

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 18/07/2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Bridget Periera 0208 379 2103

Ward:
Cockfosters

Ref: 16/04375/LBC

Category: Listed Building Consent Application

LOCATION:

Former Middlesex University Trent Park
Bramley Road
N14 4YZ

PROPOSAL: Demolition of extensions to Mansion House and restoration, conversion and extension to include its terrace and forecourt, demolition of extension to Orangery and restoration, conversion and extension to include swimming pool, together with restoration of Wisteria Walk and the registered park in association with phased redevelopment of the site under reference 16/04324/FUL.

Applicant Name & Address:

Berkeley Homes North East London LTD
c/o agent

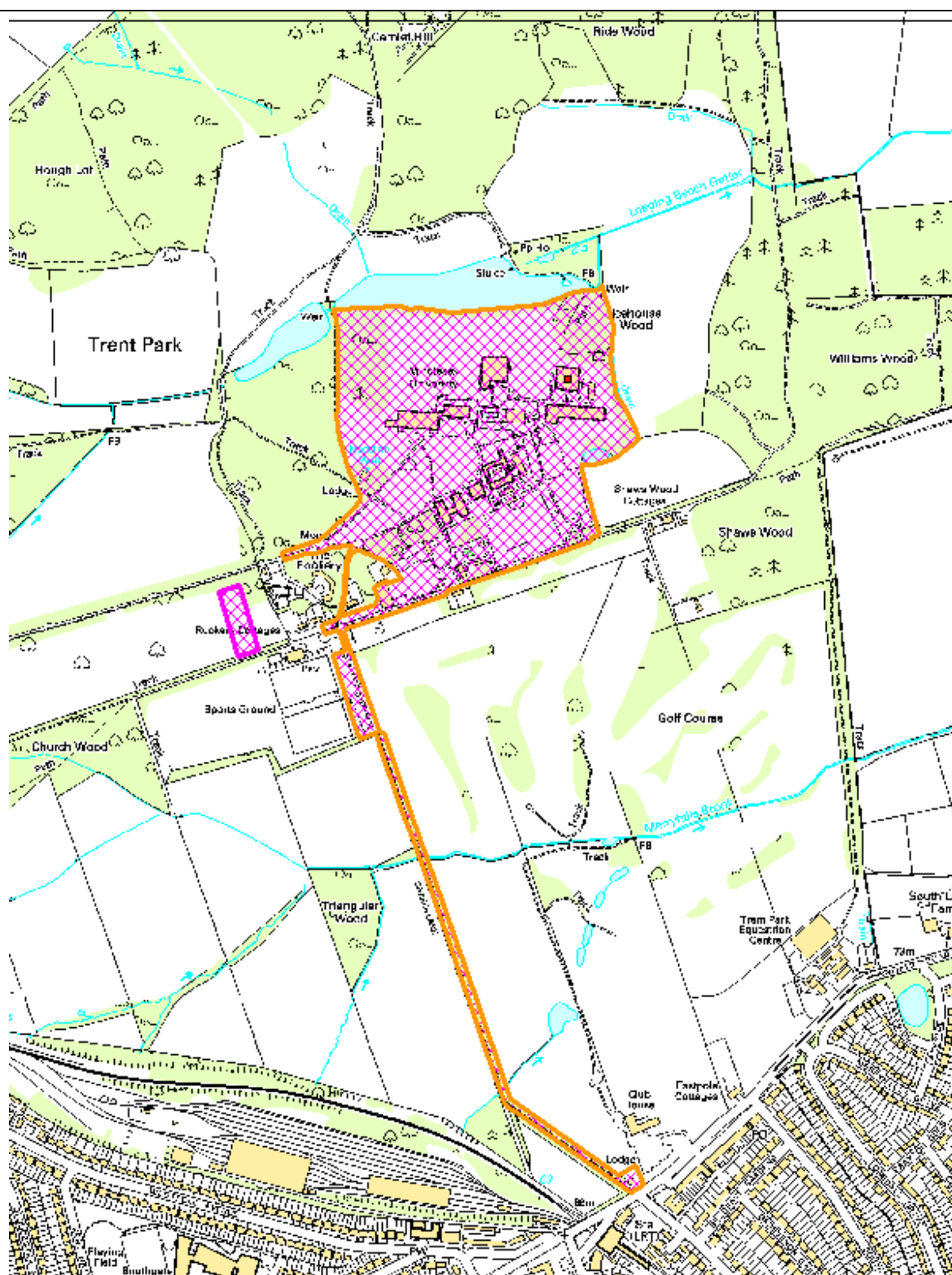
Agent Name & Address:

Nathaniel Lichfield And Partners
14 Regents Wharf
All Saints Street
N1 9RL

RECOMMENDATION:

Listed Building Consent be **GRANTED** subject to conditions.

Ref: 16/04375/LBC LOCATION: Former Middlesex University Trent Park, Bramley Road, N14 4



1. Site and Surroundings

- 1.1 Trent Park comprises a late 18th-Century landscape, park, lakes and woodland, developed throughout the 19th Century, and further developed in the early 20th Century by Sir Philip Sassoon with advice from Norah Lindsay.
- 1.2 The Listed Building Consent application site encompasses the Trent Park Registered Park and Garden (Grade II listed) and sits within the wider Trent Country Park (approximately 170 hectares). It is located to the north of Oakwood and the east of Cockfosters and lies within Trent Park Conservation Area. A number of statutory listed buildings and structures (Grade II) fall within the site boundaries. This application specifically relates to works to the Mansion House, The Orangery, Wisteria Walk and the Registered Park and Garden including associated statuary and landscape features.
- 1.3 The main vehicular access to the site is via Snakes Lane, a private road within the applicant's ownership, which runs from the site to Bramley Road (A110). There is a private route through Trent Country Park to the west (Lime Avenue) which is only accessible by foot and cycle but provides emergency vehicle access.
- 1.4 Beyond the application site, but still within the applicant's ownership, is the Southgate Hockey Club (subject to a long lease agreement). The Hockey Club's informal car parking area, adjacent to Snakes Lane, is included within the planning application site boundary and works are proposed to formalise the parking arrangements. The applicant submitted a separate planning application (LPA ref. 16/05472/FUL) to deliver an overspill car park for the Hockey Club to the west of the existing car park and its all-weather pitches i.e. beyond the red line application boundary subject to the main planning application. This application was granted planning permission on 19 April 2017.
- 1.5 Immediately adjoining the site's western boundary is the Wildlife Rescue Centre. There are private dwellings to the south-west (Rookery Cottages and Dairy House), south (South View and North View) and south-east (on Southern Lane). The Trent Park Golf Club lies to the south, farmland/woodland to the east, a lake and parkland to the north and further woodland/parkland to the west.

2. Historical Context

- 2.1 Trent Park originally formed part of the royal hunting forest of Enfield Chase and was later enclosed in 1780 in order to provide a residence for Dr Richard Jebb, physician to George III. Jebb's house was located on the site of the current Mansion house, with the surrounding land landscaped in a grand 18th century fashion with pleasure grounds, set around a large lake.
- 2.2 The current Mansion comprises a late 19th-century house built in an early Georgian style. The house was altered and extended by successions of owners. Francis Bevan undertook a major remodelling of the house in the 1890s in an early Georgian style and later Philip Sassoon (1908-39) commissioned Charles Holden to remodel and re-case the house in a 'Wrenaissance' style, using reclaimed bricks and doorcases from demolished London mansion houses. Despite exuding a late 19th-century exterior, the house is thought to retain an earlier 19th-century core.
- 2.3 Sassoon also added number of key landscape features, including Wisteria Walk and introduced many new decorative elements to the gardens, including statues and obelisks salvaged from other country estates including Stowe and Wrest Park.
- 2.4 Stylistically the house is of 3 storeys and basement with projecting central and end bays of red brick with stone quoins, bands, window architraves and balustrade to parapet and basement areas. Thirteen timber-framed, sash and case windows with divided lights (6 over 6) can be seen to front elevation. The central doorcase has Corinthian entablature with a serpentine open pediment. Between each outer pair of ground floor windows, a classical statue can be seen set

on a plinth. To the north front, stone urns crown a low wall, together with a classical figure group set on a plinth at west end.

- 2.5 Inside, a handsome suite of interconnecting reception rooms survive along the north front with classical detailing. Of particular significance are the panels of mounted Chinese wall-paper and painted decoration thought to be by Rex Whistler in the end rooms. There is also a fine entrance hall and staircase. The terrace immediately adjacent to the house is currently included on the Heritage at Risk Register due to its poor condition.
- 2.6 The Orangery is located to the immediate east of the Mansion House. Circa 1930, it was designed by Col R Cooper for Sir Philip Sassoon incorporating early 18th century sculpture from Wrest Park. Stylistically it comprises a single storey, red brick structure (Flemish Bond with stone dressings) of five bays with canted end bays and flat roof over, set behind a parapet. The front elevation is accessed via a stepped terraced overlooking a 1930s outdoor swimming pool. A late 20th-century former music block of no architectural or historical significance can be seen attached to the rear. Each bay is punctuated by round-arched, small-pane French windows set below fanlights with radial glazing bars. A continuous band runs below a coped parapet topped with three sculptures each comprising a garlanded urn flanked by putti. The terrace is enclosed by low brick walls which return to the Orangery as quadrants and terminate in plinths, featuring Coade stone roundels of the seasons and supporting late 19th-century sphinxes. The Sphinxes are Grade II listed in their own right. Very little of the original interior survives.
- 2.7 The Pergola, also known as Wisteria Walk, is located to the south east of the former Stable Block. The structure consists of medieval Italian marble columns, linked by timber beams supporting timber framework. Stylistically it is of 10 bays leading to an exedra at the south end. The columns feature a variety of capitals. The Pergola is thought to date from 1914-15 and was commissioned by Sir Phillip Sassoon.
- 2.8 Following Sassoon's death in 1939, Trent Park was requisitioned by the Government and used as an interrogation centre for German officers during the Second World War. The Combined Services Detailed Interrogation Centre was run by a top secret unit, known as MI19. Rooms in the Mansion House were equipped with hidden microphones that enabled the British 'Secret Listeners' to listen to the German Officers' conversations in hidden a listening room that was located in the Basement. Post war, the site fell into the ownership of Middlesex County Council who converted the buildings into a teacher training facility. Thereafter the site was given over to educational use, latterly operating as a campus for the Middlesex University. During the University's occupation many incongruous buildings were erected in the historic landscape and some of the historic buildings were unsympathetically altered and extended, with little regard for the historic buildings, their setting or the surrounding landscape. The educational buildings undermine the legibility of the formal grounds, interrupting key views and historic relationships.
- 2.9 The site was vacated by Middlesex University in 2012 and purchased by the Alliance University College of Medical Sciences (AUCMS) in 2013. AUCMS went into liquidation in November 2014. The former university campus, which had been vacant for three years, was put up for sale and eventually acquired by the applicants in September 2015.

3. Designated and Non-designated Heritage Assets

- 3.1 Trent Park lies within the boundaries of the Trent Park Conservation Area. There are twelve Statutory protected items included on the List of Buildings of Special Architectural or Historic Interest that are located within the site. These include two buildings and ten statues/monuments. There are also four listed landscape features located in the wider setting of the Park.
- 3.2 Trent Park and the Mansion Terrace are currently identified on Historic England's Heritage at Risk Register.
- 3.3 In addition to the key listed buildings that are the subject of discussion under this Listed Building

Consent Application, a number of small buildings associated with the Bevan and Sassoon Periods are still in existence that would have formerly supported the management of the Estate, including the Bothy, the Stable Block, the Dower House, the Gardener's House and the Rookery.

3.4 *Listed buildings*

1. Trent Park House (the Mansion) Grade II listed
2. Orangery with front terrace and wall with sphinxes Grade II listed

3.5 *Listed statues and monuments*

The Grade II listed statues and monuments within the site are:

1. Statues to north-east and north-west of terrace (Hercules wrestling with Antaeus, and Samson Wrestling with the Philistine)
2. Statue ('Time and Opportunity'), approximately 20 metres north-east corner of terrace
3. Pergola (known as Wisteria Walk) to south-east of former Stable Block
4. Gate pier with gate, Wisteria Walk
5. Pair of sphinxes flanking steps on east side of terrace
6. Urn on pedestal, approximately 25 metres to south-west of main entrance
7. Statue of Diana, to right of main entrance
8. Statue of Acteon, to left of main entrance
9. Monument to south-west of Trent Park, near to the west end of the Avenue (The Duchess's Column)
10. Pair of gate piers, approximately 25 meters to south-west of main entrance

3.6 *Registered Historic Landscape*

1. Trent Park Registered Park and Gardens Grade II listed

3.7 *Grade II listed landscape features that form part of the wider historic landscape setting*

1. West entrance gateway
2. Bollards at West entrance gateway
3. Obelisk on the west side of Moat Wood (the Needle Monument)
4. The Duke's Column, south-east of Trent Park

3.8 *Key non-designated heritage assets*

1. The Stables (Locally listed)
2. Garden Cottage
3. The Bothy
4. Rookery Lodge
5. The Dower House

National Heritage List Entries for the above listed heritage assets can be found under Appendix A at the end of this report.

