council's website.

### 3.8 **The need for immediate protection**

It became apparent during Phase II of the Conservation Area Review that a minority of owners and developers were exploiting the call-in and public consultation period to hurriedly commission and commence works prior to designation. Much of these works are precisely the kind harmful to the character and appearance of the area – poor quality window replacements, extensions, loft conversions, converting front gardens to off-street parking etc. – that the designations were designed to control. This issue caused considerable friction with the majority of residents who were in support of the designations. In light of this experience Cabinet approved the report's recommendation that the boundary amendments (except Highlands) and designations of the new areas take immediate effect. The 1990 Act does not require local planning authorities to consult on the designation or boundary amendment of conservation areas. Nevertheless, the owners, occupiers and other stakeholders have been invited to make representations to the Council on these changes. If they do not support the designations they can be cancelled.

3.9 The de-designation of the northern part of Highlands Conservation Area presents the problem in reverse. Here the Council needs to initially retain the designation to ensure planning controls are in place while representations are received and pending a decision by Cabinet on the proposed de-designation.

3.10 Copies of the various documents have been posted on the Council's web site and hard copies are available in the Member's library, public libraries and at Planning Reception at the Civic Centre. In addition to Members of the Planning Committee representations have also been invited from all affected householders and businesses directly affected by the boundary revisions and within the proposed new conservation area and key stakeholders such as local MPs, Members of the Council, local community associations, CAG and its constituent bodies, English Heritage and other conservation organisations. Public Notices in the press will invite comment from the general public. The proposals will also be considered at the CAG meeting on the 6 October 2009. S.71 of the 1990 Act requires local planning authorities to consult on the Management Proposals, which will be done through the letter-drop to owners and occupiers and the Public Notice. In addition a public meeting will be held at the Civic Centre on the 1<sup>st</sup> October 2009 to discuss the Management Proposals which will thereby satisfy the requirements of the Act.

3.11 This consultation is to invite Members, in their role as Members of the Planning Committee, to consider the proposals and documents as they relate to the requirement in the 1990 Act to ensure development in conservation areas "preserves or enhances" the character or appearance of the conservation area together with the general remit of the Committee and to forward any comments. Members may wish to consider existing PPG and PPSs (notably PPG15 – The Historic Environment) which can be viewed on the Communities and Local Government

website at:-

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicyguidance/ppg15>, together with The London Plan, saved policies in the UDP and evolving LDF policies.

3.12 Comments should be forwarded to the Director of Place Shaping and Enterprise by 5pm on **30 October 2009**:-

c/o Mike Brown  
Team Leader – Conservation & Design  
B Block South  
Civic Centre

Or e-mailed to MIKE.BROWN@enfield.gov.uk

3.13 Any comments received will be reported to Cabinet on the 25 November 2009 when it will be asked to approve the final redesignations and documents revised to reflect any appropriate contributions that may come from the public consultation.

#### **4. ALTERNATIVE OPTIONS CONSIDERED**

There are none that will satisfy the above objectives.

#### **5. REASONS FOR RECOMMENDATION**

5.1 The identification of potential conservation areas is a duty under s 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 The draft documents demonstrate a logical professional approach to the management of conservation areas. The areas proposed for designation and enlargement are balanced by the proposed reductions and are compatible with the level of heritage resources and staffing available at present.

5.3 Making the boundary changes and designations effective immediately will put in place planning controls that will avoid the damage caused by a minority of owners and developers, seeking to circumvent the Council's intention and duty to preserve the areas, by the rushed commissioning and commencement of works harmful to the special interest of the areas. Members of the Planning Committee are hereby invited to make representations on them. The designation and controls will be left in place at Highlands Conservation Area during the period for receiving representations pending the subsequent Cabinet decision on de-designation.

#### **6. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS**

##### **6.1 Finance Implications**

Provision for the cost of preparing the documents and consulting on them is included in the revenue budgets. The approval of these documents does not in itself commit the Council to additional expenditure. Any related proposals with

cost implications would need to be subject to separate reports and full financial appraisal.

## **6.2 Risk Management Implications**

Failure to approve the revised boundaries of the existing ten conservation areas will undermine the credibility of the approved Conservation Area Management Proposals document from which they flow. Not approving the designation will invite concern that an appropriate process for prioritising potential areas and consideration of the available Council resources and staffing levels has not been followed and that the Council has not discharged its duty under s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to identify and designate conservation areas. Failure to approve the draft Character Appraisals will expose the Council to criticism and open the areas to challenge through the planning system because robust assessments and identification of the special interest of the revised and proposed conservation areas has not been published. Failure to put the Management Proposals to public consultation will be contrary to the duty placed on the Council under s.71 of the Act. Not approving the Management Proposals will invite criticism that the Council has not discharged its duty under s.71 of the 1990 Act nor its wider duty to preserve and enhance the conservation area's special interest. Not implementing the extensions immediately will run the risk of a minority seeking to circumvent the designations by rushing to commission and implement poor quality alterations to properties.

## **6.3 Legal Implications**

As stated in the Report Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and to designate those areas as conservation areas. Section 69(2) places a duty on local planning authorities to review their functions under the section. The Council's Conservation Area Review is being undertaken to satisfy these duties.

Section 71 of the Act places a duty on local planning authorities to formulate and publish from time to time proposals for the preservation and enhancement of their conservation areas. Such proposals must be submitted for consideration to a public meeting in the area to which they relate and the authority must have regard to the views expressed at the meeting. The recommendations in the Report are in line with the Council's duties.

