

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 27th January 2015

**Report of**  
Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Mr Sean Newton 020 8379 3851

**Ward:**  
Chase

**Ref:** 14/03915/FUL

**Category:** Full Application

**LOCATION:** Myddelton Farm, Bulls Cross, Enfield, EN2 9HE

**PROPOSAL:** Development to provide a 45-room player lodge with ancillary facilities in conjunction with the adjacent Tottenham Hotspur FC Training Centre involving: the conversion of and single storey extension with basement to the main farmhouse; the retention and conversion of various outbuildings including the replacement of the Nissen Hut and adjacent shed with a single storey building; the replacement of the existing two-storey black lapped timber barn with a two-storey timber lapped building; the construction of a part subterranean two-storey, semi-circular building with sedum and green roof together with photovoltaic array; additional internal footpath to provide access to the Training Centre; and landscaping; at Myddelton Farm, Bulls Cross.

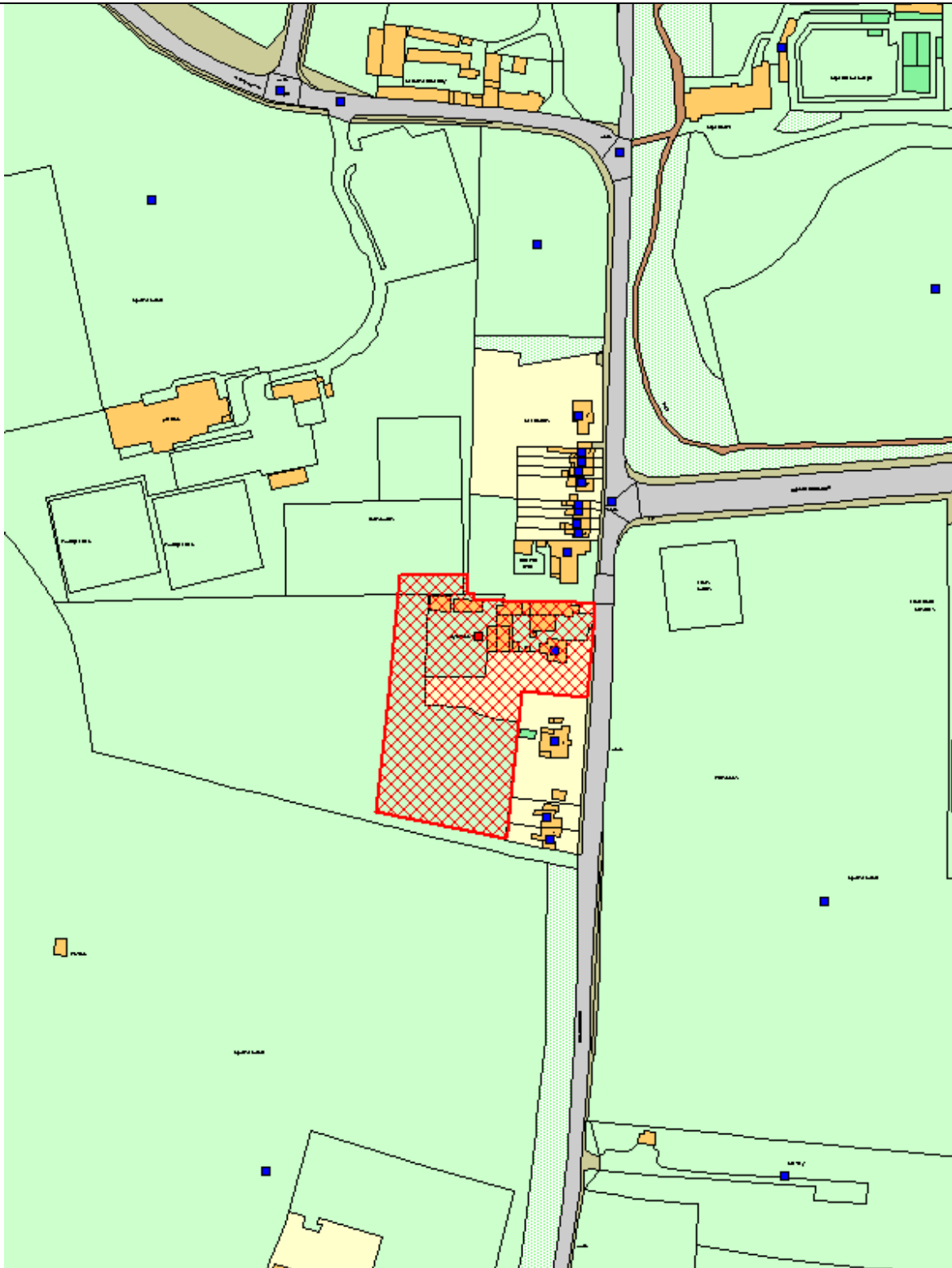
**Applicant Name & Address:**  
Tottenham Hotspur Academy (Enfield)  
Limited  
Hotspur Way  
Enfield  
Middlesex  
EN2 9AP

**Agent Name & Address:**  
Richard Serra  
Quod  
Park House  
Park Sqaure West  
Leeds  
LS1 2PW

### RECOMMENDATION:

That following referral to the Mayor of London and no objections being raised, as well as referral to the Secretary of State and no objections being raised, the Head of Development Management or the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Ref: 14/03915/FUL LOCATION: Myddelton Farm, Bulls Cross, Enfield, EN2 9HE



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Scale 1:1250

North



## 1. Site and Surroundings

- 1.1. The application site consists of an irregular-shaped piece of land on the western side of Bulls Cross which extends south to the rear of Nos.1-3 Bulls Cross. The site is approximately 37m south of the round-about controlled junction with Bullsmoor Lane.
- 1.2. The site contains a detached two-storey, locally listed, early 19<sup>th</sup> Century farmhouse with hipped roof, sited approximately 10m back from the public highway. A solid 1.8m high timber fence and gate links to the brick built outbuildings that are formed along the northern boundary of the site, adjacent to the entrance / car park for the Pied Bull public house. To the forecourt in front of the gate line are a number of connected small brick stores/ garages with black painted timber gates that attach to the larger stable outbuildings within the yard area.
- 1.3. Along the northern boundary of the site are the former lofted stables to the farm, believed to be contemporaneous to the main house. The buildings are a mix of one and two storey in matching stock brick with pitched slate roof of both hipped and gabled ends. The original stable block appears to have been extended to the west with a lower single storey addition. Attaching to the stable outbuildings is an open sided canopy built at a later date to the brick stables. The hipped roof structure sits on four metal posts. Further west along the northern boundary, to rear of the site, as viewed from Bulls Cross, there is a large timber domed shed with corrugated iron clad roof as well as a dilapidated timber shed.
- 1.4. Forming the backdrop to the farm house yard area is a two storey lapped timber barn with hipped slate roof and clay ridge tiles. Between the main barn and the stables outbuildings, the roof over sails the yard to create a covered area which provides a view through the site, presently this is to the main elevation of the THFC Training Centre ("Training Centre") across the training pitches. The barn appears to date from the mid to late 19<sup>th</sup>-century and to have had a number of later repairs and additions made to it and is currently in a poor state of repair.
- 1.5. The paddock to the south of the farmyard buildings is a fully enclosed fallow field bounded by mature trees and hedgerows. This area of land is the remaining portion of land left after the incorporation of the larger plot title into the Training Centre grounds. Due to the levelling works associated with the training pitches the paddock sits approximately 1.8m below the level of the pitches to the western boundary.
- 1.6. The southern boundary of the paddock is densely planted with tall mature trees (approximately ranging 13-20m in height and hedgerows which effectively screen all views in and out of the site to the south. The eastern boundary of the paddock is to the rear gardens of Nos. 1-3 Bulls Cross. The residences typically sit 10-11m away from the lapped timber fence boundary behind established gardens, with mature trees and shrubs, the effect of which is to partially screen views in and out of the development site.
- 1.7. To the north, as mentioned above, is the Pied Bull public house, a grade II listed building. This building is a two-storey 17<sup>th</sup> Century (or earlier) timber framed building (rendered at first floor level), with red clay tile roof, and first floor windows which extend above the eaves line. Immediately to the rear is an enclosed seating area and the car park serving the public house. Beyond this to the west, are some training pitches associated with the Training Centre.
- 1.8. To the west are the training pitches of the Training Centre.

- 1.9. Numbers 1-3 Bulls Cross are the nearest residential dwellings. Number 3, the northern-most of the three dwellings is a detached 2-storey dwelling which is specifically mentioned in the 2009 (and 2014 Consultation draft) Forty Hill Conservation Area Character Appraisal as a prominent individual building (once owned by the famous plantswoman, Frances Perry). Views towards the application site from this property are largely obscured due to the presence of a significant vegetated screen along its rear boundary.
- 1.10. Numbers 1 and 2 Bulls Cross are a pair of two-storey semi-detached dwellings. Both have been extended. The views towards the application site are more open from these two properties due to the absence of any significant vegetated screen, unlike No.3 Bulls Cross.
- 1.11. The site sits within the Forty Hill Conservation Area and the Metropolitan Green Belt.

## **2. Amplification of Proposal**

- 2.1. Permission is sought for a 45-room player lodge with ancillary facilities in conjunction with the adjacent Tottenham Hotspur FC Training Centre involving: the conversion of and single storey extension with basement to the main farmhouse; the retention and conversion of various outbuildings including the replacement of the Nissen Hut and adjacent shed with a single storey building; the replacement of the existing two-storey black lapped timber barn with a two-storey timber lapped building; the construction of a part subterranean two-storey, crescent building with sedum and green roof together with photovoltaic array; additional internal footpath to provide access to the Training Centre; and landscaping.
- 2.2. The development will provide a total of 45 bedrooms, 40 of which will be within the proposed crescent building at the rear.
- 2.3. The "Lodge" would operate as ancillary accommodation to the adjacent Training Centre, which will continue to provide the primary training, medical and catering facilities. It is envisaged that the Lodge would be used under the following scenarios:
  - As a rest area to allow first team players to sleep between double training sessions;
  - As preparatory overnight accommodation for the first team on the eve of home games away games to other London clubs, and away European games;
  - As temporary accommodation for players recovering from injury or surgery;
  - As a base for prospective new signings;
  - For occasional use by the Club's senior academy teams (U21 & U18);
  - As preparatory overnight accommodation for the England senior team on the eve of home games at Wembley Stadium;
  - As preparatory overnight accommodation for visiting European teams playing London teams in European competition.
- 2.4. There will be no vehicular access to the Lodge from Bulls Cross, except by the manager of the facility when it is in use. Player and staff access will only occur via the Training Centre, with access into Myddelton Farm from a newly created path, to link with the existing paths, and sufficiently wide for a golf cart.
- 2.5. The facility will employ between 5-7 (FTEs) over and above those already employed at the Training Centre.

- 2.6. It should be noted that following the original submission, amended plans, as a result of comments provided by English Heritage, were received on 10 December 2014. The amendments include the following elements:
- The canopy roof to the front farm yard will be retained.
  - The lesser Stables range of buildings to the west (up to but not including the pigsties) would be retained and used to house the Lodge Office.
  - The Treatment and Massage Area proposed would be relocated to an enlarged basement level under the new-build link building (originally proposed within some re-built outbuildings along the boundary with the Pied Bull PH).
  - All original windows that contribute to the character of the conservation area would be retained and secondary glazing installed as required to meet sustainability targets for the scheme

### **3. Relevant Planning Decisions**

- 3.1. Planning permission (ref: TP/87/1435) was granted in 1987 for the erection of a 2-storey extension to the rear of the house.
- 3.2. Of additional relevance are the planning applications on the adjacent Training Centre, however due the extensive history relating to the Training Centre, some of the more relevant applications are listed below:
- 3.2.1. TP/06/0735 - Construction of a football training centre involving erection of a building incorporating basement, ground and first floor levels with an indoor football pitch with a domed roof, together with a total of 12 1/2 external pitch areas (1 x floodlit grass, 1 1/2 x floodlit artificial surfaced, 10 x grass), installation of mesh fencing and associated pathways, together with erection of groundsmans' store, two irrigation water storage tanks, entry lodge with barrier and electricity sub-station. Construction of access road off Whitewebbs Lane with associated car and coach parking, water feature and landscaping. (Revised scheme) – Refused due to concerns over:
- the very special circumstances did not outweigh the harm to the Green Belt that would be caused by the main building
  - insufficient regard to its surroundings and a failure to minimise environmental impact
  - The proposed access arrangements and traffic generation associated with the site would compromise the free flow of traffic and highway safety on the local road network and this together with the parking arrangements would detract from environmental conditions
- 3.2.2. TP/07/1623 - Construction of a football training centre comprising a building incorporating training and associated facilities, ancillary buildings and plant, external pitches, access roads, parking, pathways, fences and external lighting – granted with conditions and subject to the completion of a s106 Agreement.
- 3.2.3. P13-02509PLA - Formalisation of existing car parking to 147 spaces and to include provision for a further 126 spaces to zones 1 and 2 involving new hard standing areas, removal and replacement hedging to boundary of zone 2, including new planting to northern and southern car parks (Part Retrospective). – granted with conditions.
- 3.2.4. P13-03408MMA - Material Minor Amendment to TP/07/1623 for the erection of a covered 500 Seat Spectator Stand to the southern edge of Pitch FT1 with associated minor adjustment to the alignment of the existing site perimeter roadway and associated landscape planting. – granted with conditions

- 3.2.5. P13-03397MMA - Material Minor Amendment to planning permission TP/07/1623 for the re-siting of First Team Training Pitch 3 floodlights to First Team Match Pitch and associated works. – granted with conditions

#### **4. Consultations**

##### **4.1. Statutory and non-statutory consultees**

###### English Heritage (Buildings)

- 4.1.1. The following comments have been made:

*“Myddelton Farm is locally listed, and lies within the Forty Hill Conservation Area. It is likely to date from the early nineteenth century, and may have been a planned estate farmstead as a feature of the lands of Myddelton House. Such planned farmsteads declined in popularity from the end of the Napoleonic Wars, but can still be found later in the nineteenth century.*

*The site is formed of a farm house, originally square in plan but added to over generations, and a small yard with a weatherboarded barn, and a range of brick outhouses with stables, cart sheds, pigsties, haylofts, and stores.*

*The buildings are an aesthetically pleasing group, constructed of a select palette of materials; stock brick, slate, cobbles, and weatherboarding. The majority of windows are sash in form, and many appear to have their original glass.*

*The barn appears to be of modern construction, and bears no signs of agricultural use. The presence of a barn on this site is attested by the heritage statement, and through historic map regression. However, the barn’s present incarnation is of no intrinsic historic interest. Its appearance does provide a contribution to the conservation area, and in particular the covered passage at its northern end is an attractive feature worth retaining.*

*The range of outbuildings retains the character of its original agricultural use. The variety of doorways and fenestration, the changing roof heights, and the use of hardwearing cobbled floors all serve to reflect past uses, and are illustrative of the Conservation Area’s rural history.*

*The free-standing shelter abutting the range of outbuildings is a curious and valuable survival. Raised to a height of two storeys the shelter does not inhibit access, but does allow for external storage, or the sheltering of animals. At one stage it is likely to have a functional relationship with the use of the outbuildings it abuts.*

*Beyond the principal yard is a Nissen hut, and a free-standing run of sheds. The sheds appear to be relatively recent and of no significance. The origin of this Nissen hut is unknown, though their re-use for agricultural purposes after the Second World War was not uncommon. It is not visible from the conservation area. Though it as an example of a relatively vernacular twentieth-century agricultural outbuilding its contribution to the significance of the site is minor.*

*The land around the farmstead includes a grassy paddock, and a (now dry) pond. These may have had some role associated with the farm historically, and will potentially be of archaeological interest given the scope of excavation required to realise the proposed works.*

*The Forty Hill Conservation Area was designated in 1968, and has sought to protect the rural and historic character of this part of the borough. In particular, the Bulls Cross Character Area described within the character appraisal is identified as a hamlet of linear development and rural in quality. In considering the significance of unlisted buildings within the conservation area, the character appraisal recommends identifying any structures that illustrate past functions, uses, or development patterns. Other considerations include an assessment of the materials used on a site, and the proximity to other listed buildings.*

*Myddelton Farm is specifically named within the conservation area character appraisal, and an image of the view through the site to the fields beyond is included. The farm, this view, its materials, its historic function, and its ability to illustrate the development of Bulls Cross combine to ensure that the site makes a significant contribution to the conservation area.*

### **Impact**

*This complex application brings about a variety of impacts. Set out below is a summary of those which relate to the historic environment.*

#### *Positive*

- *The overall design quality is high*
- *The applicant's concern to avoid visibility has resulted in the new work being carefully screened*
- *The limited reuse of some of the outbuildings represents an improvement in their viability*
- *Access to and from the site will almost entirely happen from within the adjacent training ground, mitigating the impact on the conservation area significantly*

#### *Negative*

- *The development of a back plot is a departure from the traditional linear development of Bulls Cross*
- *The density of the proposed accommodation is unlike anything in the area*
- *The extent of demolition associated with this project is high, particularly given the site's contribution to the Conservation Area*
- *The removal of the existing glass/glazing represents a loss to the conservation area as it is to a large extent original, is a traditional material, serves to date the buildings, and helps to maintain the consistency of the area*
- *The view through the buildings to the fields beyond is included within the conservation area character appraisal. This view will be foreshortened as part of the proposal, as the screening mound will block views beyond*
- *The loss of the free-standing shelter in the main yard is a loss of original and characterful vernacular detail which contributes positively to the Conservation Area*
- *The context of the wider farmstead will be altered - the loss of the paddock, pond and Nissen hut will remove evidence of the building's previous use*
- *The extension to the farmhouse erodes its detached and domestic character, and encloses the courtyard at the south side for the first time*

### **Relevant Policy**

*The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72, requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of a conservation area.*

*National Planning Policy Framework (NPPF)*

- *126 "Heritage assets are an irreplaceable resource"*

- 128 *“Local planning authorities should require an applicant to describe the significance of any heritage assets affected”*
- 132 *“Any harm or loss should require clear and convincing justification”*
- 134 *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”*
- 137 *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*

### **English Heritage’s Position**

*In our view the proposal is largely acceptable, given the effort made to screen the new works from the conservation area, the high design quality, and intention to access the site principally from the rear.*

*Nevertheless, there is some harm to the conservation area, as set out above. Some of these specific elements may be avoidable, while others could be mitigated against should the retention of a greater proportion of the existing buildings be achieved. We suggest that the following should be considered in order to achieve a positive balance of public benefit, and respect for local distinctiveness through the conservation of the historic environment:*

- *That the existing glazing should be retained. Much of this appears to be historic if not original; the glazing pattern has evidential value, and makes a positive contribution to the material quality of the conservation area*
- *That the external shelter within the main yard be retained. This structure provides evidence for the site’s earlier uses, has an historical relationship with the adjacent outbuildings, emphasises the framing of the passageway through the barn, and will lessen the impact of the new barn*

*That options for the re-use of the existing outbuildings along the original range are pursued (up to but not including the pigsties). At present slightly under a third of these buildings is to be demolished and re-built to a very similar volume. Their retention would aid the legibility of the farmstead’s earliest layout, and retain historical authenticity within the conservation area. This would also reduce the impact on the Grade II listed Pied Bull public house which shares a boundary with these buildings.*

### **Recommendation**

*Subject to the resolution of the above provisos, we consider this application to comply with policy as it relates to the historic environment. This is largely as a result of the mitigation of visual impact, rather than the delivery of wider public benefit, as such we urge the council to ensure that those areas of impact which can be further mitigated (as set out above) through the delivery of a higher degree of preservation of the historic environment are acted upon.”*

- 4.1.2. Following a further consultation with English Heritage, due to amendments made to the scheme (10/12/2014), additional comments have been received confirming that no objections are raised:

*“The revised scheme now retains all of the surviving structures of the original farmstead and those elements of the existing site which positively contribute to the authenticity and significance of the conservation area. English Heritage is pleased to see these revisions which we consider will make a significant improvement to the*



*impact of these proposals on heritage assets locally (in particular the Forty Hill Conservation Area, and the Grade II listed Pied Bull public house).*

*When we discussed this application in December we considered the possible impact on the linear development of Bull's Cross. In our view, the proposed development being oriented towards and accessed from the adjoining training ground, the impact on Bull's Cross both visually and on the nature of its usage will be neutral.*

*The approach taken is commendable in seeking to minimise impacts on the historic environment. The revisions address our concerns and we have no further comments to offer on this application.*

**Recommendation**

*This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice."*

English Heritage (GLAAS)

4.1.3. The following comments have been made:

*"The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.*

*The site is located within a well-established and identified historic landscape, with remains from the prehistoric through to the post-medieval period known across the area. One of the country's major Roman roads, Ermine Street, potentially runs through the development area on a north-south alignment, and the proximity to the medieval palaces and later manorial estates in the area must be considered. Much of this land has been previously undeveloped, so archaeological survival, if present, should be high, making the impact of the development proposals greater.*

*Part of the application area and the adjoining areas have been evaluated in a large three-phase programme of archaeological works carried out by L-P Archaeology about five years ago. The area designated Phase 2 in this programme of works was evaluated in the Summer of 2009 and appears to partially cover the application area. I attach the interim report for this archaeological evaluation for your reference. The results of the 2009 Phase 2 evaluation were broadly negative, even though evidence for a concentration of archaeological features indicating activity from the Roman and prehistoric periods was found in the Phase 3 evaluation area immediately to the south of the application site. These included an Iron Age ditch or enclosure. Several dispersed features probably associated with Post Medieval agricultural activity were recorded in the northern half of the Phase 3 site.*

*The applicant's archaeologists should study the previous phases of archaeological work in the area and devise a suitable trench plan for archaeological investigation.*

*Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field*

*evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition.”*

- 4.1.4. Following a further consultation with English Heritage (GLAAS), due to amendments made to the scheme, the previously issued advice (above) has been re-issued.

London Fire and Emergency Planning Authority

- 4.1.5. Following initial concerns with the proposal, The Brigade has now advised that it is satisfied with the proposals for firefighting.

London Green Belt Council

- 4.1.6. Objections are raised for the following reasons:
- The special circumstances alleged to justify the inappropriate development are not valid
  - The Planning Statement advances as very special circumstances a number of conveniences perceived by the club in locating the lodge &c. alongside the existing facility but these could be provided in nearby hotels.
  - The implied fragility and sensitivity of professional footballers seems hard to credit
  - It is not sufficient for businesses to cite conveniences for the business as very special circumstances justifying inappropriate development in the Green Belt
  - It is important to remember that openness in a Green Belt context means freedom from development; it is not just a question of how visible the development is from around
  - It may be possible to reduce additional harm to the visual amenity of the Green Belt by siting and screening, but these factors are not special circumstances which can off-set the intrinsic harm of inappropriate development
  - The existing training facility is the result of a series of planning applications, which, as the Planning Statement acknowledges, have involved building on Green Belt. If the present application were to be allowed, the outcome would be a degree of inappropriate development in the Green Belt which probably would not have been permitted had the full effect been clear from the outset.

Thames Water

- 4.1.7. In relation to surface water drainage, it has been advised there are no objections with regard to sewerage infrastructure capacity. The developer is responsible for making proper provision for drainage to ground, water courses or a suitable sewer and any connections to the public sewer will require Thames Water approval.
- 4.1.8. In relation to water infrastructure capacity, there are no objections based upon the information provided.