3.9. **Built Heritage- Significance (Extract from Historic England Consultation Response)**

- 3.10 Significance is defined by Historic England as 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.

3.11 The key publication used to inform the assessment of the significance of heritage assets is *Conservation Principles, English Heritage, 2008*. The significance of Trent Park is set out below.

3.12 Aesthetic

The site is considered to be of high aesthetic significance. Despite the changes that occurred within the 20th century, the site still retains vestiges of its original picturesque character and retains many landscape features and buildings that are designed and executed to a high quality and sit comfortably within the context of the designed landscape.

3.13 Historic

The site is of considerable historic significance and retains a number of features dating back to its earliest occupation in the 18th century. The occupants and uses of the buildings also tell an interesting story, particularly the periods when the Mansion was occupied by Philip Sassoon, a leading socialite of the time, and during WWII, when the Mansion was used to house captured German generals and to listen in upon their conversations.

3.14 Evidential

The site is also considered to be of evidential significance, as there is a good possibility of the grounds and the house revealing more about the history of the site through further archaeological investigation.

3.15 Communal

The gardens and buildings are considered to be of high communal significance. They are well loved local landmarks, located adjacent to Trent Country Park. The grounds have been partly used by the public for recreational purposes for many years and are celebrated for their long and interesting history.

3.16 Significance of Trent Park Conservation Area

The significance of the Trent Park Conservation Area derives from the following:

- Its historic association with the Enfield Chase, a hunting park attached to the Manor of Enfield;
- Half of the total area is grade II listed on the Register of Parks and Gardens of historic interest;
- The topography continues to play a dominant role in determining the distinctiveness of the conservation area;
- The historic integrity of the estate has largely been preserved;
- The estate retains evidence of layers of change resulting from successive ownerships, uses, functions, and fashions; and
- Trees remain a very important element

3.17 Archaeological Significance- (Extract from Historic England Consultation Response)

3.18 Enfield Chase and the pre-medieval landscape: potential for relict features of the Chase or earlier occupation. The evidence is admittedly sparse but there are recorded finds of Roman coins, the site of 'Noddins (or Norrings) Well', the site of the lodge which predated Trent House, the Rookery woodland and the alignment of Russell Riding along the southern edge of the site. The ridge line with its capping of gravel and glacial till along the southern part of the site together with

the spring indicated by Noddin's Well would probably be more attractive for early settlement on topographical grounds than the heavier London clay to the north.

- 3.19 The 18th to early 20th century country house and designed landscape: some of the standing historic structures have (or may have) archaeological interest. Specifically the mansion must have potential for hidden early fabric, and interpretation of its earliest phase appears problematic. There is also, mainly noted in the DBA, potential for buried remains of earlier features of the designed landscape, such as the ice house, former farm buildings, possible ha ha, ponds and features associated with the gardens – notably the lost American Garden.
- 3.20 The WW2 Prisoner of War Camp/Interrogation Centre: although only a few wartime features are still visible, the unusual nature of this facility makes the site of considerable historical interest which adds to the significance of the listed structures and registered park. It means that whatever does survive either above or below ground around them holds historical and archaeological significance contributing to the conservation area and setting of the listed assets. The WW2 interest includes the mansion's basement, ruined pillbox and nissen hut but we also need to better understand the layout and operation of the camp as a whole and consider the possibility of hidden unrecorded structures or features – for example listening devices hidden in walls or under floors, or unusual rubbish disposal (Red Cross parcels from Germany?).

4. Proposal

4.1 Listed Building Consent is sought for the following works:

- a) The demolition of extensions to the Mansion House and its restoration;
- b) conversion and extension (to include its terrace and forecourt);
- c) demolition of extension to Orangery and restoration;
- d) conversion and extension to include swimming pool;
- e) restoration of Wisteria Walk and the registered park;
- f) The restoration of the site's listed heritage assets and their change of use as follows:
 - i) The Mansion House to a mix of 980sqm of D1 use (museum/event space/ancillary café) in part of the ground floor and basement and residential C3 use in the remainder (15 dwellings);
 - ii) The Orangery (plus a new extension) to 344sqm of D2 leisure use (gym), with full restoration of the swimming pool;
- g) A landscape restoration scheme across the whole site including:
 - i) Lakes and Cascade: clearance around the lake to enhance views from the Mansion North Lawn, American Garden and Arboretum: retention of specimen trees and reincorporation of others into pleasure grounds;
 - ii) Reinstatement of late 19th Century grass terrace, Ice House Wood and the Water Garden;
 - iii) Reinstatement of pleached lime avenue, Wisteria Walk and the Long Garden;
 - iv) Reinstatement of lily ponds and the surrounding hedges;
 - v) The Orangery and the Pool Garden: removal of shrubs and reduction of overgrown hedges to recreate historic proportions;
 - vi) Daffodil Lawn: reinstatement of historic horticulture;
 - vii) Walled Garden: repair of the walls, refurbishment of the central pool and axial paths;
 - viii) Statues, urns and gates: revealing, cleaning and repair (as necessary) of currently boxed-in statues, urns and gates.
- h) Implementation and management: Adoption of a landscape management strategy for the long-term upkeep of the Registered landscape;
- i) Site-wide sustainable drainage system (SUD's) incorporated into the historic landscape;

- j) Repair and/or reinstatement of listed structures across the site, including decorative statues and gate piers

4.2 An associated application for Full Planning Permission appears elsewhere on the Agenda. The Application seeks the creation of new development within the site for residential purposes, comprising blocks of flats and single family dwellings. This development is principally located to the south and east of the Daffodil Lawn. Further development includes the creation of a new West Wing to the west of the Mansion and the provision of 4 new houses within the woodland area to the north of the Daffodil Lawn, known as the Glade.

5 Submitted Application Documents

5.1 The following documents were submitted to accompany the planning and listed building consent applications:

- i) LPA Application Form;
- ii) Community Infrastructure Levy (CIL) Additional Information Form;
- iii) Comprehensive set of planning and listed building consent drawings (to be listed in full on the decision notice);
- iv) Design and Access Statement;
- v) Landscape Design Statement;
- vi) Planning Statement with appended Alternative Uses Report
- vii) Sustainability Statement;
- viii) Energy Statement;
- ix) Utilities Strategy;
- x) Statement of Community Involvement;
- xi) Transport Assessment;
- xii) Framework Travel Plan;
- xiii) Delivery and Servicing Plan;
- xiv) Construction Logistics Plan;
- xv) Environmental Statement comprising:

ES Volume I: Environmental Statement	ES Volume II: Landscape, Visual Impact, Built Heritage and Historic Landscape Assessment	ES Volume III: Technical Appendices
<ul style="list-style-type: none"> Chapter 01: Introduction Chapter 02: EIA Methodology Chapter 03: Alternatives and Design Evolution Chapter 04: The Proposed Development Chapter 05: Demolition, Construction and Refurbishment Chapter 06: Socio-Economics Chapter 07: Transportation and Access Chapter 08: Noise and Vibration Chapter 09: Air Quality Chapter 10: Ground 	<ul style="list-style-type: none"> Part 1: Landscape and Visual Impact Assessment Part 2: Heritage Assessment (with Historic Landscape Assessment and Built Heritage Assessment included as built-in appendices) Part 3: Verified Views (Existing and Proposed) 	<ul style="list-style-type: none"> Appendix A: EIA Scoping and Consultation; Appendix B: Operational Waste and Recycling Management Strategy Appendix C: Health Impact Assessment Appendix D: Transport (including traffic data and any consultation responses); Appendix E: Noise and Vibration (including any data, model outputs or N&V specific glossary of terms; Appendix F: Air Quality (including any data, model outputs, AQ neutral assessment etc.); Appendix G: Ground

<p>Conditions</p> <ul style="list-style-type: none"> • Chapter 11: Water Resources, Drainage and Flood Risk • Chapter 12: Archaeology (Buried Heritage) • Chapter 13: Ecology • Chapter 14: Effect Interactions • Chapter 15: Residual Effects and Conclusions • Chapter 16: Glossary of Terms 		<p>Contamination;</p> <ul style="list-style-type: none"> • Appendix H: Flood Risk Assessment and Outline Drainage Strategy; • Appendix I: Archaeological Desk-based Assessment; • Appendix J: Ecology (including all ecology reports); and • Appendix K: Arboriculture (including Arboricultural Impact Assessment and Tree Protection Plan)
--	--	--

5.2 Post-submission, the following plans / documents were also submitted:

- i) Amended Planning and listed building consent drawings (including SUDs details);
- ii) Addendum to the Design and Access Statement;
- iii) Addendum to the Landscape Design Statement;
- iv) Statement of Environmental Impact Assessment (EIA) Conformity;
- v) Addendum to the Transport Assessment;
- vi) Updated CIL Additional Information Form
- vii) Further Information and Clarification to Support the Ecological Impact Assessment.

6 Relevant Planning Decisions

6.1 The site has been the subject of various small scale applications for planning permission and listed building consent over the years which are relatively minor in nature. There have, however, been some major applications the most relevant of which are the two submitted in 2005 by Middlesex University:

- i) TP/05/1058 - Detailed application (First Phase) for a new Learning Resource Centre with academic accommodation including a 200 seat lecture theatre and associated facilities, new 3-storey student residential building for 100 students with ancillary space, cycle and disabled facilities and associated plant and servicing, including new substation / chillers and refuse compound area, as well as new landscaping and surfacing works around both buildings.
- ii) TP/05/1168 - Outline Planning Application (siting and means of access) for the development of the existing University Campus at Trent Park involving the construction of up to 24,700 sq. m. of non-residential institution floor space (Use Class D1), up to 10,000 sq. m. of student residential accommodation (providing accommodation for up to 382 students), 250 car parking spaces, improved access and bus turn around facilities at the southern end of Snakes Lane involving the removal of the Lodge building, pedestrian crossing facility (Bramley Road), ancillary services, facilities, associated roads, paths and other infrastructure, together with associated landscape improvements.

6.2 These applications were considered by the Council's Planning Committee in January 2006 with an officer recommendation to approve. After consideration at the meeting, the recommendation was not accepted and both were refused planning permission for the following reason:

"The proposed development by virtue of its size, siting and scale would have inappropriate regard to the character and surroundings of Trent Park resulting in a form of development that would be inappropriately located in the Green Belt detrimental to its character and appearance contrary to Planning Policy Guidance Note 2 and (I) G1, (II) G1, (II) G11 as well as Policies (I) GD1 and (II) GD1 of the Unitary Development Plan".

7. Pre-application Consultation

London Borough of Enfield

- 7.1 A number of pre-application meetings were held between the applicant's consultant team and Officers between September 2015 and submission of the application in September 2016. The scheme has also been presented to the Council's Conservation Advisory Group (CAG) on four occasions, an Enfield Planning Panel and to a Design Review Panel (via Urban Design London).
- 7.2 A Working Group (The Trent Park Working Group) was established at the request of Full Council in response to the imminent sale of the site, made up of cross party local Councillors including the Ward Councillors. The applicant met with the Working Group on six occasions between October 2015 and August 2016 (prior to formal submission).

Statutory Consultees

- 7.3 Pre-application meetings were held with the GLA and Historic England throughout 2016.

Non-Statutory Consultees

- 7.4 The Trent Park Community Council was set up by the applicant to include representatives of 18 key local interest groups and stakeholders with a specific interest in the progress of the proposed development at the site. There were six meetings between November 2015 and August 2016.

Community Groups

- 7.5 In addition to the Community Council meetings the applicant has advised that they have attended meetings with groups such as Friends of Trent Park and the Save Trent Park Campaign. They have also met Enfield Wildlife Rescue and Ambulance Service and the Southgate Hockey Club to try to ensure their operational requirements are fully considered.