## **6.4 Property Implications**

The proposed draft Abbotshall Avenue Conservation Area does not involve any Council owned property and the draft amended boundaries to existing Conservation Areas include very little Council land. If, subject to approval of these designations, and as a result of further studies, any additional work or



expenditure is required for Council property, then the detailed property and funding issues would need to be considered at that stage.

## **6.5 Health and Safety Implications**

None

## **7. PERFORMANCE MANAGEMENT IMPLICATIONS**

- 7.1 Approval of the revised boundaries of the ten existing Conservation areas and new designations will complete the realisation of Key Aims 4 and 5 of the Heritage Strategy (relating to the Conservation Area Review).
- 7.2 S. 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Councils to develop management proposals for their conservation areas and puts these to public consultation.
- 7.3 Best Value Performance Indicator (BVPI) 219, which measured Council performance on the designation of conservation areas and production of character appraisals and management proposals, has been withdrawn. The Council had a 100% score for 2007/08. The measure is now a local indicator. To maintain that score, the designation of any new conservation areas must be accompanied by character appraisals and management proposals for each new area. These are attached to this report. The existing Character Appraisals for those areas subject to boundary changes have been revised. The associated Management Proposals are still considered valid.

## **8. COMMUNITY IMPLICATIONS**

Enfield's heritage is of growing importance to local people and its effective protection and beneficial utilisation is a key foundation upon which healthy, engaged and sustainable communities must be built. Public consultation will help ensure that the documents and designations reflect local concerns and aspirations for their heritage.

## **9. PUTTING ENFIELD FIRST**

- 9.1 Aim 1 of Putting Enfield First – the Council Business & Improvement Plan 2008/2011 is 'A cleaner, greener sustainable Enfield'. This Conservation Area Review and new designations will form a key plank for the delivery of sustainable development within the Borough and an important element of successful place shaping. They will be a major driver to fulfilling Aim 1(e) "Protect and enhance the character and quality of Enfield's buildings and improve access to parks and green spaces.
- 9.2 The Conservation Area Review and new designations will also play a key role within Place Shaping and Enterprise in delivering Aim 6 - Building prosperous, sustainable communities. In particular:-
  - Aim 6a - Work with partners to increase prosperity and promote sustainable and cohesive communities,
  - 6e - Continue to maintain and improve the quality of our homes and neighbourhoods and the supply and range of different types of affordable housing,

### **Background Papers:**

The draft documents related to this report are too large and numerous to be included in this Cabinet Report and have been posted on the Enfield Eye. Hard copies will be placed in each of the Group Offices. Should the report be approved electronic copies will be placed on the Council's website. The documents are:-

- 1/ Church Street, Edmonton Conservation Area  
Up-dated Character Appraisal
- 2/ Fore Street, Edmonton Conservation Area  
Up-dated Character Appraisal
- 3/ Clay Hill Conservation Area  
Up-dated Character Appraisal
- 4/ Enfield Lock Conservation Area  
Up-dated Character Appraisal
- 5/ Forty Hill Conservation Area  
Up-dated Character Appraisal
- 6/ Highlands Conservation Area  
Up-dated Character Appraisal
- 7/ Ponders End Conservation Area  
Up-dated Character Appraisal
- 8/ Southgate Green Conservation Area  
Up-dated Character Appraisal
- 9/ Turkey Street Conservation Area  
Up-dated Character Appraisal
- 10/ Winchmore Hill Green Conservation Area  
Up-dated Character Appraisal
- 11/ Abbotshall Avenue Conservation Area  
Character Appraisal  
Management Proposals

The Conservation Area Management Proposals approved on the 17 January 2007 may be viewed on the Council's website at [www.enfield.gov.uk/environmentandplanning/conservation](http://www.enfield.gov.uk/environmentandplanning/conservation)

The project files held by Mike Brown, Team Leader for Conservation and Design X3865.



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LONDON BOROUGH OF ENFIELD  
CIVIC CENTRE, SILVER STREET,  
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 Conservation Area

Drg.No. 6061Abbotshall  
Scale. 1:1000  
Date. 06-08-2009

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## REVISIONS TO BOUNDARIES OF ENFIELD'S EXISTING CONSERVATION AREAS

### 1.0 Introduction

- 1.1 The report *Conservation Area Management Proposals*, approved on 17th January 2007, set out in Part 2 detailed proposals for the management of each of Enfield's existing conservation areas. For the majority of areas, this included a description and justification for a proposed extension or reduction (ie partial de-designation) of the conservation area. The need for the proposed extensions was demonstrated by the Council's programme of conservation area character appraisals undertaken in 2005 and 2006, when historical research and detailed assessment of each conservation area revealed that some adjoining areas of architectural or historic interest had been overlooked or under-appreciated at the time of designation. Partial de-designation was proposed for a few areas where the quality of the environment had changed for the worse in the decades since designation. These boundary changes, and the necessary changes to the text of the previously adopted character appraisals that are consequent upon them, now need to be endorsed by the Council.
- 1.2 For the ten conservation areas where boundary changes have been proposed, the character appraisals have been appropriately revised. Where there is an extension, a description and analysis of the area concerned has been included in the main body of the appraisal, with other relevant amendments to the text to ensure consistency. Where there is a reduction, significant references to the relevant area have been removed. The details and justifications for the changes, summarised from the *Conservation Area Management Proposals* document (adopted January 2007), are set out below for each area.
- 1.3 On the maps included in the revised appraisals, the line of each boundary has been amended to show its new alignments, either extended or reduced, or both. Revised maps, showing the boundary changes for each area, are attached for ease of reference as **Appendix A** to this report.