Greater London Authority

4.1.9. The local planning authority is required to consult with the Mayor's Office where an application falls within one of the categories of potential strategic importance. Consultation with the Mayor's Office, is a two stage process. The stage one consultation response confirms that the Mayor considers that the application does not comply with the London Plan for reasons set at paragraph 60 of his officer's report but that the possible remedies set out in that paragraph of the report could address the deficiencies. Paragraph 60 is set out below:

*"60 London Plan policies on principle of development, sport development, change of use, impact on Conservation Area, heritage and Green Belt, urban design, inclusive design, sustainable development, and transport are the most relevant strategic issues to this application. The proposed development broadly complies with the London Plan. However, there are few issues that must be addressed as set out below:*

- ***Principle of development and openness of the Green Belt:*** *Very special circumstances have been demonstrated for the inappropriate element of the proposal which is a new lodge for the players. The impact on the openness of the Green belt is limited.*
- ***Impact on Conservation Area and Heritage:*** *The proposals impact on the Conservation Area and heritage is limited, however the proposed alterations to the farmhouse and its outbuildings are significant and would benefit from further consideration, retaining the sash-windows in the house and retaining the open-sided shelter. English Heritage's concerns need to be fully addressed.*
- ***Urban design:*** *The proposed development complies with inclusive design policies of the London Plan. All the proposed inclusive design measures should be secured by conditions.*
- ***Sustainable development:*** *The carbon dioxide savings exceed the target set within Policy 5.2 of the London Plan. However, further clarification is required before the carbon savings can be verified.*
- ***Transport:*** *There are no strategic transport issues, but the applicant should confirm that cycle parking, blue badge parking, and electric vehicle charging points accord with the standards of the London Plan 2011, (with Alterations, 2013). These should be secured by conditions."*

#### Biodiversity Officer

4.1.10. The following has been advised:

- The results of the surveys carried out by EDP reveal that the application site is of relatively high ecological value in a local context.
- Phase 2 surveys confirmed the presence of a medium-sized breeding population of great crested newt within the pond on site, and individual long-eared and common pipistrelle bats roosting in the agricultural buildings as well as the presence of grass snake on site.
- This being the case; the proposed development will result in the loss of a great crested newt breeding pond, confirmed bat roosts, amphibian/reptile suitable habitat and mature trees.
- The mitigation measures that EDP have outlined in the submitted Great Crested Newt Mitigation Strategy and Ecological Appraisal (for bats) demonstrate that the favourable conservation status of the species will be maintained within the whole of the site (under the applicant's ownership as opposed to just the application site).
- Not convinced that there is 'no satisfactory alternative' for the purpose of this development or that the development is in reasons of 'overriding public interest'.

This will be for Natural England to decide through the future granting/refusal of EPS licences for these protected species.

- If minded to approve the application, it should be subject to conditions (in order to protect, maintain and enhance the ecological value of the site post development).

#### Heritage Officer

4.1.11. The following comments have been received:

*“This farm group of principally mid C19 buildings is testament to the former character of the area, with a nice distinction between the house and its landscaped garden and the farm buildings and former agricultural land beyond. The farmhouse is slightly set back from Bulls Cross, with the principal boarded and brick-built farm buildings also close to the roadway. There are views into, and out through the site from the road, although these are obscured when the timber gates are closed. The site is generally quite well screened from views from other public places by tree planting, although there are some views over the flank walls of the barns/outbuildings from the pub car park and there oblique views into it passing along Bulls Cross.*

*The rather elegant group is focussed around the farmhouse and its landscaped garden with mature cedar, areas of planting and former pond. Original windows survive on both farmhouse and outbuildings and there are original cobbles and setts in some areas of flooring in the outbuilding. I have not made an inspection of the upper floors of the outbuildings so cannot comment on their merit. Similarly, we have not received internal photos of the interior of the barn building. My view is that this information – which was requested at pre-application stage - is necessary for understanding the full significance of the asset. I think that we had also expected an assessment of the archaeological significance of the area.*

*The test of the proposals and the extent to which they are consistent with S72 is whether there is substantial harm to the character of the conservation area and whether less than substantial harm can be outweighed by public benefits brought by the scheme, or desire to secure sustainable use.*

*The proposal, as submitted, is harmful to both the significance of the locally listed building and conservation area by reason of:*

- *Intensity of development of the site including degree of extension proposed to the principal farmhouse, linking it to the former farm buildings and disturbing the hierarchy of structures on site and as perceived from Bulls Cross*
- *The loss of the open views out from Bulls Cross and enclosure of the view by the green roof of the new crescent development. This will be visible above the timber entrance gates and creates an artificial hillock where previously there have been open vistas, as illustrated in the existing CA Character Appraisal.*
- *Form of the new crescent-shaped residential block which is alien to the current, largely orthogonal layout of farmyard and also of the wider conservation area*
- *Loss of the former cart shed/open-sided shelter which is a distinctive feature of the Bulls Cross elevations and testament to the former use of the site (although I understand that it is now proposed to retain this)*
- *Demolition and replacement on a larger footprint of the former barn/shed building and brick structures to the rear of the courtyard. In the absence of more detailed internal photos I can't make much of a judgement on the date of the big barn but there did appear to be some (if not many) older timbers in place when I visited. More information is needed. However, the consolidation of the buildings around*

*the courtyard to create more of a single massing does constitute a significant suburbanizing change to the character of the group and conservation area that does not seem to be balanced by other benefits*

- *Loss of existing landscape features which are important to the character and setting of the locally listed farmhouse*
- *Form of roof dormers/rooflights proposed for the rebuilt barn facing onto Bulls Cross and the courtyard which – in the case of the roof dormers - do not seem to have any obvious local precedent and increase the sense of suburbanization*
- *Potential loss of original 'Yorkshire' sliding sash windows to the brick outbuildings (although I understand that the proposal is now to retain these)*
- *Loss of original flooring in the former farm buildings. Although there is no public access to the floors they are part of the character of the group of ancillary structures to the locally listed farmhouse and I think we need to know why they can't be retained/re-used elsewhere on site.*
- *Proposed hard and soft landscaping of the former farmyard which appears rather domestic in the submitted visualisations*

### **Conclusion**

*The Myddelton Farm group is a heritage asset by reason of its inclusion on the local list and location within the Conservation Area, to which it is identified as making a positive contribution. Under S72 of the Act we are required to consider whether harm is caused by these proposals to the CA and through the NPPF to assess whether less-than-substantial harm can be off-set by public benefits or secured sustainability brought through the scheme.*

*My view is that the public benefits of the scheme have not been demonstrated and that there is harm caused to the significance of the locally listed farmhouse and its ancillary structures and the character of the Forty Hill Conservation Area that is not outweighed by public benefits or issues with sustainability. These are by reason of:*

- *loss of original structures and fabric that make a positive contribution to the character of the locally listed building and conservation area*
- *extension of both farmhouse and outbuildings that is of a form and scale that is disproportionate to the character of the conservation area and historic farm group*
- *loss of views across, and out of the conservation area and increased suburbanization of this part of the conservation area at odds with the identified character as set out in the CA appraisal."*

4.1.12. Additional comments were received following the amendments received on 10/12/2014, whereby it is advised that:

- the retention of the open former car shed / storage, the brick outbuildings and 'Yorkshire' sliding slashes is welcomed.
- Not convinced that the case has yet been made for the loss of the barn
- The use of long dormers is not a feature in farm buildings in the area
- It is agreed that archaeology can be dealt with by condition
- Although the amendments go some way to addressing initial concerns, there are still elements which will cause harm to the character of the Conservation Area, and locally listed farm group and have some effect on the setting of the listed building (provided in initial comments above)
- The information on the prospective use of the site by the England squad is vague on how frequently the facility would be used and there is no evidence of formal arrangements with THFC for this. To my mind the application still doesn't present sufficient a public interest argument to outweigh the harm to both CA, the locally

listed building and setting of the pub The house is currently occupied and I am not aware of its having been vacant for any sustained period prior to this application. It is evident that the brick-built outbuildings have been in fairly recent use for storage purposes and we have received no evidence to suggest that a long-term use for the farm group could not be found. I am not aware of the property having been advertised on the open market, nor of problems with the local market. I think therefore that this argument has not been made.

- The amendments have gone some way to meeting concerns raised, although primarily those raised by English Heritage. Despite these amendments my view remains that there will be harm caused to the character of the Forty Hill Conservation Area and the locally listed farm group, and to some extent the setting of the listed pub. These elements of harm are not offset by the case made for public interest nor sustainability issues and so I maintain the objection to the application.

#### Environmental Health

4.1.13. The following has been advised:

- There is insufficient information provided, to comment on the light report.
- Whilst the report discusses the effect of internal lighting and mentions external lighting, there does not appear to be any information regarding external lighting, the type or the potential light spill.
- The suggested light zone (E3 (small town centres / urban locations)) is incorrect because being a rural location it should be E2 (rural / small village / relatively dark urban locations).
- The information relating to noise is accepted and there is unlikely to be a negative environmental impact due to noise.

#### Traffic & Transportation

4.1.14. It has been advised that there are no objections.

#### Tree Officer

4.1.15. It is advised that there are no objections to the details submitted in respect of tree protection and landscaping. No further information is required and it is suggested that a condition should be imposed to ensure that the development is undertaken in accordance with the submitted details.

#### Conservation Advisory Group

4.1.16. The Group objects for the following reasons:

- The Character Appraisal for Forty Hill notes that Myddleton Farm makes a positive contribution to the area. It goes on to say that the property is an early 19th century farmhouse in a modest classical style, with an interesting range of contemporary timber framed farm buildings. Further, that Bulls Cross has retained the character and appearance of a linear rural hamlet, which has changed little since the 19th century.
- The central issue is, therefore, that this proposed development is a major commercial intrusion into what is still a rural hamlet. No matter how well designed and disguised; this proposal completely alters the historical context of the farmhouse and the immediate area.

- It simply expands the applicant's business presence to the very perimeter of their site.
- Concern had been expressed, at the earlier meeting, that no alternative options had been put forward regarding a less sensitive location. The group has, in effect, been presented with a fait accompli.
- It is acknowledged that the NPPF (clause 89) allows sporting and ancillary activities in the green belt. However the development of a 45 room player lodge goes far beyond the intent of the legislation.
- The sustainability of the development was questioned should the applicant consider it surplus to their needs. A commercial principle will have been established opening the door to a future hotel and the like.
- The group considered the proposal as inappropriate development and should not be approved unless very special circumstances are demonstrated (see NPPF clause 87). In the group's opinion those very special circumstances do not exist.
- It is clear there is harm to the green belt. Therefore the question is how is that harm is to be assuaged if, as the group suspects, the proposal does receive approval in some future forum.
- A suggestion was made to ameliorate the harm through a Section 106 conservation contribution; a sum of £1/2 million being mooted. This was objected to on the basis it opened the door to approval.

#### The Enfield Society

4.1.17. Objections have been raised for the following reasons:

- The application is the latest in a long series following the original permission for a Training Centre for Tottenham Hotspur FC on land to the south of Whitewebbs Lane.
- The result has been a steady degradation in the appearance and character on this large area of Green Belt adjoining the Forty Hill and Bulls Cross Conservation Area.
- Increasingly the Centre gives an artificial rather than a rural impression.
- The latest application, for 45 room player lodge, is actually within the Conservation Area.
- We can see no justification for a residential building of this size in this small rural hamlet.
- This would cause substantial harm and the works to Myddelton Farm would in our view, far from restoring the farmstead in mitigation, take away its historic, vernacular character.
- The loss of the barn is particularly to be regretted.
- The benefits to the football club may be considerable but any public benefits would be minimal.
- No amount of superficial "greening", sedum roof etc. can hide this fact or justify such a large residential building here.
- The development constitutes development in the green belt and in our view does not meet the requirements of Policy DMD82 (Protecting the Green Belt). The policy states: "Inappropriate development within the Green Belt will not be permitted". Criteria are set out for 'appropriate development' but the justification set out in the Planning Statement appears to be very weak.
- Regarding the question of need, we consider this application in no way meets the criteria under Para 89 of the NPPF, which would justify it as appropriate facilities for outdoor sport within the Green Belt. This would be stretching the definition too far.

- If the Spurs players find a local hotel too disturbing for a good night's sleep, then there must be many possibilities for providing the facility within the adjoining built up area of North Enfield without intruding into a local Green Belt Conservation Area. We can therefore see no valid justification for turning Myddelton Farm into an adjunct to the Spurs Training Centre in this way.

#### Forty Hill & Bulls Cross Study Group

4.1.18. The Study Group objects to the development. The objections are summarised below:

- The location for this proposal is on Myddelton Farm, a modest farmstead, registered on the local list, used until the mid-20th Century to farm the adjacent fields (then orchards). The Farm lies in the Forty Hill Conservation Area, the Green Belt and Enfield Chase Area of Special Character. The adjacent public house, the 'Pied Bull' is grade 2 listed. The farmhouse and adjacent buildings are prominent in the streetscape and make a positive contribution to the street scene and the wider Conservation Area. The Character Appraisal refers to Bulls Cross as a distinctive linear hamlet, rural in character. It also highlights, of special interest, the lack of extensive modern development and the open landscape setting. Until recently the view to the farmyard was unobstructed, except by a five bar gate, recently changed by the applicant to a taller close boarded gate (without permission). The proposed development would form part of the football training centre facility situated on adjacent land.

#### *Green Belt*

- The development is contrary to Core Policy 33 of Enfield's Core Strategy. CP33 requires the Council to 'protect and enhance' Enfield's Green Belt, it also identifies likely areas of potential major development within the green belt: Myddelton Farm is not identified as such.
- The NPPF reiterates the great importance of the openness and permanence of Green Belts, in the Study Group's view this application is contradictory to several of the main purposes of the green belt, namely:
  - To prevent urban sprawl
  - to assist in safeguarding the countryside from encroachment
  - to preserve the setting and special character of historic towns
- The use as accommodation is also not appropriate in the Green Belt
- Substantial weight should be given to the harm to the green belt and the setting of Bulls Cross within it.
- The applicant has claimed some mitigation and special circumstances to reduce the harm to the Green Belt:
  - The applicant claims that part of the development will re-use existing buildings, which could be regarded as less harmful in green belt terms, however, the development will have a gross new internal floorspace of 2,915sqm, a significant increase of additional built space
  - They also argue that the development would be infill: the Character Appraisal is clear that Bulls Cross is a historic 'compact, linear settlement'. To develop to the rear of the properties is an extension beyond the linear character: the proposed accommodation block's size and positioning would effectively create a pseudo terrace of houses to the rear of the properties on the road frontage
  - The applicant argues landscaping and planting will hide the proposed development, the Group has not been able to find a policy that allows the concealing of a development to mitigate the harm it would cause. The



applicant claims one storey would be submerged in the ground, however, the ground topography would mean that less than a storey would be submerged for a large proportion of it. The build up of soil to the east of the building would be an alien feature in the landscape.

- Operational need – currently, along with the majority of similar football clubs they do not provide accommodation of this type. There are no statutory requirements to provide accommodation that the Group is aware of. In any case, current arrangements would only be adequate for local matches. The development would represent a departure for the site to running twenty-four hours a day, which would have a negative impact on the local area, increasing nuisance factors, light pollution, noise, smells and so on.
- It is unclear and somewhat tenuous what benefits the development would have regionally and nationally for football. No alternative sites. The Group are aware, besides the obvious option of locating the facility in the main building, of several alternative, less sensitive, sites that may have lent themselves to the proposed development
- Bringing vacant buildings back into use. Prior to the purchase of the farm by the applicant the house and buildings were in use and well maintained, there is little evidence to support the view that this still would not be the case. The Group would also like to bring to your attention the loss of valuable domestic housing stock should this proposal go ahead
- Exceptionally well designed building. The Group would ask that you add weight to the negative impact the applicant has had with the main Academy development. Due to the design not taking into account several factors it has been subject to several minor and material amendments which have caused many harmful changes. These 'omissions' appear to be repeated with this application for example - closed circuit television pylons/ design, lighting, pathways etc.
- The Group believes this proposal represents significant encroachment, enclosure and inappropriate development in the green belt.

### *Sustainability*

- The NPPF also favours sustainable development, and uses a three dimensional mutually dependent model for sustainability (environment, social and economic factors). This development would fail to satisfy these criteria for the following reasons:
  - an economic role – the applicant has not proved the economic viability of the development, the Group would argue that the facility in itself would not be financially viable and would need to be subsidised, in the long term such a building would be economically unsustainable. The application also implies there would be a loss of business to the current local suppliers of accommodation facilities as they would no longer be needed
  - a social role – the application contains no formal direct community contribution, nor does it help meet the needs of the community and is damaging to the immediate local community
  - an environmental role – the NPPF states the development should protect and enhance 'our natural, built and historic environment'. The type and location of this development, on these criteria would be unsustainable, although its global environmental damage could be partially offset by the applicant's aspiration to achieve a high BREEAM standard for the building

### *Heritage*

- The NPPF also gives considerable weight to the impact of any development to the historic environment. Enfield's Core Policy 31 supports this, at its heart is the preservation and where possible the enhancement of the historic environment. CP31 also refers not only to built heritage but to landscape heritage as well. As already mentioned the Borough's own Character Appraisal for the Forty Hill Conservation Area refers to Bulls Cross as a linear settlement, rural in character and devoid of substantial modern interventions. All these key attributes would be adversely affected by these proposals. The impact to historic environment is much wider than the applicant claims, the Heritage Assets deleteriously impacted would be:
  - the landscape (the meadow (including a pond) in which the main accommodation block is proposed to be sited still retains its rural character and has never previously been developed and now forms one of the last remaining areas of pasture pre-dating the Enclosure Acts)
  - Myddelton Farm, locally listed
  - Pied Bull, Grade 2 listed
  - Myddelton House Grade 2 listed
  - group value of houses in Bulls Cross
- The minor recent changes to the application do not reduce the harm the development will do to the heritage assets and the character of the Conservation Area.
- DMD 44 requires developments that do not conserve or enhance the historic environment be refused. In the Study Groups view this proposal neither preserves or enhances the Conservation Area
- DMD 82 requires inappropriate development in the green belt to be refused
- DMD84, this proposal conflicts with this policy which requires any new development in an Area of Special Character to preserve or enhance the features or characteristics within it.

### *Conclusion*

- This proposal conflicts with local and national planning guidance.
- The severity of the harm to the green belt, the historic landscape, the area of special character, Bulls and Cross and the Forty Hill Conservation Area outweighs the proposals weak mitigation measures and special circumstances.
- We would ask that you recommend this application for refusal

### Friends of Forty Hall Park

4.1.19. An objection is raised for the following reasons:

- Not in keeping with the conservation area. Size and massing of new buildings is excessive and have a detrimental impact on the conservation area
- Negative impact on the Green Belt. The development is inappropriate and excessive in this rural location. The special circumstances put forward do not justify the harm it would cause.
- Negative impact on local properties, particularly along Bulls Cross, caused by loss of outlook, noise and light pollution.
- It would change the operational character of the training centre pushing the built footprint to the edge of the site and allowing the centre to be operational 24 hours per day.
- Conflicts with local policies and should be refused.

### Ward Cllr Fallart

4.1.20. An objection is raised for the following reasons:

- The application is not necessary for the training centre to continue and justify additional damage to the green belt that this development would cause.
- Council policies have a presumption against inappropriate development, particularly the new build behind the farm house/outbuildings and continues behind No.3 Bulls Cross.
- This will adversely affect my constituents who live at 3 Bulls Cross.
- The change of use of the farm house will result in the loss of much needed residential accommodation.

#### Ward Cllr Pite

4.1.21. The application is supported for the following reasons:

##### *The commercial nature of the development*

- The Lodge is for players and is not commercial and not a hotel. It will, much of the time, be empty. The team, by definition, will be travelling and playing, not training, if Spurs is to realise its sporting aspirations.
- The schedule adopted at THFCTC matches the widely applauded approach taken by Sir Dave Brailsford in British Cycling which secured its Olympian achievements. The emphasis on small increments; on diet, fitness, well-being and total commitment is necessary in elite sport whether football, athletics, cycling or indeed equine events.
- Crews Hill and the plethora of commercial “garden” centres that proliferate within the green belt, receive no attention despite the traffic, the congestion, the noise throughout the weekends in the summer months.
- The M25 is noisy and polluting and cuts through green belt almost parallel with Theobalds Park Road.
- Both of these are much more intrusive than THFCTC Lodge, which, far from being a commercial enterprise, is designed and destined to be a retreat in order to fulfil its function.

##### *Scepticism concerning the contributions the club makes to the community*

- So far, with the guidance of Enfield’s Section 106 Board, THFC has invested £10m on providing 27000 hours of community activity in Enfield to over 10000 residents aged 2 – 95, half male and half female, in 116 separate venues of which 70 are schools, with 40 different unique delivery partners.
- Given that Chase ward is one of 5 target wards in Enfield on health grounds, the Section 106 / CIL commitments can, this time around, make a substantial contribution to the ward in establishing suitable and sustainable programmes to improve health outcomes in Chase Ward and to close the health inequality gap that is such a cause for concern.

##### *Great crested newt conservation*

- Great crested newt conservation is a highly technical area and I can only comment, from the perspective of a graduate biologist trained in ecology, that the Great Crested Newt Mitigation Plan seems plausible to me.

##### *Forty Hall Conservation Area*

- Conservation areas establishes a duty on Councils for preserving or enhancing the character or appearance of the area. In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities which warranted designation are sustained and reinforced, rather than eroded.
- It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character.
- My view of the plans for the Lodge are that they preserve the appearance of Myddelton Farm from Bulls Cross, and recent changes to the plans ensure that the interest in the range of contemporary timber framed farm buildings is retained in a sensitive manner as required by the regulations and that those qualities which warranted designation are sustained and reinforced, rather than eroded.

### *Green Belt*

- In relation to the Green Belt, my interpretation (of the NPPF) is that the proposed development does not contravene the 5 purposes of the Green Belt (preventing urban sprawl, merging of neighbouring towns). Indeed it safeguards against undesirable encroachment because the proposed buildings, (judging by the plans), are themselves attractive with state of the art recycling, advanced environmental technology and sophisticated architecture that will set the standard for future developments nationally as the concept of the Green Belt continues to be questioned as to its fitness for purpose in the 21st century. My instinct is to suggest that in 40 years or so the developments will be subject to preservation orders because of their pioneering approach to architectural innovation that responds to the challenges of housing and development in cities which brownfield development cannot meet.
- Spurs makes a substantial contribution to the community – millions of pounds worth of community activity with schools in Enfield, the elderly and much more for the privilege of using our green space. The grounds have won awards for the gardens, the trees and hedgerows are protected and biodiversity has increased with the development of a pond which filters water into Turkey Brook and diverse wildlife areas. There is an orchard and an organic garden where the families of the young academicians learn about healthy food. I can't help thinking that this is a better use of green belt land than either a modern, mechanised farm or exhausted, redundant, derelict scrub farm land however historic. This development can and will support much needed community development in Chase.
- Opportunities have been found to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity and to improve damaged and derelict land.
- Very special circumstances exist because the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### *Disruption*

- Whilst I am reassured that every effort will be made, for instance using pre-fabricated panels as is often the case in contemporary developments, to mitigate the intrusion and disruption to nearby residents inevitable with the large scale excavation necessary, I hope the planning committee will further question the

applicants and reassure the Council that the building works will be implemented with due care and attention to the well-being of neighbours.

### *Conclusion*

- I conclude that the development should be approved because very special circumstances are being demonstrated.
- However I would like the Planning Committee to address the issues of disruption during construction which I take very seriously

## **4.2. Public response**

4.2.1. Letters were sent to 19 adjoining and nearby residents in addition to statutory site and press publicity. As a result, 42 letters of objection have been received (inclusive of 28 pro-forma letters) raising some or all of the following points:

### Amenity Issues

- Increase of pollution
- Loss of light
- Loss of privacy
- Noise nuisance
- Close to adjoining properties
- Development too high
- Hope every effort is made to minimise discomfort to residents of 1-3 Bulls cross
- Noise and extended disturbance
- The EA Bowles of Myddelton House Society were assured that the peace and quiet ambience of Myddelton's listed heritage garden would not be disturbed. It is on a regular basis from teams using the practice pitches and demonstrates the inappropriate nature of the development in this setting

### Impact on Character of Area

- Out of keeping with character of area
- Over development
- Heritage Statement refers to the benefit of proposed works but little about the gross adverse effect on the Conservation Area and Green Belt.
- Further incremental urbanisation of Bulls Cross of which the special interest is as a linear rural hamlet
- The special character is fast becoming eroded and an area of great historical importance is being destroyed
- Further gross intrusion on the Green Belt
- Accommodation block would make a negative and most unwelcome contribution and would preserve or enhance the character or appearance of the Conservation Area
- Proposed planting behind 1-3 Bulls Cross will further reduce the openness of the Green Belt
- Unwarranted and inappropriate development in the Forty Hill Conservation Area
- Whatever measures are brought forward to lessen the environmental impact, the application centres on the provision of a substantial new building to serve as a hotel for off-duty footballers

- Such a facility cannot be considered a legitimate function of land in a conservation area designated for the peaceful enjoyment and enhancement of life in the Borough
- Such a development could set a difficult and unwelcome precedent for future land use in the greater London Green Belt

#### Highway Issues

- Increase in traffic
- Loss of parking
- Inadequate access
- Inadequate parking provision
- Use of front entrance to Myddelton Farm should be restricted to the manager of the Lodge and to emergency vehicles only
- There should be no additional parking agreed for the site
- Myddelton Farm has a narrow entrance off a minor but busy road. If approved, the additional weight of traffic will cause more congestion as visitors opt to use local roads to avoid the congestion of the M25 and A10.

