

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: R.S.A.F. site



De-designation: south western boundary

2.3.1 It is proposed that the site of the former Royal Small Arms Factory (R.S.A.F.) 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 R.S.A.F. 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 R.S.A.F. 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 R.S.A.F. 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 20th 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.

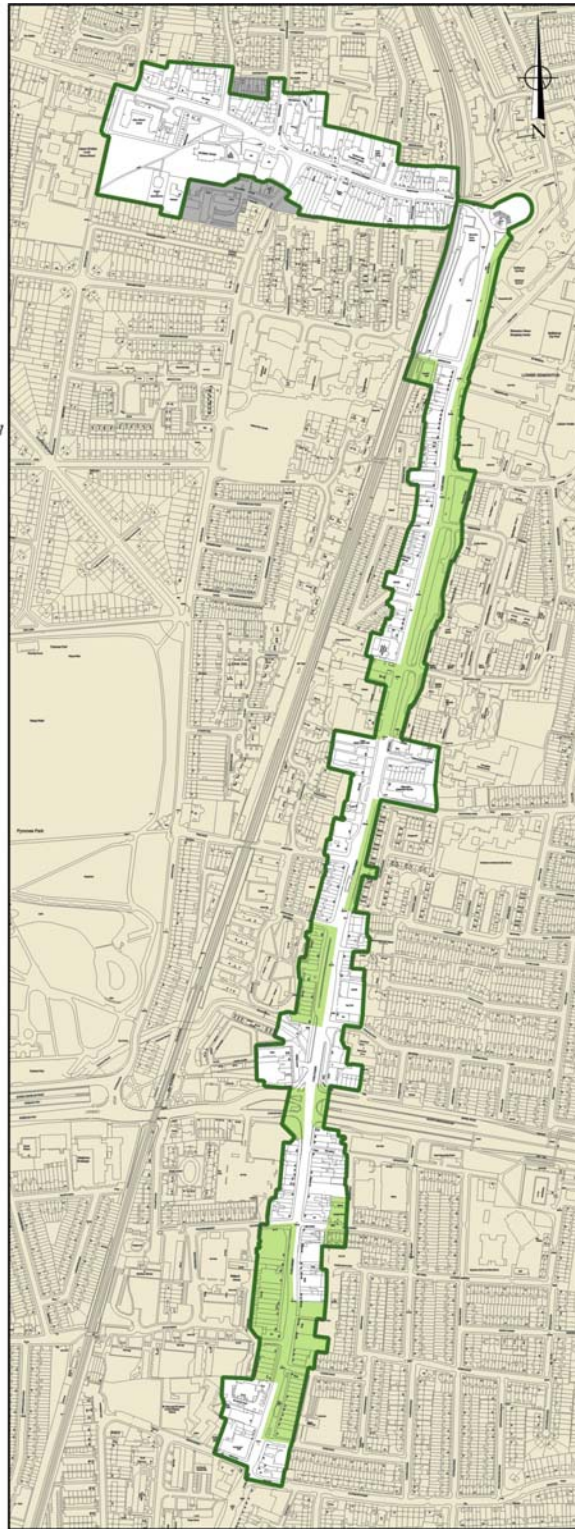
APPENDIX A

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

Church Street and Fore Street Edmonton Conservation Areas

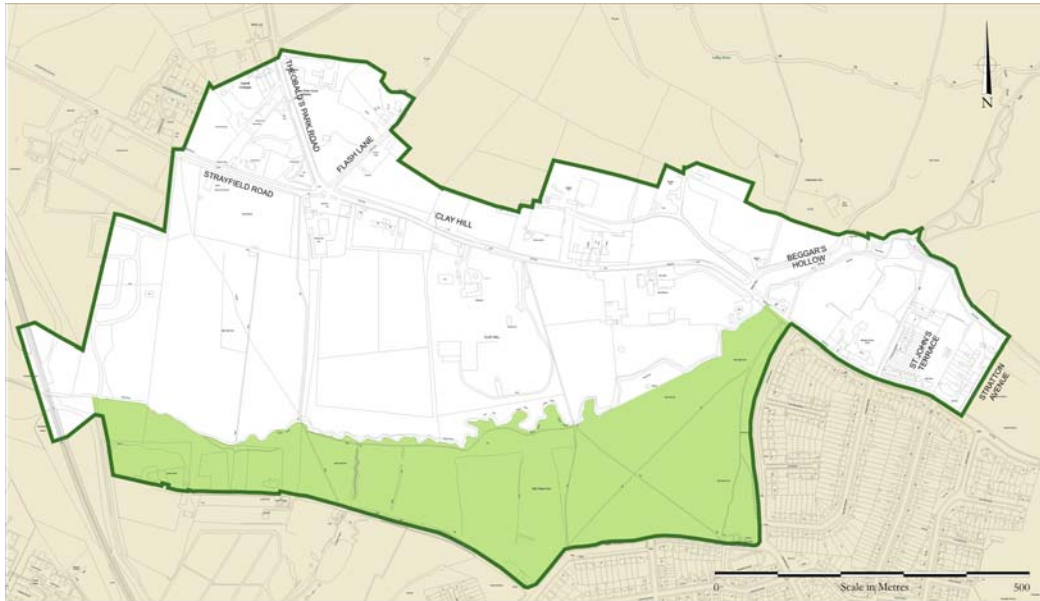
*Church Street and
Fore Street Edmonton
conservation areas:
proposed boundary revisions*