## 2.0 Details of proposed boundary changes

### 2.1 Church Street and Fore Street Edmonton Conservation Areas: *extensions, reductions, and amalgamation of separate Fore Street areas to form one consolidated conservation area*



*Extension: Fore Street north of the North Circular*



*De-designation: All Saints Close*

2.1.1 It is proposed that the currently separate areas comprising the Fore Street Conservation Area should be rationalised by extension and amalgamation, so that they define a series of spatial experiences from the Grove Street/Claremont Street junction in the south, through Fore Street to the north of the North Circular Road. Church Street remains as a separate conservation area, with an amended boundary as described in paragraph 2.1.4. The adopted conservation area character appraisals for these two areas have been written as one document, because of their proximity and shared history.

2.1.2 The proposed extensions are:

- *South of the North Circular*, to include all the frontage buildings to Fore Street within the shopping area, some of which are identified as making a positive architectural contribution to the character of the area, and all of which make a positive functional contribution;
- *The western section of Leeds Street*, where the Post Office Sorting Office and the terrace of houses opposite are contemporary with the corner buildings;
- *North of the North Circular*, similarly to include the shops with residential development above on the west side at the southern end, which make a positive contribution both architecturally and by virtue of use at street level;
- *Further north*, to include the whole of the open space of Fore Street, up to its eastern boundary with distinctive residential areas and the Edmonton Green development;
- *To include the western frontage buildings in the centre*, of which the former Ambulance Station makes a significantly positive contribution;

- *To include the south frontage of Bridge Road* which will remain prominent given the 1997 designation of the clearance area to the north as Public Open Space.

2.1.3 The justification for the extensions and amalgamations to rationalise the boundaries is set out in full in *Conservation Area Management Proposals*. At present, only the Church Street Conservation Area has distinctive spatial character, in that it includes both sides of a principal street, a space with a clear identity largely defined by buildings. By contrast, the Fore Street Conservation Area only occasionally includes both frontages of its principal street; where it does, it is for a very short distance, including part only of a larger space. Where both sides have residential or mixed use frontages addressing the street in the conventional way, the space and its defining buildings are perceived as a whole. But where it is addressed by residential development of blocks of flats or complex non-traditional forms, the limit of the open space of the street and its flanking elements is perceived more as a division between two distinct entities. The revised boundary follows this distinction.

2.1.4 In the Church Street Conservation Area, two small peripheral areas are proposed for de-designation:

- *The area of 1970s and later residential development south of All Saints Church*, which has no special architectural or historic interest;
- *Lichfield Road*, which has no visual link with other parts of the Conservation Area and whose buildings are now beyond the reasonable recovery of historic quality and character.

## 2.2 **Clay Hill Conservation Area:** *extension*



*Views north in Hilly Fields Park towards Turkey Brook; the bandstand (left)*

2.2.1 It is proposed to extend the Conservation Area boundary to include Hilly Fields Park. The new southern boundary would be adjacent to the boundary of the area identified in the Local Register of Historic Parks and Gardens, and is largely formed of the screen of trees and high hedges that delineates the park.

2.2.2 This would form a clear and logical boundary, marking a dramatic change in character from the rural landscape of the park to the dense suburban settlement bordering Browning Road and Phipps Hatch Lane. The existing Conservation Area boundary, which runs along Turkey Brook, does not acknowledge that the valley forms a single visual entity, dominant in views along the brook and across the valley. Both sides of the valley share a common development history, as part of an area of open land on the edge of Enfield, divided into relatively large landholdings that have remained undeveloped and now form the edge of the Green Belt. Both also share a pattern of hedgerows and mature trees leading down to the brook that reflect the area's agricultural past.

### 2.3 **Enfield Lock Conservation Area:** *extension and reduction*



*Extension area: RAAF site*



*De-designation: south western boundary*

2.3.1 It is proposed that the site of the former Royal Small Arms Factory (RSAF) should be included in the Conservation Area, and that a small area of open space and road at the western boundary should be de-designated in order to rationalise the boundary which at present runs along the eastern bank of Turkey Brook.

2.3.2 The RSAF was excluded from the original designation, possibly because the site was at that time in Government ownership. The site was re-developed in 2001 and the listed buildings converted to other uses, but much of the exterior character survives and the RSAF is clearly an integral and highly important part of the historic and architectural interest of the area. The River Lea is of intrinsic importance to the Conservation Area and has been included in stretches north and south of the RSAF. The flyover bridge provides a visual northern boundary, while the disused railway bridge (now a footbridge) is included to mark the southern extent of the Conservation Area.

2.3.4 The removal of a small area of field and the A1055 Mollison Avenue is a logical step to rationalise the boundary, as they are of no visual



or other interest. The boundary at present follows the Turkey Brook, but the road cuts off the section of land to the east of the river.

#### 2.4 **Forty Hill Conservation Area:** *extension*

2.4.1 It is proposed to extend the Conservation Area to include the western part of the historic park. This makes it contiguous with a section of the boundary of the Clay Hill Conservation Area to the west.

2.4.2 The recognition of the interest of the former *ferme ornee*, and the desirability of consistent landscape management policies for the whole of the designed historic landscape of Forty Hall provide the justifications for this extension.

2.4.3 Two further distinct elements of the landscape, as parts of the historic Elsyng/Forty Hall estate, are also considered to be of sufficient special historic (rather than architectural) interest to be included within the Conservation Area. First, the land between Maiden's Brook and the old course of the New River, which includes the former line of the Forty Hall lime avenue, marked on the ground by axial bridges over the watercourses and some surviving avenue trees in the hedgerows. The New River itself is here a substantial piece of civil engineering, with associated iron marker posts and small structures. Second, the best surviving and probably earliest element of the deer park associated with Elsyng Palace and subsequently Forty Hall, whose north-eastern boundary is a prominent landscape feature (a large ditch, where not infilled), which is easily visible and appreciated.