#### Other matters raised

- Affect local ecology
- Wildlife will be disrupted and lost forever
- Conflict with local plan
- General dislike of proposal
- Increase danger of flooding
- Strain on existing community facilities
- Tree screening appears too light and could be improved

4.2.2. One letter of support has been received, raising the following comments:

- The proposed development is at the rear of my garden (2 Bulls Cross) and I have had discussions with the Club as to how to deal with some of the practical issues such as dust (when relaying the pitches and noise from players / coaches. One of the suggestions I liked was the creation of a bund.
- The proposed scheme will deal with my concerns.
- Whilst not objecting, I would like the Council to consider three points relating to preparation, construction and after completion:
  - To provide adequate security, the Club should install double hoardings prior to and during construction to provide a safe zone to rear of my property and a more secure buffer / screening.
  - Restrictions are placed to ensure that no groundworks or excavations take place at weekends. Weekend work may be necessary and are comfortable as long as it relates to internal fit out and domestic scale works only.
  - Once the project is complete, I would request some involvement in the treatment of the area to the rear of my boundary up to the back of the newly installed bunds. I would welcome the club's commitment to planting trees and other shrubs in order to provide sufficient screening. This should be at the cost of the Club.

## **5. Relevant Policy**

### 5.1. The London Plan (incl. Further Alterations)

Policy 3.5      Quality and design of housing developments

Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

## 5.2. Core Strategy

CP4:	Housing quality
CP5:	Housing types
CP9:	Supporting community cohesion
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP28:	Managing flood risk through development
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

## 5.3. Development Management Document

DMD7	Development of Garden Land
DMD8	General Standards for New Residential Development
DMD10	Distancing
DMD11	Rear Extensions
DMD13	Roof Extensions
DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards

DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character

#### 5.4. Other Relevant Policy Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
LBE S106 SPD  
Enfield Characterisation Study  
Forty Hill Conservation Area Character Appraisal (2009)  
Forty Hill Conservation Area Character Appraisal (Consultation draft 2014)  
Community Infrastructure Levy Regulations 2010

## **6. Analysis**

### **6.1. Principle**

- 6.1.1. Whilst the re-use of buildings for accommodation purposes is acceptable in principle, notwithstanding that the proposal must still satisfy all material planning considerations, the development raises a number of “in principle” issues. These include: development which affects heritage assets and the level of harm, if any, that arises from the proposal; the further encroachment into the Green Belt; and the need for such a facility in the proposed location.

### **6.2. Heritage Considerations**

- 6.2.1. It should be noted that following the initial comments received from English Heritage and the Greater London Authority (“GLA”) in relation to this element, clarification and minor design amendments have been provided to address the concerns as detailed in the respective responses set out above.

#### Statutory background



6.2.2. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“Listed Buildings Act”) confirm that special attention shall be paid to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of that area (s.72). As confirmed by the Court of Appeal (Civil Division), the decision in Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137, it was concluded that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm “*considerable importance and weight*”.

6.2.3. In The Forge Field Society & Ors, R v Sevenoaks District Council [2014] EWHC 1895 (Admin), Lindblom J. reconfirmed the *Barnwell* judgement and the considerations to be undertaken by a planning authority by observing at para.49 that:

*“when having to give considerable importance and weight to any harm it did not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize...that a finding of harm...gives a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and demonstrably applies that presumption to the proposal it is considering”*

6.2.4. In a court ruling in November 2014, in R. (on the application of Hughes) v South Lakeland DC [2014] EWHC 3979 (Admin), the court addressed the correct approach to assessing development proposals in a conservation area as well as covering the approach to heritage in the NPPF. Judge Waksman QC addressed relevant guidance at paras 131-135 NPPF. He explained that in a para.134 case, harm to a designated heritage asset was to be given more weight than it would if it were simply one of a number of factors to be considered. Where non-designated heritage assets were being considered the harm was to be taken into account as part of a ‘balanced judgment’ (paras 50-53 see NPPF para. 135).

6.2.5. A more recent ruling on 5 January 2015, Pugh v Secretary of State for Communities and Local Government [2015] EWHC 3 (Admin), Gilbart J considered at paras.49 and 50 that:

*“Like Judge Waksman QC in Hughes v South Lakeland, in my view paragraph 134 of NPPF can be a trap for the unwary if taken out of context. I agree with his approach that the significance of a heritage asset still carries weight at the balancing stage required by paragraph 134, and to the extent that Kenneth Parker J in Colman v Secretary of State for Communities and Local Government & Ors [2013] EWHC 1138 and Jay J in Bedford Borough Council v SSCLG [2013] EWHC 2854 suggest otherwise, I prefer the approach of Judge Waksman QC. Thus, the value and significance of the asset, whatever it may be, will still be placed on one side of the balance. The process of determining the degree of harm, which underlies paragraph 132 of NPPF, must itself involve taking into account the value of the heritage asset in question. That is exactly the approach that informed the Addendum Assessment upon which Mr Harwood relies. The later assessment also addressed the value of the asset, and then the effect of the proposal on that value. Not all effects are of the same degree, nor are all heritage assets of comparable significance, and the*

*decision maker must assess the actual significance of the asset and the actual effects upon it.*

*50. But one must not take it too far so that one rewrites NPPF. It provides a sequential approach to this issue. Paragraphs 126-134 are not to be read in isolation from one another. There is a sequential approach in paragraphs 132 -4 which addresses the significance in planning terms of the effects of proposals on designated heritage assets. If, having addressed all the relevant considerations about value, significance and the nature of the harm, and one has then reached the point of concluding that the level of harm is less than substantial, then one must use the test in paragraph 134. It is an integral part of the NPPF sequential approach. Following it does not deprive the considerations of the value and significance of the heritage asset of weight: indeed it requires consideration of them at the appropriate stage. But what one is not required to do is to apply some different test at the final stage than that of the balance set out in paragraph 134. How one strikes the balance, or what weight one gives the benefits on the one side and the harm on the other, is a matter for the decision maker. Unless one gives reasons for departing from the policy, one cannot set it aside and prefer using some different test'*

### National Guidance

- 6.2.6. Section 12 of the National Planning Policy Framework ("NPPF") (Conserving and enhancing the historic environment) advises LPAs to recognise heritage assets as an "irreplaceable resource" and to "conserve them in a manner appropriate to their significance" (para. 126).
- 6.2.7. When determining planning applications, LPAs are advised to take into account of:
- *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness"* (para.131)
- 6.2.8. Paragraph 132 confirms that it is the significance of the heritage asset upon which a development proposal is considered and that "*great weight should be given to the asset's conservation*". LPAs need to consider whether a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Proposals that lead to substantial harm or loss to a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or it meets with the test identified at paragraph 133. Where a development will lead to less than substantial harm, the harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use (para. 134).
- 6.2.9. Paragraph 135 provides guidance in relation to non-designated heritage assets. The development proposal must also be assessed against the significance of the heritage asset, and "*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*".

6.2.10. In addition, at paragraph 137, LPAs are also advised to look for opportunities for new developments within conservation areas and within the setting of heritage assets to better reveal their significance. Where a proposal preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

6.2.11. The NPPF provides a glossary of terminology at Appendix 2. The relevant heritage terms include:

- **“Heritage Asset:** *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*
- **Setting of a heritage asset:** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*
- **Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

6.2.12. The National Planning Practice Guidance (“NPPG”) provide some guidance on the term “public benefit” at paragraph 20:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation”*

6.2.13. A “benefit” is not limited solely to heritage benefits but also to all material planning benefits arising from a particular scheme, providing that they meet with the relevant policy tests for conditions and obligations.

6.2.14. The NPPG advises that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which the asset is experienced is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

6.2.15. The NPPG also advises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also advises that conservation is an “*active process of maintenance and managing change*”. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

6.2.16. Significance, as advised within the NPPF derives not only from a heritage asset's physical presence but also from its setting. When assessing significance, it is advised that great weight should be given to the asset's conservation and the more important the asset, the greater the weight to be applied. Where a development leads to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefits of the proposal, including its optimum viable use. The NPPG advises that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. It does also advise that ‘substantial harm’ is a high test, so may not arise in many cases.

### Local Plan

6.2.17. Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise, as confirmed at s.38(6) of the Planning and Compulsory Purchase Act 2004 (“the 2004 Act”) and s.70(2) of the Town and Country Planning Act 1990 (“T&CPA 1990”). The Local Plan, as confirmed at s.38(2) of the 2004 Act, comprises of: the Spatial Development Strategy for Greater London (“London Plan”) (inclusive of FALP 2014), the Enfield Plan Core Strategy 2010-2015 (“Core Strategy”) and the Development Management Document (“DMD”).

6.2.18. London Plan policy 7.8 (Heritage Assets and Archaeology) advises that at a strategic level, London's heritage assets and historic environment should be identified

### **Strategic**

- A. *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B. *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

### **Planning decisions**

- C. *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D. *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- E. *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site,*

*provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

### **LDF preparation**

- F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*
- G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.*

6.2.19. Core Policy 31 (Built and Landscape Heritage) confirms that the Council will implement national and regional policies and work with partners to “*pro-actively preserve and enhance all of the Borough's heritage assets*”. This is to be achieved by the following:

- Reviewing heritage designations and their boundaries where appropriate, and continuing to maintain non-statutory, local lists and designations based on formally adopted criteria;*
- Ensuring that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis and character appraisal which explicitly demonstrates how the proposal will respect and enhance the asset;*
- Identifying opportunities for the repair and restoration of heritage assets and working with owners of heritage assets on English Heritage's Heritage at Risk Register to find viable solutions to secure the asset's long-term future. Where necessary, the Council will make full use of its legislative powers to ensure their preservation;*
- Ensuring developments in areas of archaeological importance take into account the potential for new finds by requiring consultation with English Heritage and on-site investigations, including the appropriate recording and dissemination of archaeological evidence;*
- Supporting appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions, particularly at Forty Hall and the Area of Special Character in the north west of the Borough; and*
- Finding new ways to record and recognise Enfield's intangible heritage resources and, where possible, open up wider public access to them.*

6.2.20. The DMD was adopted by the Council in November 2014. The policies contained therein are consistent with the NPPF and therefore carry considerable weight. Policy DMD44 (Preserving and Enhancing Heritage Assets) confirms the following:

- 1. Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused*

2. *Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing*
3. *All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required.*

Forty Hill Conservation Area Character Appraisal (2009 and 2014 Consultation draft)

6.2.21. The site falls within the Forty Hill Conservation Area and in particular, within an area defined in the 2009 Character Appraisal as “Character Area 6: Bull’s Cross” (Character Area “F” 2014 Consultation draft). This area is described at paragraph 3.10.2 as being “*another compact, linear settlement, grouped on the west side of the road around the junction with Bullsmoor Lane*”. Myddelton Farm, together with Pied Bull public house, The Orchards and 3 Bulls Cross are identified as prominent individual buildings. Importantly, the special interest for this character area (unchanged in the 2014 Consultation draft (para 2.10.5)) is summarised at para. 3.10.5 as being:

- *The retention of the character and appearance of a linear rural hamlet, which has changed little since the late 19<sup>th</sup> century.*
- *The presence of a group of attractive buildings. Most of the buildings make a positive contribution to the appearance of the area as a whole and have a cohesive vernacular character. The two earliest buildings, The Pied Bull public house and The Orchards are of particular historic interest.*
- *The compact plan form of the settlement, with a tight cluster of buildings set close to the road, makes a strong contribution to the atmosphere of a rural hamlet.*
- *Property boundaries, generally white painted picket fences, give the area a uniform and distinctive appearance.*

6.2.22. The *Problems and pressures* of this character area are identified at para. 3.10.6 of the 2009 Character Appraisal (unchanged in the 2014 Consultation draft, para. 2.10.6). The principal issue is identified as being the loss of original architectural detail and alterations to boundaries. Additional pressures include the “*bleak, municipal appearance*” of the south side of Bullsmoor Lane, the excessive width of the road, the volume of traffic and the large number of cars parked on Bullsmoor Lane all detracting from the rural atmosphere.

6.2.23. Of additional note is the summary of special interest of the conservation area as a whole, identified at para. 4.1 of the 2009 Character Appraisal (para. 3.1.1 2014 Consultation draft):

- *The long history of occupation. With continuity of occupation back to medieval times, and evidence of use in the Roman and prehistoric periods, Forty Hill is an area rich in history and archaeology, with clear evidence of time depth.*
- *The presence of the intact core of three historic country estates - including the houses, kitchen gardens, stables and immediate settings of formal gardens and parkland.*
- *The survival of three historic hamlets, each with a distinctive, linear settlement pattern. Two of these, Bull’s Cross and Maiden’s Bridge, have a vernacular character. The third, Forty Hill, has more the character of a genteel suburb. In all*

*the areas, the low density of development, often including large spaces between buildings, is an important factor.*

- *The presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land rather than playing fields. The setting of Forty Hall and Myddelton House are particularly enhanced by the shallow valley around the Turkey Brook, which facilitates good views of both houses.*
- *The architectural quality of many of the buildings. The Conservation Area contains a variety of important historic buildings, ranging from simple vernacular houses and spacious classical houses, to a house (Forty Hall) of outstanding national importance. Together, these buildings make a major and significant contribution to the character and appearance of an interesting and attractive area.*
- *Distinctive property boundaries. A mixture of high walls, hedges, railings and picket fences gives each character area a highly distinctive appearance. In addition, high boundary walls or hedges define and enclose the public frontages of the three country estates.*
- *The absence of extensive modern development in the area. The appearance, superficially at least, of much of the area has not significantly altered since the 19th century. This creates the pleasing impression that the area has been bypassed by modern life.*

6.2.24. The 2014 Consultation draft goes on to add at the last bullet point above:

*A major recent exception is the football training ground, which intrudes on what was previously an undeveloped agrarian landscape, of considerable archaeological and historic significance.*

6.2.25. At para. 5.1 of the 2009 Character Appraisal (para. 4.1.1 2014 Consultation draft), it is recognised that although there are different pressures for each character area, a number of common pressures are identified (expanded below where considered applicable, 2014 amendments in [ ]):

- *Inappropriate alterations to buildings*
- *Poor quality treatment of property boundaries*
- *Poor quality streetworks*
- *Derelict or untidy buildings or land*
- *Loss of the traditional settlement pattern - At the northern and southern extremities of the Conservation Area, the traditional settlement pattern of small-scale, linear settlements, separated by open land, has begun to break down. To the south, blocks of flats have replaced detached houses, giving the area a more urban character than it had previously. Additionally, some infill and backfill developments have reduced the space between properties. To the north, bungalows, nurseries and schools have encroached upon open land.*
- *Erosion of quality and character of Forty Hall park and farm*
- *The impact of municipal-style playing field [and the football training grounds west of Myddelton House] - playing fields are a key element of this area, particularly in the north. While these make a valuable contribution in terms of preserving open space, poor quality boundaries, [prominent infrastructure], utilitarian ancillary buildings and large areas of featureless, close-cropped grass give them a municipal [and urban appearance] which is detrimental to the area's special character*
- *The conversion of single dwellings into multiple-occupancy dwellings*

6.2.26. The proposal will have a greater or lesser impact on individual heritage assets. The factors for consideration will be:

- Proximity
- Visibility
- Compatibility of the proposal with the context and setting of the asset
- The significance of the asset
- The sensitivity to harm of the asset

6.2.27. There are several heritage assets upon which the impact of the development should be considered against:

- the Pied Bull public house (grade II listed)
- the Forty Hill Conservation Area
- Myddleton Farmhouse (locally listed)
- Forty Hall & Park and Garden (grade I listed and grade II listed respectively)
- Myddelton House & Park and Garden (both grade II listed)

6.2.28. What must therefore be determined is whether any of the elements proposed will harm the significance of the various heritage assets, having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72)

6.2.29. If any harm is identified, great weight must be given to that harm. Further to this, as advised above, if substantial harm or total loss to significance is identified, it would need to be established whether there are any substantial public benefits that would outweigh the identified harm or loss or the tests identified at para.133 of the NPPF are met. If there is less than substantial harm, the harm is to be weighed against the public benefits of the proposal, and for undesignated heritage assets, a balanced judgement must be made having regard to the scale of any harm or loss and the significance of the heritage asset. It should be noted that benefits are not limited to heritage benefits but to all material planning benefits capable of meeting the policy tests.

The Pied Bull public house (grade II)

6.2.30. The list entry detail of the Pied Bull (listed 31 January 1974) is as follows:

*“House of C17 or earlier appearance. 2 storeys, 3 windows; with one-storey, one-window left extension. Projecting, one-storey gabled right wing. Rendered 1st floor oversailing on curved brackets. High pitched tiled roof with eaves broken by raised 1st floor windows. Weatherboarded ground floor. 1st floor windows are modern casements with glazing bars; ground floor windows C18 sliding sashes”*

6.2.31. The above list description indicates the principle elements worthy of listing and it is acknowledged that the proposed development will not affect any of the identified elements contributing to its special character. However, consideration must also be given to the setting of a listed building. The Pied Bull is surrounded by car parking to the side and rear, with the outbuildings (stable buildings) of Myddelton Farm currently formed along the majority of the common boundary. In the south-west corner of the car park, the boundary treatment consists of some vegetation and a low wire-mesh fence through which the nissen hut is seen (set away from that boundary between 0.4m and 1.4m).



6.2.32. Whilst the stable buildings will not be altered in terms of their appearance and the relationship with the Pied Bull will not be altered, the existing poor boundary treatment in the south-west corner of the car park will enable some views of the proposed crescent building. It remains a subjective point as to whether a view of the crescent building would be an enhancement over the nissen hut, albeit an agricultural-type building within a traditional farmyard. Should the scheme be approved, it is proposed that the existing boundary treatment in the south-west corner of the car park is altered to replace the wire-mesh fence with a brick wall approximately 2m in height to match and continue the existing brick-built stable wall along that boundary. In addition, further planting will be provided along the boundary to supplement the existing, to further screen the proposed crescent building from the car park. This should be sufficient to minimise or stop any views of the proposed crescent building. At the very least, this element of the boundary will be improved and from within the car park, it is considered that this would help to improve the setting of the listed building.

6.2.33. Having regard to all of the above, it is considered that there will not be any harm to the significance of the grade II listed heritage asset. The development proposals, with particular regard to the proposed improved boundary treatment, would enhance the character, appearance and setting of the grade II listed Pied Bull public house.

#### The Forty Hill Conservation Area

6.2.34. The special character of this part of the conservation area, its pressures, and the pressures on the conservation area as a whole have been described above.

6.2.35. The timber barn will be rebuilt within the same footprint and to the same scale and height as the existing. It was originally proposed to insert dormer windows facing Bulls Cross and the Training Centre. Whilst the Design and Access statement refers to dormers on the adjacent public house, it should also be noted that within the application site itself, dormers are present on the lower stable building and on the nissen hut. Due to objections being maintained by Council's Heritage Officer to this element, the scheme has been amended to replace the proposed dormer windows with rooflights, following the exploration of other options. On balance, this is considered to be an improvement as the re-built barn would therefore more closely reflect the existing. It is considered that there would be no evident harm arising from this element of the proposal on the character, appearance and setting of the conservation area.

6.2.36. The main element of the proposed development, the crescent building, will introduce a feature into this part of the conservation area that can be considered quite alien to it, that is, the introduction of a very substantial building to the rear of what is described in the 2009 Character Appraisal (and 2014 Consultation draft), as a linear settlement. Whilst there will be some limited view of the proposed crescent building above the top of the vehicular gate and beneath the canopy, views of this element can only occur when standing directly outside of the property, that is, when it is being actively looked for. It should be noted that although there was previously a five bar gate in situ as opposed to the now current solid timber gate, planning permission was not required as permitted development rights have not removed. The solid timber gates, due to security, will remain closed for the greater majority of the time. It should perhaps be noted that the view of the vegetated crescent building would not be dissimilar to views through the site of a vegetated boundary of trees.

6.2.37. The crescent building will not be viewed when approaching the site from either the north or south along Bulls Cross. The crescent building does not intrude into the

public domain and the alterations to the outbuildings will not interrupt the rhythm of development / compact settlement pattern along Bulls Cross. Moreover, with the removal of the formerly proposed dormer windows on the barn, there is very little change to what can be seen from the public realm. To this end, it is considered that the character and appearance of this "*linear rural hamlet*" would be preserved. Moreover, the application site is unique within the area because whilst it extends to the rear of Nos.1-3 Bulls Cross, no other site in this Character Area is capable of supporting such development at the rear, therefore the scheme would not set a precedent for further development. Moreover, each development must be assessed on its own merits.

- 6.2.38. From within the Training Centre, of which a large part is also within the conservation area, the first floor of the crescent building will rise above the surface level of the training pitches. The "*football training grounds west of Myddelton House*", as discussed above, is identified as being one of the issues for the conservation area. Notwithstanding this, the Training Centre (inclusive of its pitches) is an established, albeit modern, element of the conservation area, although it is acknowledged that a significant portion of the training pitches were previously in use as public playing pitches prior to the Club taking over the site. Nevertheless, justification for the provision of the Training Centre within the conservation area was rehearsed with the original planning application (ref: TP/07/1623), which in summary concluded that:
- the site is visually contained due to the presence of hedgerows and dense tree belts and woodland;
  - the limited impact of the development site on surrounding historic landscape;
  - the limited impact on character of the Forty Hill Conservation Area;
  - the preservation of the immediate setting of Forty Hall park;
  - the preservation and enhancement of the immediate setting of Myddelton House; and
  - the enhancement of distant views from Forty Hall through the demolition of the former sports pavilions.
- 6.2.39. The proposed crescent building must be viewed within the context of the Training Centre because it will be directly linked to the Training Centre operationally and it is designed to look towards / relate to the Training Centre. The crescent building, with the exception of the small element visible from directly in front of the farmhouse as discussed above, is not visible from the public realm. Moreover, the Training Centre is in effect, a private enterprise with access to the facilities strictly controlled to staff, scouts, players (of all age groups), and the parents / invited guests of the academy players.
- 6.2.40. Having regard to those elements identified above that are of special interest to this character area and to the wider conservation area (the retention of the character and appearance of a linear rural hamlet; compact plan form of development, with a tight cluster of buildings set close to the road), it is considered that the proposed development does not harm the significance of the character area or the conservation area. The development proposal is therefore considered to preserve the character and appearance of the conservation area.

#### Myddelton Farm (locally listed)

- 6.2.41. Not all developments are considered to meet the tests of inclusion on the statutory register and therefore may appear on a local register (or not at all). Applications that affect non-designated heritage assets must also be assessed on the significance of that heritage asset. The NPPF advises that a balanced judgement will be required

having regard to the scale of any harm or loss and the significance of the non-designated heritage asset (para.135).