Community Engagement

- 7.6 Members may be aware that the applicant organised a total of four public consultation events prior to submission of the application. Each event ran over three days (Friday to Sunday):

4th – 6th December 2015
26th – 28th February 2016
13th – 15th May 2016
8th – 10th July 2016.

- 7.7 A further post submission exhibition was held over two days on 4-5 November 2016. These public exhibitions were advertised in local newspapers and the applicant also prepared newsletters which were delivered to 8,000-10,000 local residents, with 500 to key local stakeholders. The applicant has confirmed that over 1,850 people attended across the five exhibition dates. A dedicated website was also set up by the applicant to provide details of the application, consultation materials and a method for stakeholders to submit feedback and any questions. This website continues to be available.
- 7.8 In addition to this, in order to keep users of the wider Trent Country Park up to date on the proposals, the applicant erected two noticeboards on the site (following the granting of separate planning permissions from the Council), one at the eastern end of Lime Avenue and the other at the eastern end of Southern Lane. These boards provide opportunities to display updates on the scheme as well as information on upcoming events.

8. Consultations

8.1 Statutory and non-statutory consultees

Urban Designer

Apartment Blocks

- 8.1.1 Revision of the architectural approach and treatment of elevations to the apartment blocks have addressed previous concerns over their appearance competing with the Mansion House across Daffodil Lawn. The submitted drawings are now acceptable in design terms, with the exception over the same caveats relating to materials and detailing as elsewhere that can be covered through suitable conditions.

Walled Garden

- 8.1.2 The contemporary approach to the walled garden portion of the scheme is supported. The design has carefully taken cues from the historic context of the walled garden itself, with the composition of elevations well considered and balanced. Again, the final design will need to be supported through high quality materials and detailing through suitable conditions.

Orangery Extension

- 8.1.3 Further revisions to the orangery extension were submitted in April, addressing previous concerns over the plan form of the extension in relation to the Orangery building. The revised approach creates a symmetrical built footprint and elevation treatment that sits more comfortably against the symmetrical plan of the Orangery and its alignment with the swimming pool to the west.
- 8.1.4 A suitable response to the historic landscape has been achieved through the inclusion of hedging to reflect the offset geometry of the historic landscape when compared against the Orangery.
- 8.1.5 The revised drawings as submitted do not include the detail of the junction between the Orangery and extension. We have previously recommended that this junction should incorporate a glazed section using structural glazing, to ensure there is a clear visual break between the external wall of the Orangery and new extension. We had provided some examples as to how this could be achieved. Given the late stage, this element should be covered by suitable condition to ensure that this detail can be successfully realised.

Landscape and Boundary Treatments

- 8.1.6 Supportive of the overall approach, although the detail of boundary treatments throughout the scheme should be covered by suitable condition.

Tree Officer

- 8.1.7 No arboricultural objection. Trees to be removed are either of limited heritage or amenity value and the extensive proposed mitigating landscape and tree planting will in the long-term bring significant benefits to the locality and outweigh the removal of the trees proposed. Some elements of tree removal are to re-instate elements of historical landscaping.
- 8.1.8 The proposed landscaping, tree planting and commitment from the developer to manage the site with arboricultural issues a key component of the development is very encouraging and the extensive pre-consultation has been very beneficial for the development in terms of the arboricultural considerations.
- 8.1.9 Conditions will be required regarding detailed tree protection, heritage tree and woodland management and landscape tree planting. The proposed SUDS swales and ponds will need to be located so as not to harm the roots of retained trees. Routing of services and utilities will need

to be carefully considered so as not to detrimentally harm trees and conform to any submitted Tree Protection Plan.

Greater London Authority (GLA)

- 8.1.10 The Mayor's Office has been consulted on both the planning application and listed building consent application. His comments are set out in full in the planning application report. In terms of historic heritage he advises that the proposal would significantly enhance the setting of the Listed and Locally Listed Buildings at the site and significantly enhance the character of the Trent Park Conservation Area.

Historic England

- 8.1.11 Due to the Grade II listed Status of the buildings, Historic England have not provided formal comments on the Listed Building Consent application. However, they have provided detailed advice throughout the application stage. For the benefit of Members, their advice on the Full Planning Application and subsequent revisions is précised below.
- 8.1.12 Overall they support the principle of the redevelopment of the site. However they have in considering the proposal raised the following issues:
- concern in relation to the location of the SUDs ponds in the landscape and these were subsequently amended within the 20 January 2017 submission;
 - queried the proposed SUDs water channel across the Daffodil Lawn; this was worked up in further detail with Historic England and formed part of the submitted documentation;
 - raised queries in relation to the terrace on the North Lawn, which were clarified by the applicant.
 - queried the design approach to The Glade area, which was subsequently amended in the 20 January 2017 submission
- 8.1.13 They suggest conditions in relation to details of public access to the site and a landscape maintenance plan, and that permitted development rights are removed for the new houses (included under the draft conditions/S106 heads of terms)..
- 8.1.14 Historic England formally responded to the consultation on the revisions in March 2017. They suggest a number of conditions in the event that any consent is granted, but they also indicate that there are some remaining matters which they are keen to be clarified prior to any development commencing:
- Impact of the proposals on the significance of the Registered Landscape.
 - Shared Surface through the western part of the Daffodil Lawn.
 - Public access to the open landscaped areas and links through to the public park.
 - The Glade Development.
- 8.1.15 It is considered that the points raised are important, but that there remains sufficient control, principally through the suggested draft conditions, in order to ensure that the development is acceptable and does not have a detrimental impact on Trent Park.
- 8.1.16 Details of the hard and soft landscaping scheme throughout the site, including the North Lawn and the lower Mansion terrace, will need to be agreed before any landscaping works commence on site and draft conditions 7 (Tree Protection), 10 (North Lake Buffer Zone Details) and 18 (Landscape and Ecological Management Plan) will allow the impact on the sensitive Registered

Landscape to be carefully considered. Similarly, the detail of the proposed SuDS system will be considered through draft condition 12 (Sustainable Drainage Strategy) covering amongst other things the final appearance of the proposed water channel across the Daffodil Lawn. An existing tarmac surfaced vehicular route across the centre of the Daffodil Lawn is to be removed and replaced by an infiltration trench and grassed pedestrian footpath. This would move vehicles away from the important Daffodil Lawn and would actually reduce the amount of hard surfacing to the Daffodil Lawn so providing a net gain in greenery in this part of the site. It is important to note that Officers have consistently made it clear that the attractive Union Jack forecourt to the front of the Mansion should be closed to traffic (other than in the case of access for emergency vehicles) in order to protect it. This means that any access to the Mansion House, the West Wing and The Glade for servicing/deliveries has to be from the west, rather than the east and across the forecourt. Although this requires the introduction of a small area of gravel surfacing to the west of the Lawn it is considered that the benefits outweigh any concern in this respect.

- 8.1.17 The proposal provides ungated public access to over 12ha of open space within Trent Park, along with over 3km of walking and cycling routes that link into the Country Park. The applicants have confirmed that although there will be parts of the site which will not be accessible to the public these are restricted to those areas shown as private or communal amenity space in the submission. Draft condition 18 (Landscape and Ecological Management Plan) requires under part k) that details of all public, private and communal amenity spaces, and how access to them will be managed, are submitted to the Council for approval. Furthermore, the draft Heads of Terms for the Section 106 Legal Agreement includes details of public access across the site. This also allows the security of requiring a landscape management plan for the site.
- 8.1.18 As far The Glade is concerned, HE have maintained concern over this element throughout the process. Amendments have been made to The Glade which LBE Officers have confirmed were positive, more suited to this location with the building heights and massing considered to respond better to the existing site levels. The balance here with the amendment to the northern extent of The Glade boundary is that two new publically accessible routes through the woodland in this part of the site are now provided, along with an area of accessible open space (approx. 400 square metres). Photographic assessment of views through the adjacent woodland, as well as details of additional screen planting proposed along the site boundary, were provided as part of the updated Design & Access Statement and have helped to demonstrate to Officers that the impact of this element would be acceptable. It is acknowledged that there will be an increase in the amount of building in this part of the site and that there has been a view, including from Officers at HE, that there should be no development here. However, it is considered that it would be appropriate to take something of a pragmatic view and that the proposed site-wide development will have a major beneficial effect on the Mansion itself, as well as on Trent Park Registered Park and the Conservation Area. Considering the development as a whole and the benefits that it will have on the wider Park and a number of heritage assets, it is the opinion of Officers that The Glade element is, on balance, acceptable and this conclusion is not outweighed by other concerns.

GLAAS

- 8.1.19 No objection subject to condition (as listed at the end of this Committee Report).

Enfield Archaeological Society

- 8.1.20 They emphasised the heritage significance of this location, but considered that this has been adequately considered in the planning application documentation and satisfactory proposals made to ensure that any heritage assets likely to be impacted are preserved by record.

Trent Park Conservation Committee

- 8.1.21 Issues raised by the Committee are covered on the report on the Full Planning Application.

Conservation Advisory Group (CAG)

8.2.22 The Groups observations on the proposals for Trent Park are set out in the planning application report.

8.2 Public Consultation

8.2.1 A total of 5956 letters were sent to addresses advising them of the applications in October 2016. In addition, a total of 33 site notices were posted both within the Country Park, but also at entrances and routes to it on 24 October 2016.

8.2.2 The applications (both Planning & Listed Building Consent) were the subject of a Press Notice on 5 October 2016 advertising the proposals as Development affecting Listed Buildings, the setting of Listed Buildings, a Registered Park & Garden within the Trent Park Conservation Area.

8.2.3 A number of key design changes were made to the scheme as a result of consultation feedback including the following:

- Relocation of the north-eastern SUD pond and updates to the SUDs Strategy
- Removal of proposed trees in the North Lawn area to restore the open character of the lawn.
- Additional cycle stands for visitors to the Orangery, museum and play area
- The re-orientation of the eastern house, plot 44, on Wisteria Drive
- Relocation of apartment blocks on Southern Lane and two additional car parking spaces
- New design for the Woodland Glade character area
- Minor Changes to the external elevations of the house types and apartment buildings
- Additional Detail on the Orangery design.
- Alterations to the proposals for the Mansion House light-wells, retaining them in their historic positions.

8.2.4 In response to this a further round of public consultation, with another 5956 letters, took place in January 2017.

8.2.5 A number of responses have been received in relation to the consultation exercise which are summarised on the associated planning application report.

9. Relevant Policy and Legislation

9.1 Planning (Listed Buildings and Conservation Areas) Act, 1990

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9, refer to setting. Section 16(2) states: 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.' In addition, Section 66(1) states: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

9.2 The London Plan

Policy 7.4 Local character
Policy 7.6 Architecture

- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

9.3 Core Strategy

- CP30: Maintaining and improving the quality of the built and open environment
- CP31: Built and landscape heritage

9.4 Development Management Document

- DMD37 Achieving High Quality Design-Led Development
- DMD38 Design Process
- DMD44 Preserving and Enhancing Heritage Assets
- DMD81 Landscaping

9.5 Other Relevant Policy Considerations

- National Planning Policy Framework
- National Planning Practice Guidance
- LBE S106 SPD (2016)
- Trent Park Conservation Area Character Appraisal (2015)
- Trent Park Conservation Area Management Proposals (2015)
- Enfield Characterisation Study
- Enfield Council Tall Buildings Study
- Setting of Heritage Assets
- Conservation Principles

10. **Analysis**

10.1. **Statutory background**

- 10.2 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”. Further case law has reconfirmed the Barnwell decision and the considerations to be undertaken by a planning authority: *The Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin), *Pugh v Secretary of State for Communities and Local Government* [2015] EWHC 3 (Admin).

10.3 **National Guidance**

- 10.4 Section 12 of the National Planning Policy Framework (“Conserving and enhancing the historic environment”) advises Local Planning Authorities to recognise heritage assets as an “irreplaceable resource” and to “conserve them in a manner appropriate to their significance” (para.126). Paragraph 132 goes on to say 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 to or a total loss of significance of 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). The NPPF states that heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including local listing).