#### 2.5 **Highlands Conservation Area:** *reduction*



*Housing development in the Conservation Area, in the area proposed for de-designation*

2.5.1 It is proposed that part of the Conservation Area should be de-designated in recognition of the undistinguished architectural and urban design quality of the development in the former hospital grounds to the north of the site. The revised boundary excludes the area north of the properties on the north side of Pennington Drive. This corresponds to the

whole of Character Area 2 in the adopted character appraisal and the paragraph on character areas (3.4 on page 7) has been revised accordingly.

2.5.2 The northern part of the original Conservation Area has been subject to modern residential development, covering the open grounds that surrounded the original hospital buildings. Efforts were clearly made at that time to retain the flavour of the old hospital along Tresilian Avenue and, consequently, the new pavilion blocks echo the layout and detailing of the original pavilions, if with less finesse. Unfortunately, the northern perimeter culs-de-sac packed with terraces typical of much modern residential development are considerably less successful. Some buildings are brave attempts at a pastiche (albeit stripped-down) of the originals. Others make no effort at all to allude to their context.

2.5.3 It is apparent that large parts of the Conservation Area have, notwithstanding recent developments, retained the original air of calm, tranquillity and repose that was so important to the healing purpose of the hospital. Where recent development has echoed the original form, layout and detailing, that retention of character is perceptible. Where it does not, clear harm has been done. This is the case in the part of the Conservation Area north of the properties lining the north side of Pennington Drive, which it is proposed to de-designate.

2.5.4 An assessment of the original conservation area's two character areas, using the agreed area quality assessment scoring system, has been carried out in relation to the proposed de-designation of part of the conservation area. A table giving scores in the various quality categories is attached as Appendix B to this report. The assessment indicates that Character Area 2 (the area to be deleted) scores a total of 10, well below the minimum score of 20 normally required for designation. Character Area 1, which remains designated, has a quality score of 21.

## 2.6 **Ponders End Flour Mill Conservation Area:** *reduction*



2.6.1 It is proposed to re-draw the boundary to exclude the highway intersection (*shown in the aerial photograph above*) from the designated area. The boundary would be re-drawn just inside the line of the road and junction seen at the lower edge of the aerial photograph.

2.6.2 Because the designation of the Conservation Area pre-dates road construction on its north and west sides, the boundary no longer accords with the Wrights' ownership and the functional use of the site. This boundary revision does not affect the historic or architectural interest of the Conservation Area.

## 2.7 Southgate Green Conservation Area: *extension*



*Examples of houses in Cannon Road*

2.7.1 It is proposed to extend the boundary of the Conservation Area to include the high-quality Edwardian houses to the east of Cannon Hill on the north side of Cannon Road (nos.1-21 Cannon Road), many of which survive in a substantially unaltered condition.

2.7.2 These properties, though more modest than the large suburban houses of Cannon Hill, have much in common with them. They are well designed and detailed, to a standard well above the average speculative suburban development in the area. They stand out from the surrounding Edwardian housing, for instance in Selborne Road, by being of better quality in terms of detailing and in forming a distinct group.

## 2.8 Turkey Street Conservation Area: *extension*



*Victorian bridges at Turkey Street rail station*

2.8.1 It is proposed to extend the Conservation Area to include the railway bridge, its abutments, the arches next to Turkey Street rail station, and the road-bridge constructed at the same time.

2.8.2 These structures are of historic and townscape interest, and are worthy of inclusion in the Conservation Area as they have a significant effect on views of and from the area at its western end.

2.9 **Winchmore Hill Green/Vicars Moor Lane Conservation Area:**  
*extension*



*Eastwards extension of Winchmore Hill CA into Station Road*

2.9.1 It is proposed to extend the south-east boundary of the Winchmore Hill Conservation Area to include the railway bridge and the railway station on the north side of Station Road, the single storey shops next to the railway bridge, and the two three-storey parades of shops on the south side of the road.

2.9.2 The extended area focuses on the 1871 railway station, which allowed the greatly accelerated expansion of housing in the early years of the 20<sup>th</sup> century once the Grovelands estate was sold off. It is appropriate that the Conservation Area acknowledges this by including the station (an attractive single storey gabled building in stock brick), the railway bridge and its setting with a tree backdrop. The buildings on the south side of Station Road form two good quality shopping parades with flats above, which have prominent corner turrets and retain much of their carved detail in pediments and cornices, although many windows and shop-fronts have been changed. The buildings frame a dramatic view downhill to the east.