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



0 Scale in Metres 500

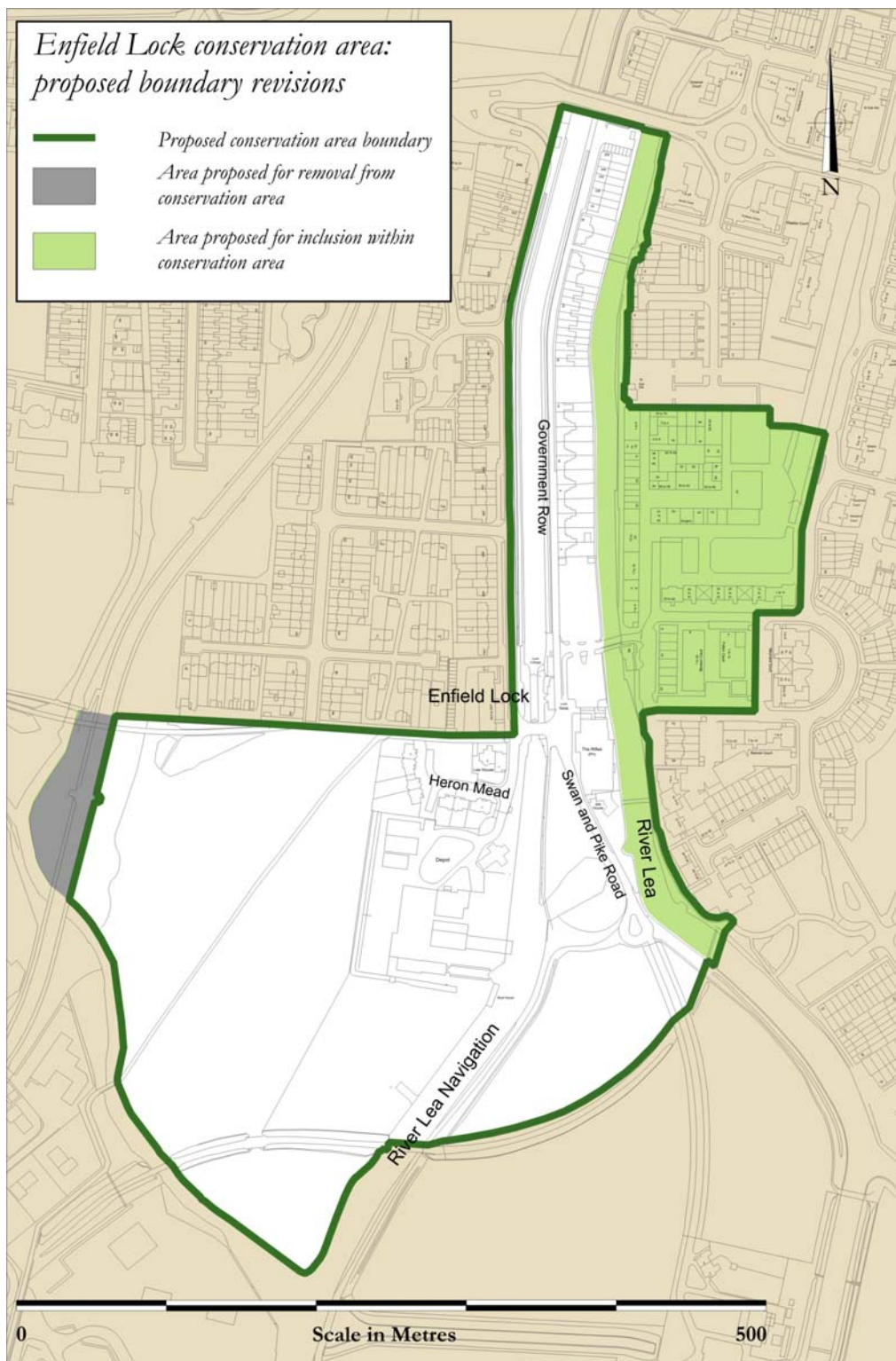
Clay Hill Conservation Area



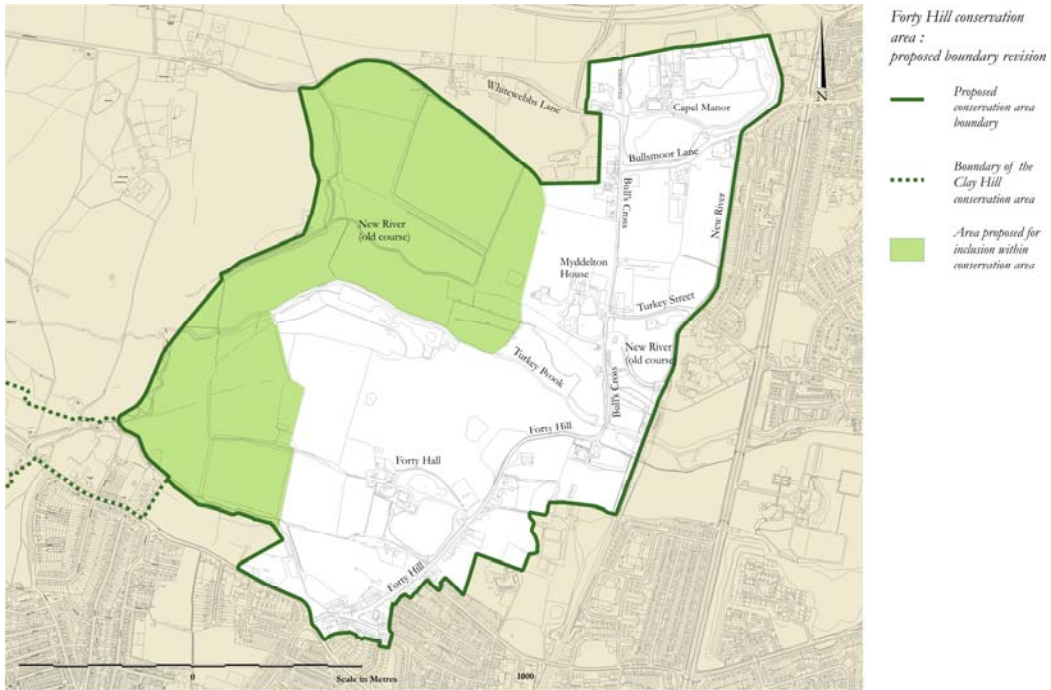
Clay Hill conservation area: proposed boundary revision