- 10.5 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. 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.
- 10.6 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”.
- 10.7 London Plan policy 7.8 (“Heritage Assets and Archaeology”) advises what boroughs should do at a strategic level to identify, preserve, and enhance London’s heritage assets. Policy CP31 (“Built and Landscape Heritage”) of the Core Strategy sets out a requirement that development should conserve and enhance designated and non-designated heritage assets. Policy DMD44 (“Conserving and Enhancing Heritage Assets”) states that development which fails to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.
- 10.8 The heritage assets upon which the impact of the development should be considered are the various listed features referenced elsewhere in this report. What must therefore be determined is whether any of the elements proposed will harm the significance of the heritage assets, having regard to the statutory requirement to give special attention to the desirability of preserving or enhancing the character or appearance of a conservation area (s.72). 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.

10.9 Discussion of key works

For the benefit of Members, a discussion of the key works contained within the Listed Building Consent application is outlined below.

Demolition of extensions to the Mansion House and its restoration

- 10.10 The proposals are for the demolition of extensions and restoration of the Mansion House; and for its conversion and extension including terrace and forecourt.

Specifically the proposed works include:

- i) The restoration of historic features to the Ground Floor
- ii) Creation of a community/ hireable/ museum space with ancillary café. Details of this will be covered under a separate LBC at a later date.
- iii) Creation of residential flats at first floor level
- iv) Creation of duplex flats at second and attic floor with the addition of dormer windows at attic level
- v) Creation of a service court west wing
- vi) Creation of undercroft car park and refuse store

- vii) Insertion of cast iron grilles to cover flue extracts at first floor and basement level
- viii) Insertion of flue extract at roof level for second floor duplex flats
- ix) Replacement of roof covering with lead to LSA specification standards.

Restoration and conversion of Mansion House

- 10.11 The restoration and conversion of the Mansion House to its original use (Class C3) with public access to principle rooms at ground and lower ground floor level through a community facility use, is considered an appropriate use of this designated heritage asset. A sensitive approach to the subdivision of the upper floors into apartments and duplexes off the main corridors means that existing and historic partitions will be reused, thereby minimising the impact on the existing plan form and historic fabric. In addition, at ground floor level where most of the historic fabric survives to the principle rooms, full paint and wall paper analysis is to be undertaken to ensure that the ground floor rooms are faithfully restored. The wall paintings attributed to Rex Whistler, will also be carefully restored by specialists. All conservation works will be conditioned to ensure that the appropriate level of detail is submitted to the LPA, prior to the commencement of works.

Extension of Mansion House to create West Wing

- 10.12 Concerns were initially raised by LBE Officers relating to the creation of a new west wing to the Grade II listed Mansion House Building, following the proposed demolition of the existing late 20th Century extension. At the request of officers, extensive historical research was undertaken by Giles Quarme Architects who found that there is a historical precedent for a service wing attached to the Mansion House building, dating back to the early 19th century. Further archive information pertaining to this can be found in ES Volume II: Landscape, Visual Impact, Built Heritage and Historic Landscape Assessment Part 2 of 3: Heritage Assessment [p.69-70). Once the principle of development had been established, the impact of the new wing upon the setting of the Mansion House was given careful consideration and amendments to the position, building line, height, massing and design were sought in order to minimise its impact. Further details at a scale of 1:20 have been requested under the attached draft conditions to show the design of the proposed west wing in more detail and specifically, how it will affix to the Grade II listed building. The draft conditions also prescribe that any demolition should be undertaken by hand, to minimise the impact to the existing historic building.
- 10.13 Additional concerns were also raised by LBE Heritage Officers regarding the positioning of the proposed dormers and the design of the new entrance portico. The submission of additional supporting information was duly requested to provide a clear and convincing justification for the proposed works. In response, further structural information was submitted to show that existing structural constraints limited the placement of the proposed dormers. A historical justification for the design of the proposed entrance portico was also supplied to Officers, who were then satisfied with the proposed works.

Undercroft and refuse store

- 10.14 Although the proposed undercroft parking and refuse store is supported in principle, further details are required of the proposed design. It is therefore recommended that the submission of further details of this element be conditioned accordingly for approval in writing by the LPA prior to the commencement of the Mansion House phase of works.

Mansion House Internal alterations

- 10.15 The Listed Building Consent application is supported by a comprehensive Condition Survey, internal plans and elevations and details of proposed internal alterations and repair works. LBE Heritage Officers are satisfied with the proposals in principle, however discussion surrounding minor internal proposals for the Mansion House such as the detailing of internal features and conservation is ongoing. An update will be provided at the meeting.

Demolition of extension to Orangery and restoration and conversion and extension to

include swimming pool

- 10.16 Under the proposed scheme, the existing late 20th Century extension to the Orangery will be demolished and replaced with a new light weight extension to the rear. The Orangery (including Coade stone statues) and swimming pool will be sensitively restored. The Orangery will be used as a gym and a cafe area with access to the swimming pool.
- 10.17 Specifically the proposed works include:
- Restoration of ground floor
 - Creation of gym with ancillary café
 - Creation of new glazed extension with living trellis wall
 - Insertion of flue extract at roof level
 - Replacement of roof covering with lead to LSA specification standards.

Restoration of ground floor

- 10.18 LBE Heritage and Design Officers raised concerns over the plan form, orientation and design of the proposed extension to the Orangery and requested amendments to the design to provide a fully glazed lightweight building set on a simple rectangular plan form, omitting the green roof.
- 10.19 Amendments were sought to address these concerns and the proposals were revised accordingly. The revised design comprises a rectangular double-glazed extension with central arched opening, comprising flat and curved glass units sitting within minimal cast aluminium structural supports. The extension is bordered by hedging to match that of the restored Norah Lindsay scheme. There is now consensus amongst officers that the previous issues with the design of the proposed extension to the Orangery are overcome in latest design. However, further details are required to show junctions/ how the extension will be affixed to the existing Grade II listed building/ the trellis, in addition to method statements and further details of the proposed restoration works to the Swimming Pool and the Orangery. It has also been strongly recommended that any demolition should be undertaken by hand, to minimise the impact to the existing historic building. A draft condition has been attached to this effect.
- 10.20 In addition, no internal elevations have been submitted showing the proposed restoration works/ creation of gym with ancillary cafe to the Orangery. As such, conditions pertaining to these elements have been drafted accordingly.

Restoration of Wisteria Walk and the Registered Park and Garden

- 10.21 Concerns were raised by Historic England in relation to proposals to install a sustainable urban drainage system within the historic designed landscape and Grade II listed registered park and garden. The proposals were revised accordingly. The detail of the proposed SuDS system will be considered through draft Condition 6 a) (Sustainable Drainage Strategy) covering, amongst other things, the final appearance of the proposed water channel across the Daffodil Lawn. An existing tarmac surfaced vehicular route across the centre of the Daffodil Lawn is to be removed and replaced by an infiltration trench and grassed pedestrian footpath. This would move vehicles away from the important Daffodil Lawn and would actually reduce the amount of hard surfacing to the Daffodil Lawn so providing a net gain in greenery in this part of the site.

Alternative Uses to Education

- 10.22 The Councils 2012 Trent Park Planning Statement was prepared to help guide future investors on the proper and appropriate planning of the whole site. The Statement established a list of appropriate/compatible alternative uses beyond education in recognition that if properly evidenced, the site may no longer be required for educational use. The applicant has produced an Alternative Uses Report (AUR) which has assessed in detail eight uses from a residential- led

scheme to a high-end sport and leisure scheme and a combination of a compatible mix. The applicant has provided a comprehensive assessment of a range of future options to conclude that a residential-led scheme with public access to the Mansion House through a D1 community use to include museum with event space and an ancillary café is the most appropriate way forward to secure the long term protection and enhancement of both the site's built and landscape heritage. Officers are satisfied that the assessment undertaken by the applicants is sufficiently thorough and demonstrates that it would be reasonable to allow the loss of the educational use from the Trent Park site.

Museum in the Mansion House

- 10.23 Members will be very aware of a well-supported local campaign relating to the future use of the Mansion building with particular reference to recognising the role that Trent Park played in the Second World War. The Trent Park Museum Trust has been formed in order to assist in this recognition. The applicants have taken account of this campaign in the evolution of their proposals and produced an "Outline Concept and Business Case" document that was submitted as part of the application proposals.
- 10.24 As discussed elsewhere, the proposal involves the restoration and refurbishment of the Mansion and the removal of the existing unsightly buildings originally built as part of the former University buildings. In doing so this enables public access to, and use of, the Mansion House for the first time in its history with a long-term sustainable museum, café and events space which is something that the Trust have been keen to secure.
- 10.25 The scope of the Business Case was to consider how a new Museum, set within the Historic Mansion House, might work. The applicants have indicated that their project seeks to:
- Create a viable and sustainable cultural experience.
 - Preserve the heritage and celebrate the history of the Mansion House and grounds.
 - Appeal to a range of audiences and connect a wide range of stakeholders.
 - Provide dynamic and experiential displays that bring history to life".
- 10.26 The redevelopment provides the opportunity to tell the story of the Mansion in its original context with part of the ground floor and basement accessible to the public for the first time with an exhibition space dedicated to celebrating the exceptional features of the grounds, the Mansion House, and the events that occurred there.
- 10.27 Although the Mansion has evidently had a very interesting history, at the core of the proposed Museum is the opportunity to interpret Trent Park's history through spoken word. The details of how this will happen will be clarified in due course and are not something that the Planning Authority needs to be involved with, certainly at this stage, but reference has been made that in order to learn the value of information transferred between the visitors, listening points could be located in the grounds where bugging devices were placed in the Second World War. The conversations that took place could be dramatized in several ways, through live interaction with the host, the Audio Visual (AV) experience, listening points and an audio interactive guide, but that is detail for future considerations.
- 10.28 Whilst the attraction of, and local support for, establishing "Trent Park-The Listening Museum" is understood for the reasons set out above, it is important to acknowledge that there is not a specific planning reason to insist on the provision of such a museum over and above any other form of community facility. Alternatives have been considered by the applicants in their Alternative Use Assessment, some of which would also provide a viable use for the museum that would meet the community needs of the Borough, and there is nothing in planning terms that would allow the Local Planning Authority to insist on the provision of this particular museum.
- 10.29 However, this is something of an academic point because Officers have consistently encouraged the applicants to actively consider the aspirations of the Trust (which they have been happy to do) and this museum is something that the Planning Authority can support. In addition, as

Berkeley Homes have reached a formal agreement with the Trent Park Museum Trust in order to secure the provision of the Museum, café and community space, it is hoped that in the event that the development does come forward across the site, the provision of public access to the Mansion would be a key part of that.

Vehicular Access

- 10.30 It is important to note that Officers have consistently made it clear that the Union Jack forecourt to the front of the Mansion should be closed to traffic (other than in the case of access for emergency vehicles) in order to protect it. This means that any access to the Mansion House, the West Wing and The Glade for servicing/deliveries has to be from the west, rather than the east and across the forecourt. Although this requires the introduction of a small area of gravel surfacing to the west of the Lawn it is considered that the benefits outweigh any concern in this respect.

The main access for vehicles will be along Snakes Lane from Bramley Road.

Public Access to the Park and Listed Mansion

- 10.31 It is noted that pedestrians and cyclists will be able to use the main access route along Snakes Lane and this approach, in light of proposed improvements, is acceptable. It is further noted that the public will be able to use the proposed courtesy bus and that the museum will provide information to visitors about parking, public transport availability and using the courtesy bus.
- 10.32 The updated proposals for community / leisure uses, in the form of a museum and café, will have an impact on the number of visitors to the site. Throughout the pre-application process the assumption has been that this use will not have on-site car parking provision, other than a limited number of disabled parking spaces and a short-stay / drop off facility for coaches. This approach will limit the impact on the Snakes Lane access and should also encourage the use of sustainable modes (as noted there is visitor parking available to the west of the site).

11 Conclusion

- 11.1 The proposed development affects several Grade II listed buildings and structures sited within a Grade II listed Registered Park and Garden. Therefore the proposal must be assessed against the level of harm, if any, to the identified heritage assets.
- 11.2 The application is for the demolition of extensions to the Mansion House and its restoration, conversion and extension (to include its terrace and forecourt); the demolition of the extension to Orangery and restoration, conversion and extension to include swimming pool, together with restoration of Wisteria Walk and the registered park in association with phased redevelopment of the site under reference 16/04324/FUL.
- 11.3 The main issues to consider therefore are the impact of the proposal on the Grade II listed buildings and structures of special architectural and historic interest in terms of preserving and enhancing its special interest having regard to Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 7.8 Heritage Assets and Archaeology of the London Plan, Core Policy 31 Built and Landscape Heritage, Policy DMD44 of the Development Management Document Preserving and Enhancing Heritage Assets, National Planning Policy Framework (2012).
- 11.4 The proposed works will safeguard and bring back into use the Grade II listed buildings and registered park and garden and ensure that they are no-longer at risk. The proposals are in keeping with the special character and appearance of the existing buildings and subject to the conditions recommended will not cause harm to their historic fabric, interest or setting.