**APPENDIX A**

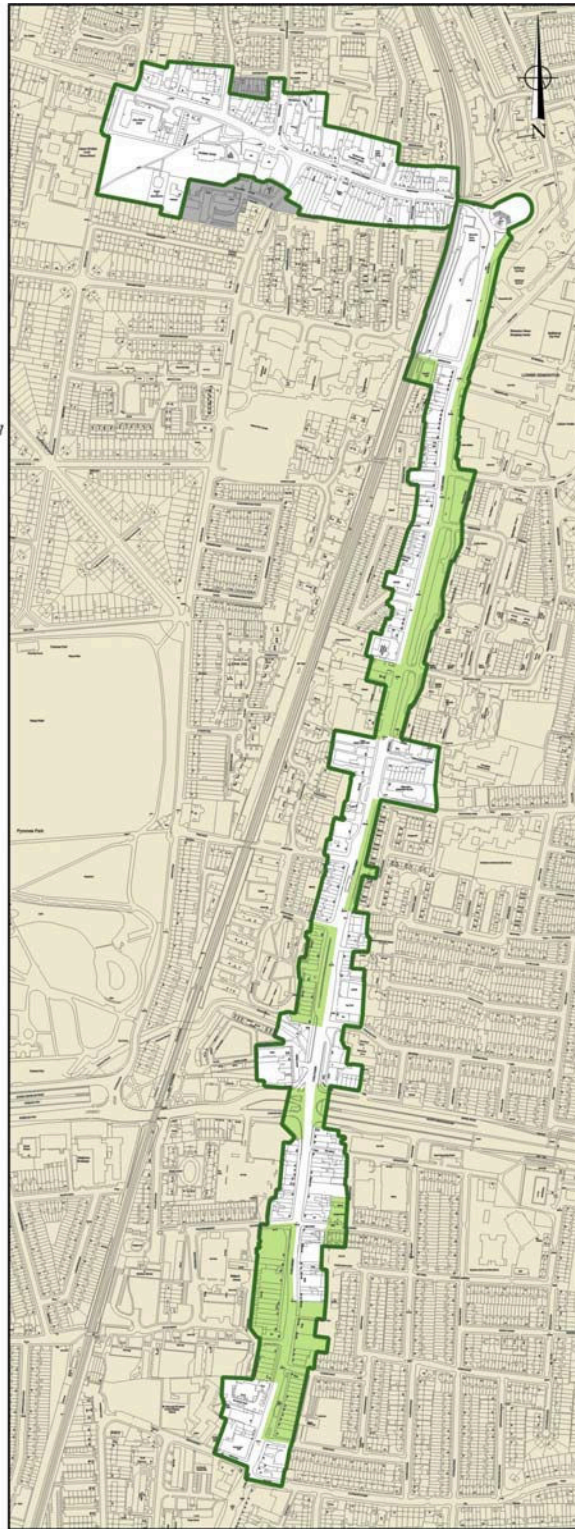
**Outline maps showing revised conservation area boundaries, with extensions and reductions.**



### Church Street and Fore Street Edmonton Conservation Areas

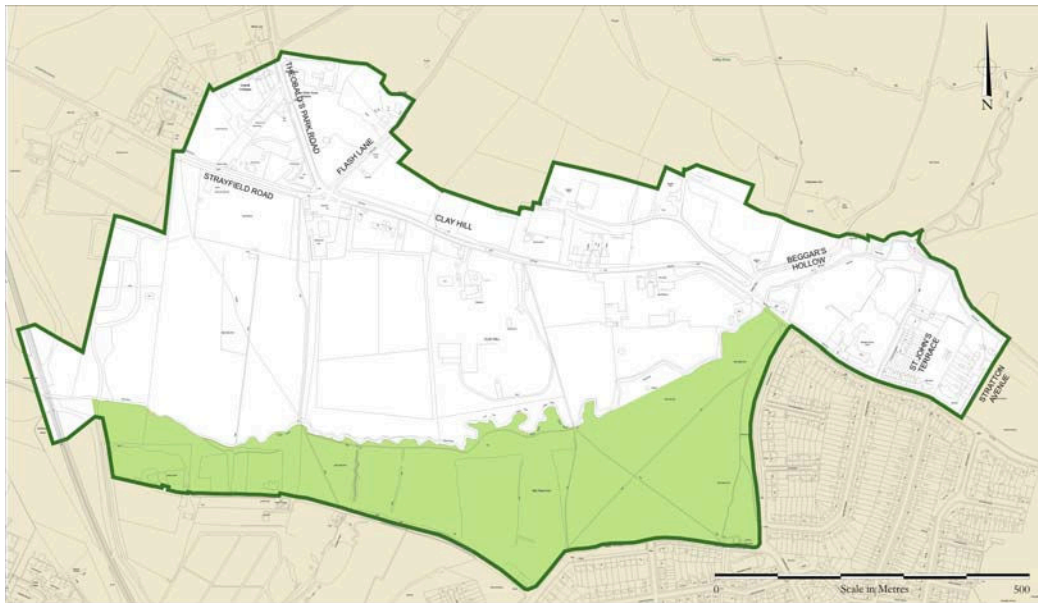
*Church Street and  
Fore Street Edmonton  
conservation areas:  
proposed boundary revisions*

-  *Proposed conservation area boundary*
-  *Areas proposed for removal from conservation area*
-  *Areas proposed for inclusion within conservation area*