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

Enfield Lock Conservation Area



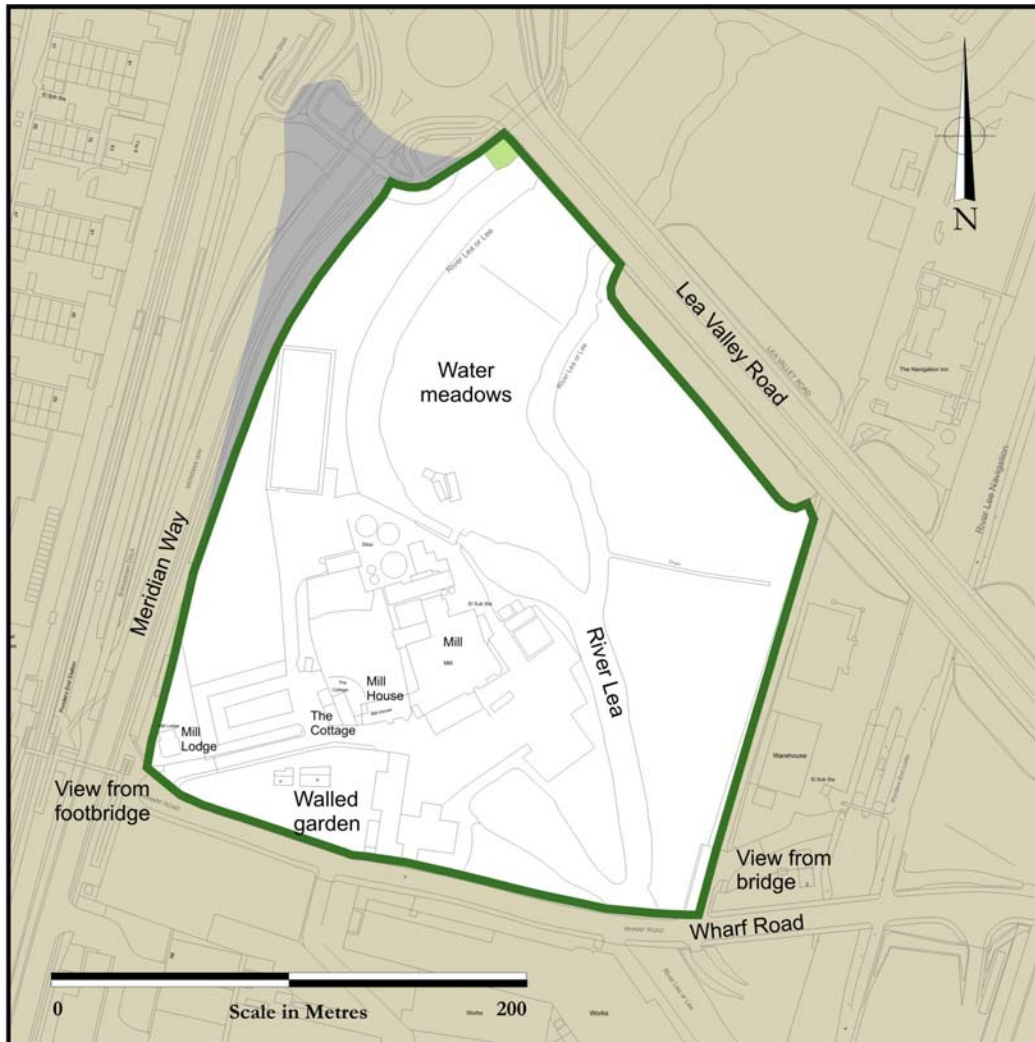
