

MONKEN HADLEY CONSERVATION AREA CHARACTER APPRAISAL STATEMENT

Adopted January 2007



LONDON BOROUGH OF BARNET PLANNING SERVICES

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Foreword

What is a conservation area?

Conservation Areas were introduced through the Civic Amenities Act 1967, and there are now more than 9,000 across the country. They are ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’ (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Monken Hadley Conservation Area was designated in December 1968 as one of the first four conservation areas in the borough. Initially, the Conservation Area comprised the small settlement clustered around the church of St Mary the Virgin, Hadley Green and along the Great North Road to Hadley Highstone. In February 1979, the Conservation Area was extended to include the northern end of Chipping Barnet High Street, with its blend of predominantly Victorian commercial and residential properties. These form an interesting contrast with the imposing Georgian buildings of Monken Hadley.

What are the implications?

Conservation Area status acknowledges the importance of an area, highlighting its real and potential attractiveness. It also means that the council’s efforts in the area are geared to preserving and enhancing its special character.

One way of protecting conservation areas is through the planning system, which is designed to protect the local amenity, whatever the area. However, in conservation areas planning legislation requires local authorities to ensure, in particular, that development proposals preserve or enhance the character and appearance of the area.

In conservation areas local authorities have more say over minor changes to buildings, trees and gardens. This does not mean that owners cannot change their properties but the controls allow proposals to be assessed to make sure they are in keeping with the area.

Grant funding from bodies such as English Heritage and the National Lottery is sometimes available for enhancement projects in conservation areas. However, the priorities for such funding often change and not all work in all conservation areas will be eligible for this type of help.

What is a Character Appraisal Statement?

Conservation Areas are designated by local planning authorities after careful local assessment. A character appraisal assessment includes information to explain and justify the Conservation Area status. This forms a basis for planning decisions in the area and provides the groundwork for any future policies and projects to preserve or enhance the area. The statement does not include any specific projects itself.

Other controls Other designations that affect the Monken Hadley Conservation Area include:

- Unitary Development Plan** The council's adopted Unitary Development Plan (2006) contains the relevant conservation area policies which apply to Monken Hadley Conservation Area. These are: GBEEnv.1, GBEEnv.4, HC1, HC2, HC3, HC4. In addition policies HC9, HC10, HC11, HC12 and HC13 will apply to statutorily listed buildings and HC14 and HC15 will apply to locally listed buildings.
- The area's status as an Area of Special Archaeological Significance is protected through policies HC16, HC17, HC18, HC19 and HC20.
- Green Belt** A stretch of open countryside enclosing Greater London in which development is strictly controlled, which gives definition to the built up area and limits urban sprawl (definition derived from Greater London Development Plan, Greater London Council, 1976). Although it is a residential area, the greater part of Monken Hadley Conservation Area is covered by Green Belt legislation.
- Article 4 Direction** The local planning authority may make a decision under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 which removes any permitted development specified in the direction. Parts of Monken Hadley Conservation Area are covered by an Article 4 direction relating to domestic alterations.
- Statutory and Locally Listed Buildings** The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Many of the buildings within the Monken Hadley Conservation Area are listed on the Statutory List of Buildings of Special Architectural or Historic Interest. Many others are included in the council's Local List. Full details are given in the appendix.
- Areas of Special Archaeological Significance** This designation recognises areas containing archaeological evidence and remains. These are designated with help from English Heritage, the Museum of London and the Hendon and District Archaeological Society. Much of the western part of the Monken Hadley Conservation Area is covered by this designation, as is a section of the Common.
- Register of Historic Battlefields** Part of the western end of the Conservation Area includes the site of the Battle of Barnet (1471) which is included in English Heritage's Register of Historic Battlefields. It is the only entry on the Register within Greater London.
- Nature Conservation** The following nature conservation designations can be found within the Monken Hadley Conservation Area. Their designation is based on advice from the London Ecology Unit and they have a hierarchy of importance:

Sites of Metropolitan Importance for Nature Conservation

These are sites of London - wide significance and are afforded the highest priority for protection.

Sites of Borough Importance for Nature Conservation

These are sites significant in a borough-wide context. Any damage would create a serious loss.

Sites of Local Importance for Nature Conservation

These are sites of particular value to nearby local residents and schools as they are in areas deficient in wildlife sites.

Metropolitan Walks

London-wide network of long distance, waymarked scenic walks which includes green chains, riverside, civic and countryside walks.

Green chains

Public and private open space in urban areas which are or can be interlinked.

Tree Preservation

Orders All works to trees (over 75mm in diameter) must be notified to the planning authority which has six weeks to decide whether or not to control the works. In addition to the provisions that relate to trees generally within the Conservation Area, many trees are included in Tree Preservation Orders.

Advertisements

Certain categories of advertisement are subject to increased controls.