- 6.2.42. Myddleton Farm is not statutorily listed, however, it is included on the local list. Whilst there is no formal list description, a description of the features which are considered to contribute to its special character include, as provided by the Heritage Officer:

*A good earlier C19 villa-style farmhouse and associated outbuildings facing onto Bulls Cross; brick built on two storeys in three bays, with a central entrance bay and hipped slate roof. Original vertical sashes on a pattern of 8-over-8 survive on the front and side elevation, although one window at ground floor is a bay. The house has been extended in two phases to the rear. The farm buildings appear largely contemporary with the house and are arranged around a yard set to the side of the farmhouse and open to views from the road. They comprise a mix of single and two-storey slate-roofed brick farm buildings and large, slate-roofed timber clad barn and cart shelter; open sided in places. The garden to the rear of the house retains mature tree planting and pond/s.*

- 6.2.43. Amendments made to the originally submitted scheme e.g. the now proposed retention of the canopy roof, retention of all original windows and the removal of the proposed dormer windows for the re-built barn, will result in the perception, when viewed from the public realm, that there has been no change to this undesignated heritage asset (the rooflights on the barn being the one minor exception). On completion, should planning permission be granted, the proposals are considered to preserve the character and appearance of the farmhouse and its setting.

- 6.2.44. It should be noted that the barn is deteriorating and its rebuild will again ensure that the character of the principle view from the road, and the historic form of the yard is preserved. Moreover, it would ensure a long-term viable use of the outbuildings, the barn in particular, which, depending on the individual circumstances of owners, tend to not be as well maintained as the main residence.

- 6.2.45. The crescent building is the end-product of a series of design iterations as described at section 06 of the Design & Access Statement. The early design concepts were heavily concentrated to the immediate rear of the farmhouse and yard and would have resulted in a very intensive development that would have detrimentally impacted upon the historic form of the farmyard. The scheme under consideration, by extending into the paddock to the rear of Nos.1-3 Bulls Cross, preserves the farmyard's historic layout and form by reducing the impact at the rear of the farmyard.

*Forty Hall (grade I) and Park and Garden (grade II)*

- 6.2.46. The individual listing for all of the heritage elements associated with Forty Hall is extensive (attached at Appendix 1) and includes walls, entrance gateway, barns, stables, a scheduled ancient monument, and its park and garden. Forty Hall itself, is a grade I listed building, a designation of the highest significance. The main link with Forty Hall (approximately 1km to the south) however, is a visual one, in particular through the Lime Avenue which has views towards the Training Centre pitches. The development proposal does not encroach into the viewing corridor which is identified in the 2009 Character Appraisal (and 2014 Consultation draft) as one of the key views.

- 6.2.47. As part of the Green Belt justification, discussed below, the applicant has submitted a document entitled "Training Centre Massing Study Options" ("Massing Study") which includes alternative location options, some of which would encroach into the Forty

Hall viewing corridor. In conservation terms, it would be considered unacceptable to interrupt this view particular when this view was enhanced when the original poor quality 1950s and 1960s-era sports pavilions were demolished as part of the Training Centre development.

- 6.2.48. Having regard to the fact that the proposed development does not affect the grade I listed building or encroach into the viewing corridor, it is considered that there would be no harm to this heritage asset should the development be approved. The development proposal will continue to preserve the listed building and its setting, and the setting of the listed park and garden.

*Myddelton House (grade II) and Park and Garden (grade II)*

- 6.2.49. Myddelton House is sited approximately 200m to the south of the application site. There are a number of individually listed assets associated with Myddelton House: Myddelton House (grade II), wall to east of Myddelton house grounds (grade II), an iron bridge in the grounds of Myddelton House (grade (II), lake terrace (grade (II), a stable block to the north of Myddelton House (grade (II) and its Park and Garden (grade II). The individual list descriptions are attached at Appendix 2.
- 6.2.50. The development proposal has no direct link to any of the above. When looking north towards the application site from the northern end of the car park of Myddelton House (approximately 136m distant), any views of the application site paddock are interrupted by a considerable amount of boundary vegetation. The crescent building, would mostly sit below this boundary screening, as illustrated on Drawing No.EDP1977/08. Moreover, if any views are to be had of the crescent building, its vegetated appearance would result in it being “lost” against the foreground of that vegetated boundary treatment.
- 6.2.51. It is considered that there would be no harm to the significance of this heritage asset should the development be approved. The development proposal will continue to preserve the listed building and its setting, and the setting of the listed park and garden.

Archaeology

- 6.2.52. In relation to archaeology, as advised by English Heritage (GLAAS), due to the largely undeveloped site, and with known prehistoric through to post-medieval activity in the area, there is a potential for archaeological remains to survive.
- 6.2.53. The development will involve a significant amount of excavation to facilitate the crescent building and the enlarged basement for the farmhouse extension, therefore there is a great potential to unearth archaeological remains. To this end, and having regard to DMD44, the applicant has submitted a Written Scheme of Investigation (“WSI”) which is considered acceptable to English Heritage (GLAAS). A condition will be imposed to ensure that the recommendations of the WSI are implemented.

Summary of Heritage Considerations

- 6.2.54. Any development proposal has some form of impact. An “impact” is not necessarily harmful because, for example, the improvement to the boundary treatment along the boundary of the grade II Pied Bull public house assists in improving the setting of this heritage asset. In addition, the inclusion of rooflights rather than dormer windows on the re-built barn is not intrusive, and whilst it helps to facilitate a new use for the re-

built barn, it helps to retain the essential character and appearance of an agricultural barn.

6.2.55. The significance of the character area and the wider conservation area is considered to not be harmed by the development proposals and in particular, through the presence of the crescent building.

6.2.56. Moreover, important views from Forty Hall and from Myddelton House are preserved and the historic form of Myddelton Farm is also preserved.

6.2.57. Having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72) the proposal has been assessed against the identified heritage assets as set out above. It is considered that the development proposals will not lead to any harm to the designated or undesignated heritage assets having regard to Policy 7.8 of the London Plan, Core Policy 31, Policy DMD44 of the Development Management Document, and with section 12 of the NPPF. The development proposals must therefore now be assessed against any other material considerations, in accordance with s.38(6) of the 2004 Act and s.70(2) of the T&CPA 1990.

### 6.3. **Green Belt Considerations**

6.3.1. The NPPF confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence (para.79).

6.3.2. The purposes of including land in the Green Belt are to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.3.3. It also confirms that inappropriate development is harmful to the Green Belt and should only be approved in very special circumstances (para.87) and substantial weight must be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations (para.88).

6.3.4. The construction of new buildings, as advised at paragraph 89, is inappropriate in the Green Belt unless it is one of the exceptions as outlined below:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or

- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.3.5. In addition, it is also advised at paragraph 90 that certain other forms of development are also not inappropriate provided that they preserve the openness of the Green Belt and not conflict with the purposes of including land within it. These are:
- mineral extraction;
  - engineering operations;
  - local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - the re-use of buildings provided that the buildings are of permanent and substantial construction; and
  - development brought forward under a Community Right to Build Order.
- 6.3.6. The re-use of the farmhouse and the majority of the outbuildings along the common boundary with the Pied Bull is acceptable in Green Belt terms as there is no greater impact on the openness and setting of the Green Belt. Similarly, the re-built barn on is considered to not have any greater impact.
- 6.3.7. The provision of the crescent building is considered to not satisfy any of the purposes of including land within the Green Belt or satisfies any of the exceptions tests of paragraph 89 of the NPPF, as outlined above. It is not a building for agriculture or forestry; it is not an “appropriate” facility for outdoor sport, recreation; it is not for the extension or alteration of a building neither is it a replacement building; it is not limited infilling or for limited affordable housing; and neither is it limited infilling or the partial / complete redevelopment of previously developed land. Consequently, the applicant must demonstrate how the harm to the openness of the Green Belt is outweighed by special considerations so as to amount to the very special circumstances necessary to justify the harm. To this end, the following has submitted in support of the special circumstances:
- The need for the development
  - The consideration of alternative accommodation
- 6.3.8. The floor area of the existing farmhouse is approximately 171sqm and the proposed single storey extension which will provide a link to the proposed crescent would increase this by a further 257sqm. This element of the scheme is considered to be a disproportionate addition to the farmhouse for which special circumstances should be made. As this element of the scheme is an integral component to the scheme as a whole, the special circumstances advanced above in relation to the crescent building are also considered relevant to the single storey element.

#### Need

- 6.3.9. Although it must be acknowledged that the Training Centre could continue to function without the provision of the player accommodation at Myddelton Lodge, a number of considerations have been put forward to advance a “needs” case, which is set out below:

#### *First Team pre-Match Need*

- 6.3.10. The Club currently uses a number of commercial hotels around London in preparation for domestic and international home games at White Hart Lane; away games at other London clubs; and in advance of European away games. The arrangement is not operationally efficient, cost-effective or sustainable because of the amount of travel involved.
- 6.3.11. The mental as well as the physical state of elite sports men and women is often the difference between winning and losing and all of the Club's efforts at the Training Centre are governed by the overriding need to eliminate distraction.
- 6.3.12. The proposed development would eliminate a number of issues that frequently arise with the use of commercial hotel accommodation, through the following:
- A private environment, rather than a commercial hotel with general public access, which would ensure quiet and familiar surroundings for players pre-match. The ability also to undertake analytical and tactical discussions as a group immediately before retiring to bed aids memory retention ahead of a game
  - Control of the players' diet, not just for nutritional reasons, but also in eliminating hygiene risk
  - The availability of appropriate medical facilities. Injuries can develop and change overnight and the close proximity to the Club's existing medical facilities at the Training Centre, means that players can be treated speedily by the Club's medical staff with full access to their facilities
  - Football is a team sport and effective team bonding within a familiar and controlled environment, particularly in advance of a game, is especially important to the likelihood of the team performing to the best of its ability. This is widely recognised on the Continent where many leading teams, such as Real Madrid and Inter Milan now have overnight accommodation on-site.

#### *First Team Training Need*

- 6.3.13. Similar to other Premier League clubs, continental-style double training sessions with periods of sleep for players in between have been introduced. The timing of players' training, rest, refuelling and fluid intake needs to be precisely controlled in order to optimise their performance. Complete rest (i.e. sleep) between training sessions significantly improves players' recovery rates beyond simply relaxing in chairs.
- 6.3.14. The progress of players recuperating from long term injuries can be more closely monitored within the proposed facility than at their homes. Similarly, players recently released from hospital following injuries or planned surgery can be better cared for and observed than at home.
- 6.3.15. The facility would also provide an appropriate 'home from home' environment for new/prospective THFC players and their representatives - many of whom come from overseas - to feel as relaxed and settled as possible. This is particularly important during the two 'transfer window' periods throughout the season, where players may require medical assessments and overnight accommodation, often at short notice and in complete confidence.
- 6.3.16. Trialists often attend the Training Centre for periods of 2 to 5 days at a time and the ability to accommodate them within an environment that is conducive to them performing at an optimum level is beneficial. Moreover, in order to attract potential players and also to retain players, it is essential that the best facilities are provided.

6.3.17. The provision of a facility that provides the standard of training support and facilities that would keep the Club competing with the very best in Europe.

*Academy Operational Need*

6.3.18. The primary purpose of the Academy element of the Training Centre is to attract, retain and nurture the best young footballing talent; drawing particularly (over 60%) from Enfield and the surrounding boroughs and districts.

6.3.19. The facility would also be used by the Club's Academy operation and in particular, the under 21 and under 18 teams, which are on different tournament schedules. The complex scheduling will occasionally mean overlapping occupation by different teams, which has a bearing on the number of rooms the Club would need.

6.3.20. A sense of security and familiarity is particularly important for younger players, so that they can sleep soundly; free from nerves, noise and fuss. The facility would provide this through a 'home from home' environment.

6.3.21. The Training Centre is currently recognised as the premier venue for Academy tournaments in London. For example, the Club hosted an elite under 18 tournament on behalf of the Premier League which included Real Madrid, Benfica and Liverpool amongst others during September 2014. The ability to provide on-site overnight accommodation would enhance visiting teams' experience of such tournaments in the future. Moreover, as with the first team players, the Club's U18 and U21 players would also benefit to the same extent as the senior team by having a "home from home" controlled environment.

6.3.22. There is now emerging evidence that the Training Centre is operating exactly as the Club had hoped. The Academy now has over 230 boys on its books, with a further 220 boys through the development centre programme which represents over an 100% increase in players working with the academy since the Training Centre opened.

6.3.23. Five of the starting THFC eleven in the Club's Premier League victory against league leaders Chelsea FC on 1 January 2015 have come into the First Team via the THFC Academy (Ryan Mason, Andros Townsend, Harry Kane, Nabil Bentaleb, and Danny Rose). Of those, Ryan Mason and Andros Townsend hail from Enfield while Harry Kane is from neighbouring borough Waltham Forest. Four of these players have also represented England at youth, U21 and/or Senior level.

6.3.24. There are a further five players in the current First Team squad that have come through the Academy system since the Training Centre opened (Luke McGee, Dominic Ball, Jordan Archer, Harry Winks and Josh Onomah). Enfield boy Josh Onomah was a key part of the England U17 team that won the European Champions in May 2014, while the other four, who all hail from Enfield or neighbouring boroughs, have represented England or Scotland at youth or U21 level. Additionally, five further Academy graduates are currently out on loan playing regularly with Premier League or Football Clubs, including England U21s internationals Tom Carroll and Alex Pritchard who have both appeared for the THFC First Team within the last year.

6.3.25. The number of players progressing successfully from the Academy into the First Team has increased significantly since the Training Centre opened in 2012. There is now an established pathway at the Training Centre that provides the opportunity for young, local footballers to progress through to the THFC First Team.



### *National Need*

- 6.3.26. The training facilities have been utilised by the England senior team in advance of matches at Wembley Stadium. Correspondence from the England Team Manager (letter dated 2 October 2014) confirms that in his opinion, the proposed facility “*would fulfil not only a major function for Tottenham Hotspur, but could also fulfil an important function for international football.. through the combination of the world class training facility...with a high quality private accommodation in close proximity to Wembley*”
- 6.3.27. Such a facility is apparently of interest to visiting international teams (whether national or club) who may be playing against London clubs in the Champions or Europa Leagues or at Wembley Stadium. The Club has already received various expressions of interest from a number of leading international clubs with regular participation in Champions League or UEFA Europa League competitions. It is common practice within football for clubs to establish reciprocal arrangements with other clubs (domestically and internationally) and also with other national football governing bodies. This may be in the form of support for pre-season tours or the hosting of friendly tournaments and this occurs at both Academy and First Team levels.
- 6.3.28. Following the 2014-2015 pre-season tour to the USA, hosted the USA national team, who used the Training Centre facilities over a three day period in November 2014, in advance of a number of international friendlies, and accompanied by US print media / broadcasters reporting on the teams stay in Enfield.
- 6.3.29. The provision of an innovative and leading edge facility is considered to enhance the profile of the Club and the Training Centre but also contribute to the mayor’s strategic objectives of addressing health inequalities across London and maintaining the Capital’s international success and competitiveness. It also raises the profile of Enfield internationally, as the Training Centre has also welcomed footballing delegations all over the world including from China, Malaysia, Singapore, USA, Canada, Germany, Holland, South America and the Middle East in exchange for support the Club has received during visits to those countries and regions.

### *THFC Operational Need*

- 6.3.30. The proposed facility would operate in conjunction with the existing Training Centre facilities, meaning that any ancillary accommodation can be kept to a minimum without the need for duplication. In addition, the facility will require 5-7 additional staff to be employed.
- 6.3.31. The number and size of rooms required derives from the various uses that the facility will be put to. The Design and Access Statement contains a schedule of the various different scenarios and the corresponding occupancy. A copy of the Schedule of Accommodation is attached at Appendix 3 together with a typical team itinerary..
- 6.3.32. Having the use of accommodation immediately adjacent to the Training Centre reduces the need to travel, thus being a more sustainable option.

### Consideration of Alternative Accommodation

- 6.3.33. The applicant, as required, has considered a range of alternatives to the proposed development at Myddelton Farm. These include:
- The use of nearby hotels

- Expansion of the existing Training Centre building
- Freestanding facility within the Training Centre

#### *Use of Existing Hotels*

6.3.34. It has been advised that the Club has used the four-star De Vere Theobalds Park Hotel which is approximately 800m north of the Training Centre on the northern side of the M25. It is recognised that the hotel is well-equipped and accessible via Whitewebbs Lane or the bridge over the M25, however the applicant considers it to not be sufficiently close to the Training Centre to have any direct operational relationship with it, such as the catering and medical facilities. These all need to be replicated during each hotel stay. Moreover, one of the concerns of the Club is to provide a secure, controlled and private environment for the players, and the De Vere Hotel, like other hotels is a commercial business and the Club would continue to face the same operational challenges.

#### *Additional On-Site Accommodation*

6.3.35. The submitted Massing Study provides an indication of the likely impact of an extension to the existing building or the provision of a freestanding building. It is noted that the same floor area as provided in the current scheme (approximately 3000sqm) is indicated on the alternative accommodation locations. The applicant considers that the provision of either an extension to the existing building or a freestanding building will be more harmful to the openness of the Green Belt.

#### Any Other Circumstances

6.3.36. Should planning approval be granted, the facility will employ an additional 5-7 people above that already employed at the Training Centre.

#### Assessment of Special Circumstances

6.3.37. Although the existing Training Centre building is a substantial building in the Green Belt (11,806sqm), it was designed to minimise its impact by being sunk into the ground to reduce its scale and sky-line impact. Moreover, lightweight materials employed in its construction helped to mitigate any impact. Long views towards the building reinforces the effectiveness of the design. Therefore, whilst it would be away from the important viewing corridor from Forty Hall, an additional floor would result in a more visible building which would significantly increase the prominence of the Training Centre building and further diminish the openness of this part of the Green Belt, thus by definition, would be harmful to the open character of the Green Belt.

6.3.38. An extension of the existing building would encroach onto one of the training pitches (an Academy pitch to the east) and also affect the operation of the training centre. Moreover, an additional pitch would need to be provided. A two-storey extension would extend the built development onto areas which are currently open, thereby having a detrimental impact on the open character of this part of the Green Belt.

6.3.39. A freestanding two-storey building would again affect the operation of the Training Centre. Any location which results in the loss (whether whole or partial) of a training pitch will require the replacement of that lost pitch. Similarly, although not shown on the Massing Study, if a freestanding building was to be located on one of the car parking areas, an equivalent re-provision of parking would need to be made. Similar to arguments above, a freestanding two-storey building on the Training Centre site will have an unacceptable impact on the openness of the Green Belt.

- 6.3.40. The alternative locations advanced within the existing Training Centre site is a genuine attempt to demonstrate the impact of those options. They have not been chosen as a cynical attempt to demonstrate in the worse light that impact of those options. For the operational reasons outlined above, an accommodation facility is wanted as near to the existing centre as possible (thus also ruling out the use of De Vere) to enable it to benefit from that close proximity. As demonstrated, there are genuine reasons why it would not be acceptable to provide a facility on the training Centre site. Myddelton Farm, in the ownership of the applicant, is the nearest alternative. Considerable weight should be given to this.
- 6.3.41. The single storey extension to the farmhouse is located primarily within the area of land between the farmhouse and the barn, an area surrounded by a significant number of trees. The proposed extension has been designed to minimise any visual impact through the use of lightweight materials (substantial amount of glazing). Moreover, it would not be seen from the wider Green Belt due to the presence of extensive vegetation (existing and proposed) and also by the presence of the crescent building to the west, to which it will be linked. On balance, it is considered that this element of the proposal would not be unduly harmful to the open character of the Green Belt and some weight should be attached to this.
- 6.3.42. The very high sustainable design credentials of the development, with the achievable potential of being the first building within the Borough to achieve a BREEAM rating of "Outstanding". This would be a model for other developments in the Borough. Considerable weight should be attached to this.
- 6.3.43. It is acknowledged that the Training Centre would continue to operate effectively without the provision of the player accommodation, and some weight must be given to this. However, it is also recognised that the provision of the player accommodation brings with it benefits identified above which should not be ignored. In summary, these are:
- A contribution to the improvement of football at a local, national and international level through the better / enhanced development of players.
  - The greater ability to attract and retain players.
  - The greater recognition of the Borough and of London at a national and international level in relation to world class sporting facilities.
  - The very close proximity of Myddelton Farm to the Training Centre will increase sustainability through the reduction of vehicular movements.
  - The bringing back of existing buildings into beneficial use.
  - The very high sustainability credentials of the scheme.
- 6.3.44. Having regard to the special circumstances advanced, it is considered that on balance, the harm to the Green Belt by way of the inappropriate development proposed is outweighed by the special circumstances which together is considered to form the very special circumstances necessary to justify the harm, having regard to Policy 7.16 of the London Plan, Core Policy 33 and DMD82 of the Development Management Document, and with section 9 of the NPPF.

#### **6.4. Impact on the Character of the Area**

##### Design

- 6.4.1. The NPPF (section 7) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable

development. London Plan policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...”

- 6.4.2. The design of the constituent elements of the proposed development are considered to be a sensitive response to the constraints on the site.
- 6.4.3. The crescent building is designed to accommodate 28 First Team Players and 12 support staff, with the remaining accommodation contained in the farmhouse. The building is linked, via a single storey glazed infill building, which hinges around a retained mature Atlas Cedar tree, to the farm house yard area of the Bulls Cross frontage. The link building functions to provide the communal focal point of the lodge and the large open plan areas that these flexible group spaces require.
- 6.4.4. The existing one and half storey black lapped timber barn as it is in a poor state of repair and the fabric is not of sufficient integrity to be updated to modern building standards, thus requiring replacement as opposed to complete removal. The replacement barn structure will adopt the same ridge height, form and materiality of the existing building. The over sailing roof of the new barn building will be utilised to provide bat roosting habitat.
- 6.4.5. The single storey flat roofed glazed infill link building will connect the farm house, barn and crescent bedroom wing. The lightweight character of the predominantly glazed and silver grey timber rainscreen clad structure is intended to be respectful to the existing form and layout of the farm house and yard. The modern lightweight materials is a deliberate attempt to contrast with the more substantial appearance of the existing brick built vernacular buildings.
- 6.4.6. Materials have been chosen from a palette that is consistent with the surrounding area, helping the development as a whole to blend in to its surroundings. The green sedum roof, together with the landscaping which is banked up to meet with the sedum roof, assists in having the crescent building blend into the landscape.
- 6.4.7. The sedum roof eaves line and stair cores are the only delineated manifestation of the building form from the eastern elevation (Bulls Cross). The stair core roofs are curved silver grey timber canopies. Where the vertical walls of the east elevations rise above the meadow banks, these are silver grey rainscreen cladding. Stock brick retaining walls help contain the meadow planting around the retained Atlas Cedar and the access road interface with the Training Centre to the north. The portions of timber rainscreen cladding provide the cross ventilation for the passive heating and cooling strategies to be incorporate within the scheme.
- 6.4.8. In contrast to the screened and measured face the crescent presents to the Bulls Cross side, the elevation facing the Training Centre provides the opportunity for the building to present a contemporary architectural design. The open façade provides full height minimal glazing to the bedroom accommodation within. In front of the glazing, vertical double height timber silver grey brise-soleil provide the requisite amount of shading from solar gain without closing down the ‘lightness’ of the elevation and preserves the privacy of the bedroom occupants.
- 6.4.9. The crescent rooms face onto a recessed courtyard garden which will provide private and secluded amenity space for players and staff in residence. This more formally planted area will contain a water feature and planted banking opening up the garden to the level of the THFC training pitches to the west.