- 11.5 Moreover, several buildings noted as making a negative contribution to the Character of the Conservation Area and detracting from the setting of existing listed buildings and structures will be removed under the proposed scheme, whilst the historic landscape will be restored.
- 11.6 In summary, it is considered that the proposed works will not harm the special interest of the Grade II listed buildings and structures or their settings, or that of the Grade II Listed Park and Garden having regard to Core Policy 31 of the Core Strategy, London Plan Policy 7.8, DMD 44 and the National Planning Policy Framework (2012).
- 11.7 Taking all material planning considerations into account it is considered that the development should be approved for the following reasons:

Having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) 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 heritage assets, having regard to Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 7.8 Heritage Assets and Archaeology of the London Plan, Core Policy 31 Built and Landscape Heritage, Policy DMD44 of the Development Management Document Preserving and Enhancing Heritage Assets, National Planning Policy Framework (2012).

12 Recommendation

- 12.1 Listed Building Consent be GRANTED subject to the conditions set down below.

1. C60 Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans, as set out in attached schedule 1 which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. C53A Time Limit - Listed Building Consent

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by S.51 of the Planning & Compulsory Purchase Act 2004.

3. Works of Making Good

Unless required by any other condition, all new works and finishes and works of making good to the retained fabric to all listed buildings, shall match the existing adjacent work with regard to the methods used and to material, colour, texture, profile, brickwork, pointing and facebond unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the architectural and historic interest of these Grade II Listed Buildings and structures.

4. Repair Samples

Where surfaces, materials or fittings are to be repaired, a sample of the repair shall firstly be submitted to the Local Planning Authority for approval in writing. The repair works shall only be undertaken in accordance with the approved detail.

Reason: In order to safeguard the architectural and historic interest of these Grade II Listed Buildings and structures.

5. Incorporation of features

All existing historic fabric (including bricks, rainwater goods, slates, windows, doors, lintels, cills) shall be salvaged where possible and used/incorporated in the works hereby authorised.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

6. Demolition by hand

Any works of demolition shall be carried out by hand only and the materials safely stored for re-use in the building to be erected on the site.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

7. Demolition Linked to Redevelopment

Works for the demolition of the building hereby permitted shall not be commenced before a valid contract for the carrying out and completion of works of redevelopment of the site for which planning permission has been granted has been entered into, and evidence of that contract submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the demolition is followed by immediate rebuilding and to safeguard the character and appearance of the Grade II listed buildings and structures.

8. Preservation of features

Architectural features shall be removed under the supervision of a specialist contractor approved by the local planning authority and stored in a suitable place to be agreed in writing by the local planning authority. Suitable precautions must be taken to secure and protect architectural features against accidental loss or damage during the building work.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed building.

Prior to Commencement of Development Conditions

9. Written Scheme of Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land and historic buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance, conservation, interpretation and research objectives, and:

The programme and methodology of site archaeological investigation and building recording and the nomination of a competent person(s) or organisation to undertake the agreed works
The programme and methodology for a community archaeology and history project

The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to ensure that all historic environment investigation and recording is appropriately controlled.

Informative: The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. Submission of further details

a) Sustainable Drainage Strategy

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (February 2017) and Drawing 1441/028 Rev B, prior to the commencement of any construction work (excluding demolition and site investigation works), details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- i) Sizes, storage volumes, cross-sections, long-sections (where appropriate) and locations and specifications of all the source control SuDS measures including rain gardens, raised planters, green roofs, swales and permeable paving
- ii) Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures i.e. eastern and western ponds including any control mechanisms that may restrict flows to the receiving reservoir.

b) Detailed Design and Materials

Detailed drawings to a scale of 1:20 or larger to confirm the detailed design and materials of the proposed replacement and new internal and external architectural features to the Mansion House, West Wing, Orangery, Undercroft car park and refuse store, including:

- a) Windows at a scale of 1:10 (including cills, reveals, heads, window furniture);
- b) Doors (including jambs, architraves, door case, door furniture);
- c) Roof (eaves and parapet detail);
- d) New extensions to Orangery and Mansion House (including mullion sections/ junctions/ how the structure will be affixed to the listed building);
- e) New entrance portico to the Mansion House;
- f) Detail and location of rain water pipes to all elevations;
- g) Details and proposed location of cast iron grilles to all elevations;
- h) Details of flue extracts at roof level to Mansion House and Orangery;
- i) Internal elevations of The Orangery;
- k) Details of the living trellis wall to the proposed Orangery extension;

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development under each phase hereby permitted. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

Prior to Above Ground Development Condition

11. Material Samples

Prior to commencement of each phase of development above ground (excluding demolition and site investigation works) hereby approved, samples of all the types of external materials and finishes to be used in the proposed development (including windows, roof finish, replacement architectural features, brick type, face bond, pointing, render and paintwork), and a schedule of materials to be used in all external and internal elevations including walls (including brick bonding and pointing samples), doors, windows, front entrances and balconies within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall thereafter be carried out solely in accordance with the approved details.

Materials shall be provided for each phase of the development including:

- a The demolition of extensions to the Mansion House and its restoration; conversion and extension (to include its terrace and forecourt);
- b. The Orangery demolition of extension to Orangery and restoration conversion and extension to include swimming pool;
- c. Restoration of Wisteria Walk and the Registered Park;
- d. Site-wide sustainable drainage system (SUD's) incorporated into the historic landscape;
- e. Repair and/or reinstatement of listed structures across the site, including decorative statues and gate piers.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

12. Method Statement

Prior to the commencement of works, a full method statement and detailed schedule for the conservation, repair and replacement of all internal and external architectural features of the Mansion House and Terrace, Orangery, Wisteria Walk and associated statuary and landscape features is to be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the method statement and schedule.

Reason: To ensure that the appearance of the completed development respects the special character and appearance of the Grade II listed buildings and structures.

13. External vents and flues

Details regarding any new external vents or flues shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Such details shall include details of their design, materials and siting.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

14. New and relocated services/fittings

The position, type and manner of installation of all services and related fittings shall be adequately specified in advance of any work being carried out, and the prior approval of the Local Planning Authority must be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

15. Plumbing

No plumbing or pipes shall be fixed on the external faces of the building unless shown on the approved drawings.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II listed buildings and structures.

TRENT PARK HOUSE

Section 1.01 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: TRENT PARK HOUSE

List entry Number: 1078931

Section 1.02 Location

TRENT PARK HOUSE, COCKFOSTERS ROAD

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: 10-Dec-1975

Section 1.03 Legacy System Information

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

Legacy System: LBS

UID: 200528

Section 1.04 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.

Section 1.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

BRAMLEY N14 (North Side) (off)

shall be amended to read COCKFOSTERS ROAD (East Side) -----

1. 4411 BRAMLEY ROAD N14 (North Side) (Off) Trent Park House TQ 29 NE 19/20

II

2. Circa 1895 house in early Georgian style, very large scale. Recased in 1926 by Charles Holden for Sir Philip Sassoon, the purchaser. The house may contain part of an earlier C19 building on the site but nothing is visible. Entrance front of 3 storeys and basement, 13 windows. Centre and ends project. Red brick with stone quoins, bands, window architraves and balustraded parapet. Sash windows with glazing bars. Central doorcase has Corinthian entablature with serpentine open pediment. Balustrades to basement areas. Between each outer pair of ground floor windows a classical statue on plinth. Similar north front with stone urns crowning low wall; and a classical figure group on plinth at west end. Inside, along the north front a handsome suite of inter-connecting reception rooms with classical detail. Some panels of Chinese wall-paper mounted in control room; and painted decoration said to be by Rex Whistler in the end rooms. Also a fine entrance hall and staircase. Sir Philip Sassoon entertained the Prince of Wales (later Edward VIII) and Sir Winston Churchill at this house.

Listing NGR: TQ2909097350

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29090 97350

Article II. TRENT PARK

Section 2.01 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: TRENT PARK

List entry Number: 1000484

Section 2.02 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.

Section 2.03 Legacy System Information

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

Legacy System: Parks and Gardens

UID: 1457

Section 2.04 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.

Section 2.05 List entry Description

(a) Summary of Garden

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

Late C18 landscape park, lakes and woodland, developed throughout the C19, and further developed early C20 by Sir Philip Sassoon with advice from Norah Lindsay.

HISTORIC DEVELOPMENT

In 1777 George III gave his consent to an Act of Parliament to divide, enclose and disafforest the royal hunting forest of Enfield Chase. The ancient forest had been poached to such an extent during the C18 that it no longer made a profit. The fringes of the Chase were assigned to neighbouring parishes and farms and the remaining area was divided into lots and leased as farmland. The Act also provided that the deer should have the protection of the ancient park laws and lots 21 and 22 were therefore earmarked as a miniature hunting park. The lease of this principal portion of Crown land was granted in c 1780 to Dr Richard Jebb, the physician to George III. The property and a knighthood (in 1778) were given to Jebb as a reward for saving the life of the King's brother, the Duke of Gloucester, at Trento in the Austrian Tyrol. The land included one of the old Chase lodges, which Sir William Chambers converted into a miniature villa, known as Trent Place. A deer park of 200 acres (c 83ha) and a lake were laid out in the late C18.

Sir Richard Jebb died in 1787 and the estate was purchased by the Earl of Cholmondeley, who sold it to John Wigston of Edmonton in 1793. It was probably Wigston who enlarged the house with the addition of wings and was also said to have spent lavishly on the estate. In 1810 Wigston sold the property to Sir Henry Lushington, who went bankrupt and sold it on to John Cumming in 1813. Cumming was said to have spent £20,000 on repairs and improvements to the house and grounds (Robinson 1823).

In 1833 the estate was purchased by David Bevan, a partner in Barclays Bank. Bevan passed the estate on to his eldest son, Robert Cooper Lee Bevan, in 1837. Robert Bevan resided at Trent for fifty-three years and was responsible for many improvements to the property, which he re-named Trent Park. By the mid C19 the park was 700 acres (c 291ha) in extent and the whole estate was 3000 acres (1250ha), with a seven-mile ride around the perimeter (Keane 1850). In 1890, Robert Bevan died and was succeeded by his son, Francis. Francis Bevan applied to the Duchy of Lancaster in 1893 for a building grant to reconstruct the house.

Bevan sold the estate in 1909 to Sir Edward Sassoon, a merchant banker and MP for Hythe. Sir Edward died in 1912 and his eldest son, Sir Philip Sassoon succeeded. Sassoon rebuilt parts of the house and laid out new gardens.

Sir Philip Sassoon died in 1939 and the house was requisitioned as an officers' prisoner of war camp and interrogation centre for enemy airmen (the Combined Services Detailed Interrogation

Centre.

From 1947 the mansion with c 81ha of land became the Trent Park Training College, a teacher training college. In 1974 this became the Middlesex Polytechnic and from 1992, Middlesex University. In 1951 the entire estate was compulsorily purchased by Middlesex County Council (subject to the life tenancy of Hannah Gubbay, Sassoon's cousin) as Green Belt land. In 1965 the Greater London Council took over the administration of the park and the London Borough of Enfield took over the college. Hannah Gubbay died in 1968 and most of the land was adapted for use by the public as Trent Country Park, officially opened to the public in 1973. The London Borough of Enfield took over the responsibility of managing Trent Country Park in April 1986, following the demise of the GLC.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Trent Park, c 320ha, is located to the north-east of Cockfosters, in the London Borough of Enfield. The Park is bounded by Hadley Road to the north, Cockfosters Road (A111) to the west, open farmland to the north-west and east, and Trent Park Public Golf Course, open farmland and small woods to the south. A valley runs west/east through the centre of the site and the ground falls from west to east. There are good views from the higher ground, and from the terrace to the north of the house, over the lakes and park. The boundaries are mostly marked by wooden fences.