For further information on works in conservation areas, contact

The Tree Team

T: 020 8359 4624

or

Major Projects and Heritage Team

T: 020 8359 4464/4598

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Dated November 2006

Character appraisal

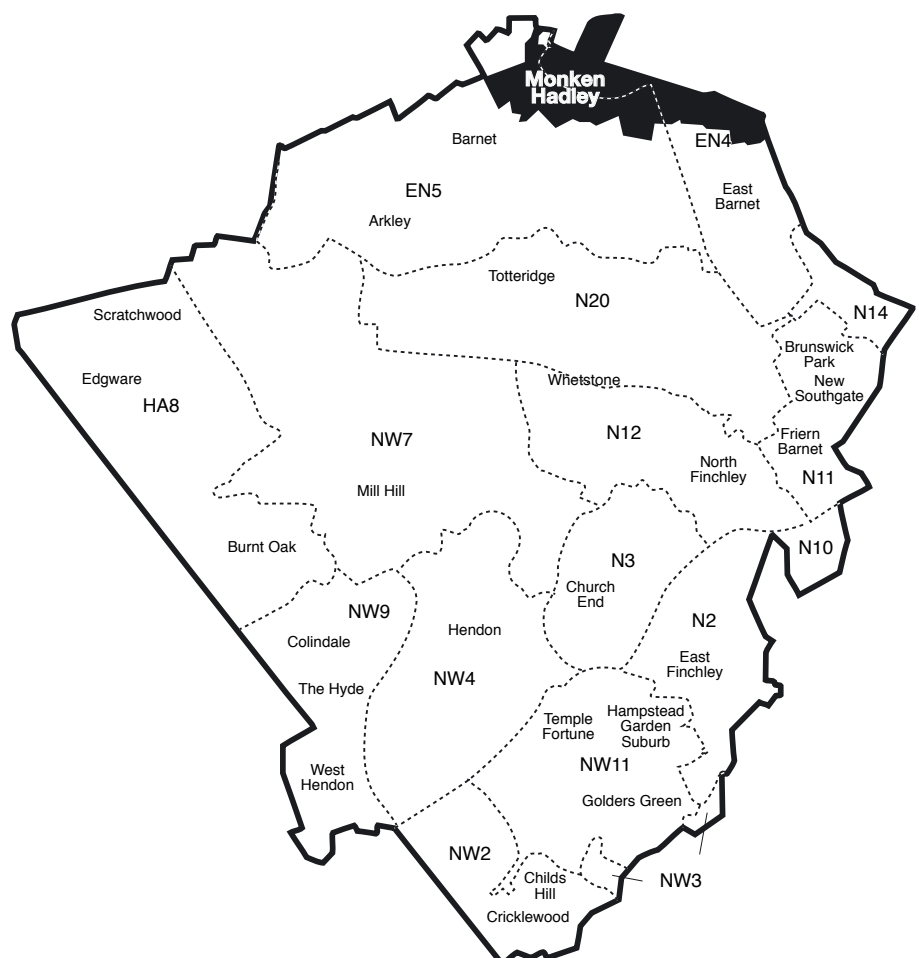
1. Location and population

The Monken Hadley Conservation Area is located in the north east of the borough, with Hertfordshire and the London Borough of Enfield on its northern boundary. To the south lies the historic market town of Chipping Barnet. The medieval route known as the Great North Road linked London to the north of England, passing through Chipping Barnet (part of the Wood Street Conservation Area), Hadley Green and Hadley Highstone (part of Monken Hadley Conservation Area) before heading north to Potters Bar and beyond.

The latest census figure (2001) gave the population for the Conservation Area as 2,456.

Much of the historical information within this document is taken from the original document written by the council in the early 1960s and where additional information has become available this has been added (see Bibliography page 7). More information has been added on the sub-area analysis in order to provide a more in depth description of the characteristics of the Conservation Area. This document is also intended to be read in conjunction with a management plan which has been produced to cover areas such as streetscape issues and architectural detailing.

The map below shows where the Conservation Area is within the borough.



2. Origins and development of the area

The character of Monken Hadley stems from a long association with a predominantly rural society. It was originally part of Middlesex, then later part of East Barnet District in Hertfordshire between 1895 and 1965. It is now part of the London Borough of Barnet. Notable historical buildings, large areas of rough poorly drained common land, winding lanes and scattered groups of oaks and other native trees are reminders of early activity and settlement. The church of St Mary the Virgin is the focal point in Monken Hadley and lies close to the crossing of ancient roads. Views from this spot reveal much of the character of the area.

The earliest references to the area are Anglo-Saxon and it is thought to be of this origin. Before the Norman Conquest it was known as Suthawe - Borham, meaning 'South Wood' and at that time formed part of the Edmonton Hundred. Hadley is the Saxon name for high places which it is thought may refer to Hadley as being part of middle Saxon country, then Middlesex. However, no Saxon dwelling sites or other works have been found. It is believed that the transverse cross-country route from Brockley Hill to Colchester, built by the Romans, corresponds with the alignment of Camlet Way. Indeed, the Roman name for Colchester is Camulodunum. Monken is said to refer to the Abbey of Walden, Essex - a hermitage at Hadley along with a church at Edmonton was given to the Abbey in the 12th century.

In 1066, William I rewarded his supporters with extensive land holdings and granted Hadley to Geoffrey de Mandeville, first Earl of Essex. (The Earl is believed by some to be the local ghost and there have been various sightings of him in Hadley Woods). The land holdings formed part of an endowment to the Prior of Walden in Essex. The headquarters of this order of monks was at Saffron Walden. In 1539, with the dissolution of the monasteries, the Abbot of Walden surrendered the holdings to Henry VIII.

Monken Hadley adjoined Enfield Chase, owned by the Duchy of Lancaster and a favourite hunting ground of James I. Some 300 head of deer roamed freely and without enclosure. Records show that the landscape was wild and remained uncultivated for centuries, containing only isolated hamlets, cottages and dwellings. By 1777, Enfield Chase was enclosed and Hadley Common was allotted to the freeholders and copyholders of Hadley (as remains the case today).

Hadley Common, which includes Hadley Woods, is managed under its own Act of Parliament made in 1777. The freehold of the Common is vested in the church wardens of Monken Hadley Church in perpetuity in trust for the commoners who have their own rules concerning vehicular access, grazing and use of the woods by the public. Therefore, although it is used by the public for recreational purposes the Common is not in public ownership. The five gates exist as points of access and must remain as long as grazing rights exist. It is also worth mentioning that the gates are grade II listed which also implies their continued retention.

The existing building on the site of St Mary the Virgin (pictured on the front cover) is very ancient and was built in 1494 and refaced in the 19th century. The tower has a famous cresset beacon, originally used to guide travellers across Enfield Chase and reputed to have signalled the approach of the Spanish Armada. Nowadays it is lit to celebrate coronations and royal jubilees. The original use of the beacon is reputed to have been in the day rather than night and through producing smoke, not fire, which was visible from a considerable distance.

