

**MINUTES OF THE MEETING OF THE CONSERVATION ADVISORY GROUP
HELD ON TUESDAY, 19 FEBRUARY 2019**

COUNCILLORS

PRESENT Lindsay Rawlings

ABSENT Anne Brown, Ergin Erbil, Guner Aydin and Charith Gunawardena

CO-OPTED D Stacey (Bush Hill Park Conservation Area Study Group), P. Fisk (Forty Hill and Bulls Cross Study Group), C. Carter (Enfield Town Conservation Area Study Group), A. Bishop-Laggett (Federation of Enfield Residents and Allied Associations), A. Newman (Clay Hill Study Group (part time)), P. Hutchinson (Grange Park Conservation Area Study Group), A Dey (Lakes Estate Conservation Study Group), J Dougharty (Southgate District Civic Trust), B Foyle (Winchmore Hill Green and Vicars Moor Lance Conservation Area Study Group), N Paddon-Smith (Meadway Conservation Area Study Group), D Gandhi (Southgate Green Study Group) and J West (The Enfield Society)

OFFICERS: Bridget Pereira (Planning & Environment) and Christine White (Heritage Officer) Penelope Williams (Secretary)

Also Attending: Malcolm Goodwin (Principal of Capel Manor College) and Agents for the Southgate Office Village and the Old Bell Public House.

**1
APOLOGIES FOR ABSENCE (IF ANY)**

Apologies for absence were received from Councillors Gunawardena, Ergin Erbil and Anne Brown and from Chris Horner.

**2
DECLARATION OF INTERESTS**

There were no declarations of interest.

**3
MINUTES**

The minutes of the meeting held on 15 January 2019 were agreed as a correct record with the following note:

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Representatives from the Old Bell Public House had challenged the statement in the minutes that CAG had objected to the development. (Item 5)

CAG had expressed concern about the lack of information about the development including about how the new building would fit into the general street scape. Their objection would remain until the grounds for concern were satisfied. CAG also thought that there was no case to demolish the building.

The loss of the public house had not yet been accepted by the Council.

4 CAPEL MANOR MASTER PLAN

Malcolm Goodwin, Principal of Capel Manor College, gave a presentation on a new masterplan for the college campus in Enfield.

During the presentation, he highlighted the following:

- Capel Manor is the only specialist land based and environmental college in London. It has a student population of 3,500 with 300 staff and a turnover of £13.5m. It has 5 campuses across London, but Enfield's is the biggest.
- The masterplan was long term, covering a ten-year period.
- The college was conscious of their historic landscape, but also of the diverse needs of their many students.
- Half of the college funding came from the government and the rest from other income streams.
- There was a need to reinvest in new facilities for both students and for garden visitors, who also brought in income.
- The three main aims of the plan were to increase support for students, to diversify income streams and for the college to be greener and more sustainable.
- A key issue was safeguarding and to improve this there was a need to strengthen the security of the perimeter fences. More secure fencing would also enable the college to open up the grounds, not only improving views across the campus, but also creating an opportunity to graze rare breed sheep.
- A new separate visitor entrance was planned – separating the students and the public - with a larger car park area. This would be surfaced with permeable drainage materials and would free up an existing car park, in the centre, for more gardens.

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- There were plans for a new visitor centre, designed by a well-known architect, in the classical vernacular style referencing the landscape and the other buildings on the estate. The visitor centre building would house a shop, restaurants and information on the history of the estate. The college was hoping to raise funds separately for this.
- The student population had grown and there was a need for more student facilities. Proposals included two new learning hubs with classroom and laboratory space. Early designs had been prepared with references to the clad barns and the Duchess of Devonshire building. A small stand-alone classroom with office were also proposed for foundation students. And there were plans to replace a poly tunnel with a glass house.
- In a far corner, known as Gilmour, close to the M25, there were plans to create a recycling area so that the college could recycle all their own green and animal waste on site. This would be more environmentally friendly and would reduce journeys arising from waste disposal.
- There were also plans for two small houses to enable gardeners/technicians to live on site.