0 Scale in Metres 500

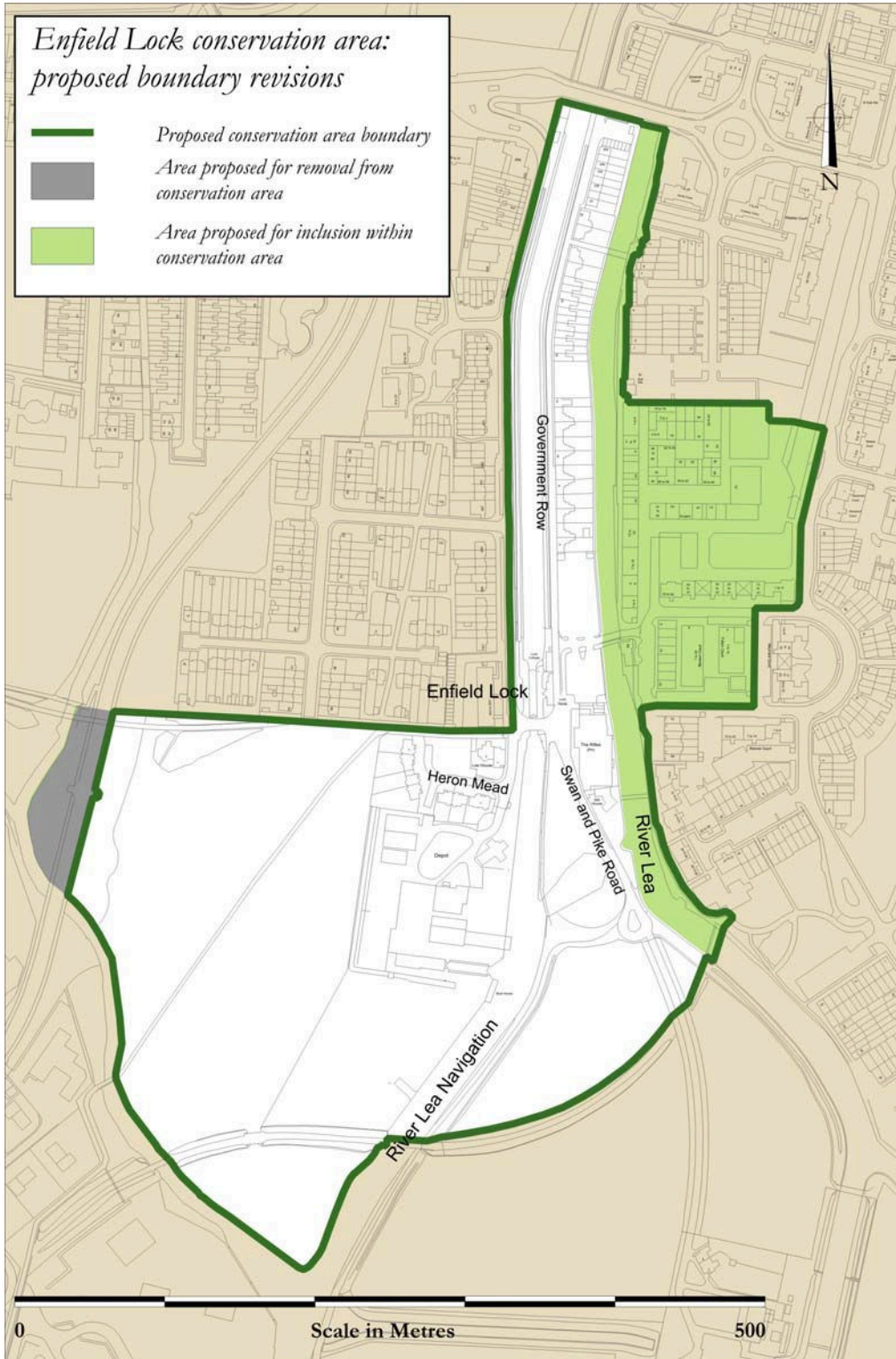
### Clay Hill Conservation Area



*Clay Hill conservation area: proposed boundary revision*

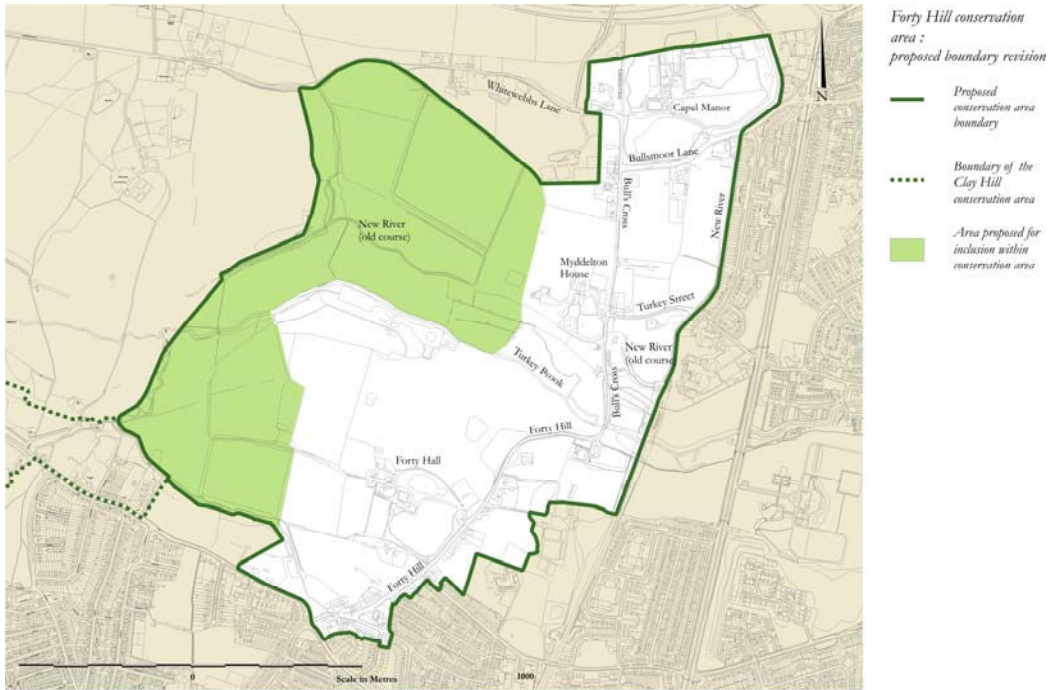
— Proposed conservation area boundary    ■ Area proposed for inclusion within conservation area boundary