The Battle of Barnet took place in 1471 between the Earl of Warwick and King Edward IV. This was the last but one battle in the Wars of the Roses and took place within sight of the church. An obelisk to commemorate the battle was erected in 1740 by Sir Jeremy Sambrook at the original junction of the Great North Road and the old road to St Albans, now known as Kitts End Road. This was before Telford constructed the present route in 1826 through the yard of the Green Man public house, by-passing the thriving hamlet of Kitts End. Before this road was built, up to 150 coaches a day would have crossed Hadley Green, fostering a plague of highwayman, including Dick Turpin. The degree of bustle and activity along the route may well have been comparable to conditions pertaining today.

2.1 Trent Park West This area was also part of the land given to Geoffrey de Mandeville by William the Conqueror and also became part of Enfield Chase. A map of 1776 shows “Cockfosters” centred on the present junction of Chalk Lane/Games Road with a messuage (house plus outbuildings) on West Farm. The name Cockfosters is believed to be derived from the title of the chief forester for Enfield Chase. Cockfosters evolved as a village from the late 18th century onwards comprising several estates and residential dwellings for estate workers at Trent Park. Later maps show a similar small settlement and little further change is shown on the 1914 map.

3. Archaeological Significance of the area

Monken Hadley contains two broad areas of archaeological interest, which are shown on the map that accompanies this statement:

- Monken Hadley Common (prehistoric),
- Monken Hadley Green (medieval) which is contained within the Chipping Barnet Designated Area of Architectural Significance, and includes the Battle of Barnet site. Within these designated areas there are a number of identified sites, including:
 - The Battle of Barnet. This major battle in the Wars of the Roses was fought in thick mist on Easter Sunday 1471, with the loss of 1,500 lives. In 1886, two or three dozen horseshoes and bones were dug up in Hall Lane while a sewer was being cut. These finds date from the time of the battle. In 2001, archaeological digs at various locations on Old Fold Golf Club and Dury Road proved inconclusive.

- The moated site of the medieval Old Ford Manor House (late 13th century), which survives the now vanished home of the notable Frowy family.
- There are two possible locations for a medieval chapel, built in 1471 for men-at-arms from Barnet.
- The medieval Church of Saint Mary the Virgin, which dates from 1494, and is built on a 12th century site.
- There have been a number of prehistoric finds on Hadley Common. These include flint implements and Iron Age pottery, which are now on display at Barnet Museum. In addition, there is a possibility that the earthworks found on the Common date from the Iron Age.

4. Prevailing and former uses within the area and their influence on forms of development and building types

Monken Hadley is still very green and leafy in character and remains at a low built density. Its special character stems from development in the 18th and 19th centuries. Large Georgian houses with impressive gardens were built as residences for the London gentry of the day to escape the coal-fuelled atmosphere and unhealthier conditions of London. These surround the Green and edges of the Common. The scattered groups of mature trees are vestiges of the rural outlook these properties once enjoyed.



Large Georgian residences were built around the Green and Common

In 1826, the road from Barnet to St Albans was turnpiked. At Monken Hadley the Great North Road was re-aligned from the original route along the west side of the Green to its present route running through Hadley Green. The work was reputedly undertaken by the great engineer, Thomas Telford. Consequently the areas bordering the road to the south and north of the Green at Hadley Highstone are lined with groups of small-scale Victorian cottages of stock brick or stucco, together with the old coaching inn, formally the King William IV public house but now a restaurant. The cottages form a pleasant and interesting part of the Conservation Area and a definable boundary to the settlement of Monken Hadley.



Cottages lining Hadley Highstone

There are six primary land uses within the Conservation Area: residential, religious, institutional, commercial, recreational and agricultural.

Over half the Conservation Area is open fields and recreational land, which is also covered by the designation of Green Belt. A designated Metropolitan Walk runs from the far eastern point of the Conservation Area, from the Common, through the Green and beyond the Conservation Area. This is the Barnet section of the London Outer Orbital Path (LOOP) Metropolitan Walk. There are also sites of borough importance for nature conservation contained within these areas. The large areas of common land, the Green and the woodland in Monken Hadley provide excellent opportunities for informal recreation such as walking and picnicking. The cricket pitch and lakes offer points of interest at either end of the Common. Hadley Green's tussocky acid grasses, scattered trees and frequent ditches makes for a natural habitat and attract walkers. Formal recreational facilities include the Tudor Sports Ground and Old Fold Manor Golf Club. The golf courses provide a pleasant visual contrast with adjoining land uses. The open space generally known as King George's Field on Hadley Green Road (but infact a combination of land formally part of the Hadley Manor Estate and the playing fields behind Hadley Hurst) offers a more informal recreational space for local people.

Approximately a quarter of the land is in residential use, and this extends outwards in ribbons of development along ancient rights of way. The area around the church, which might be considered the historic heart, consists of a narrow corridor of buildings and trees squeezing the highway in between them and then opening up fine views where the road emerges onto open spaces.

Other land uses include commercial, educational and institutional establishments. There are two schools in Camlet Way, (Mount House School), Monken Hadley Junior Mixed Infants and the Mount House Convent secondary school for girls. An old people's home in Dury Road, Hadley Bourne (St Martha's Convent School) in Dury Road and the Wilbrahams Almshouses and Pagitt's Almshouses on Hadley Green Road.



Wilbrahams's Almshouses on Hadley Green Road

5 The character and relationship of spaces within the area

Monken Hadley has managed to retain its special green and leafy character, with so much open space, in sharp contrast with much of suburban London. Its winding lanes and scattered groups of native trees are set among a traditional English landscape of ancient commons, old hedgerows and open fields. Around 75% of the Conservation Area is protected by the Green Belt designation which has influenced the nature of development and conserved the rural environment.