## 6.5. Impact on Neighbouring Properties

### Loss of Outlook / Light / Overlooking / Loss of Privacy / Distancing

- 6.5.1. The nearest dwellings to the development site are Nos.1-3 Bulls Cross. These are sited, at their nearest, approximately 12.8m, 11.8m and 10.6m respectively from the rear (eastern) boundary of the paddock. In addition, No.3 is approximately 10m south of the common boundary with the farmhouse.
- 6.5.2. The extension to the farmhouse is single storey in nature and due to the level of distancing (approximately 17m) to the nearest dwelling (No.3 Bulls Cross) and the existing heavily vegetated boundary, it is considered that this element of the development will not lead to any loss of outlook or light, or give rise to overlooking and a loss of privacy, having regard to Policy 7.6 of the London Plan, Core Policy 30, Policies DMD10 and DMD11 of the Development Management Document. To ensure that privacy is maintained, a condition is suggested to restrict the use / access of the flat roof of the extension.
- 6.5.3. At its nearest, the proposed crescent building will be between approximately 16m (at the toe of the "bund") and 19m distant (at the nearest visible vertical wall), from the rear boundary with No.3 Bulls Cross. With regard to Nos.1 and 2 Bulls Cross, due to the way the crescent building curves away from them, the distancing levels are greater. Having regard to the level of distancing involved, the existing heavily vegetated boundary (both within the paddock immediately to the rear of No.3 and within the garden of No.3), and to the proposed additional landscaping as indicated on Drawing No.EDP1977/08, it is considered that the crescent building will not unduly impact on the existing amenity of those neighbouring occupiers with regard to a loss of light, having regard to Policy 7.6 of the London Plan, Core Policy 30, Policies DMD8 and DMD10 of the Development Management Document.
- 6.5.4. Due to the design of the crescent building, with its outlook towards the training pitches to the west, the lack of windows on its eastern elevation, distancing levels, and proposed additional landscaping, it is considered that this element of the scheme will not lead to overlooking and loss of privacy to the occupiers of Nos.1-3 Bulls Cross, having regard to Policy 7.6 of the London Plan, Core Policy 30, Policies DMD8 and DMD10 of the Development Management Document. Moreover, having regard to the potential for any person to climb to the top of the crescent building, a condition will be considered to restrict the use / access to its roof.

### Noise

- 6.5.5. Paragraph 123 of the NPPF considers noise impacts of development. It confirms that policies and decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
  - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
  - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 6.5.6. To assist in the consideration of any potential noise impact, a Noise Assessment has been provided which has assessed the likely future noise climate on existing and future residents. The Noise Assessment confirms that existing daytime noise levels are typical of areas outside of major cities, although night time levels are higher than those experienced during the day due to the close proximity of the more free flowing traffic on the M25 and potentially the night time watering of pitches.
- 6.5.7. The facility is to be used for the purposes identified above, namely, for players to rest between training sessions or prior to games. It is considered that the general use of the site for such purposes would not have a significantly greater impact on the amenity of adjoining occupiers in terms of noise and disturbance than its existing use as a residential dwelling.
- 6.5.8. Overall, the Noise Assessment concludes that when operating:
- The development will offer a permanent noise screening benefit of between 10dB and 20dB for the nearest noise sensitive receptors (Nos.1-3 Bulls Cross) from training ground activity (mowing, water sprinklers, shouting);
  - No expectation for any vibration resulting from the operation of the proposed development
- 6.5.9. Some noise and disturbance to existing adjoining residents is inevitable during the construction phase. The predicted impact of noisy works during construction is assessed at Section 6 of the submitted Noise Assessment. The methodology estimates construction noise levels on an approximate 30m radius arc to the centre of construction assuming construction occurs separately not concurrently and with a 2.4m high hoarding around the site.
- 6.5.10. The predicted construction noise levels have been assessed using the 'ABC Method' provided in BS 5228-1:2009 and concludes that no significant impact is expected.
- 6.5.11. Although the submitted Noise Assessment concludes that there would be no significant impact, a condition could reasonably be imposed to seek details of such matters as hours of work and the securing of the site (e.g. hoardings) through a construction management plan.
- 6.5.12. Having regard to the above, it is considered that the development will not unduly impact on the existing amenity of neighbouring occupiers with regard to noise and disturbance. The development is considered to comply with Policy 7.15 of the London Plan, Core Policy 32, Policy DMD68 of the Development Management Plan.

#### Lighting

- 6.5.13. Given the sensitivities of the site, adjacent to residential dwellings, areas of wildlife habitat, and Green Belt, a lighting scheme should be designed to minimise the impact on these elements (light spillage / light trespass), whilst obviously providing the necessary level of lighting for functional use.
- 6.5.14. Although a Lighting Assessment was provided, its robustness has been queried by Officers in relation to the 'Environmental Zone' the application falls within. The assessment considers that the location of the site can be considered, for obtrusive

lighting purposes, as within Zone E3. This zone is suitable for suburban locations. Officers consider that due to the rural location, the site falls within the stricter Zone E2. The applicant has agreed to re-consider the 'Environmental Zone' level. The above has an impact on lux levels as illustrated in the table below, taken from the submitted Lighting Assessment.

Environmental Zone	Sky Glow ULR (Max %)	Light Trespass (into windows) Ev (Lux)		Source Intensity I (cd)		Building Luminance (pre-curfew)
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average L (cd/m2)
E1	0	2	1	2500	0	0
E2	2.5	5	1	7500	500	5
E3	5	10	2	10,000	1000	10
E4	15	25	5	25,000	2500	25

6.5.15. Notwithstanding the need to re-assess the 'Environment Zone', the assessment criteria remains relevant because a lighting scheme for artificial lighting must be developed to minimise light spillage and light trespass. An appropriately worded condition can be imposed to secure the details of a revised lighting assessment and a lighting plan. The development should therefore have sufficient regard to the impact of lighting on adjacent sensitive receptors, having regard to Core Policy 32, Policy DMD69 of the Development Management Document.

## 6.6. Traffic and Highway Considerations

### Traffic Generation / Parking

- 6.6.1. Whilst the proposal involves the provision of accommodation for players and staff of the Club and potentially for the England senior team and visiting European clubs, parking will only be provided at Myddelton Farm for the manager of the Lodge when the Lodge is in use. Players (and visiting teams) will have no need, nor would they be permitted, to park at Myddelton Farm because their parking needs are met at the Training Centre. The purpose of the facility is for the purposes identified at section 2 above.
- 6.6.2. The existing access off Bulls Cross will be retained for the use of the on-site manager and also for emergency purposes only. A condition will be imposed to secure this.
- 6.6.3. It is in the interest of the Club to maintain a centrally located, and security controlled access into the facility (the Training Centre and Myddelton Farm) via the existing security gatehouse. All staff, inclusive of those to be employed at Myddelton Farm must arrive via the gatehouse and not directly off Bulls Cross. Therefore in relation to cycle parking, the Sustainability Statement advises that 7no, cycle storage spaces will be accessible and within proximity of the main building entrance to supplement the existing. They may however be better located in the car park adjacent to the security gatehouse and the Club is willing to consider this. A condition will be imposed to secure details of the siting, design, and the number of the additional cycle stands.
- 6.6.4. Electric vehicle charging points are provided in the buggy store.
- 6.6.5. Disabled parking spaces are provided within the main Training Centre. It is not considered necessary to provide additional demarcated spaces at Myddelton Farm due to the security arrangement as advised above.

### Servicing

- 6.6.6. It is not anticipated that servicing requirements would differ greatly from the existing use of the site as a residential dwelling for such matters as refuse collection.
- 6.6.7. Deliveries would be made to the Lodge site using the same access strategy as existing deliveries to the Training Centre. The goods would be offloaded and then transferred to the Lodge by smaller vehicles or golf carts. In practice most of the deliveries to the Lodge will be a simple addition of goods to the existing deliveries meaning that there will not even need to be extra trips made to serve the Lodge.
- 6.6.8. Having regard to the above, it is considered that the development provides acceptable parking and servicing facilities having regard to Policy 6.13 of the London Plan, and Policy DMD45 of the Development Management Document.

### **6.7. Sustainable Design & Construction**

#### Energy Efficiency

- 6.7.1. The London Plan confirms that non-domestic buildings in the period 2013-2016 should be looking to achieve a 35% improvement on 2013 Building Regulations. A condition will be imposed to secure confirmation that the scheme has achieved the targeted savings.
- 6.7.2. The Energy Statement (and submitted drawings) confirms that photovoltaic panels will be arrayed along the rooftop of the crescent building and would potentially contribute to a total CO2 reduction of 1.9%. Ground Source Heat Pumps ("GSHP") are also considered viable for the proposed development and would potential provide a total CO2 reduction of 14.2%. Associated plant would be located within the proposed basement, therefore it would not be intrusive.
- 6.7.3. Energy saving measures to be considered but not adopted include:
- Biomass system – not feasible due to: emissions being greater than gas boiler equivalents; storage and deliver of pellets difficult due to site constraints; the infrequent usage of the building
  - Wind energy – not feasible due to the visual presence
  - Solar thermal panels – not adopted due to: not required when panels at most useful in the summer months, additional space requirements for plumbing and hot water storage
  - Air source heat pumps – not feasible due to: evaporators needing to be externally located; visual intrusion; potential noise nuisance
- 6.7.4. Details of the proposed energy saving measures photovoltaic panels and GSHP, can be secured by a appropriately worded condition. With regard to the photovoltaic panels, details should also include a maintenance plan that must also take into account the proposed green roof in relation to access and potential overshadowing.

#### BREEAM

- 6.7.5. Due to the development being located within the Green Belt and in a Conservation Area, it would be expected that the scheme would aim to achieve as a minimum, a BREEAM rating "Excellent". Achieving such a standard could also potentially be used



towards helping to justify the impact on the Green Belt because of the high sustainability credentials required.

- 6.7.6. To achieve an “Excellent” rating, the scheme would have to equal or gain better than 70% of the mandatory elements. To achieve an “Outstanding” rating, the scheme would have to equal or gain better than 85% of those same elements.
- 6.7.7. From supporting information it is clear that the development has the potential of achieving a BREEAM “Outstanding” rating, with an anticipated score of 88.8%, however this initial assessment was made prior to the subsequent decision to retain all of the original windows which contribute to the character of the conservation area. Although secondary glazing will be installed as required, this is not as efficient, and would potentially impact upon the final BREEAM rating achieved. Nevertheless, the Club is still aiming to achieve an “Outstanding” rating, and should it do so, it will be the first development within the Borough to achieve this standard.

#### Biodiversity / Ecology

- 6.7.8. CP36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. The majority of the site is classified as improved grassland of low intrinsic ecological value, whereas the scattered mature trees and pond are considered to be of local and high value respectively.
- 6.7.9. The majority of the site comprises improved grassland which is of low ecological value, such that development in this area would have a minimal impact on biodiversity. However, the on-site pond is also within the development footprint and ponds are listed as a habitat of principal importance on the England Biodiversity List produced as a requirement of Section 41 of the Natural Environment and Rural Communities (“NERC”) Act. The pond is of high value as it has been found to support a medium-sized population of breeding great crested newts. The mature trees are considered to be of local ecological value, whilst the scattered trees and scrub have the potential to make a greater contribution to biodiversity than is currently the case.
- 6.7.10. To facilitate the development a number of buildings will need to be demolished and the remaining buildings will be internally renovated. Of these buildings, the barn has been found to support long-eared and common pipistrelle bat roosts, and the two-storey stable building (to be internally renovated, affecting the first floor area where evidence of bat roosting was found) was also found to support a long-eared bat roost. These particular roosts are considered to be of low conservation concern, however, for the proposed works to lawfully commence it will be necessary to apply for a European Protected Species (EPS) licence from Natural England.
- 6.7.11. In relation to the great crested newts (GCN), due to the isolated nature of the site it is not possible to translocate newts into adjacent habitat. It is therefore proposed to create an equivalent-size habitat (0.9ha of compensatory terrestrial and aquatic) approximately 280m south west of the application site on land within the control of the Club. An EPS licence is also required for this element of the proposal.
- 6.7.12. Vegetation clearance would only be permitted outside of the bird nesting season and should planning permission be granted, a condition could reasonably be imposed to secure this.
- 6.7.13. As discussed above, a lighting condition will be imposed to ensure that any proposed lighting is sensitive to the environment. From an ecological perspective, this will include wildlife habitat.

## Trees

- 6.7.14. An Arboricultural Assessment has been provided to help inform the decision making process insofar as any potential impacts from the development proposal on trees within the site and immediately adjacent. The survey recorded a total of 25 individual trees, four groups of trees and five hedgerows. A total of 24 species are represented throughout the site and this is considered typical of the immediate surrounding landscape.
- 6.7.15. An arboricultural survey has been undertaken and an Arboricultural Constraints Report (with Constraints Plan) has been submitted in support of the application. All trees were categorised in accordance with BS5837:2012 to establish their condition, age and quality. Category A trees are of high quality, contribute to local amenity, and should be retained if possible. Category B trees are of moderate quality with an estimated life expectancy of at least 20 years. Category C trees are considered to be of low quality, with either a limited life expectancy, or very young trees with a stem diameter of not more than 150mm, or very little contribution to local amenity. Category U trees are ones in such a poor condition that they cannot realistically be retained as living trees.
- 6.7.16. Of the 14 trees / groups of trees / hedgerow identified to be wholly removed or in part, 11 of these are graded Category C and three as Category B. The Category B trees are directly impacted upon by the development and their removal cannot be reasonably avoided. It is however considered that they will be adequately compensated for in terms of replacement and additional plantings as shown on Drawing EDP 1977/08.
- 6.7.17. To ensure adequate provision is made for the retention of trees, the recommended Root Protection Areas (RPA) have been calculated in accordance with BS5837:2012 (and shown on Plan EDP 2 ) and recommendations outlined at section 3 and Appendices EDP 4 & 5 of the Arboricultural Assessment. A suitably worded condition would be imposed to secure appropriate tree protection measures. It should be noted that Drawing EDP 3 confirms that an extensive area of the existing planting which currently helps to screen the development from No.3 Bulls Cross fall within an identified 'Construction Exclusion Zone'. This zone would be secured by the condition mentioned above. Of further note, the Atlas Cedar (T14) has been retained, with the single storey rear extension to the farmhouse being designed around this very prominent arboricultural feature.
- 6.7.18. Having regard to the above, it is considered that the development proposals will not unreasonably impact on the health of retained trees, and where existing planting will be removed, sufficient replacement planting is proposed.

## Drainage

- 6.7.19. A Flood Risk Drainage Report has been submitted in support of the application. The report concludes that the proposed development of the site is at low risk of flooding and does not increase the flood risk elsewhere.
- 6.7.20. Moreover, there will be a reduced risk of sewer flooding downstream of the site if the controlled discharge from the storage pond is discharged to the attenuation pond in the Football Academy Centre grounds.

6.7.21. The details of a site drainage plan have not yet been finalised, therefore it is considered appropriate to impose a condition seeking the details of a drainage plan.

#### Site Waste Management

6.7.22. Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2031 (by 2026 as stated in FALP), creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2031. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition ("CE&D") waste of 95% by 2020.

6.7.23. In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans to arrange for the efficient handling of CE&D. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.

6.7.24. Details of a construction waste management plan have not been submitted with the application and the submitted Sustainability Statement acknowledges that a resource management plan covering non-hazardous construction waste and dedicated off-site manufacture needs to be developed. The details of a construction site waste management plan can be secured through an appropriately worded condition.

6.7.25. To understand the potential waste generation of the facility whilst in operation, a Waste Management Plan ("WMP") has been submitted. The strategy is to promote source-segregated recycling collection where possible, to enable a robust integration with the existing strategy adopted for the Training Centre.

#### **6.8. Employment and Training**

6.8.1. Core Policy 16 of the Core Strategy confirms the commitment of the Council to promote economic prosperity and sustainability in the Borough through a robust strategy to improve the skills of Enfield's population. One initiative is, through the collaboration with the Boroughs of Haringey, Broxbourne, Epping and Waltham Forest is to promote skills training for local people.

6.8.2. Details of a Local Employment Strategy could be secured by condition. The Strategy will set out how the development will engage with local contractors / subcontractors, the number of trainees to be employed on site and the number of weeks training will be provided.

6.8.3. In addition to the above, the development will generate 5-7 additional jobs when operational.

#### **6.9. Community Infrastructure Levy**

6.9.1. The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £20. In addition, the index figure for January is 237.

6.9.2. The development is considered to be CIL liable on the additional floor space (2766.5sqm), although it would be up to the applicant to apply for any relief. The CIL calculation is:  $(£20/\text{sqm} \times 2766.5\text{sqm} \times 237)/223 = £58,803.63$ .

## 6.10. Human Rights Act 1998

6.10.1. The Human Rights Act (HRA) came in to force on the 2<sup>nd</sup> October 2000. The determination of the application is also considered to involve the following human rights issues:

1. Article 8: Right to respect for private and family life This Article states:

- (i) *“Everyone has the right to respect for his private and family life, his home and his correspondence.”*
- (ii) *“There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security; public safety or the economic well being of the country; for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.”*

6.10.2. Article 8 is not an absolute right. There are two aspects to this. Firstly, the right is to ‘respect’ for an individual’s private and family life, home and correspondence, it is not an absolute guarantee that they will remain wholly inviolate. Secondly, paragraph 2 of Article 8 allows for interference by a public authority where it is (a) in accordance with law and (b) necessary in a democratic society for the purposes given. What is “necessary” for those purposes involves the application of the principle of proportionality.

### 2. The First Protocol

Article 1 the First Protocol is also often considered alongside Article 8. Article 1 the First Protocol states:

*“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided by law and by the principles of international law“*

*“The preceding provision shall not, however, in any way impair the right of a state to enforce such laws as it deems necessary to control the use of the property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”*

6.10.3. Having had regard to the matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and in the public interest.

## 6.11. Section 106

6.11.1. Having regard to the contents of Section 6.8 of this report, it is recommended that should planning permission be granted, the following obligations should be sought:

- Securing the local sourcing of labour
- Securing the local supply of goods and materials
- Securing on-site skills training

## 6.12. Other Matters Raised

- 6.12.1. Reference had been made by objectors (pro forma letter) that the development would allow the centre to be operational 24 hours per day. The proposed development would not impact upon the operational hours of the Training Centre because conditions were imposed on those relevant applications that limited, for example, the hours of use of the floodlighting.
- 6.12.2. An objector has alluded to the large size of the rooms and the potential for there to be 90 persons occupying the facility. Rooms are single occupancy. There will be strictly controlled access to the facility for the relevant players and support personnel only. Moreover, the facility will not be continuously occupied as it would only be operational for purposes as set out in section 2 above.

## **7. Conclusions**

- 7.1. The development proposal is a complex one which involves a mixture of re-use, refurbishments, re-build and new-build within the significant constraints of several heritage assets (listed and unlisted), the Metropolitan Green Belt neighbouring residential occupiers, and ecological constraints. It is considered that the proposal, mindful of amendments made to the scheme, has addressed the concerns raised consultees such as English Heritage and the GLA.
- 7.2. Taking all material planning considerations into account it is considered that the development should be approved for the following reasons:
1. Having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72) the proposal has been assessed against the identified heritage assets and their significance as set out above. It is considered that the development proposals will not lead to any harm to the designated or undesignated heritage assets having regard to Policy 7.8 of the London Plan, Core Policy 31, Policy DMD44 of the Development Management Document.
  2. Special circumstances, which together amount to the very special circumstances necessary to outweigh any harm to the Green Belt, have been demonstrated. It is considered that the development does comply with Policy 7.16 of the London Plan, Core Policy 33 and DMD82 of the Development Management Document.
  3. The proposed development, having regard to its size, siting and design and by virtue of conditions imposed has appropriate regard to its surroundings, the character and amenities of the local area and those of adjoining occupiers in terms of loss of light, privacy, outlook, noise and disturbance, having regard to Policies 7.1, 7.4 & 7.6 7.15 of The London Plan, Core Policy 30, Policies DMD8, DMD10, DMD11, DMD68 of the Development Management Document.
  4. The development makes appropriate provision for access and servicing and will not lead to conditions detrimental to highway safety on having regard to Policy 6.3 of The London Plan, DMD47 of the Development Management Document.
  5. The proposed development, by virtue of the measures proposed and conditions imposed, should achieve an acceptable level of sustainable design and construction having regard to Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8 & 5.9 of the London Plan, Core Policies 20, 21, 22, & 26 of the Core Strategy, Policies DMD49, DMD51, DMD53, DMD55, DMD56, DMD58, DMD59, DMD60, DMD61, DMD69, DMD78, DMD79, DMD81 of the Development Management Document.

## **8. Recommendation**

8.1. That following referral to the Mayor of London and no objections being raised, as well as referral to the Secretary of State and no objections being raised, the Head of Development Management or the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions:

1. Approved Plans – as Amended
2. Time Limited Permission
3. Details of Materials
4. Details of Hard Surfacing
5. Details of Curtain Walling System
6. Details of a Windows Condition Survey
7. Details of Roof Lights
8. No External Pipework / Extraction / Ventilation Units
9. Levels (not to exceed stated)
10. Boundary Wall (with the Pied Bull)
11. Details of External Lighting
12. Private Vehicles Only
13. Restriction of Use of Vehicular Access
14. Details of Cycle Parking
15. Restricted Use (to remain ancillary to the Training Centre)
16. Restricted Use Class
17. Details of Drainage Plan / SUDs
18. Archaeology
19. Landscaping
20. Tree Protection
21. Vegetation Clearance (Outside of Nesting Season)
22. Ecological Management Plan
23. Biodiversity Enhancements
24. Bats (EPS Licence Required)
25. Great Crested Newts (EPS Licence Required)
26. BREEAM
27. Details of Renewable Energy Provision
28. Details of Energy Performance Certificate
29. Details of Construction Management Plan
30. Construction Site Waste Management

## **Appendix 1**

**Forty Hall: Extract from the List Descriptions of the Statutory Register from the  
English Heritage website 13 January 2015**

## **Appendix 2**

**Myddelton House: Extract from the List Descriptions of the Statutory Register from  
the English Heritage website 13 January 2015**



## **Appendix 3**

### **Myddelton Lodge: Schedule of Accommodation and Typical Team Itinerary**

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** FORTY HALL ENTRANCE GATEWAY

**List Entry Number:** 1079564

## Location

FORTY HALL ENTRANCE GATEWAY, FORTY HILL

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 31-Jan-1974

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200626

---

# Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 4411 FORTY HILL (West Side) Forty Hall Entrance Gateway TQ 3398 3/147

II

2. Circa 1800. 6 tall piers of rusticated stone with plinths and entablatures. 4 of these run across the centre and support one double and 2 single panelled wood gates. These central piers have garlands in friezes. From these quadrant walls, of white brick with stone coping, run to plainer outer piers.

Listing NGR: TQ3384298498

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33842 98498

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: SCREEN WALL, GATEWAY AND NORTH PAVILIONS TO WEST OF FORTY HALL**

**List Entry Number: 1079565**

### Location

SCREEN WALL, GATEWAY AND NORTH PAVILIONS TO WEST OF FORTY HALL, FORTY HILL

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** I

**Date first listed:** 19-Mar-1951

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200629

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 FORTY HILL (West Side) Screen Wall, TQ 3398 3/150 19.3.51. Gateway and North Pavilions to west of Forty Hall I
2. Circa 1630. Embattled wall, with sloped brick coping and brick cornice, stepped up to large buttressed piers with pinnacles and ball finials. Between these a pedimented Dutch gable over central round arch in 2 planes with rusticated architrave and jambs; and keystone. Keystones also to smaller side arches. Wrought iron gates. Small pavilions at either side.

Listing NGR: TQ3366598576

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33665 98576

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: BARNS TO FORTY HALL FARM (TO WEST OF FORTY HALL) WALLS TO FORTY HILL FARM (TO WEST OF FORTY HALL)**

**List Entry Number: 1294433**

### Location

BARNS TO FORTY HALL FARM (TO WEST OF FORTY HALL) WALLS TO FORTY HILL FARM (TO WEST



OF FORTY HALL), FORTY HILL

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1951

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200630

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation



Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 FORTY HILL (West Side) 19.3.51. Barns to Forty Hall Farm (to west of Forty Hall) Walls to Forty Hill Farm (to west of Forty Hall) Tq 3398 3/151

II

2. At West of courtyard. C17 timber framed, weatherboarded barn. Tiled roof. Inside queen strut roof trusses and purlins at 2 levels. Collar beams at upper purlin level. Lengths of C17 red brick wall, with sloped coping, breached in places, around farm yard. On north side of courtyard another barn, with cottage at east end, abutting on outer wall. Mostly red brick with some weatherboarding and tiled roof.