ENTRANCES AND APPROACHES The approach to Trent Park house is from Cockfosters Road to the west (1km south-west of the house), through the late C19 west entrance gateway (listed grade II), with semicircular red-brick and stone quadrant walls, with returned ends, flanking two large piers, with finials of urns and garlands, supporting panelled wood gates. On either side of the entrance are seven stone bollards with ogee domed tops (listed grade II). The entrance masks the half-timbered Victorian lodge. The drive curves north-east through the park and then from the southern end of Oak Wood leads east through an avenue of lime trees (planted in the 1840s). There are early C18 monuments originally from Wrest Park, Bedfordshire (qv) at either end of the avenue, bought to Trent Park by Sir Philip Sassoon in 1934. That to the west (listed grade II) is a tall stone column with a pineapple finial (inscribed 'To the memory of Jemima Crewe, Duchess of Kent'), and that to the east (listed grade II) is a short stone obelisk with a melon finial (inscribed 'To the memory of Henry, Duke of Kent'). The drive then passes a small inner lodge to the south, enters a wood known as The Rookery and then branches, the northern branch leading to the entrance (south) front of the house. The southern branch leads to the stable courtyard (120m south of the house). An alternative approach to the house (no longer in use) was from Bramley Road (A110) to the south, up Snakes Lane, with a small lodge at Bramley Road and another small lodge at the south side of The Rookery.

The west entrance is also the main entrance to the country park, the drive dividing at the first monument and leading north into Oak Wood, to a cafe and a car park. There is a further vehicular entrance to the country park from Hadley Road to the north, with a car park in Moat Wood. From Moat Wood a drive (no longer used) leads south down Camlet Hill and between the lakes and around the west side of the gardens, to join the west approach. A pedestrian entrance from Hadley Road, at the western edge of Moat Wood, leads directly to Camlet Moat (see below).

PRINCIPAL BUILDING The present house, Trent Park (listed grade II), was largely rebuilt between 1894 and 1931. The original villa on the site was one of the Enfield Chase lodges and was altered and enlarged by Sir William Chambers for Sir Richard Jebb, in c 1777. This was extended to the east, west and south during the late C18 or early C19, and again in the mid C19. Francis Bevan rebuilt much of the house, including the south front. Sir Philip Sassoon rebuilt the east and north fronts, changed the windows, and refaced the whole house in C18 bricks from William Kent's demolished Devonshire House. Between 1926 and 1931 the Victorian additions

were demolished or altered, except for the west service wing, and projecting wings were added to the entrance (south) front. The work was carried out by Philip Tilden for Sir Philip Sassoon and the result was a large, early Georgian-style mansion.

GARDENS AND PLEASURE GROUNDS On approaching the house, the entrance drive leads past a pair of stone gate piers, supporting urns (c 1700, listed grade II), c 25m south-west of the house. To the south of the house is a large forecourt, laid out in a pattern of setts and paving stones and marked off by bollards from an area of tarmac to the west, used as staff car parking. To either side of the main entrance to the house are lead figures, to the left (west) Actaeon (listed grade II) and to the right (east) Venus (listed grade II). Both date from c 1700 and were brought here in the 1930s from Wrest Park.

To the south of the forecourt are lawns with scattered mature trees and naturalised daffodils, planted by Sassoon in the 1920s. To the south-east of the house is the stable courtyard, three sides composed of gabled gothic buildings and the fourth with polychrome brick arches. To the south and south-west of the stables are the kitchen gardens and several estate cottages, built by R Bevan between 1837 and 1890. Grouped around the stables and the cottages is a range of 1960s-70s buildings.

Running along the east side of the kitchen gardens and extending northwards on line with the house, are formal gardens, laid out in the 1910s in three parts. The southernmost part, to the east of the kitchen garden, is the Wistaria Walk laid out in the 1910s for Sir Philip Sassoon. It consists of a pergola (listed grade II), with columns of Italian pink marble, entwined with massive wistarias, supporting a wooden structure. The pergola is orientated north/south and is paved with stone slabs. The Walk is bordered to the east by a hedge and to the west by the kitchen garden wall. The southern end leads into the kitchen garden through an C18 cast- and wrought-iron gate (listed grade II) set in gate piers of c 1915, which are set in the kitchen garden wall. To the north of the Wistaria Walk the gardens continue as three pairs of beds forming long borders, planted with herbaceous plants, enclosed by yew hedges. To the north of the borders are four 'rooms', two on each side of the central walk, walled with yew hedges. The 'rooms' contain rectangular lily ponds, each set in lawn and surrounded by a border of roses. Originally the formal gardens continued further to the north and had views from a rondpoint, on which some of the statue groups and the water gardens were aligned along an avenue of limes. These views were destroyed when the two buildings (the new library and hall) which now terminate the north end of the gardens were built in the 1970s.

To the north of the house is a long, raised, early C20 terrace with balustrading around the edge and flights of steps on either side. At the top of the steps to the east is a pair of lead sphinxes by Nost (c 1700, listed grade II), brought from Stowe (qv). At the west end of the terrace there is an early C18 marble group of two female figures and a winged male figure (listed grade II, from Stowe or Milton Abbey). There are extensive views from the terrace: overlooking the lawn down to the lakes and park to the north; to the water gardens to the north-east; and up to a stone obelisk (see below) on the north-west boundary of the park, seen through a ride cut through Moat Wood. The terrace continues around the east side of the house and overlooks a rectangular early C20 swimming pool at a lower level. The pool is set in a lawn and bordered on the west side by the terrace wall, to the north and south by beech hedges and to the east by an early C20 red-brick orangery by Reginald Cooper (listed grade II together with terrace and sphinxes). The orangery is angled and has brick walls to either side enclosing a small terrace, four steps higher than the level of the swimming pool. Its parapet supports three urns flanked by cherubs. The low walls to either side of the steps are terminated with stone piers, decorated with Coade stone roundels and supporting Coade stone sphinxes (dated 1787). The Music Centre (1973) was built on to the back (east side) of the orangery and is adjacent to the formal gardens.

On lawns below the terrace there are two lead groups from Stowe, both by Nost after Giovanni de

Bologna: Hercules wrestling Antaeus (listed grade II), c 20m to the north-east of the terrace, and against the west wall of the new library; and Samson defeating the Philistine (listed grade II), c 12m north-west of the terrace and surrounded by large cedars of Lebanon. Around the west end of the house area stands a group of 1960s-70s buildings, including a teaching block, hall/theatre, gymnasium, tutorial rooms and science labs.

The lawns to the north of the terrace run down to the lake edge and continue around to the west of the house, where they merge into the mid C19 pleasure grounds, with scattered mature trees and some remaining shrub groups. On the eastern edge of the pleasure grounds is an C18 stone urn on a pedestal (c 120m north-west of the house, listed grade II). A track leads north through the pleasure grounds to the pair of linked lakes, which run west/east for 600m, the larger lake being c 200m north of the house. At the eastern end of the larger (eastern) lake are the early C20 water gardens in Icehouse Wood, with groups of azaleas, maples, magnolias and eucalyptus trees. A pair of small bridges connect the north and south lake edges. Sassoon kept a collection of exotic birds and waterfowl, including flamingos, pelicans and king penguins on the lake (now gone).

PARK To the east, north and west of the lakes is open parkland, with scattered mature trees (mostly mid C19 oak trees but with some trees remaining from the C18 and earlier). The park to the north of the lake island was laid out as a golf course in the early C20 (removed mid C20) and some of the mounds can be seen in the ground. Around the eastern and northern edges of the park are woods: Williams Wood to the east, Ride Wood to the north-east, Moat Wood to the north, and Rough Lot to the north-west. A circuit drive connects the woods and there are further walks through the woods, which have mixed planting, mostly oak, beech, birch and holly. Between Rough Lot and Oak Wood the park continues to the west up to the boundary by Ferny Hill Wood. A long narrow wood known as Seedfield Spinney runs along the course of the water supply for the lakes. A narrow boundary plantation wraps around the north-west, west and south-west boundaries. On the north-west edge of Moat Wood is the early C18 obelisk (c 900m north-west of the house, brought to Trent Park from Wrest Park in the 1930s, listed grade II), which is seen from the house terrace. Near the north boundary of the Moat Wood is Camlet Moat (scheduled ancient monument), a substantial moated site with traces of buildings, said to be the manor house of the Mandevilles, earls of Essex, and a haunt of Dick Turpin (Robinson 1823).

KITCHEN GARDEN The kitchen garden is located 150m to the south of the house and 50m to the south of the stable courtyard. It has C18 red-brick walls on each side and rows of old apple trees along some of the paths.

REFERENCES

W Robinson, *History and Antiquities of Enfield I*, (1823) W Keane, *Beauties of Middlesex* (1850) *Country Life*, 13 (21 February 1903), pp 240-6; 66 (20 July 1929), pp 78-80; 69 (10 January 1931), pp 40-7; (21 February 1931), pp 237-9; 72 (16 July 1932), p 65 S Doree, *Trent Park: A Short History to 1939* (1974) *Trent Park: A History*, guidebook, (P Campbell nd) B Cherry and N Pevsner, *The Buildings of England: London 4: North* (1998), pp 471-3

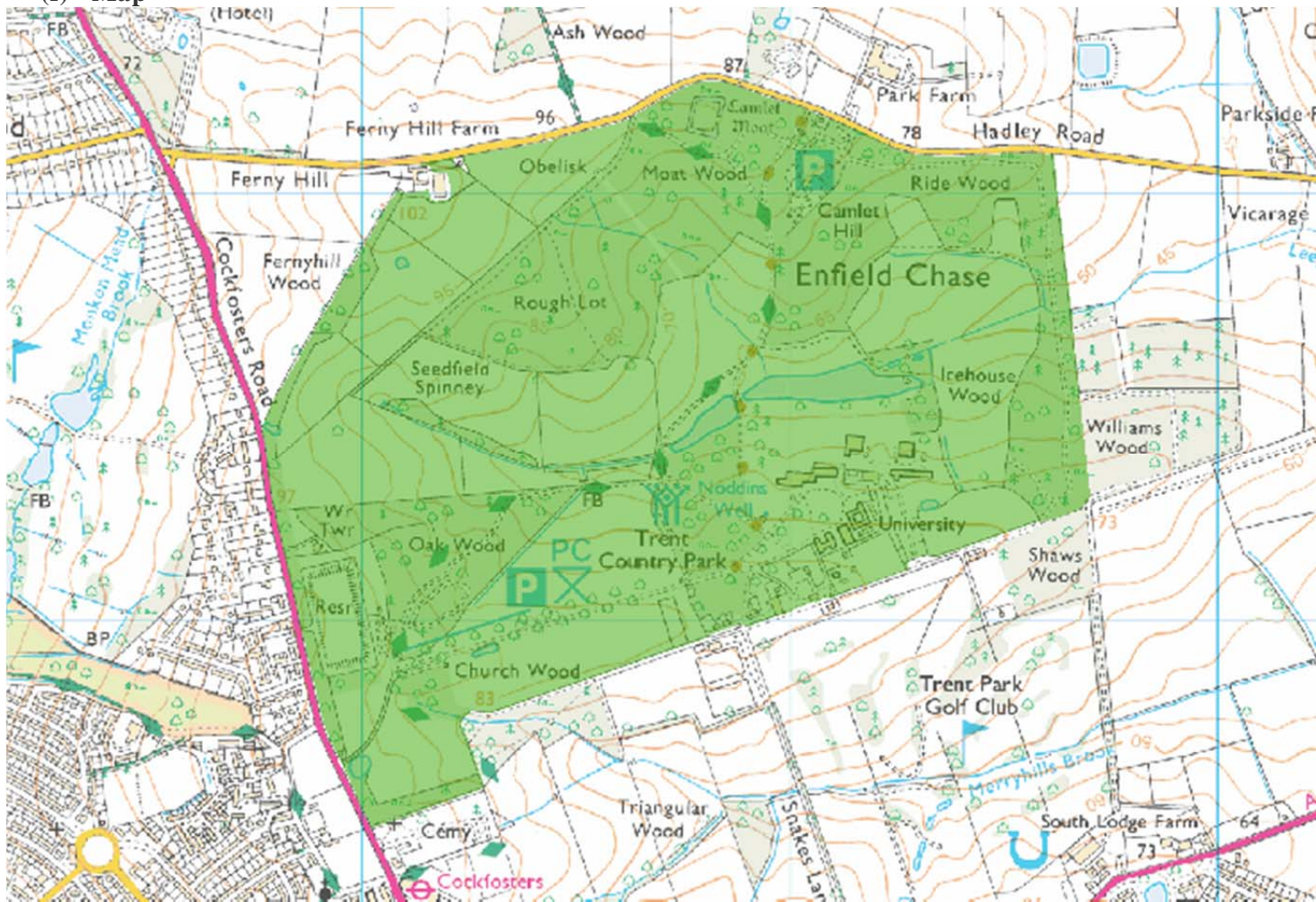
Maps OS 25" to 1 mile: 1st edition surveyed 1867 2nd edition published 1896 3rd edition published 1914

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

(e) Selected Sources

Legacy Record - This information may be included in the List Entry Details
National Grid Reference: TQ 28735 97589

(f) Map



© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2017. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above 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 - [1000484 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 06-Jul-2017 at 04:40:50.