### Enfield Lock Conservation Area





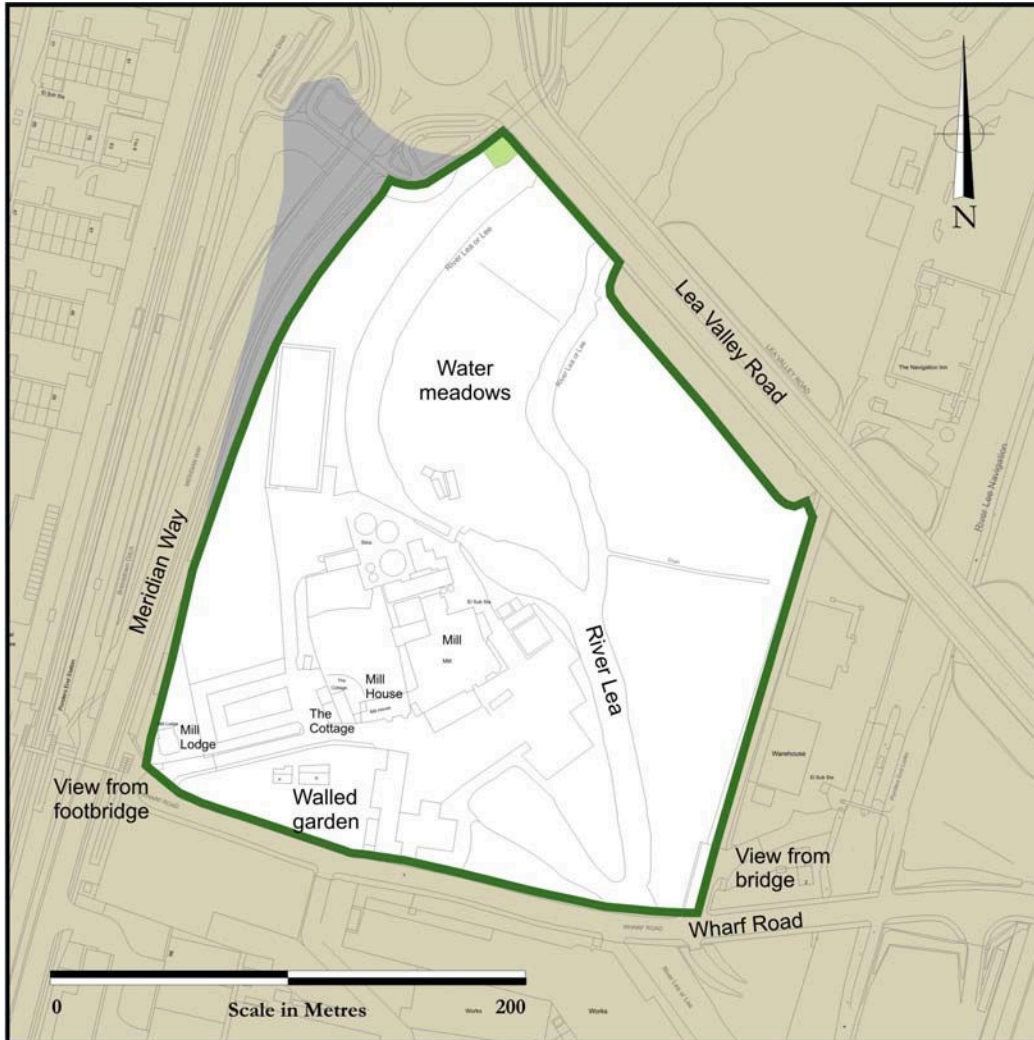
### Forty Hill Conservation Area





### Highlands Conservation Area



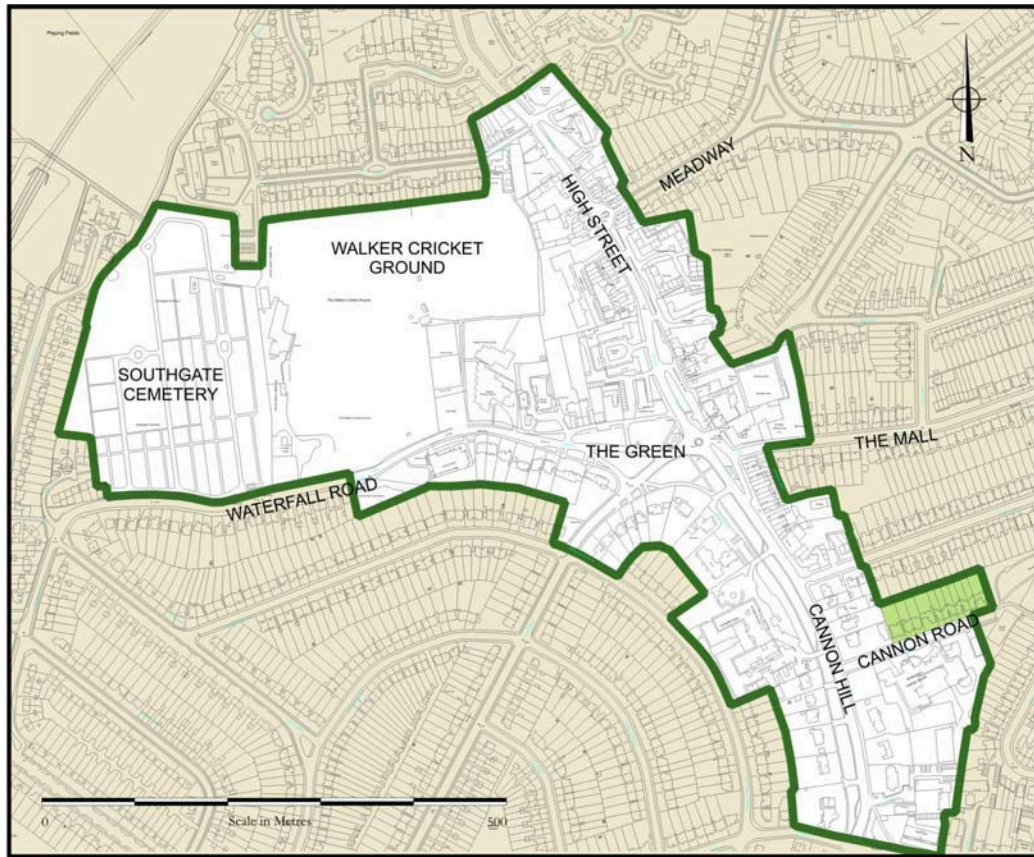
### Ponders End Flour Mills Conservation Area