Comments and Queries from CAG members:

1. Members were informed that the Tottenham Hotspur compost facility was not currently being used. A new on-site recycling facility would be more sustainable and would reduce most off-site waste journeys.
2. Concern about the lack of heritage design and access statements which would normally be required for the setting of a listed building.
3. Concern about the lack of detail and the blocky design for the student and learning hub building and the impact this could have on the historic buildings and views across the site. It was felt that the new building needed to be seen in the context of the existing buildings. More design development was needed. The designs as currently proposed were too industrial and unacceptable to CAG.
4. The recycling area would be sited in the least attractive part of the site, near the M25, but some felt it could still have a negative impact on the historic setting of the listed buildings.
5. Support for the idea of a plan rather than piecemeal developments.
6. In response to a question on order of priorities, the first priority would be the outer perimeter fence. The recycling centre would be created as soon as possible. It would probably take 2 years to raise funds for the visitor centre which would be needed to free up space for the other proposals including the foundation block which would be built before the other new student facilities.

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7. Members approved the outline design of a new visitor entrance and liked the positioning of the building, but felt it was difficult to comment on the whole without more drawings setting the building in context.
8. Some concern about the proposals for residential properties on the site.

The group were generally approving of the direction of the master plan but had some concerns particularly about the design of the learning hub buildings and felt that more detail was needed before they could comment more fully.

5 PROPOSALS FOR 1A CONWAY ROAD

This item was withdrawn and would be brought back to a future meeting.

6 SOUTHGATE OFFICE VILLAGE

The agents for the developer gave a presentation on their proposals for the Southgate Office Village site.

The following points were highlighted during the presentation:

- The proposals were currently out for public consultation.
- The development would be transformative for Southgate and would help regenerate the area around the tube station.
- It was important to help meet Enfield's growing housing requirements.
- The site was on the edge of the conservation area but peripheral to it. In their view it would not have a significant impact on any of the key views of the station and the conservation area.
- Planning permission had been obtained for change of use from office to residential. The proposals were for a mixed-use site creating 200-250 jobs with 189 homes.
- The developers had had several meetings with officers at the Council and were working with them on the designs.
- The existing buildings were not of high quality.
- There was a 4m level change across the site. Part of the proposals involved creating a public route through the site connecting surrounding streets and a small pocket park.

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- Following discussions with the Council the original proposals had been modified, massing reduced as well as the height of the tallest building from 22 stories to 18, and the number of homes from 206 to 189. Offices and shared workspaces would be created on the lower floors.
- The proposals would improve the relationship to the town centre and would bring more people in to the area.
- Changes had been made to the massing with varying heights to avoid blocking views of the station and more details added to break up the forms. High quality grey brick and stone detailing would be used.
- Windows would overlook the street with lots of entrances. The floorplans had been designed to enable lots of dual aspect homes.
- Historic England had asked for an impact analysis. It was acknowledged that there would be some low-level harm to the conservation area.

Comments/Queries from members of CAG

1. Concern that this was a lot of development on a small site: the footprint of the site did not match the volume of build, that the site was tightly bounded and the road access narrow; the towers would be prominent and were in the immediate location of the listed station.
2. It was felt that it would have a harmful impact on the setting of the conservation area.
3. There was concern about the lack of strategic vision about high rise building which could only come from the Council. CAG members feared that the area would be left with three towers standing alone. A master plan from the Council was needed with all options noted, including increasing the footprint of the available building land in the immediate vicinity.
4. Concern about the lack of parking. There would be no residential parking on the site which would be a condition of the lease.
5. Concern about the lack of amenity space although there was amenity space on the roof, all apartments would have balconies and a pocket park was planned at the end of Park Street. CAG did not think that this was enough.
6. The density was acceptable to the GLA.
7. The railway bridge already existed but was currently inaccessible.
8. This development would only make a small dent in the number of homes required in Enfield.
9. It was felt that the development needed to be considered in terms of the wider Southgate area. This was being addressed through the development of the local plan. More partnership collaboration was needed for these sort of developments.
10. Concern that residents would still have to walk around to access the tube station. There would be no direct access.