Article III. FRONT LODGE AT TRENT PARK

Section 3.01List 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: FRONT LODGE AT TRENT PARK

List entry Number: 1387178

Section 3.02Location

FRONT LODGE AT TRENT PARK, COCKFOSTERS ROAD

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: 05-May-1999
Date of most recent amendment: Not applicable to this List entry.

Section 3.03 Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 475093

Section 3.04 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.

Section 3.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

TQ 29 NE COCKFOSTERS ROAD (Northeast, off) Front Lodge at Trent Park 790/19/10044

GV II

West lodge to Trent Park. 1898 by John T. Lee for Francis Bevan. Red brick with flint panels and timber-framed upper floor with pebbledashed infill; machine tile roofs. Tudor Revival style. Irregular plan. EXTERIOR: composition is of gables to all directions. 2 storeys. Entrance in south gable end: half-glazed door over 2 panels set behind screen of 4 turned balusters with 4-centred heads supporting projecting upper floor. Scrolled brackets right and left. Timber-framed upper floor lit through canted oriel fitted with multi-paned casements and supporting projecting gable head. Plain bargeboards throughout. East front with an open verandah consisting of 4 turned balusters to south with 4-centred heads on high brick plinth; similar opening to south return of verandah. Main south elevation with 3 single-light casements to ground floor and a timber-framed first floor resting on moulded brick and timber string course which continues round entire building. Gable head to centre with one 2-light casement. North return with similar gable-head details and a plain doorway to ground floor opening into small enclosed scullery yard with plank door into house. West return with a canted bay window fitted with multi-paned casements and set within sandstone surround to ground floor, and one 2-light casement to left. First-floor is a mirror image of east front. Prominent central ridge stack with ornamented quadruple star-topped flues decorated with spiral, fleuron, thistle and diaper motifs of moulded brick, all set on a square moulded plinth. Octagonal single-flued stack on east wall plane: moulded plinth, raised lozenge patterning to shaft of moulded brick and one star top. INTERIOR: 4-panelled doors. Closed string open-well staircase with square balusters and newels and moulded handrails.

Listing NGR: TQ2795896688

(e) Selected Sources

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

National Grid Reference: TQ 27958 96688

Article IV. BOLLARDS AT ENTRANCE GATEWAY TO TRENT PARK

Section 4.01 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: BOLLARDS AT ENTRANCE GATEWAY TO TRENT PARK

List entry Number: 1188928

Section 4.02 Location

BOLLARDS AT ENTRANCE GATEWAY TO TRENT PARK, COCKFOSTERS ROAD

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.

Section 4.03 Legacy System Information

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

Legacy System: LBS

UID: 200606

Section 4.04 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.

Section 4.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

1. 4411 COCKFOSTERS ROAD (East Side) Bollards at entrance gateway to Trent Park TQ 29 NE 19/119

II

2. At either side of gateway 7 battered stone bollards with chamfered angles and ogee domed tops .

Listing NGR: TQ2795696671

(e) Selected Sources

Other

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

National Grid Reference: TQ 27956 96671

Article V. WEST ENTRANCE GATEWAY TO TRENT PARK

Section 5.01List 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: WEST ENTRANCE GATEWAY TO TRENT PARK

List entry Number: 1358676

Section 5.02Location

WEST ENTRANCE GATEWAY TO TRENT PARK, COCKFOSTER'S ROAD

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.

Section 5.03Legacy System Information

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

Legacy System: LBS

UID: 200605

Section 5.04Asset 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.

Section 5.05List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

1. 4411 COCKFOSTERS ROAD (East Side) West entrance gateway to Trent Park

TQ 29 NE 19/118

II

2. Late C19. Wide quadrant walls of red brick stone plinth and entablature and returned ends. At each side 5 square piers, rusticated with stone bands and having stone caps and ball finials above entablatures, at intervals. Wall panelled between piers. At centre walls finished by 2 larger piers, with finials of urns and garlands, holding large, panelled wood gates.

Listing NGR: TQ2796196672

(e) Selected Sources

Other

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

National Grid Reference: TQ 27961 96672

Article VI. STATUE ON NORTH WEST END OF TERRACE AT TRENT PARK

Section 6.01List 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: STATUE ON NORTH WEST END OF TERRACE AT TRENT PARK

List entry Number: 1240982

Section 6.02Location

STATUE ON NORTH WEST END OF TERRACE AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 6.03Legacy System Information

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

Legacy System: LBS

UID: 200841

Section 6.04 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.

Section 6.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/129 Statue on north west end of terrace at Trent Park

II GV

Statue. Early C18, French school; brought mid 1920s to Trent Park from Stowe, Bucks or Milton Abbey, Dorset, by Sir Philip Sassoon. Marble statue on ashlar plinth. Rectangular plinth with moulded base and cornice supports statue which depicts 'Time and Opportunity' or 'Peace embracing Time', comprising female figure reclining against lion and looking up at standing winged male figure who holds aloft a female figure. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2906397368

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29063 97368

Article VII. SCULPTURES TO NORTH EAST AND NORTH WEST OF TERRACE OF TRENT PARK

Section 7.01 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: SCULPTURES TO NORTH EAST AND NORTH WEST OF TERRACE OF TRENT PARK

List entry Number: 1358983

Section 7.02 Location

SCULPTURES TO NORTH EAST AND NORTH WEST OF TERRACE OF TRENT PARK,
COCKFOSTERS ROAD

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: 10-Dec-1975

Section 7.03 Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 200529

Section 7.04 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.

Section 7.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

BRAMLEY N14 (North Side) (off) shall be amended to read COCKFOSTERS ROAD (East Side)
----- 1. 4411 BRAMLEY ROAD N14 (North Side) (Off)
Sculptures to north-east and north-west of terrace of Trent Park TQ 29 NE 19/21

II

2. Two stone classical groups, C18 copies of antique sculptures mounted on plinths. Possibly brought from Wrest Park in Bedfordshire.

Listing NGR: TQ2905597378

(e) Selected Sources

Other
Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29055 97378

Article VIII. OBELISK ON THE WEST SIDE OF MOAT WOOD IN TRENT PARK

Section 8.01 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: OBELISK ON THE WEST SIDE OF MOAT WOOD IN TRENT PARK

List entry Number: 1358677

Section 8.02 Location

OBELISK ON THE WEST SIDE OF MOAT WOOD IN TRENT PARK, HADLEY ROAD

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: 10-Dec-1975

Section 8.03 Legacy System Information

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

Legacy System: LBS

UID: 200608

Section 8.04 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.

Section 8.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

1. 4411 HADLEY ROAD (South Side) obelisk on the west side of Moat Wood in Trent Park

The map reference TW 29NE 19/122 shall be amended to read TQ 29NE 19/122

TW 29 NE 19/122

II

2. Very tall obelisk of dressed stones on square plinth. Dated 1702 with inscription: "To the memory of the birth of George Grey, Earl of Harold, son of Henry and Sophia, Duke and Duchess of Kent." Brought from Wrest Park in Bedfordshire.

The following should be added to the above description "The date of 1702, possibly added when the obelisk was moved to Trent Park, is incorrect. The Earl of Harold was born in 1733 and died in infancy. ----- 1. 4411 FERNY HILL (South Side) Obelisk near North-west angle of Trent Park TW 29 NE 19/122

II

2. Very tall obelisk of dressed stones on square plinth. Dated 1702 with inscription: "To the

memory of the birth of George Grey, Earl of Harold, son of Henry and Sophia, Duke and Duchess of Kent." Brought from Wrest Park in Bedfordshire.

FERNY HILL (South Side) Obelisk near North-west angle of Trent Park shall be amended to read

Listing NGR: TQ2855398050

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 28553 98050

Article IX. STATUE APPROXIMATELY 20 METRES NORTH EAST CORNER OF TERRACE AT TRENT PARK

Section 9.01 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: STATUE APPROXIMATELY 20 METRES NORTH EAST CORNER OF TERRACE AT TRENT PARK

List entry Number: 1079463

Section 9.02 Location

STATUE APPROXIMATELY 20 METRES NORTH EAST CORNER OF TERRACE AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 9.03 Legacy System Information

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

Legacy System: LBS

UID: 200847

Section 9.04 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.

Section 9.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/131 Statue approx 20 metres north-east corner of terrace at Trent Park (formerly listed under 'sculptures to north-east and north-west of terrace II of Trent Park

GV

Statue. Circa 1700 by Nost after da Bologna; mid 1920s brought to Trent Park from Stowe, Bucks, by Sir Philip Sassoon. Lead statue on ashlar plinth. Rectangular plinth with moulded base and cornice supports statue depicting Hercules wrestling with Autaeus. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2913797383

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29137 97383

Article X. STATUE OF ACTAEON TO LEFT OF MAIN ENTRANCE TO TRENT PARK

Section 10.01 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: STATUE OF ACTAEON TO LEFT OF MAIN ENTRANCE TO TRENT PARK

List entry Number: 1079459

Section 10.02 Location

STATUE OF ACTAEON TO LEFT OF MAIN ENTRANCE TO TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 10.03 Legacy System Information

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

Legacy System: LBS

UID: 200837

Section 10.04 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.

Section 10.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/125 Statue of ACTAEON to left of main entrance to Trent Park

II GV

Statue. Circa 1700; in 1934 brought to Trent Park from Wrest Park, Beds by Sir Philip Sassoon. Ashlar plinth; lead statue. Plinth, with moulded base and cornice, has front carved with hunting trophy. Statue depicts Actaeon with restored raised arm, and seated dog behind. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2908297339

(e) Selected Sources

Other

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

National Grid Reference: TQ 29082 97339

Article XI. PAIR OF GATEPIERS, APPROXIMATELY 25 METRES TO SOUTH WEST OF MAIN ENTRANCE OF TRENT PARK

Section 11.01 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: PAIR OF GATEPIERS, APPROXIMATELY 25 METRES TO SOUTH WEST OF MAIN ENTRANCE OF TRENT PARK

List entry Number: 1079460

Section 11.02 Location

PAIR OF GATEPIERS, APPROXIMATELY 25 METRES TO SOUTH WEST OF MAIN ENTRANCE OF TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 11.03 Legacy System Information

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

Legacy System: LBS

UID: 200839

Section 11.04 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.

Section 11.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/127 Pair of gatepiers, approx 25 metres to south west of main entrance of Trent Park

II GV

Pair of gatepiers. Circa 1700, possibly brought to Trent Park by Sir Philip Sassoon 1930s. Ashlar. Square piers with stepped bases below string and cornices. Each supports urn on stepped pedestal, the urns with swept and gadrooned bases and lids, drapes and finials. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2906497332

(e) Selected Sources

Other

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

National Grid Reference: TQ 29064 97332

Article XII. PAIR OF SPHINXES FLANKING STEPS ON EAST SIDE OF TERRACE AT TRENT PARK

Section 12.01 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: PAIR OF SPHINXES FLANKING STEPS ON EAST SIDE OF TERRACE AT TRENT PARK

List entry Number: 1079461

Section 12.02 Location

PAIR OF SPHINXES FLANKING STEPS ON EAST SIDE OF TERRACE AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 12.03 Legacy System Information

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

Legacy System: LBS

UID: 200842

Section 12.04 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.

Section 12.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/130 Pair of sphinxes flanking steps on east side of terrace at Trent Park

II GV

Pair of sphinxes. Circa 1700 by Nost; mid 1920s brought to Trent Park from Stowe, Bucks, by Sir Philip Sassoon. Lead statues on ashlar plinths. Corniced, stepped, plinths support statues depicting sphinxes with heads turned inwards. Register of Parks and Gardens of special historic

interest in England, Part 17, Greater London.