Forty Hill Conservation Area



Highlands Conservation Area



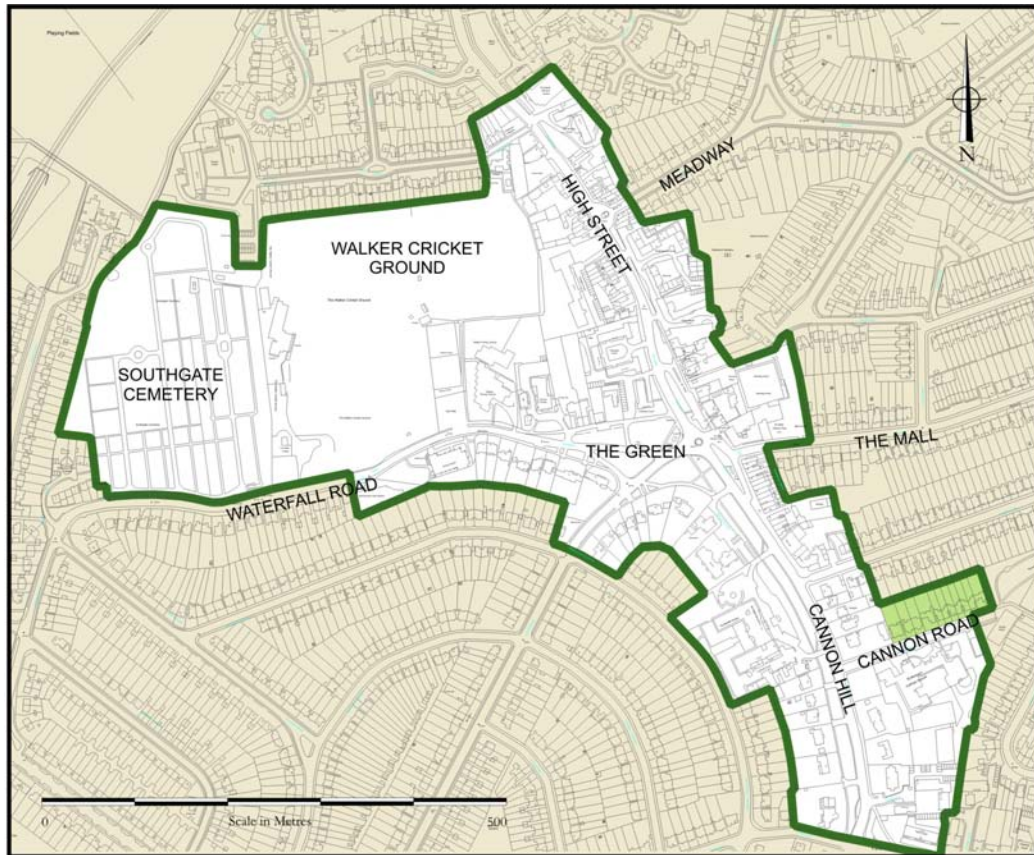
Ponders End Flour Mills Conservation Area