There is a strong relationship between public and private space, particularly around the Green and the Common. In these areas, much of the private space is enclosed but in a quite transparent form. In many cases this creates the experience of being demarked rather than cordoned off. When early houses were built it was intended that views onto and across the open space were uninterrupted except by the trees, vegetation and natural features. Equally this has allowed this relationship to be appreciated by passers by and this is an important characteristic of the Conservation Area.

5.1 Open spaces and treescape

5.1.1 King George's Field/ Hadley Manor Estate

Originally, at the entrance to the fields on Hadley Green, stood the 16th century house Manor House. This house was destroyed by a fire in the early 1930s' and was demolished in 1935. This provided public access to Hadley Manor fields (Gelder) when they were given as a gift to the public by a Miss Rhoda Wyburn, owner of the Manor House. The ridge behind the old manor house may have played an important role in the Battle of Barnet.

According to the council's Local Studies and Archives there were a number of purchases of land during 1934 which make up this open space. These include land from Hadley Hurst Estate, Hadley Manor Estate and Gladsmuir Estate.

With most of the fields passed to the Charity Commission (but still managed by the Council) to celebrate the Jubilee of King George V, this pleasant grassy hillside has a surprisingly rural quality, considering its location within the built-up area of Barnet. It is made up of a patchwork of small fields, intersected by overgrown hedges, narrow strips of woodland and small seasonal streams. A short walk to the top of the hill affords fine views south across London.

The site lies mainly on London clay, capped by a small area of pebble gravel at the top of the hill. Most of the fields are managed as rough meadow, which are composed principally of neutral grassland, with tall coarse grasses and a few common wild flowers. At the top of the hill, the neutral grassland gives way to acid grassland. Around the eastern and western margins of the site there are several sports pitches with short mown turf. These are the King George V playing fields.

The combination of mature hedgerows with abundant berry-bearing shrubs, old trees and rough meadows make this an excellent site for birds and other forms of wildlife. It is designated a site of Local Importance for Nature Conservation and is on the route of the aforementioned London LOOP Metropolitan Walk. There was significant support by local people for the inclusion of this open space within the Conservation Area as it is so well used for recreational purposes but also valued for its wildlife.

5.1.2 Hadley Green This charming village green lies between High Barnet and Monken Hadley, on either side of the Great North Road. Apart from the passing traffic, it is a quiet and peaceful spot, ideal for informal outdoor recreation. However, in 1471 it was the site of the Battle of Barnet. A stone on the western section notes the location of the former village stocks. Hadley Green was acquired by the council in the form of a donation from Miss Rhoda Wyburn in 1931 (owner of the Manor House estate).



One of the ponds on Hadley Green

The site lies on high ground, about 120 metres above sea level. The landscape is fairly flat and open, with thinly scattered trees in small groups, often on low mounds. An ancient hedgerow runs down the western boundary. The Green is dissected by ditches, which provide an important habitat. The five old spring fed ponds represent former watering points for horses and cattle, and each has developed its own different character. For the naturalist, however, the greatest interest lies in the site's particularly fine example of acid grassland. The Green supports a good variety of birds and butterflies.

5.1.3 Monken Hadley Common

Monken Hadley Common is an attractive green and woodland, which stretches along the built up area from High Barnet to Cockfosters. It is the last remaining fragment of the former Enfield Chase, which was elsewhere enclosed during the 18th century. The Common was originally part of the Royal Forest.

There is some evidence of earlier settlement, including Bronze Age artefacts. Most of the Common is now mature woodland, with many fine old trees, although there are also some small areas of acid and neutral grasslands. A large artificial lake lies on the northern edge of the common, with two smaller ponds at the western end.

The site lies mainly over London clay, with an area of pebble gravel to the west. The landscape is undulating, dipping down to a long east-west ditch in the middle of the wood, and rising towards Newman's Hill in the north and Bournewell Hill at the western end. The Great Northern Railway runs through north to south in a deep cutting. The Common is an important area for wildlife, with 41 bird species recorded as breeding in 1985. It also supports various amphibians, mammals, butterflies and grass snakes.

5.1.4 Old Fold Manor Golf Club

The club was founded in 1910 on land belonging to the Earl of Strafford, an extension of his Wrotham Park estate. It occupies historic ground to the west of Hadley Green, part of the Battle of Barnet site. Dating techniques have confirmed that a surviving hedge may, as legend has it, have sheltered Lancastrian troops on the night before the battle.

The course is on sand and gravel in a district of clay. At around 400 feet above sea-level, it maintains a dryness even during the winter months. The standard scratch score is 71, with a challenging 18th hole of 438 yards. Less skillful players are liable to see their shot disappear into the moat that survives the medieval Old Fold Manor.

5.1.5 Tudor Sports Ground

Part of the sports ground is home to the East Barnet Golf Club, which was founded back in 1937. The challenging nine-hole course is 3,037 yards long, and the third and fourth holes occupy ground that was once said to be part of the Maws factory. The factory was opened in 1921 and manufactured surgical supplies. Archive records, however, show no record of a factory in

this location. Pedestrians can access Hadley Woods between the second and third fairways, although this not a right of way.

The sports ground also contains tennis courts, a play area for children and a cricket table that is used by East Barnet Valley and Roslyn Park Cricket Clubs. There are two pavilions that are leased from the council. One dates back to 1920.

One of the main entrances is off Clifford Road and views of the park open up to the west as one walks through. Long views are also possible across the allotments on the Conservation Area boundary to the townscape of New Barnet.