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11. It was a difficult balance to make between the harm to the conservation area and the public benefits from the development.
12. Consideration needed to be taken of the view from Oakwood Park. The towers would be visible on the skyline.
13. Concern that 18 stories was too high.
14. The properties were mostly 1 and 2 bedroom, so it was likely that some families would live there.
15. Concern that there was no mention of sustainability. The developers had considered joining the Energetik network, but this had not worked out.
16. Current proposals had 25% affordable housing with 25% shared ownership but the exact proportions were still being considered and depended on the final proposals. A contribution to infrastructure would be made through the Council's Community Infrastructure Levy (CIL).
17. Concern that allowing the scheme could be a catalyst for further development.
18. The CAG members felt that the scale and height of the blocks would have a harmful impact on the conservation area.

The group objected to the scheme .

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HERITAGE BRIEFING

1. Heritage Strategy and Local Plan

Christine White reminded members that the Heritage Strategy and the Local Plan were currently out for consultation with a closing date of 28 February 2019.

The chair urged members to submit their comments by the deadline.

2. Broomfield House

Christine White agreed to bring more details of the proposals for Broomfield House to a future meeting. The Broomfield House Partnership was currently working on proposals. A large number of studies had been carried out and several options for future uses had been examined. Options for the stable block were also being considered.

As part of the planning process the house had been subject to a market test to see if a private market solution could be found. This had not generated much interest.

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PLANNING APPLICATIONS AND LISTED BUILDING APPLICATIONS

1. 4 The Town EN2 6LE (19/00024/FUL)

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This was a 17th century listed building, one of the oldest in the town. It had been subject to a previous application for change of use from a bank to a restaurant with a first-floor extension.

The application had been refused by the Council, but their decision had been overturned on appeal.

A new application had been submitted for change of use, but it lacked the detail which was needed for a listed building.

The CAG agreed with the proposal for change of use but were concerned at the lack of detail in the application. They would like to see the building bought back into use but urged the Council to insist that the applicant provide more detailed drawings, with detailed information about what repairs were proposed and how the historic features of the building would be preserved. They hoped that the building could be restored sympathetically and would like for there to be an opportunity to make a full record of the building.

2. Cockfosters Station, Cockfosters Road EN4 0DZ (19/00016/P18PA)

This application was for the installation of a lift shaft and canopy in a grade II listed building as part of Transport for London's efforts to give stations step free access.

The application was praised for being an exemplar proposal, in keeping with the listed building.

CAG supported it unanimously.

9 CHAIR'S FEEDBACK FROM 22 JANUARY 2019 PLANNING COMMITTEE MEETING

There was nothing to feedback.

10 CONSERVATION OFFICER'S FEEDBACK

A substantial number of the telephone box applications had been rejected.

11 CONSERVATION AREAS, LISTED BUILDING APPLICATIONS AND APPEALS DETERMINED

The application for the modernist rear extension at 29 Government Row had been approved.

A tree preservation order had been placed on a lime tree at 39a Sydney Road.

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An application for 1 Chase Side Place had been refused but members were concerned about the scaffolding around the building and the lopping of some street trees. Members were advised to contact Andy Robinson the Council's arboriculturalist.

12 OPEN SESSION

1. Bell Public House, Baker Street

Following discussion at the last meeting the agent had returned to provide some further information on the scheme including panoramic view of the proposed building set within the street scene.

This application concerned the demolition of the pub to be replaced by a building containing a commercial unit on the ground floor with flats above. The viability of a separate scheme which retained the pub was still being sought by the Council

Since the last meeting the scheme had been amended to set the building back with balconies at the front, using a lighter brick and including accommodation within a pitched roof. Interest had also been added to the flank wall.