Listing NGR: TQ3357898591

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## Selected Sources

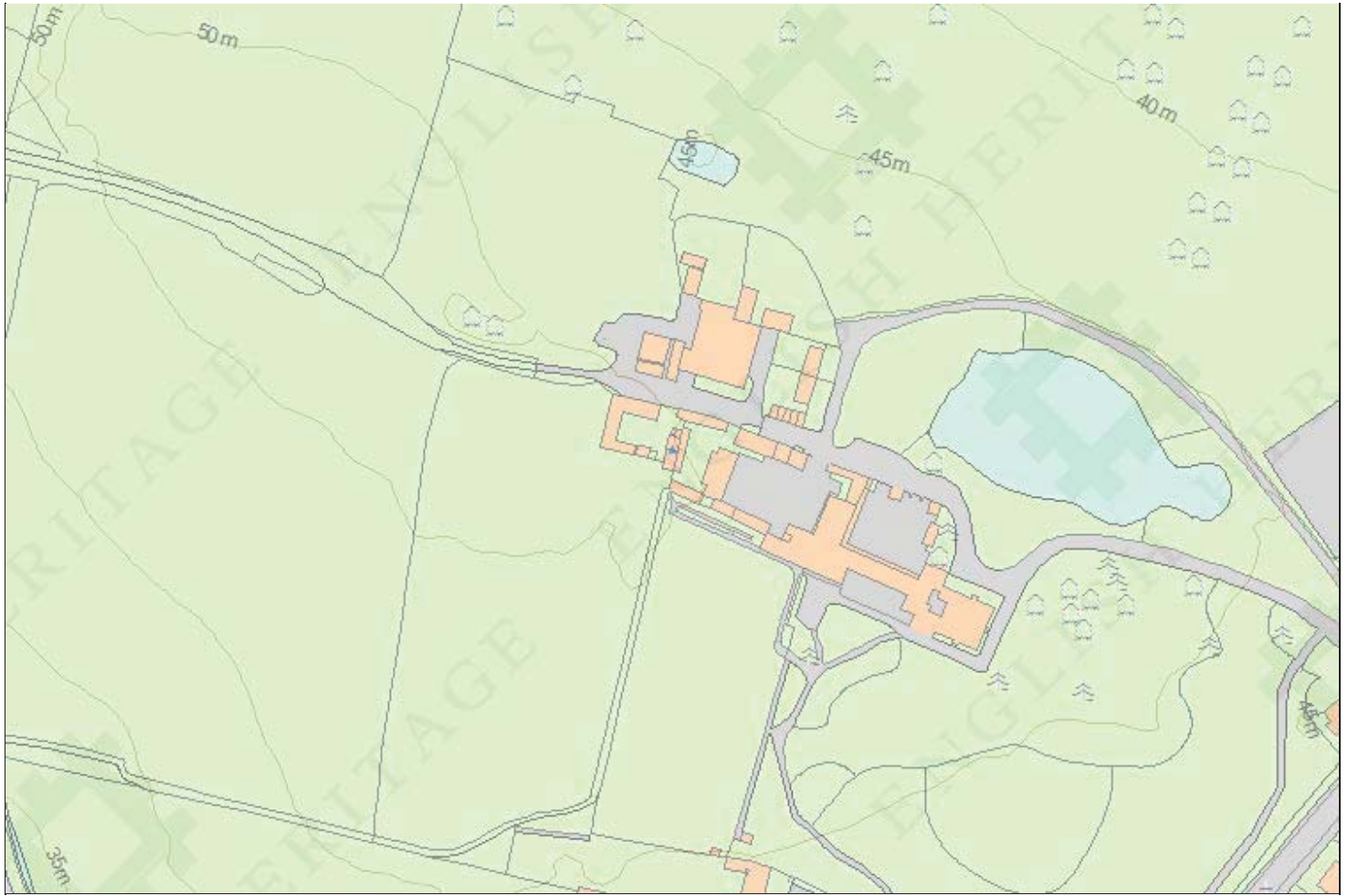
Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33578 98591

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** FORTY HALL

**List Entry Number:** 1294469

### Location

FORTY HALL, FORTY HILL

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** I

**Date first listed:** 19-Mar-1951

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200627

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 FORTY HILL (West Side) Forty Hall TQ 3398 3/148

I

2. Built in 1629-36 for Sir Nicholas Raynton. Square house of 3 storeys, 6 windows. High pitched, hipped, swept roof of green slate with 4 groups of tall octagonal brick shafts. Moulded and modillioned eaves cornice. Light red brick with quoins, window architraves and bands now stuccoed but probably stone beneath. Brick plinth. Sash windows with glazing bars, some of circa 1800, others replaced. C18 Doric porches; and C18 Corinthian Order and pediment framing 1st floor centre window on South front. Main entrance porch Ionic with later glass enclosure. Inside some original decoration, particularly plaster ceilings and one panelled room; also screen with early classical motifs in dining room. Much of the decoration is C18, including an arched Ionic hall screen and hall plasterwork of trophies of arms; and much plasterwork and panelling elsewhere. Modern East extensions in similar style.

Listing NGR: TQ3364098561

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33640 98561

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: STABLE RANGES TO WEST OF FORTY HALL**

**List Entry Number: 1358682**

### Location

STABLE RANGES TO WEST OF FORTY HALL, FORTY HALL

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1951

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200628

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 FORTY HILL (West Side) Stable Ranges to west of Forty Hall TQ 3398 3/149 19.3.51. II
2. C17 buildings much altered for modern requirements. Red brick with tiled roofs. Stable building on North side of courtyard (now an art gallery) has rather flimsy queen strut roof trusses. Modern extensions link it to a barn on East of courtyard (now a banqueting hall). This has a stouter queen strut roof with purlins at 2 levels and some windbraces. Collars at upper purlin levels. At north end a beam has chamfer with wineglass-shaped stop. Blocked slit windows with splayed jambs.

Listing NGR: TQ3364198551

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33641 98551

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## List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

**Name:** Site of Elsyng Hall, Forty Hall

**List Entry Number:** 1002040

**Location**



Not currently available for this entry.

The monument may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** Not applicable to this List entry.

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

**Date first scheduled:** 06-Apr-1967

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** RSM - OCN

**UID:** LO 59

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Monument

Not currently available for this entry.

## Reasons for Designation

Not currently available for this entry.

## History

Not currently available for this entry.

## Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

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## Selected Sources

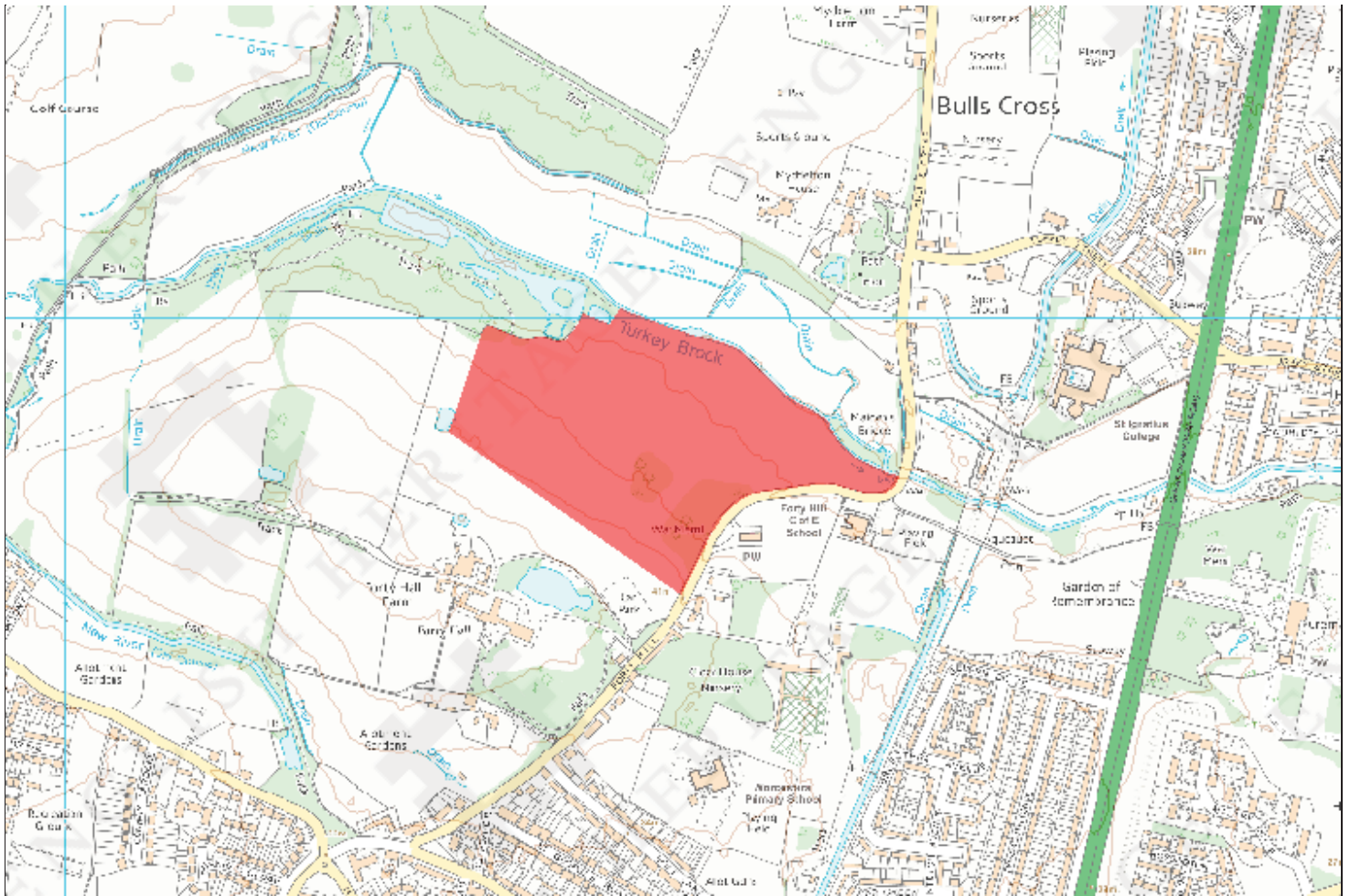
Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33904 98790

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## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** FORTY HALL

**List Entry Number:** 1001357

**Location**

The garden or other land may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first registered:** 10-Jun-1996

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** Parks and Gardens

**UID:** 3016

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

Late C18 pleasure grounds overlying C17 gardens, providing the setting for a mansion house, accompanied by C17 and C18 parkland within which lies the site of a Tudor palace and the remains of its associated water gardens.

### HISTORIC DEVELOPMENT

The site was originally that of Elsynge Palace (scheduled ancient monument), acquired and enlarged by Sir Thomas Lovell in 1492. Lying adjacent to the Royal Enfield Chase, the Palace attracted many royal visitors and, after 1539/40, became a royal residence housing the children of Henry VIII. In the first half of the C16, c 375 acres (c 156ha) of the Chase were imparked to form the New Park. Towards the end of the C16, its use as a Palace declined and the estate passed out of royal ownership. In 1624, Sir Nicholas Rainton (d 1646), later Lord Mayor of London, began building a new house, Forty Hall, on a ridge to the south of the old palace (completed by c 1636). By 1656, Rainton's nephew and heir, also Nicholas, had acquired the Palace, which shortly after he was to demolish.

The Palace, as acquired by Rainton, stood surrounded by 'Court yardes Gardens Orchards and Courtyard with the field adjoining called the Walks' (LMA: Acc 16/8). Early C17 sources refer to a Portland stone sundial in the garden round the Palace, and the building of an arbour and latticed seats. These gardens were probably cleared at the time of the demolition of the Palace.

The grounds, including the drive and pond, are shown in much their present form (1999) on surveys of 1773 and 1785 when the estate of Eliab Breton (d 1785), the then owner, was sold. The estate passed through a number of different private ownerships until purchased by Enfield Urban District Council from Derek Parker Bowles in 1951 and converted into a museum, in which use it remains, with much of the grounds forming a public park.

### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Forty Hall lies to the west of Forty Hill, 10km north of Enfield, the surrounding area being mainly residential to the south but with more open country to the north. The public road, Forty Hill, forms the east side of the 19ha site. To the north the ground falls to the boundary here formed by the Turkey Brook; to the west the park gives onto farmland; to the south a lane divides the Hall site from the grounds of the Dower House (listed grade II).

**ENTRANCES AND APPROACHES** The main entrance is via the gateway (c 1800, listed grade II) adjacent to the lodge on Forty Hill, at the north-east corner of the pleasure grounds. From here the drive crosses the lawns to arrive at the north side of the Hall, continuing to the north side of the stable block. A car park has been constructed within the parkland to the north of the lodge.

**PRINCIPAL BUILDING** Forty Hall (listed grade I) stands at the centre of the west side of its pleasure grounds. Built in 1629-36 for Sir Nicholas Rainton, it is a square, three-storeyed house of light red brick with a high pitched, hipped, green slate roof.

To the west of the Hall stands the stable court (C17 but much altered for modern requirements, listed grade

II), entered via a gateway between flanking pavilions in the embattled screen wall (c 1630, together listed grade I).

**GARDENS AND PLEASURE GROUNDS** To the north of the Hall, beyond the drive, a lawn slopes down to an irregular pond, described in 1773 (sale catalogue) as 'a fine sheet of water'. At its western end is a wooded area, within which is a mound formed from the spoil from the lake. On the edge of the north lawn, close to the Hall, are two stone lions: one from Broomfield, placed here in the 1980s, the other an older feature of the site, appearing on an early C19 drawing. Excavation trenches on the lawn, dug by the Enfield Archaeological Society in 1993, revealed evidence of brick terraces, the brickwork suggesting an early C17 date.

To the south of the Hall, beyond a stone-paved terrace the flags of which were laid c 1951 to replace the earlier gravel surface, is a rectangular lawn held by a retaining wall. To the east of the Hall, a brick wall supports the continuation of the terrace. The ground beyond is levelled turf, and a magnificent cedar, mentioned in the sale catalogues of 1773 and 1787, stands on a slight bank which forms the southern edge of this lawn. Further east lies grass planted with specimen trees, and a perimeter belt of planting along the east and south sides of the gardens to screen the site. A path winds through the belt, leading from the east end of the drive round to the south side of the Hall.

**PARK** To the north of the Hall, beyond the retaining wall of the pleasure grounds, lies the park, with the ground sloping gently down towards the Turkey Brook. On an axis with the north front of the Hall is a double lime avenue, a feature which formerly continued on the far side of the water. A clear depression confirms that the Brook was once widened to form a basin on the line of the avenue.

The main park, known as the New Park or Little Park, was taken out of Enfield Chase after 1547; the lane west from the Hall is believed to have its origins as the southern boundary of the deer park (Gillam 1997). By the time of the 1785 estate map, the park occupied the ground between the pleasure grounds and the Maiden Brook known as the Great Field, with Primrose Hill, the land to the west, divided into two large fields.

At the north-west corner of the park, lying partly within woodland labelled 'Pond Groves' on the 1773 sale plan, is a complex of earthworks. The text of the sale catalogue states that these 'canals' are 'fortunately placed for Embellishments and form Cascades that rush impetuous', while Lysons (1811) subsequently describes them as the remains of fishponds. It is possible that they formed C16 water gardens accompanying the former Palace. The 1787 sale catalogue suggests that, 'to augment the natural beauties of the Vale in front of the Home, a Magnificent Lake could be easily formed' out of the 'running Brook and successive Ponds'. The wood containing the fishponds and associated earthworks is cut through with walks, and a walk leads along the narrow causeway between the long rectangular main pond set with islands, and the Brook. The Brook itself runs through a deep cut and appears formerly to have been dammed at a point just to the east of the line of the north avenue.

**KITCHEN GARDEN** South-west of the Hall and stable block stands a brick-walled garden dating from the C17. A little under 1ha in extent, it is currently (1997) laid to grass with specimen trees and shrubs, but was identified in the 1773 sale particulars as containing fruit and as being 'capable of producing vegetables in vast profusion'. At its northern end is a complex of farm buildings.

**OTHER LAND** The main drive continues as a lane westwards from the stables across farmland towards the New River. The enclosure to the south of this track, and to the west of the gardens, is called 'The Warren' on the 1773 sale plan and the 1785 estate map.

Off the lane to the north, a substantial ditched bank, serving as a raised walk, up to 2m high in places and hedged on both sides, leads towards the Brook. At its southern end, flanked to the east by a strip of



plantation, is a square pond at the eastern end of which is the site of a summerhouse. This building is marked on the 1785 estate map, the summerhouse with gabled roof and sash windows which then occupied this position having been demolished in the 1950s. Also marked on the estate map, at the northern end of the walk near the Brook, is a second building, while on the lane further to the west are the remains of a third building, both of which having possibly been summerhouses. To the west of the last-mentioned spot, two further raised walks branch off the lane, one leading north to join with a walk alongside the Brook, the other leading south to the old course of the river. Both are shown on the late C18 plans of the estate and form part of the set of similar walks across the estate fields described in the 1787 sale particulars as 'The Walks and Double Hedges'.

## REFERENCES

D Lysons, *The Environs of London II*, (2nd edn 1811), p 298 W Keane, *The Beauties of Middlesex* (1850) I Jones, and I Drayton, *The Royal Palaces of Enfield*, (Enfield Archaeological Society 1984), pp 8-17 G Gillam, *Forty Hall, Enfield 1629-1997*, (Enfield Archaeological Society 1997)

Maps Sale plan, 1773 (696/1), (Greater London Record Office) T Bainbridge, *Plan of Forty Hall Estate, 1785* (Enfield Local History Unit)

OS 25" to the mile: 1st edition published 1865 2nd edition published 1895 3rd edition published 1913 1936 edition

Archival items Sale particulars for Forty Hall for 1773, 1786, 1787, and 1799 are held in the Enfield Local History Unit.

Description written: March 1999 Register Inspector: CB Edited: May 2000

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## Selected Sources

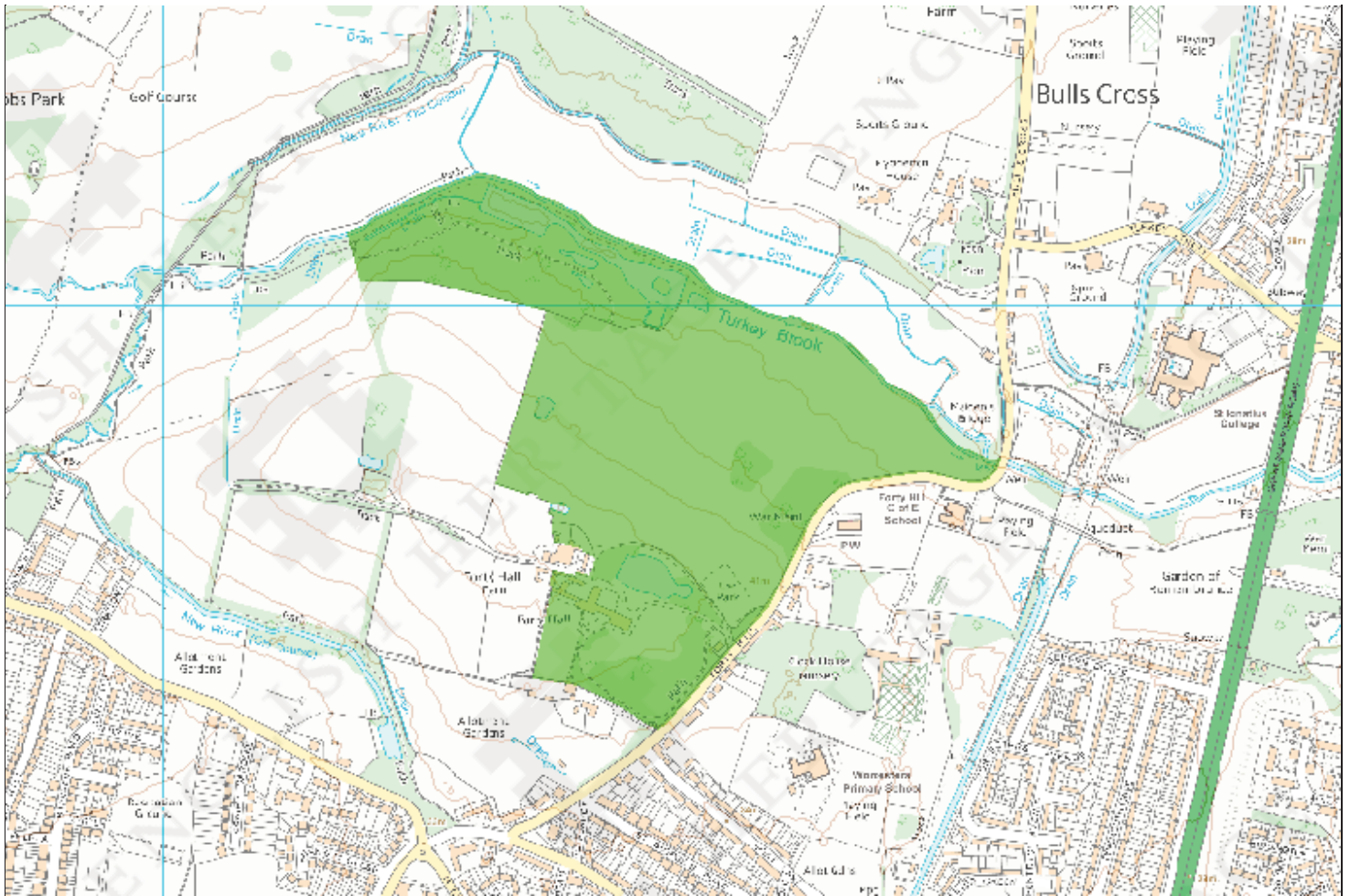
Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 33757 98731

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1001357.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** MYDDELTON HOUSE

**List Entry Number:** 1078893

## Location

MYDDELTON HOUSE, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1951

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200543

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# Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 4411 BULLS CROSS (West Side) Myddelton House TQ 3499 1/37

II

2. 1819. Two and a half storeys, 5 windows. 3-storey right wing added later in similar style. Stock brick. Stone entablature above 1st floor, and stone coped parapet above top half-storey. Gauged flat brick arches to recessed sash windows with glazing bars. Carved stone architraves to centre windows. Projecting central porch with Ionic columns in antis and dentil cornice. Right wing has round bow through 2 floors, with pilasters and entablatures. Cornice band and sloped parapet above 2nd floor. 3 sash windows on each floor. Upper storey of main house may be later addition. Plain but dignified house, the home of the Bowles family. Mr E A Bowles, the Vice President of the Royal Horticultural Society, laid out the garden. Some original interior fittings.

Listing NGR: TQ3416799138

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## Selected Sources

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

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## Map

## National Grid Reference: TQ 34167 99138

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: WALL TO EAST OF MYDDELTON HOUSE GROUNDS**

**List Entry Number: 1078894**

## **Location**

WALL TO EAST OF MYDDELTON HOUSE GROUNDS, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 31-Jan-1974

**Date of most recent amendment:** Not applicable to this List entry.

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## **Legacy System Information**

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200545

---

## **Asset Groupings**

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## **List Entry Description**

### **Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 BULLS CROSS (West Side) Wall to East of Myddelton House Grounds

TQ 3499 1/39 TQ 3498 3A/39

II

2. Late C18 tall red brick wall, with rounded slope to coping and occasional stone coped square piers, ramped up and down at intervals to follow slope of hill.

Listing NGR: TQ3424299055

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## Selected Sources

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

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## Map

### National Grid Reference: TQ 34242 99055

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: MARKET CROSS IN THE GROUNDS OF MYDDELTON HOUSE**

**List Entry Number: 1079478**

### Location

MARKET CROSS IN THE GROUNDS OF MYDDELTON HOUSE, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 15-Aug-1979

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200798

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 BULLS CROSS (West Side) TQ 3499 1/37A Market Cross in the II grounds of Myddelton House
2. Dated 1826, restored 1866. Stood in Enfield Market Place 1826-1904 and was then moved to its present position. Gothic style stone cross on four buttressed piers. Second stage has flying buttresses with crocketed finials.