*Ponders End Flour Mills conservation area :  
proposed boundary revision*


-  *Proposed conservation area boundary*
-  *Area proposed for removal from conservation area*
-  *Area proposed for inclusion within conservation area*

### Southgate Green Conservation Area



*Southgate Green conservation area:  
proposed boundary revision:*

 *Proposed conservation area boundary*



 *Area proposed for inclusion within conservation area*



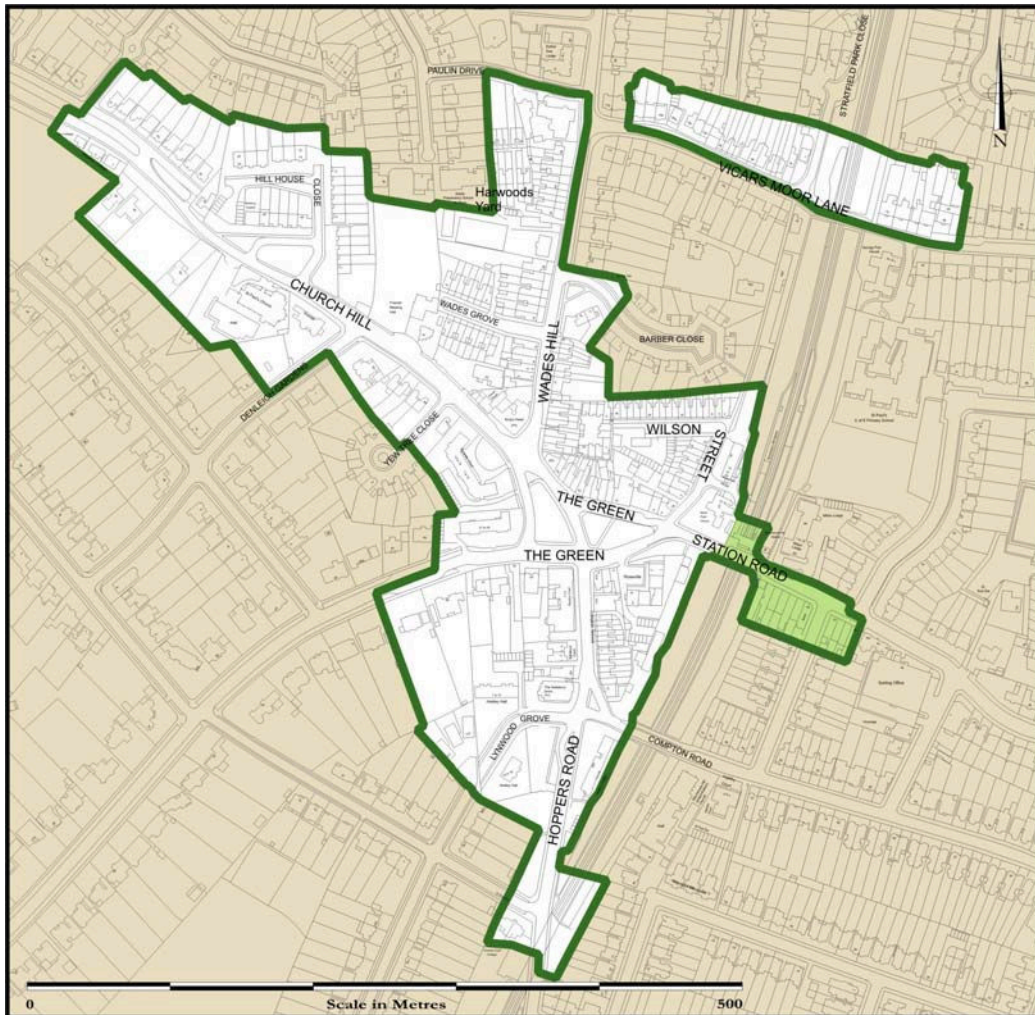
### Turkey Street Conservation Area





#### *Turkey Street conservation area: proposed boundary revision*

-  *Proposed conservation area boundary*
-  *Area proposed for inclusion within conservation area*

### Winchmore Hill Green & Vicars Moor Lane Conservation Area



*Winchmore Hill Green and Vicars Moor Lane conservation area: proposed boundary revision*

-  *Proposed conservation area boundary*
-  *Area proposed for inclusion within conservation area*

**APPENDIX B**

**Conservation Area quality assessment for Highlands Conservation Area**

*(see next page)*

## APPENDIX B

**Conservation area quality assessment for Highlands Conservation Area**  
*Scores are from 1 (lowest quality) to 5 (highest quality) in each category*

<i>Character area/sub-area</i>	<i>Design criteria</i>	<i>Type</i>	<i>Date/s</i>	<i>Building Design</i>	<i>Survival</i>	<i>Layout</i>	<i>Land-scape</i>	<i>Group value</i>	<i>TOTAL</i>	<i>Comments/extra rating for other attributes</i>
Character area 1 <i>(see CA appraisal)</i>	2	Residential (converted hospital buildings)	Late C19th, converted 1990s	4	3	4	2	4	21	+4 for social/historic interest. Total reaches CA standard (min. score 20).
Character area 2 <i>(see CA appraisal)</i>	n/a	New residential, retail & community uses	1994 onward	2	n/a	3	2	3	10	Poor imitation of historical precedent, poor detailing and proportion. Does not reach CA standard.

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