The scheme had received 32 letters of support from the Music School customers.

Comments from CAG Members

- 1.1 Concern that the windows at the front of the building were irregular and out of kilter and that the dormer which could be seen from the street looked odd.
- 1.2 The scale and massing at the front were comparable with the adjoining buildings, although there was some concern about the massing on the left hand side view, next to the flats, set back from the road.
- 1.3 The amount of space between the buildings was proportional.
- 1.4 It was noted the matter of the proposed loss of the public house currently lay between the applicant and the Council.

The majority view of the group was that they were satisfied with the scale of the building and the design proposals.

2. Walker School

An application for a new school building, which had not been supported by CAG, had been put up to planning committee with an officer recommendation for refusal. This had been withdrawn by the agent before consideration.

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Two new options had been put forward. These were displayed at the meeting. Chris Horner and Dennis Stacey had visited the school the previous week to look at them.

Option A had had very heavy ill-defined features that were out of proportion when related to the two-storey building. In particular the detailing around the sides of the windows looked more like shutters. Further the cill treatment was similarly too heavy. The name of the school, picked out in brick, in the end indent, was simply in the wrong position. The brickwork appeared beige and dull.

Option B had glazed brick around the windows which brought interest and definition. The horizontal lines of the two storey building had been emphasised and the fenestration framing colour was more sympathetic. Further, the school's name had moved to a central location on the front elevation with the end indent now being dressed with a brick motif.

It was unanimously agreed that option B was better than option A and that CAG were comfortable with the general direction of the design.

3. Horse Shoe Lane

Some unsightly cross patching bricks on the edge of the pavement had been put in, together with some non-conservation area yellow lining. Harriet Bell would respond to the email sent with the details.

4. 1 Chase Side Place

There was extensive scaffolding over 1 Chase Side Place, where planning permission had recently been refused, which has caused the cutting of a highway tree.

As a side issue tree officers had been invited to the March meeting to discuss the procedures associated with highway and non-highway trees.

5. Gough Park Gates, Clay Hill

These had recently been painted. Christine White agreed to pass on the positive comments of CAG to the Corporate Maintenance and Construction team.

6. 15 The Ridgeway N14 6NX (19/00188/HOU)

The site, subject of a fresh planning application, has a planning and appeal history stretching some 5 years. A side extension was again being proposed.

The concern relates to closing the gap between it and the adjacent property. Gaps between properties are noted as important in the Meadway character appraisal so as to maintain views to the verdant background and to avoid

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terracing. The local conservation group, and the adjacent owner at No 17, urged that the planning history and the character appraisal had a full weighting when this application was being considered.

Bridget Pereira will be discussing all the relevant aspects with the case officer.

7. Trent Park Water Tower

There were no further developments and information about the completion of the project; the duration of which was approaching a decade.

8. Whitewebbs Barn

Meetings had taken place between the Council and the applicant. A full set of drawings had been requested; but these had not been forthcoming from the applicant. There was a conservation deficit that the applicant had not addressed.

9. 35 The Green, Winchmore Hill N21 HS (19/00061/LBC)

A pre-application had not provided enough historical justification for the proposals. The Enfield Society had expressed their unhappiness. It was suggested that the case officer be invited to the next meeting.

This application is among other things for a carriage drive to this listed property. SDCT the local conservation society are objecting on the basis that the proposal would;

- Unbalance the relationship of the property with its immediate neighbour.
- Parked cars on the carriage drive would close the (current) open view of the house.

No 35 and its neighbour express some of the last vestiges of the rural village at the heart of Winchmore Hill. The proposed front boundary treatment, the drive and ornate railings are out of character and to the detriment of the listed property.

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CALENDAR OF MEETINGS

The full calendar of meetings for 2018/19 has been circulated. The next meeting is due to take place on Tuesday 12 March 2019.