Listing NGR: TQ3418499060

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## Selected Sources

**Other**  
Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

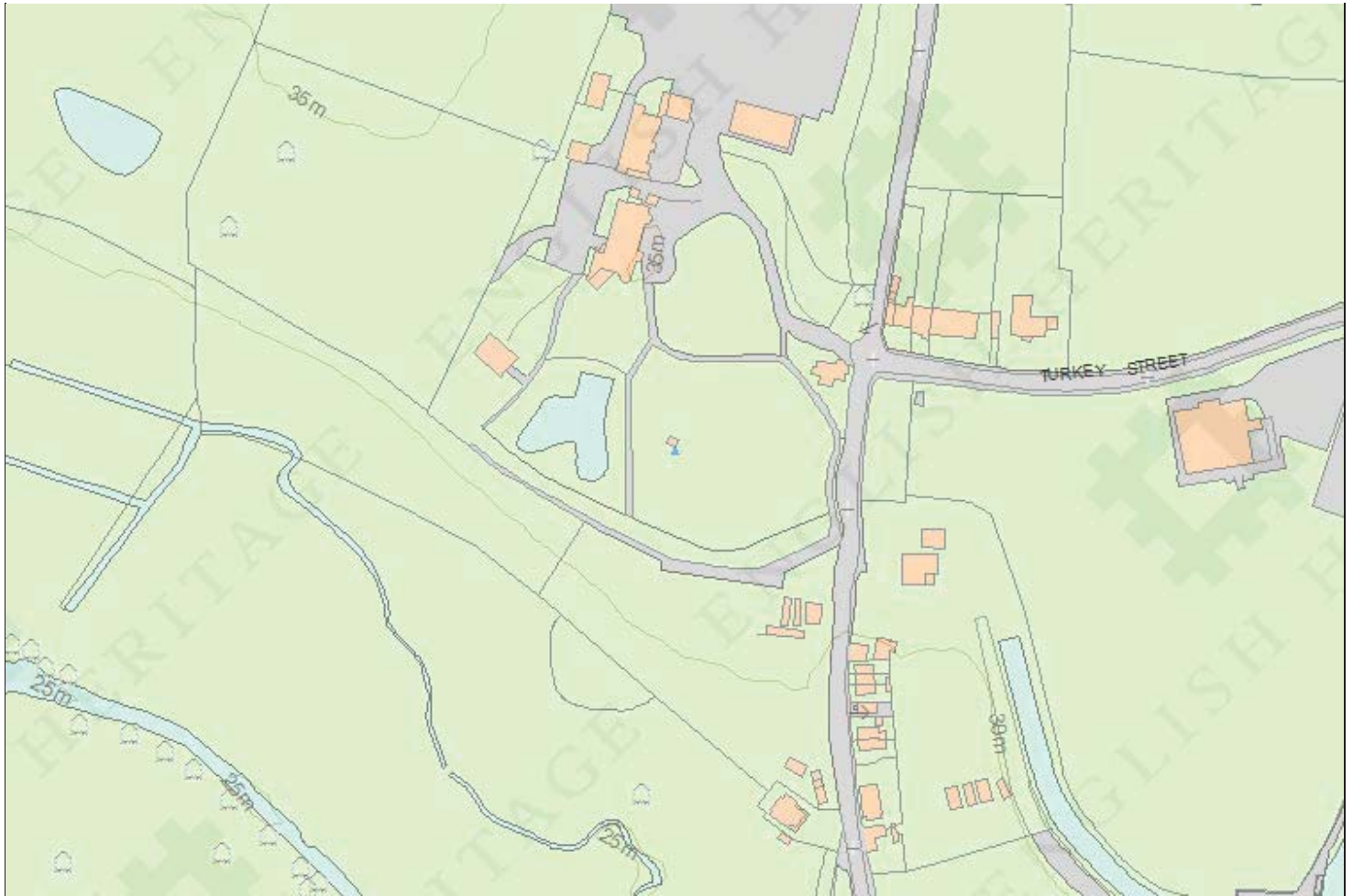
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## Map

### National Grid Reference: TQ 34184 99060

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: IRON BRIDGE IN THE GROUNDS OF MYDDELTON HOUSE**

**List Entry Number: 1079479**

### Location

IRON BRIDGE IN THE GROUNDS OF MYDDELTON HOUSE, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 15-Aug-1979

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200799

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 BULLS CROSS (West Side) TQ 3499 1/37B Iron Bridge in the grounds II of Myddelton House
2. Dated 1832. Erected by the New River Company over the old course of the river, now dry. Single elliptical iron span with dated keystone and decorative iron railing. Only the west face is visible.

Listing NGR: TQ3423999032

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## Selected Sources

**Other**  
Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

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## Map

### National Grid Reference: TQ 34239 99032

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: LAKE TERRACE IN THE GROUNDS OF MYDDELTON HOUSE**

**List Entry Number: 1358715**

### Location

LAKE TERRACE IN THE GROUNDS OF MYDDELTON HOUSE, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 15-Aug-1979

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200800

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 BULLS CROSS (West Side) TQ 3499 1/37C Lake Terrace in the grounds II of Myddelton House
2. circa 1900. Part of the formal garden layout created by E A Bowles. Terrace of various older features, stone urns, statues, balustrades etc of some quality. Said to include some balustrading from Old London Bridge.

Listing NGR: TQ3413799078

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## Selected Sources

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

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## Map

### National Grid Reference: TQ 34137 99078

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: STABLE BLOCK TO NORTH OF MYDDELTON HOUSE**

**List Entry Number: 1359004**

### Location

STABLE BLOCK TO NORTH OF MYDDELTON HOUSE, BULLS CROSS

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 31-Jan-1974

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 200544

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.



## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. 4411 BULLS CROSS (West Side) Stable Block to North of Myddelton House TQ 3499 1/38

II

2. Early C19. 2 storeys stockbrick 1-1-1. Centre projects with 2 storey round headed archway with archivolt bands and architrave surround to arch. Entablature with frieze cornice and blocking course. Tympanum of arch filled with radiating panelling. Inset porch on ground floor with door with side lights and 3-light fanlight, all with small panes. Wings have one round headed casement on ground floor, band at floor level. 2-light casement to 1st floor. Plain eaves, hipped slates. Circular clock turret of wood on square base. Turret decorated with pilasters and 2 circular clock dials. Original dome and weather vane with cardinal points. Projecting one storey wings to block. Balancing Coach House doors, that on left with lights and ventilators inserted. Pediments over wings. Projecting right section has pedimented gable ends facing into court and 3 round-arched openings. Rear elevation is a lean-to block. One Storey. 4-1-4, windows, and doors under rubbed brick heads. Centre is a wide recessed portion, forming a porch under the roof line. Hipped slates.

Listing NGR: TQ3417399180

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## Selected Sources

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

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## Map

### National Grid Reference: TQ 34173 99180

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## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name: MYDDELTON HOUSE**

**List Entry Number: 1000243**

**Location**

The garden or other land may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Enfield

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first registered:** 01-Oct-1987

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** Parks and Gardens

**UID:** 1152

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

Developed as a garden in early C18 and early C19, and from late C19 to mid C20 as a renowned plantsman's garden by the owner, E A Bowles.

### HISTORIC DEVELOPMENT

In 1724 Michael Garnault (d 1746) purchased an Elizabethan red-brick property known as Bowling Green House. This building was associated with the bowling alley belonging to Elsyng Palace (demolished mid C17), the site of which is now part of the Forty Hall (qv) estate to the south-west. The property was cut through by the New River, established by Sir Hugh Myddelton and completed in 1613, which took water from Hertfordshire to the New River Head in Clerkenwell. The property stayed in the Garnault family until on the death of Daniel Garnault III (1773-1809) in 1809, the property passed to his sister Anne (1771(1812), who had married Henry Carrington Bowles in 1799.

The property is shown on an estate plan of Eliab Breton's property at Forty Hall in 1785. The land is just to the north-east of the Forty Hall park fence and is marked as belonging to 'Danl Garnault Esq'. A building is shown at the northern boundary of the ground, which abutted a lane. Daniel Garnault had intended to rebuild the house and name it Myddelton House in honour of Sir Hugh Myddelton but his plans were not realised, and it was his brother-in-law, H C Bowles, who demolished the old house and built the present villa in 1818.

The property stayed in the Bowles family until it was inherited by Henry Carrington Treacher through the female line in 1852, on the condition that he assume the surname of Bowles. Edward Augustus Bowles (1865-1954) resided at his father's house and from the 1890s began to develop the gardens there. From 1895, his brother, Henry Ferryman Bowles (1858-1943) lived at Forty Hall, which had been purchased for him in that year by his father. H C Bowles died in 1918 and E A Bowles inherited the property.

Bowles died in 1954 and the gardens and house were transferred jointly to the Royal Free Hospital School of Medicine and to the University of London's School of Pharmacy. The gardens were managed under the guidance of a Gardens Advisory Committee chaired by the garden writer Frances Perry. In 1968 the gardens and house were sold to the Lee Valley Regional Park Authority, who use it as their headquarters. The School of Pharmacy Department retained the kitchen gardens and the Royal Free Hospital retained the fields, to be used as sports pitches. Since 1984 many of the garden areas have been restored by the garden team in the style of Bowles, with a restoration date of c 1920.

### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Myddelton House gardens, c 2ha, are located to the north-east of Enfield Town and south-west of the junction of the A10 with the M25, in Bull's Cross, in the London Borough of Enfield. The gardens are bounded by the Forty Hall estate to the west and south, Bull's Cross (the A105 road) to the east, and Myddelton Farm to the north. The gardens are on very gently sloping ground falling from north to south. The fall is greater in the meadows at the southern end of the gardens. There are views from the higher ground, southwards over to Forty Hall. The boundaries of the gardens are marked by a mixture of brick walls and fences. The red-brick west wall (listed grade II) which runs from the entrance to the south-east corner of the gardens is late C18.

**ENTRANCES AND APPROACHES** The approach to the House is from the east from the A105 (Bull's Cross). The drive passes a lodge 100m south-east of the House and then sweeps north-west before branching ( south-west (to the forecourt to the east of the House), west (to a car park to the west of the House), north (to the stables), and north-east (to the public car park).

**PRINCIPAL BUILDING** Myddelton House (listed grade II) is located in the south-east quarter of the registered site, overlooking the gardens to the east and south. It was built in 1818 by George Ferry and John Wallen, for Henry Carrington Bowles (1763-1830). The stock brick villa was built on the site of an earlier house. The entrance (east) front has five bays, with a recessed Ionic porch, and has two storeys and an attic. There are late C19 extensions to the north and west fronts. The south front has a bow window on the east side, facing south over the garden. A conservatory is angled south-east from the centre of the south front, a reduction of the original early to mid C19 conservatory. It contains two early C18 lead ostriches from Richard Gough's house (Pattenware in Forty Hill, Enfield), which were originally located in the gardens, on either side of the iron bridge.

The early C19 stock brick stable block (listed grade II) to the north of the House has three bays and two storeys, with one-storey pedimented wings. The stables have a circular clock turret of wood on a square base, with a weather vane and two clock dials (facing south and east).

An early C19 building at the southern end of the range of offices, behind (west of) the stables, housed part of Bowles' collection of artefacts and was known as the 'Museum'. The collection was dispersed after Bowles' death and a small raised brick terrace, supported by a wooden verandah, was removed mid C20.

**GARDENS AND PLEASURE GROUNDS** The landscape at Myddelton House is rectangular in shape formed of four quarters of roughly equal size with two additional rectangular portions on the southern end. Of the four quarters, the House and garden occupies the south-east quarter, and the remaining three quarters (to the west, north-west and north of the gardens) are fields. To the south of the fields and main part of the gardens and on the other side of the course of the New River, are two further areas of the garden: the kitchen gardens to the south-east and the Alpine Meadow to the south-west.

The gardens consist of a series of garden areas, with different designs or planting themes. These are loosely divided and are connected by lawns or paths. The overall design, pond, paths and much of the structural planting pre-date Bowles' work (OS 1867) and survive today. Bowles was responsible for the planting and detailed design of the different garden areas. Bowles, a very keen plant-hunter and collector, was responsible for raising or introducing a large number of plants, especially bulbs.

To the east of the House there is a large lawn, with island beds and scattered mature trees, underplanted with bulbs. A collection of artefacts, including a petrified tree in a bed of stones and a well bore from the White Webbs (New River) Pumping Station, are grouped at the northern end of the lawn, on the edge of the shrubbery adjoining the entrance drive. A path leads around the west side of the lawn and then divides to circuit the garden. Leading east through the Bowling Green Lawn there are standard roses along the path, with Tom Tiddler's Ground (for plants with silver or gold variegated foliage and purple-leaved plants) to the south and the Eremurus bed to the north. The path then sweeps south, with the West Wall (in reality on the east boundary of the garden, but west facing) to the east and the Lunatic Asylum to the west. This garden was laid out by 1914 as a garden for Japanese plants (now in one corner) and for contorted and unusual forms of plants.

The main path leads westwards, past a series of three gardens, to the west of the Lunatic Asylum. These gardens are connected by smaller paths running north/south through the gardens and west/east across and between them. Most of the paths through these three gardens are laid in York stone paving slabs. The first garden is the Wild Garden, with the Fern Garden at its northern end. The next garden reached is the Rose



Garden (laid out by 1914, restored late C20), with a summerhouse at the northern end, with an adjoining wall, known as the 'Irishman's Shirt', terminated to the west by a diamond-shaped brick pier from Gough Park, Enfield. The Rose Garden consists of a formal arrangement of rose beds with box edging, with the old Enfield Market Cross (listed grade II) in the centre, on which *Rosa laevigata* 'Anemone' is grown. To the north of the Market Cross, there is a cross path with views to the west through the Pergola Garden and over to the pond and Pond Terrace beyond. The Pergola Garden (laid out by 1914, restored late C20) consists of a path running north/south, crossed by three further paths running west/east, all of which are lined with a pergola constructed from unsawn oak. Hardy vines, wistaria, golden hop, clematis and climbing roses are grown over the structure.

To the west of these gardens is the pond, with planting on the edges and in the water. In the early C19 the pond was semicircular and surrounded by an early C16 yew hedge. By the mid 1860s (OS) the pond had been extended at its northern end to its current shape (an inverted 'Y') and size. The Terrace (listed grade II, restored late C20) to the west of the pond has balustrading and a flight of steps down to the water's edge. To the west of the Terrace is a conservatory (erected in the 1990s) which is used to display information, grow tender plants, and for plant sales. There is a small area of field beds behind the conservatory. From the back of the Terrace a path leads north back to the House, or south to the New River lawn. The early C17 course of the New River ran through the gardens and the water channel was retained in 1859 when the New River was diverted. In 1962 the channel was filled in and the wrought-iron footbridge at the west end of the gardens was removed. The course of the New River is now a curving lawn, with a few yews from the C16 hedge remaining on the north side.

The path crosses the lawn and leads south-west to the Alpine Meadow and naturalised snowdrops, fritillaries, crocuses, and daffodils. Along the north side of the Alpine Meadow was the Rock Garden (started in the 1890s) and Cactus Bank. The Rock Garden was abandoned after Bowles' death and Bowles himself gave up on the Cactus Bank because the situation and climate were not suitable for the succulents. Bowles built a small summerhouse and a bench next to the Cactus Bank, which no longer survive.

Returning back to the New River lawn and following eastwards, past the southern end of the pond and Pergola Garden, two further garden areas are reached. On the north side of the lawn (backing onto the Rose Garden and Wild Garden) are the Iris Beds, which were restored in the late C20 and now (1998) house the National Collection of Bearded Iris, planted under some of the remaining yew trees from the old hedge. On the south side of the lawn is the Tulip Terrace (restored late C20), formed by E A Bowles's father in the late C19, with beds edged in box. The terrace overlooks the kitchen garden, which is at a lower level. To the east of the New River lawn and the gardens is an iron bridge (listed grade II), dated 1832, which is planted with a massive wisteria, wrapped around the trunk of the largest of the remaining yew hedge trees.

**OTHER LAND** The fields to the west, north-west and north of the gardens are now (late C20) used as sports pitches. They contain a few remaining mature trees and boundary tree belts to the north and east. A sports pavilion (1960s) is located in the south-west quarter, to the west of Myddelton House, with tennis courts to the west of the pavilion. Between the House and the north field is a line of late C20 cypress trees, which block the views in that direction. In the C18 the fields were known as Reynold's Field and Kenney Land and were part of Bull's Cross Farm. They were taken into the Myddelton House property (probably following the sale of Forty Hall in 1787) and were laid out as 'open park scenery of about twenty acres of well-wooded and undulating ground' (Keane 1850).

**KITCHEN GARDEN** The kitchen garden is located in the south-east corner of the gardens, to the south of the House and gardens. The C19 glasshouses were demolished in the 1960s. It is now a Pharmacognosy Garden (for studying drugs of plant origin) and is laid out with beds, containing trial plants, set in grass. There are hedges and shrubberies around the borders and scattered mature trees.

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Maps Estate map of Eliab Breton's estate at Forty Hall, 1785 (Enfield Local History Unit)

OS 25" to 1 mile: 1st edition published 1867 2nd edition published 1896 3rd edition published 1913 1935 edition

Description written: December 1998 Amended: March 2000 Register Inspector: CB Edited: May 2000

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## Selected Sources

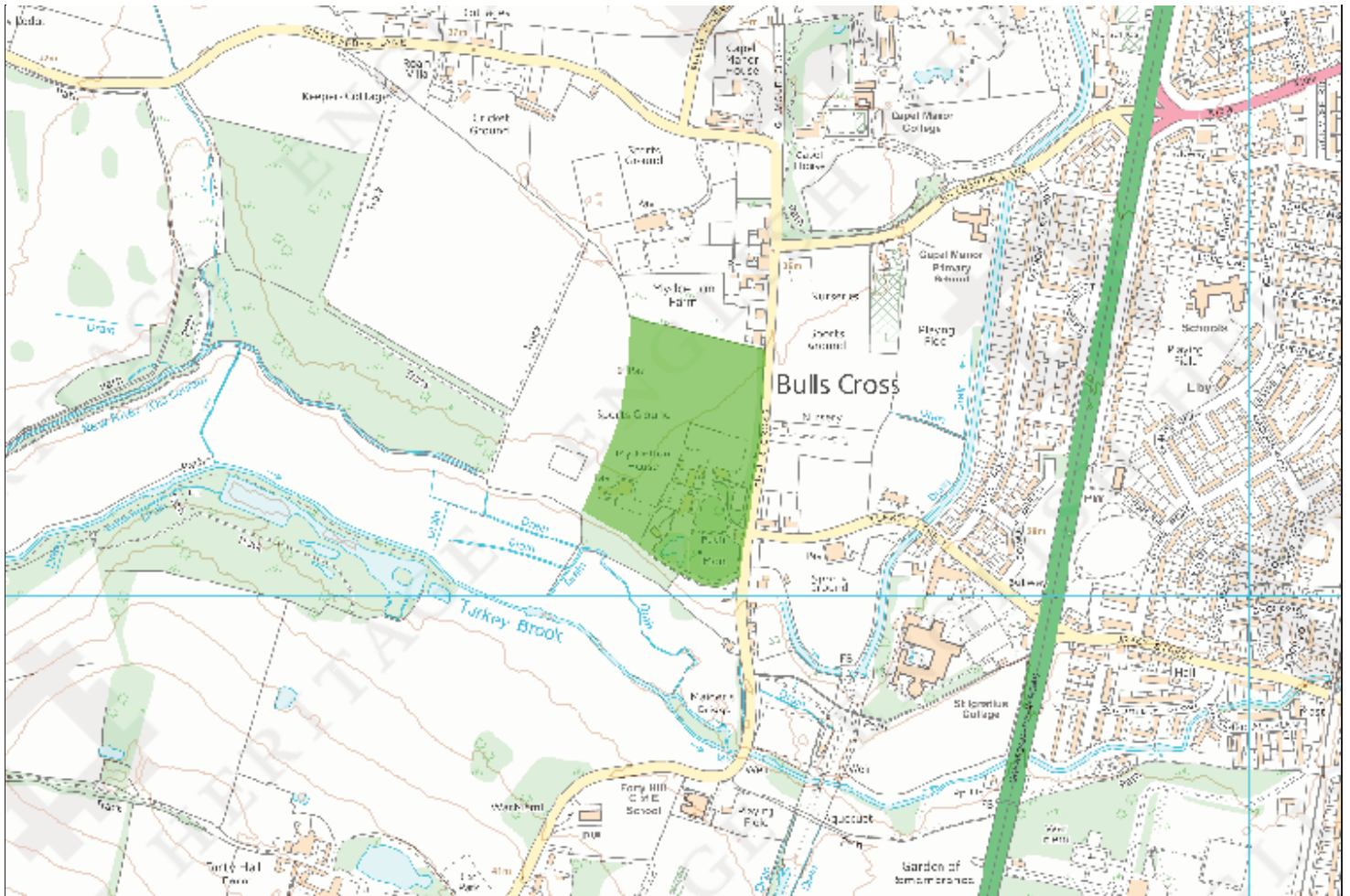
Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TQ 34142 99219

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1000243.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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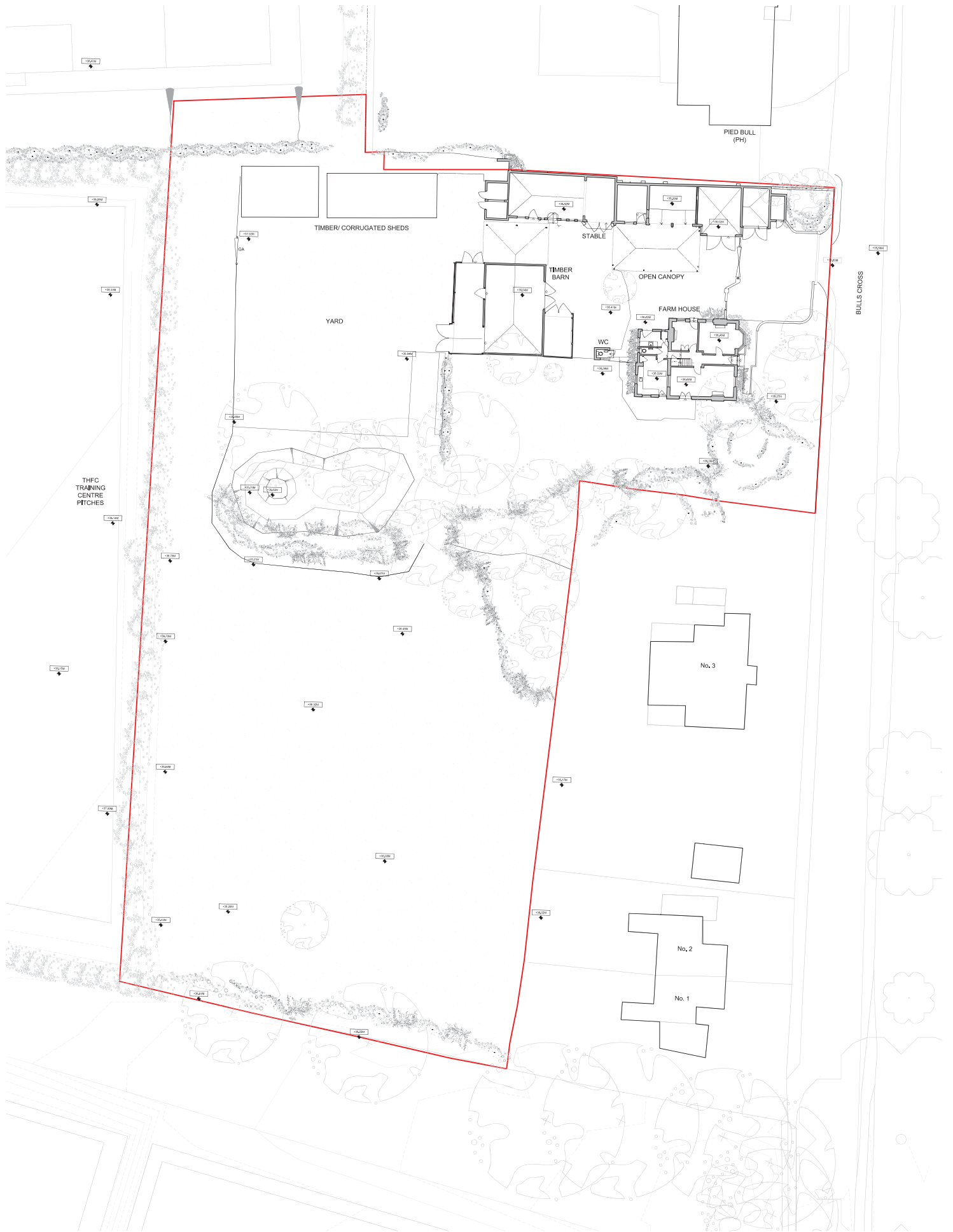
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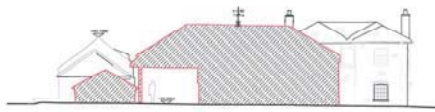