5.1.6 Trees and woodland The whole Conservation Area was historically rural with built development being introduced mainly as residences for the Georgians and Victorians. Later Green Belt policy has also helped to preserve the agricultural landscapes. With the exception perhaps of Barnet High Street (described in the area by area analysis as area 4), trees and woodland are an integral part of the landscape and are very important to the general character and feel of the Conservation Area. The large informal open spaces as described above, and in particular The Common and Hadley Green, are interspaced with trees and areas of woodland. Hadley Woods forms a sizeable part of the Common and of the Conservation Area. There is an abundance of many native species which are precious vestiges of the past, as well as considerable more recent planting and landscaping, with deciduous and evergreen species. Landscaped and well planted gardens and grounds make an important contribution throughout the Conservation Area and are typically planted with a variety of evergreens and introduced species as well as native trees. Gardens both large and small provide significant amounts of vegetation, both mature and planted more recently. Cedars and other conifers, in addition to deciduous trees, are typically found in larger gardens and many are included in Tree Preservation Orders (see section 8.1). Additionally, there is much boundary vegetation and almost every road is tree-lined.

6 Building materials

A variety of traditional materials and vernacular building styles have been used in this area. While the Conservation Area boasts many high quality listed buildings, there are no consistent styles or sets of materials that have repeatedly been used or could be said to be representative of what may be found on an estate development.

Therefore, it is suggested that the reader looks at the individual character analysis below (seven) for the particular local area they are interested in to define local styles, materials, textures and colours.



The division of sub-areas in Monken Hadley

7 Character analysis of individual areas

The Conservation area is made up of 10 sub-areas, each with its own particular characteristics. Naturally, these characteristics overlap in some parts of the Conservation Area. In order to understand each sub-area and to analyse its built form and local detail, they are considered individually below. The map on page 18 shows the division of sub-areas.

7.1 Area one - Hadley Highstone Kitts End Road.

This is the northern end of the Conservation Area and only a small part of Kitts End Road is included (this is the borough boundary). A notable property, the locally listed Basket's Lot, is set within its own grounds, with highly screened vegetation in the island between Kitts End Road and Barnet Road. There are long views into the Conservation Area from Kitts End Road, almost as far down as the Green. Attractive cottages line the route (although they are considered part of Hadley Highstone).



Cottages lining Kitts End Road

Hadley Highstone (part of the Great North Road). The Highstone obelisk is at the junction of Kitts End Road and Hadley Highstone. The stone, as noted earlier, commemorates the Battle of Barnet, was moved here in 1840 from its original position some 200 yards further south.



The Highstone Obelisk

The road is lined by cottages of varying styles although it is notable that at the northern end of the east side the properties are larger and later. There is a greater variation of roof heights with some properties up to three storeys high. Most of the properties are noted for their group value as are several other groups along this side of the road (see main map). The houses fall into natural groups of four to six in terms of their style are built in a variety of traditional styles and materials. They are generally well set back from the road, accentuating their location. A little further down the road on the same side is a listed 17th century, timber framed building (formerly a pub). Although the years have led to some unsympathetic alterations and extensions, the frontage retains some of its earlier charm. It is sited between two other locally listed buildings, the group being particularly important to the Conservation Area. On the west side of the road a notable group of properties are the redbrick terraces (nos. 15-27) which have retained many of their original features. No.1 Hadley Highstone is a picturesque, locally listed cottage which has a splendid setting and outlook facing the green.



18 Great North Road (listed 17th century former coaching house)

Taylor's Lane leads off Hadley Highstone (on the west side), around to Old Fold Lane and contains pretty, modest cottages notable as a group and built in close proximity. There is a strong front boundary. Nos. 7 and 8 are locally listed. There is a strong front boundary. Nos. 7 and 8 are locally listed. Old Fold Lane contains a group of attractive Victorian terraced properties on one side only, facing the high boundary vegetation of the golf course, although, there are glimpsed views beyond. This part of the Conservation Area is characterised by restricted road widths and a tighter urban grain. This opens out at Old Fold Close and further more onto the Green itself. Old Fold Close branches off from the lane and contains handsome locally listed properties. They are quite enclosed by a strong boundary of trees and shrubs with glimpsed views of the houses from all angles. There are direct views into the close from the lane. On the opposite side is the listed Old Fold Manor Golf Club House, two houses of c1820. It was adapted in the early 20th century by Charles Weymouth as a clubhouse with an added central link with four columns. Next door, the listed Old Ford Manor House of c1750 is also a fine stuccoed five bay building which can be glimpsed from the lane through its boundary vegetation. There are the remains of a moat to the west. The Manor faces (although set back) onto the Green and there is a path which leads invitingly onto the Green along the front of the Manor.



Old Fold Manor Golf Club House, Old Fold Lane

Mill Corner. A mixture of old and new properties lead off behind the locally-listed Loch Fyne fish restaurant (no 12 Hadley

Highstone) providing views from Hadley Highstone. The older terminating building is gated, which detracts from the scene.



No 12 Hadley Highstone (Locally Listed)

7.1.1 Boundaries Boundaries in this area tend to be picket fencing, hedging and similar rural features.

7.1.2 Trees, vegetation and open space The main contribution to the street scene is through well planted gardens and boundary vegetation. Trees within gardens and planted by the roadside help to retain a semi rural character and compliment attractive cottages, terraces and larger Victorian properties. Area one also includes the top part of Hadley Green and the Old Fold Manor Golf Course (see section 5.1.4) and a spectacular outlook onto the mature vegetation of the main part of Hadley Green.

7.1.3 Intrusions/opportunities for Improvements Highway treatments and street furniture such as the bus stops, traffic islands and road bollards are not always sympathetic to the quality of the setting, particularly at the northern end of the Conservation Area. There are some infill developments which, due to their boundary treatments, style, materials and detailing, do not enhance the Conservation Area. Examples of this include nos. 37-47 Hadley Highstone which are a modern style, with UPVC double glazing; possibly Hadley Memorial Hall, which does not sit well between its two more traditional neighbours (although the scale of the building is probably acceptable); buildings behind 18 Great North Road (currently Prezzo); and modern red-brick, gated developments at Boundary Close.