*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*

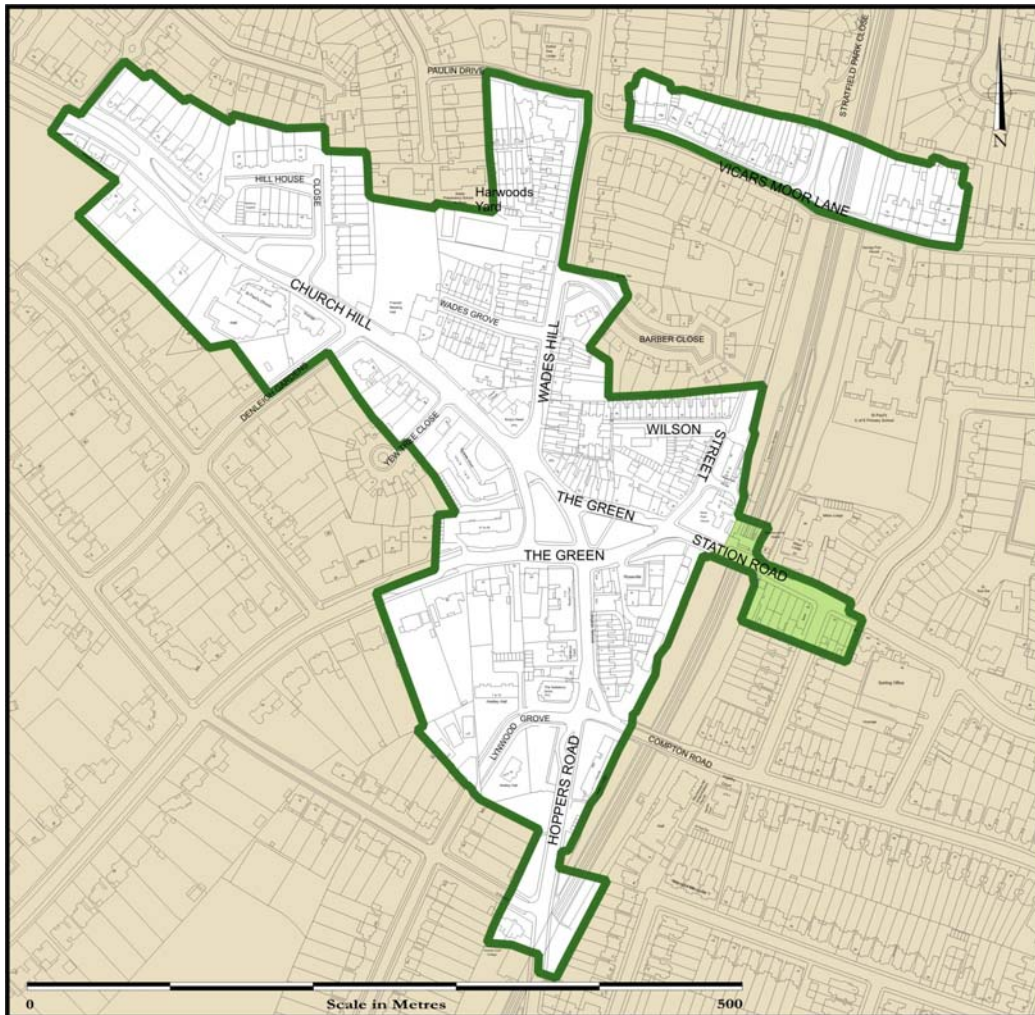
Turkey Street Conservation Area





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)