Room No.	LOCATION	AREA (m <sup>2</sup> )	THRC Pre-School Double Session (Detailed)	THRC Day Party	THRC Domestic Home (Home BHK)	THRC Domestic Away (Home Laundry)	THRC International Entry Gates (Competition)	THRC International Entry Gates (Competition)	THRC International Entry Gates (Competition)	THRC International Entry Gates (Competition)
<b>FIRST FLOOR</b>										
<b>FARM HOUSE</b>										
FF-01	Living Room	55.6		Head Coach	Head Coach	Head Coach	Head Coach	Head Coach	Coach	Coaching Staff 01
FF-02	Living Room	12.1								
<b>BANK BUILDING</b>										
BF-01	Left Reception (2) (Revised)	29.1	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In
BF-02	Left Reception (2) (Revised)	30.5	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In	1-1 Team Check In
<b>OUTREACH</b>										
OF-01	Left Reception (2)	24.0	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC
OF-02	Left Reception (2)	21.0	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC	Head of Sports SC
<b>NET INTERNAL USE TOTAL*</b>		<b>188.2</b>								
<small>*Net Internal Use Excludes</small>										
<b>FARM HOUSE ANCILLARY SPACES</b>										
Horizontal Circulation										
Vertical Circulation										
<b>BANK BUILDING ANCILLARY SPACES</b>										
Horizontal Circulation										
Vertical Circulation										
<b>OUTREACH</b>										
Vertical Circulation										
<b>GROSS INTERNAL USE TOTAL</b>		<b>225.8 m<sup>2</sup></b>								
<b>NET INTERNAL AREA TOTAL</b>		<b>1,963 m<sup>2</sup></b>								
<b>GROSS INTERNAL FLOOR AREA TOTAL (Excluding)</b>		<b>4,893 m<sup>2</sup></b>								
<b>NET INTERNAL FLOOR AREA TOTAL (Excluding)</b>		<b>3,139 m<sup>2</sup></b>								
Plot Boundary Area		6,230 m <sup>2</sup>								

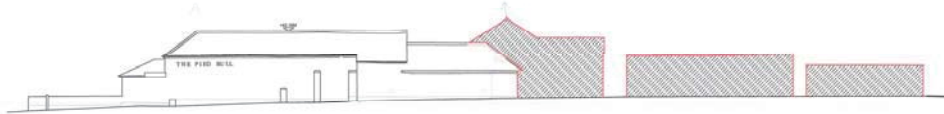




**A** ELEVATIONAL DIAGRAM A - A  
10 - 825 SCALE 1:200



**B** ELEVATIONAL DIAGRAM B - B  
10 - 825 SCALE 1:200




**C** ELEVATIONAL DIAGRAM C - C  
10 - 825 SCALE 1:200



**D** ELEVATIONAL DIAGRAM D - D  
10 - 825 SCALE 1:200

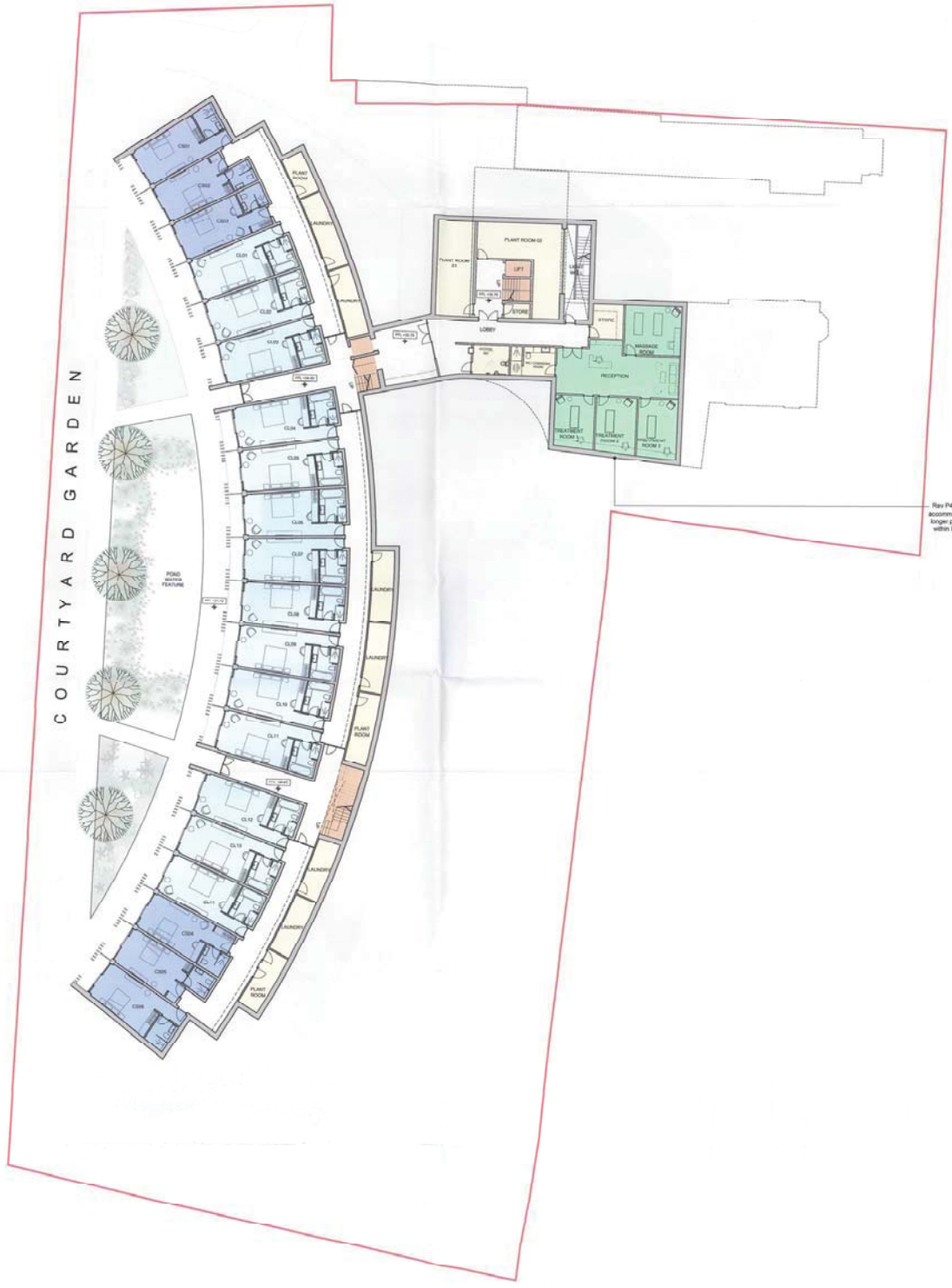
**NOTE:** Please refer to EDP drawings and accompanying arboricultural statement for full details on trees to be removed and retained:-  
 - edp\_1977\_01: Tree Survey Plan  
 - edp\_1977\_02: Tree Constraints Plan  
 - edp\_1977\_03: Tree Protection Plan

 Extent of removal of non-original extensions and outbuildings



14|03915|FUL

drawing: PROPOSED DEMOLITIONS - ELEVATIONS scale: G A1  
 status: PLANNING checked by: H. date drawn: 26.05.2014  
 project reference: 120923 - MP drawing number: 10 - 825 revision: P2



Rev P4 - Basement enlarged to accommodate treatment area no longer provided at ground level within lesser grade buildings.



14/03915 | FULL





141039151 FUL

scale @ A1  
 1:200

drawing  
 PROP GA UPPER GROUND FLOOR PLAN  
 checked by  
 PLANNING RL  
 project reference  
 120925 - MP  
 drawing number  
 20 - 002  
 date drawn  
 13.08.2013  
 model  
 P4



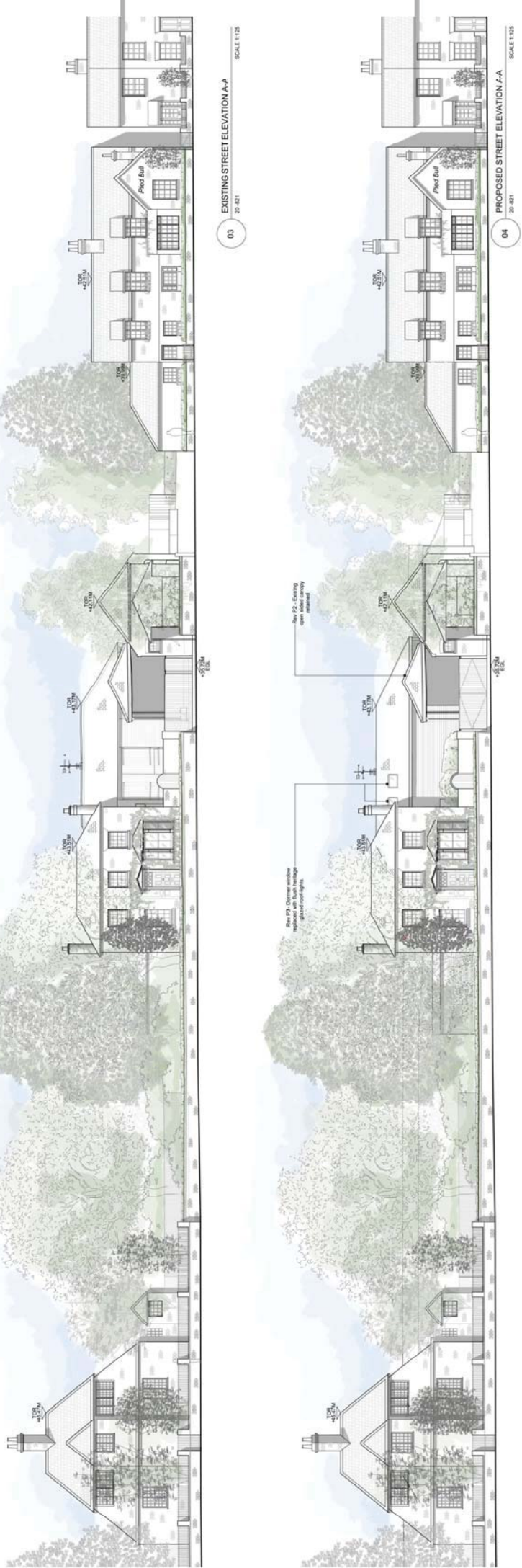
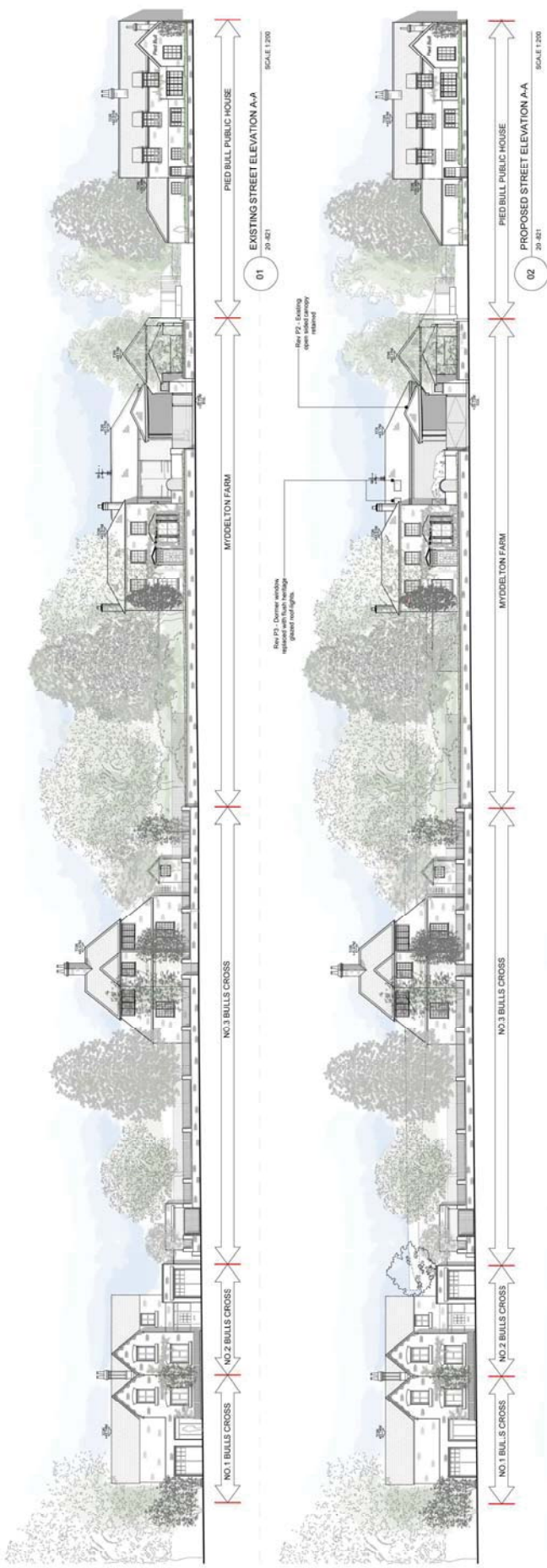
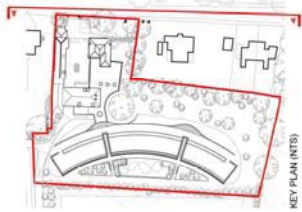
Rev P4 - Lesser stables range of buildings retained

Rev P4 - Existing open sided canopy retained

Rev P5 - Dormer window replaced with flush heritage glazed roof-lights

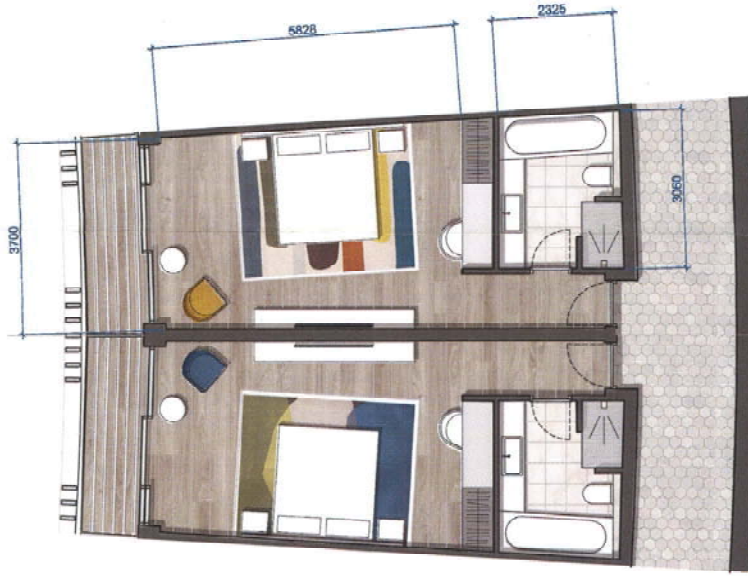
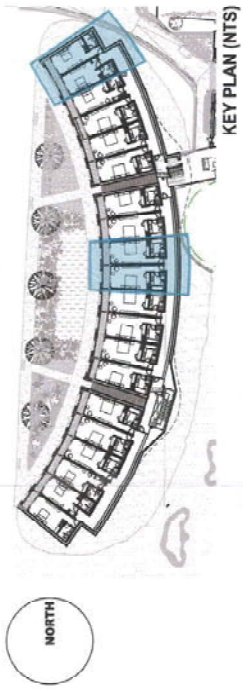






<b>ARCHITECTURE + INTERIORS</b>	<b>REVIEWS</b>	<b>PLANNING APPLICATION ISSUE</b>	<b>DATE @ A1</b>
<ul style="list-style-type: none"> <li>1. 21/03/2014</li> <li>2. 13/07/15</li> </ul>	<ul style="list-style-type: none"> <li>P1 - 03.10.14</li> <li>P2 - 13.07.15</li> </ul>	<ul style="list-style-type: none"> <li>1. Planning Application Issue</li> <li>2. E1 Consultation</li> <li>3. Amended Planning Application</li> </ul>	<ul style="list-style-type: none"> <li>1. 11/03/2013</li> <li>2. 11/03/2013</li> <li>3. 20/08/2013</li> </ul>
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02 FIRST TEAM PLAYER - LARGE BEDROOM - 35m<sup>2</sup>  
TYPICAL CRESCENT SLEEPING ACCOMMODATION SCALE 1:100



01 SUPPORT STAFF - SMALL BEDROOM - 28/30m<sup>2</sup>  
TYPICAL CRESCENT SLEEPING ACCOMMODATION SCALE 1:100



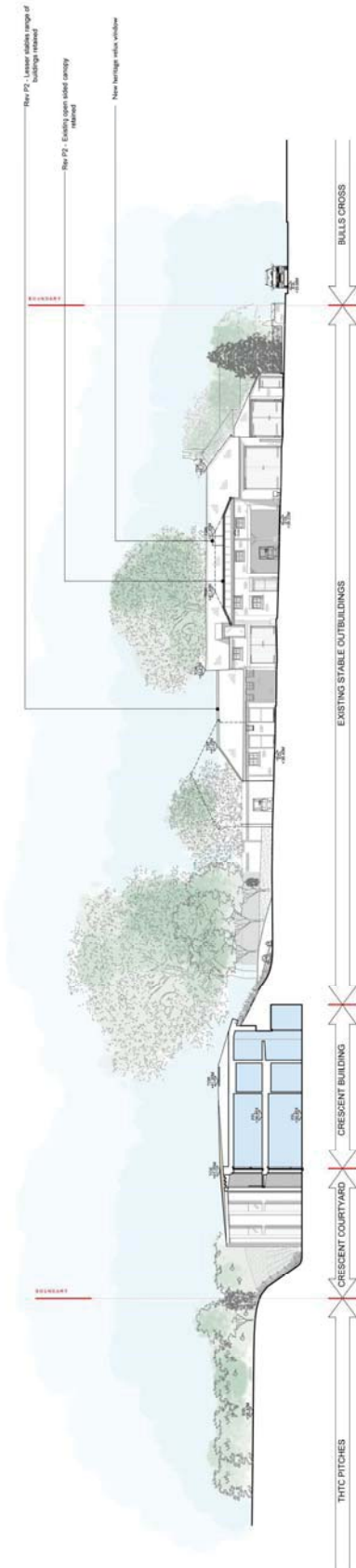
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Status	checked by
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Project Reference	date drawn
<b>120525 - MF</b>	<b>20.09.2014</b>
drawing number	revision
<b>22-801</b>	<b>P1</b>

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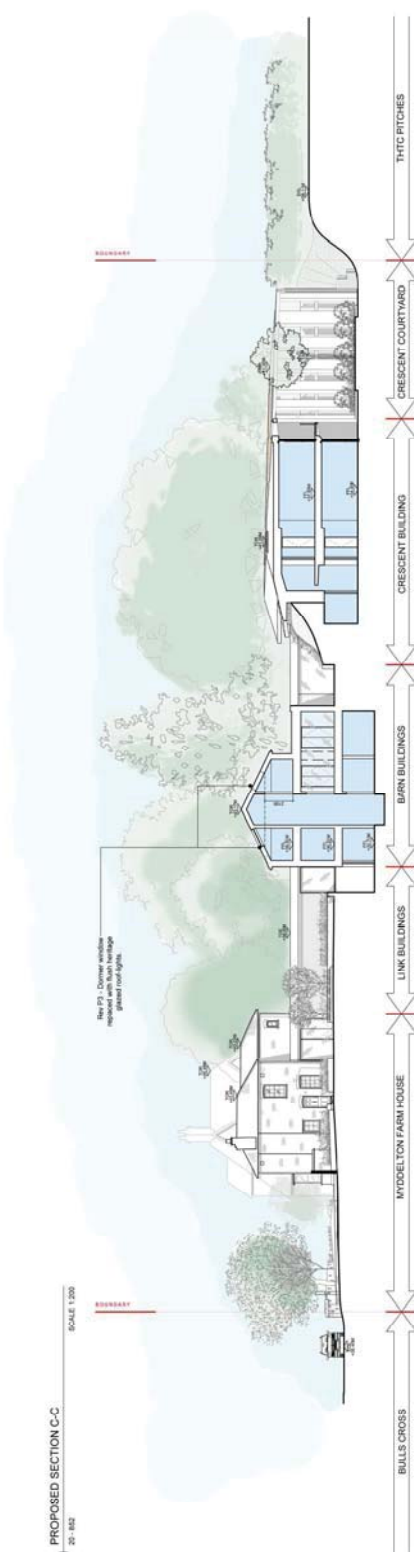
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**ARCHITECTURE + INTERIORS**

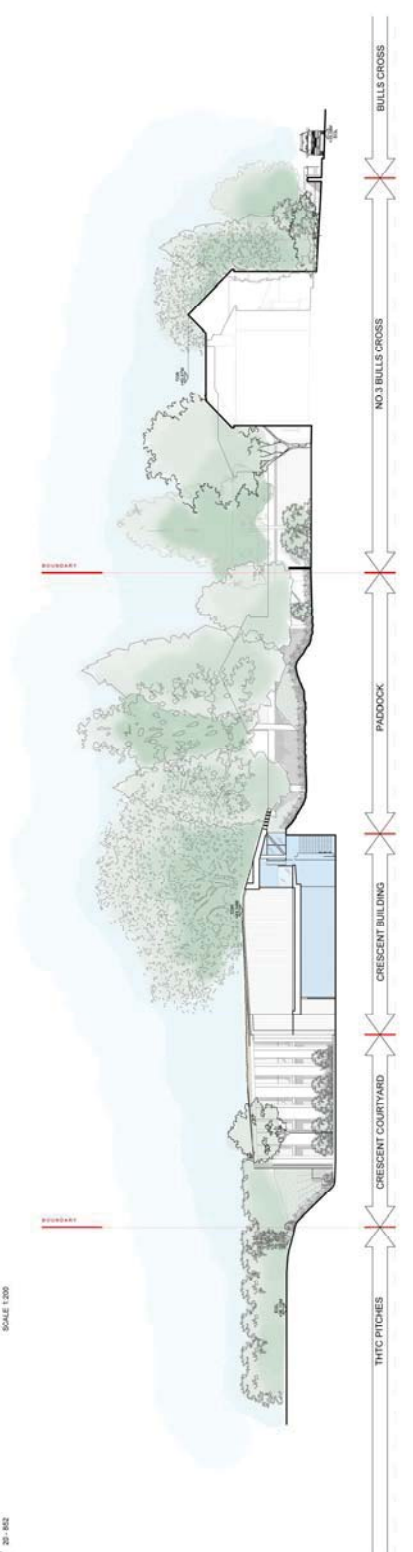
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T: 020 7267 8332  
W: [r3architects.co.uk](http://r3architects.co.uk)  
E: [info@r3architects.co.uk](mailto:info@r3architects.co.uk)



01 PROPOSED SECTION C-C  
20-852  
SCALE 1:200



02 PROPOSED SECTION D-D  
20-852  
SCALE 1:200



03 PROPOSED SECTION E-E  
20-852  
SCALE 1:200