7.2 Area two - Hadley Green To the south of Hadley Highstone is Hadley Green. The character of the two areas changes slightly as the amount of development along the two sides of the road peters out and the setting is greener and more dispersed. The houses bounding the green are built at a much lower density and often on a grander scale than in area one.

Dury Road contains an impressive range of listed buildings. The properties on Hadley Green are more notable for their variety of scale, texture and positioning in this location, which makes

this part of the route so attractive. The first property on Hadley Green, Green View, is a focal point. This is an attractive white stucco Georgian house which would seem to mark the beginning of varying styles of development from Hadley Green to Hadley Highstone.



Green View borders Hadley Green

Sydney Chapman Way divides the eastern side of the Green while the built part of Hadley Green West, (which is included in area three) provides the western boundary to the Green. Dury Road and Hadley Green Road provide the northern and eastern boundaries respectively. The locally-listed Windmill House can be accessed from the western side of Hadley Green. Windmill House is an attractive but restrained Victorian Gothic style which can be glimpsed from the main road through the mature vegetation of the green. On closer inspection, the house appears to have been refaced/bricks cleaned or possibly rebuilt. There appears however to be no planning records of this.



Windmill House set back off Hadley Green

Dury Road branches off from Hadley Green in a south-easterly direction and contains many high quality and listed properties. These include: no.1, early 18th century plum brick; no. 2, locally listed, nos. 3 -11, 15 and 17, all timber framed; nos 5 – 9, Victorian Gothic front, bargeboarded gables and pretty timber Gothic verandah. Nos. 1 -17 are notable for their value as a group as are the small row of Victorian terraces on the opposite side

(nos 4 -18) although the former group are of a superior quality. There are glimpsed views up the cul-de-sac containing nos 21 and 23, which are small, attractive cottages. No. 29, Thorndon House, is early Georgian. Nos 27 and 31 are of a similar date. From the top of Dury Road there are views as far down as nos 27 to 31. After this there are long views all the way down to the Wilbrahams Almshouses on Hadley Green Road to which the eye is naturally drawn. 39 Dury Road, Stoberry Lodge (c1830) is a stucco villa, nos 41- 43, Hadley Bourne, formerly St Martha's Convent (listed), is of red brick, mid-to-late 18th century and provides a focal point coming up Hadley Green Road or Sydney Chapman Way.



Properties along Dury Road

7.2.1 The Green There are impressive views from all sides into and across The Green, which provides direct views for houses facing onto it. Hadley Green is quite thickly tree lined next to the main road and both sides of the Green have scattered vegetation which provides a semi-wild habitat. It is an area consequently designated as a Site of Metropolitan Importance for Nature Conservation due to its ecological maturity. Paths throughout the Green are particularly used by local residents and visitors, for jogging, walking or exercising dogs. At the northern end of the Green (Dury Road side) there are two ponds which provide a particularly picturesque setting. From Hadley Green, there is a path that leads along and around the back of Greenview, which ends at the pond.



Views onto Hadley Green

7.2.2 Boundaries Boundaries in this area tend to be hedging, picket fencing, boarded fencing and some low walling giving the area a pleasant, open, semi-rural quality.

7.2.3 Trees, vegetation and open space There is a change in character in this area as the relationship between open space (namely Hadley Green) and the built environment becomes stronger. Larger properties are built at a notably lower density allowing for more planting in front gardens and by the roadside. This gives glimpsed views through trees and vegetation. There are many spectacular views onto the mature vegetation and ponds of Hadley Green.

7.2.4 Intrusions/opportunities for improvements Some newer neo-Georgian properties on Hadley Green have unsympathetic boundary treatments and gating which tends to detract from the setting.

7.3 Area three - Hadley Green Road West and Hadley Green Road The Great North Road is flanked on both sides by the Green. This part of the main throughfare in Monken Hadley has no built elements except for the access to the listed Pymlicoe House and Hadley Green West. Originally, the line followed by Hadley Green West and Kitts End Road was the main route through the area. Pymlicoe House, which stood on this earlier route, is a stuccoed Georgian property which can be admired through the scattered vegetation from Hadley Green.



Pymlicoe House and Hadley Green West

Originally, the house would have stood alone, but the row of houses which constitutes Hadley Green West now stands either side of it. Both sides are screened so are not visible from Hadley Green. These houses are quite large and of a later construction (possibly from around 1930 onwards). They vary in style and quality of design but are attractive, remain largely unaltered and contribute positively to the Conservation Area. They enjoy a very pleasant setting.

The built side of Christ Church Lane is described in area four. Its undeveloped side forms part of the southern boundary of the Green and can be distinguished from the next area as the transition can be seen from semi-rural to more urban at this point (area four is characterised by Victorian development related mainly to the growth of the railway). The transition from the more suburban style of development that took place at Hadley Green West to more urban can also be seen in and around Gladsmuir Road and Hadley Grove. Gladsmuir Road contains large houses of varying styles and ages. Most are of a pleasing design although there have been some unsympathetic alterations and extensions here. The group of Edwardian houses that grace the first part of Hadley Grove are of notable architectural quality and are of value as a group (see map).

Hadley Green Road runs along the south east edge of the Green beginning on the fringes of High Barnet (branching off the Great North Road). With the exception of four neo-Georgian houses, there is a string of mainly Georgian listed buildings, along the edge of the Green. This begins with The Grange (mid 18th century red brick), Ossulston House (1764, red brick) and two cottages (The Old Cottage and Hadley Cote) with early 19th century fronts. These properties have an attractive outlook onto “Joslin’s Pond” and are situated next to an open space that provides long views and an access route to King George’s Field beyond.