Listing NGR: TQ2912197362

(e) Selected Sources

Other

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

National Grid Reference: TQ 29121 97362

Article XIII. URN ON PEDESTAL APPROXIMATELY 120 METRES NORTH WEST OF TRENT PARK

Section 13.01 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: URN ON PEDESTAL APPROXIMATELY 120 METRES NORTH WEST OF TRENT PARK

List entry Number: 1358745

Section 13.02 Location

URN ON PEDESTAL APPROXIMATELY 120 METRES NORTH WEST OF TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 13.03 Legacy System Information

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

Legacy System: LBS

UID: 200840

Section 13.04 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.

Section 13.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off)) 19/128 Urn on pedestal approx 120 metres north west of II Trent Park

GV

Urn on pedestal. Early-mid C18, probably brought to Trent Park by Sir Philip Sassoon 1930s. Ashlar. Square pedestal approximately 1 metre high with moulded base and cornice. Urn has swept, decorated foot; gadrooned base; festoons hanging alternately from bows and from lions' mouths; and decorative domed top with finial missing. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2894597371

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 28945 97371

Article XIV. GATEPIER WITH GATE AT SOUTH EAST END OF WISTERIA WALK AT TRENT PARK

Section 14.01 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: GATEPIER WITH GATE AT SOUTH EAST END OF WISTERIA WALK AT TRENT PARK

List entry Number: 1079462

Section 14.02 Location

GATEPIER WITH GATE AT SOUTH EAST END OF WISTERIA WALK AT TRENT PARK,
BRAMLEY ROAD

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: 17-Oct-1990

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

Section 14.03 Legacy System Information

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

Legacy System: LBS

UID: 200845

Section 14.04 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.

Section 14.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/134 Gatepier with gate at south east end of Wisteria Walk at Trent Park

II GV

Gatepiers and gate. C18 gate on piers of c.1915. Gate of cast and wrought iron hung from brick-piers which have flat capstones surmounted by flower-like stone urns. The gate has 2 tall leafs with finialled, shaped top, and delicate deco- rative scrollwork incorporating spearheaded finials and central circles. The gate is likely to have been brought to Trent Park from elsewhere for Sir Philip Sassoon, as is the case with other garden items (qv). Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2925097174

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29250 97174

Article XV. STATUE APPROXIMATELY 12 METRES NORTH WEST CORNER OF TERRACE AT TRENT PARK

Section 15.01 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: STATUE APPROXIMATELY 12 METRES NORTH WEST CORNER OF TERRACE AT TRENT PARK

List entry Number: 1241066

Section 15.02 Location

STATUE APPROXIMATELY 12 METRES NORTH WEST CORNER OF TERRACE AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990
Date of most recent amendment: Not applicable to this List entry.

Section 15.03 Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 200846

Section 15.04 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.

Section 15.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/21 Statue approx 12 metres north-west corner of terrace at Trent Park (formerly listed under 'sculptures to north-east and north-west of terrace II of Trent Park)

Statue. Circa 1700 by Nost after da Bologna; brought in mid 1920s to Trent Park from Stowe, Bucks by Sir Philip Sassoon. Lead statue on ashlar plinth. Rectangular panelled plinth with moulded base and cornice supports statue depicting Samson defeating a Philistine. Register of Parks and Gardens of special historic interest in England, Part 17, Greater London.

Listing NGR: TQ2905397384

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29053 97384

Article XVI. STATUE OF VENUS TO RIGHT OF MAIN ENTRANCE TO TRENT PARK

Section 16.01 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: STATUE OF VENUS TO RIGHT OF MAIN ENTRANCE TO TRENT PARK

List entry Number: 1260775

Section 16.02 Location

STATUE OF VENUS TO RIGHT OF MAIN ENTRANCE TO TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 16.03 Legacy System Information

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

Legacy System: LBS

UID: 200838

Section 16.04 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.

Section 16.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/126 Statue of Venus to right of main entrance to Trent Park

II GV

Statue. Circa 1700 with later head; in 1934 brought to Trent Park from Wrest Park, Beds, by Sir Philip Sassoon. Ashlar plinth, lead statue. Plinth, with moulded base and cornice, has front carved with weapons of the hunt, pair of birds and toiletry items. Statue depicts Venus tying garter of leg raised on pedestal with a cupid at her feet. Register of Parks and Gardens of special

historic interest in England, Part 17, Greater London.

Listing NGR: TQ2909997337

(e) Selected Sources

Other

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

National Grid Reference: TQ 29099 97337

Article XVII. MONUMENT TO SOUTH WEST OF TRENT PARK, NEAR THE EAST END OF THE AVENUE

Section 17.01 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: MONUMENT TO SOUTH WEST OF TRENT PARK, NEAR THE EAST END OF THE AVENUE

List entry Number: 1188503

Section 17.02 Location

MONUMENT TO SOUTH WEST OF TRENT PARK, NEAR THE EAST END OF THE AVENUE, COCKFOSTERS ROAD

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: 10-Dec-1975

Section 17.03 Legacy System Information

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

Legacy System: LBS

UID: 200530

Section 17.04 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.

Section 17.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

BRAMLEY N14 (North Side) (off) shall be amended to read COCKFOSTERS ROAD (East Side)
----- 1. 4411 BRAMLEY ROAD N14 (North Side) (Off)
Monument to south-west of Trent Park, near the east end of the Avenue. TQ 29 NE 19/22

II

2. Early C18, Tall column, with pineapple finial, on square plinth all of dressed stone⁴. On west side inscription: " To the memory of Iemima Crewe, Duchess of Kent". On the east side coupled escutcheons with crown over. Brought from Wrest Park in Bedfordshire.

Listing NGR: TQ2886097120

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 28860 97120

**Article XVIII. MONUMENT TO WEST SOUTH WEST OF TRENT PARK,
NEAR THE WEST END OF THE AVENUE**

Section 18.01 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: MONUMENT TO WEST SOUTH WEST OF TRENT PARK, NEAR THE WEST END
OF THE AVENUE

List entry Number: 1078932

Section 18.02 Location

MONUMENT TO WEST SOUTH WEST OF TRENT PARK, NEAR THE WEST END OF THE
AVENUE, COCKFOSTERS ROAD

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: 10-Dec-1975

Section 18.03 Legacy System Information

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

Legacy System: LBS

UID: 200531

Section 18.04 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.

Section 18.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

BRAMLEY N14 (North Side) (off) shall be amended to read COCKFOSTERS ROAD (East Side)

1. 4411 BRAMLEY ROAD N14 (North Side) (off) Monument to west-south-west of Trent Park, near the west end of the Avenue TQ 29 NE 19/23

II

2. Early C18. Short obelisk, with melon finial, on square plinth. On east side inscription "To the memory of Henry, Duke of Kent". Brought from Wrest Park in Bedfordshire. -

Listing NGR: TQ2808196891

(e) Selected Sources

Other

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

National Grid Reference: TQ 28081 96891

Article XIX. PERGOLA, KNOWN AS WISTERIA WALK TO SOUTH EAST OF FORMER STABLE BLOCK AT TRENT PARK

Section 19.01 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: PERGOLA, KNOWN AS WISTERIA WALK TO SOUTH EAST OF FORMER STABLE BLOCK AT TRENT PARK

List entry Number: 1358746

Section 19.02 Location

PERGOLA, KNOWN AS WISTERIA WALK TO SOUTH EAST OF FORMER STABLE BLOCK AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 19.03 Legacy System Information

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

Legacy System: LBS

UID: 200844

Section 19.04 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.

Section 19.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

The following building shall be added to the list:

BRAMLEY ROAD TQ 29 NE (north side, off) 19/133 Pergola, known as Wisteria Walk to south east of former stable block at Trent Park

II GV

Pergola. Probably 1913-15, reusing medieval columns; for Sir Philip Sassoon. Italian pink marble columns linked by timber beams supporting timber framework. 10 bays leading to exedra at south end, and with 4 columns across north end. The columns have a variety of capitals; 6 bays of columns blown down and lying on ground at time of inspection (23.5.90). Register of Parks and Gardens of special historic interest, Part 17, Greater London.

Listing NGR: TQ2924497198

(e) Selected Sources

Other

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

National Grid Reference: TQ 29244 97198

Article XX. ORANGERY WITH FRONT TERRACE AND WALL WITH SPHINXES AT TRENT PARK

Section 20.01 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: ORANGERY WITH FRONT TERRACE AND WALL WITH SPHINXES AT TRENT PARK

List entry Number: 1260709

Section 20.02 Location

ORANGERY WITH FRONT TERRACE AND WALL WITH SPHINXES AT TRENT PARK, BRAMLEY ROAD

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: 17-Oct-1990

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

Section 20.03 Legacy System Information

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

Legacy System: LBS

UID: 200843

Section 20.04 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.

Section 20.05 List entry Description

(a) Summary of Building

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

(b) Reasons for Designation

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

(c) History

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

(d) Details

BRAMLEY ROAD TQ 29 NE (north side, off) 19/132 Orangery with front terrace and wall with sphinxes at Trent Park

II GV

Orangery, now part of music school. Circa 1930 by Col R Cooper for Sir Philip Sassoon, incorporating early C18 sculpture from Wrest Park, Beds. Red brick in Flemish bond with stone dressings and sculpture; sphinxes of Coade stone; flat roof concealed by parapet. One storey. 5 bays, the end bays canted. Each bay, and the returned end bays, has a round-arched small-pane French window below fanlight with radial glazing bars. Band below coped parapet which supports 3 sculptures (at centre and ends) each comprising a garlanded urn flanked by cherubs. In front of Orangery is terrace approached up 4 shallow steps to each side of which are low brick walls which return to the orangery as quadrants; next to the steps they terminate in plinths which have Coade stone roundels of the seasons and support sphinxes, one of which is dated 1787. Late C20 music school addition to rear of orangery is not of special interest. Orangery listed principally because of interest of the C18 sculptures. Register of Parks and Gardens of special historic interest in England, Part 17; Greater London.

Listing NGR: TQ2918797341

(e) Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London
National Grid Reference: TQ 29187 97341

Article XXI. Moated site, Camlet Moat, Moat Wood

Section 21.01 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: Moated site, Camlet Moat, Moat Wood

List entry Number: 1005551

Section 21.02 Location

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

County: Greater London Authority

District: Enfield

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 22-Mar-1949

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

Section 21.03 Legacy System Information

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

Legacy System: RSM - OCN

UID: LO 74

Section 21.04 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.

Section 21.05 List entry Description

(a) Summary of Monument

Camlet Moat, 274m south-west of Parkside House.

(b) Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the

countryside. Many examples provide conditions favourable to the survival of organic remains.

Camlet Moat, 274m south-west of Parkside House is a fine example of a medieval moated site which survives well. It will contain archaeological and environmental information relating to the construction, use and history of the site and the landscape in which the moated site was constructed.

(c) History

See Details.

(d) Details

This record was the subject of a minor enhancement on 10th September 2014. The 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.

The monument includes a medieval moated site, traditionally known as Camlet Moat, surviving as a water-filled earthwork and archaeological remains. It is situated on a south-east facing slope near the summit of Ferny Hill, within the bounds of Trent Country Park at Enfield Chase. The moat is quadrangular in shape and orientated NNE to SSW. The island or platform is about 69m long by 53m wide with rounded corners. It stands up to about 2m above the level of the water in the moat. The moat is on average about 10m wide but varies from 5m wide at the narrowest point on the western side to 15m wide at the corners. On the eastern side is a causeway giving access to the island.

Documentary sources provide evidence that the site was the location of a manor house or hunting lodge. Enfield Chase was a medieval royal hunting forest, which became a landscaped park in the late 18th century. In 1440, a house called 'the manor of Camelot' was apparently demolished and the materials used to pay for repairs to Hertford Castle. In 1773, the site is described as 'the ruins and rubbish of an ancient house'. Later sources also refer to a well situated in the north-east corner and evidence for wooden beams or foundations. The site is marked as 'Camlet Moat' on OS Maps of 1866, 1896, 1913 and 1935 (1:2500). Partial excavation was carried out on the site in 1923. Surface finds in the late 20th century included roof tiles, a 14th century green glazed floor tile and a piece of timber dated to 1357. In 2003, an archaeological watching brief carried out during the erection of a new fence revealed no significant finds.

Camlet Moat is within the bounds of Trent Park, a Grade II registered Historic Park and Garden.

(e) Selected Sources

Other

Baker, T, Pugh, R (eds), Baggs, A, Bolton, D, Scarff, E, Tyack, G, 'Enfield: Manors', VCH: A History of the County of Middlesex, Vol 5 (1976), 224-229. ,

NMR TQ29NE3. PastScape 401547.,

National Grid Reference: TQ2881098180