Hadley Cote and The Old Cottage on Hadley Green Road

Next to The Grange (mentioned above) is a small scale property based on the design of the original school building which occupied the site. This might be identified as an example of acceptable pastiche. This makes a positive contribution to the Conservation Area blending well into the local context.

Next along, there are four detached neo-Georgian houses. These are very successful examples of 1950s infill. Next along, there are four detached neo-Georgian houses. These are very successful examples of 1950s infill to replace bomb-damaged properties, built in unpretentious, attractive styles which integrate satisfactorily with the listed buildings.



A very good example of neo Georgian design along Hadley Green Road

Hadley House Cottage provides a focal point alongside Hadley House which was built a grand scale, in majestic Georgian style. Apart from the listed, high walled garden of Hadley House, the rest of Hadley Green Road has prominent railings or low boundaries which emphasise the strong relationship that these properties have with the Green. There are further striking, stuccoed and red brick Georgian properties along Hadley Green Road which are mainly listed. The properties Fairholt, Monholt, Monken Cottage, Livingston Cottage, Northlands, Hollybush House and Grandon are notable as a group, due to their attachment and colour, ending with the Wilbraham Almshouses. These are a group of six, early 17th century, red brick cottages. The almshouses are particularly noticeable due perhaps to how unusual they look in contrast to surrounding properties being single storey but extending in length with their steep roofs and diagonally placed chimneys (although the chimneys are not considered to be the original construction, they may replicate them). They mark the beginning of a funnel like access where the road bends and meets with Dury Road and bends invitingly to the village centre. There is a good view here of Hadley Bourne from Hadley Green Road.



Hadley House



Fairholt



Monkenholt



Monken Cottage



Livingstone Cottage



Northlands



Hollybush House



Grandon

Series of listed buildings along Hadley Green Road

7.3.1 Boundaries Boundaries here are railings, low walls and hedging giving an open transparent quality to the area.

7.3.2 Trees, vegetation and open space Again there is a strong relationship between imposing, high quality properties and the outlook onto Hadley Green. This area also includes King George's Field, a large open space whose access is defined by some wooden gates and views framed by trees and mature vegetation to the fields beyond. (See also 5.1.1)

7.3.3 Intrusions/ Opportunities for Improvement At the northern end of Hadley Green Road, a later addition to Grandon, there is a garage block, a later addition to Grandon, which is not considered to contribute to the character of the area.

7.4 Area four - Barnet High Street This area begins at the southern boundary of the Conservation Area following the line of Bath Place to the south east and branching off on the St Albans Road in a north- westerly direction. This area contains the top end of Barnet High Street, before it merges into the Great North Road/Hadley Green.

This part of the Conservation Area (before the Green) is much more urban, built of a tighter, compact grain and commercial nature than area three (in contrast to the predominantly residential nature of the rest of Monken Hadley). The area contains a variety of retail uses, estate agents, restaurants and pubs as well as residential and religious uses. As mentioned, the development of this area relates more to the growth of the railway and therefore the majority of properties are Victorian, as opposed to Georgian. There are almost certainly more intrusive features in this area than any other, due possibly to the greater demand for change and modernisation that occurs in a more commercial environment.

There is a great deal of variation of roof and building heights of one to three storeys. This occurs on both sides of the road and the view from the Green end of the High Street in a southerly direction provides an interesting and varied skyline of roof levels and chimneys as well as a great variety of building styles.

The former garage at the corner with Hadley Green Road is a natural focal point due to its positioning, open frontage and design which addresses both the High Road and Hadley Green Road. It represents a change in the built form from the previous area and is of a later era (dated 1931). This building is in need of restoration. The forecourt would benefit from redesign if the opportunity arise. This same side of the High Street (the east side) contains at least three sets of buildings which are notable as groups, all of which are shopfronts at ground floor level with attractive terraces above. Some of the shopfronts retain traditional features or have been modernised in a style sympathetic to the Conservation Area. A characteristic of traditional shopfronts here is their division by glazing bars to small panes. Equally, there are some unsympathetic fascias, signage at first floor level and some totally modernised shopfronts, as well as the creeping in of less attractive, modern double-glazing to the flats above. This

applies to both sides of the High Street. There are three attractive properties which lead off behind nos. 200-204 High Street and provide glimpsed views from the road and interesting focal points.



Properties on the High Street

On the odd numbers side (west side), the top boundary of this area is Christ Church Lane. No. 203 High Street addresses both the High Street as a shopfront and Christ Church Lane as a residential property. It is a very attractive Victorian building retaining original features. Its neighbour on Christ Church Lane is of a similar style (although it has a rather unsympathetic extension). Both properties have a very advantageous outlook onto the Green. Their neighbour is the more unusual and rather more imposing, locally listed water and gas pressure tower. It has very tall first floor windows (which are likely to have been associated with its original use) and is attractively bounded with low but creeping vegetation. It has been converted to residential use and provides an almost unexpected focal point on the edge of the Conservation Area.

Returning to the High Street, the first group of properties, interspaced with the Baptist Church, are mainly residential, very attractive and well maintained with some retaining original railings. No. 151 is listed, built around 1700 and although it has a projecting modern shop, the original building is of interest. The Exchange Buildings, dated 1891, are of good quality. They were obviously designed in a decorative Victorian style and address the corner well on the fork of the High Street and St Albans Road and provide a good focal point. Unfortunately, the shop fronts at ground level are poor.

The properties within the Conservation Area on St Albans Road are at a variety of levels ranging from one to three storeys. No. 4 is a very attractive cottage. On the west side of the road the Conservation Area boundary extends to include the market site.

Granted its Royal Charter in 1199, Barnet Market originally occupied the triangular space to the south east of St. John's Church. In 1874, William Kemp established a new market place off St. Albans Road that is still in use. However, Planning Permission has recently been granted for redevelopment of the site for continued use as a market on the ground floor, with a total of 14 residential units on the upper floors.

This historic stall market comprises an open courtyard, with a collection of low-quality cattle sheds, in a variety of colours, sizes

and styles, constructed of corrugated iron and timber, around it. These are arranged mainly along the northern edge of the site. The market is contained within a defensive brick wall, which is highest along the St. Albans Road frontage. The main access is through two globe-capped pillars, from which hangs a pair of iron gates. As the site turns the corner into Chipping Close, the northern perimeter wall becomes lower and is dominated by two corrugated iron cattle sheds, between which are another pair of iron gates. The cattle sheds, iron work and perimeter wall and globed capped pillars are all original features of the market.

Occupying part of the same block, and adjacent to the market along St Albans Road, is Bruce Road. Bruce Road contains three, two storey properties, with commercial/retail use on the ground floor. These are certainly as old as the market, but would appear to have been extended and altered. This is the periphery of the town centre, and marks a change in townscape towards a smaller, more domestic scale.

Opposite the market in Chipping Close stands a terrace of small, brick built two-storey cottages. These houses have pitched roofs, a single window on each floor and an arched recessed entrance, which offers the only defensible space. They are in keeping with the predominant height of local properties and present a virtually unaltered face to the street, retaining most of their original features.



Properties in Chipping Close

7.4.1 Boundaries In this area, most of the properties stand at the back of the footway.

7.4.2 Intrusions/
opportunities for
improvement The forecourt and signage of the former garage (at the time of writing) at 242 High Street are negative features which detract from both the building and the Conservation Area.

There are several properties on both sides of the High Street which do not positively contribute to the Conservation Area. These include: Hadley Parade shops; No. 165, which is a bulky design

which does not merge well with other designs in the street spoilt mainly by its features such as bays, dormers and windows (as opposed to the use of inappropriate materials) and nos. 202-204, a single storey modern building currently used as a car showroom which appears to have been purpose built.

There are some poor quality shopfronts, with poor quality signs and fascias and some signage on buildings at first floor level. Examples include the Exchange Buildings, and various shopfronts between nos. 170-200 High Street.

There are several intrusive gaps (see map).

The highway treatment at the fork of the High Street and St Albans Road is unsightly and does not enhance the southern end of the Conservation Area or the Exchange Buildings.

7.5 Area five - The village centre

This area contains the remaining part of Hadley Green Road as it curves around the corner at the junction with Dury Road. To the rear of the properties in this area is Green Belt and open fields which also neighbours the aforementioned Battle of Barnet site (contained within an area of archaeological significance).

There are strong tree-lined boundaries defining the route along both sides of Hadley Green Road up to the site of the church. On the church side of the road the houses are set back, with a wide pavement and wider pedestrian access, while on the other side is dense vegetation with a narrow pavement and providing pedestrian access.



Church of St Mary the Virgin, village centre

This area is the focal point of the village of Monken Hadley with the Parish Church of St Mary the Virgin. Views to and from the church are impressive. The church is grade II* listed, dated 1494 on the west tower although there are many 19th century additions. The church is constructed in an attractive and irregular flint and ironstone and the aforementioned copper beacon on top of the west tower is a great rarity. The churchyard contains many chest tombs and some wooden headstones as well as the contemporary tombs of some well-known people such as Emily Trollope, the daughter of Fanny Trollope and the grandparents of the novelist, William Makepeace Thackeray. There are paths

around the church and churchyard and it is possible to walk through to the other side, providing access to the Common.



Access through the church graveyard leads to the Common on the other side. Pagitts Almshouses are in the background.

The houses which lead to the church after Hadley Bourne (area three) include on the one side, two large, neo-Georgian houses (The Cedars and Little Pipers) next to The Grove (listed) which are all set in their own walled grounds. These properties are quite enclosed and set back behind vegetation and tall brick walls, although views of the houses are possible through their front gates. Beacon House and Grove Cottage are nestled in between The Grove and the Church and are highly attractive timber framed buildings behind later brick facings. The church's other neighbours are the impressive Pagitt's almshouses, built of flint in a Gothic style alongside the Gate House and Rectory buildings. The almshouses are not the originals endowed in 1678 in Charles II's reign by Justinian Pagitt nor on the original site. The left hand two thirds was built in 1822, the remaining third in 1849 and a smaller red brick addition in 1961. The Gate House is considered as being the beginning of Hadley Common and is an early Victorian house with listed timber barred gates across the road acting as a pinch point and traffic calming measure. The Rectory buildings are also of a Gothic appearance in red brick and are locally listed.



The Gate House, Monken Hadley Village

Opposite the church is White Lodge, an imposing white stuccoed house next to the modest, timber framed Church Cottages. To the rear of the cottages is an attractive area with glimpsed views to the property beyond. The variety of attractive properties which make up the village centre are of important group value with the church and provide a number of focal points within the village. This concentration of properties has to be passed to appreciate the view which opens out onto the Common with Hadley Wood as the background.

7.5.1 Boundaries Boundaries to properties nestled around the church are picket fences and low walls adding to the village/cottage atmosphere. Camlet Way branches off to the north east providing a strong tree and shrub lined boundary on the left hand side. The other side of the road provides direct onto the Common.

7.5.2 Trees, vegetation and open space The rural feel of the village centre is aided by the trees by the sides of the roads, planting to the boundaries and fronts of properties, the open graveyard of the church and sweeping views onto the Common and to the Hadley Woods beyond.

7.5.3 Intrusions/opportunities for improvement Informal car parking in front of Beacon House/the church does little to enhance the village centre or the setting of the church. Monken Gotthard, the property next to the Church Cottages, is an unobtrusive building within this location but of no great architectural merit. Its garage fronts the road and is not a positive feature of the village and actually detracts from the house itself. The volume of traffic that passes through the village centre, although slowed by the gates at the entrance to The Common, can detract from the overall quality of this rural environment. The new Hadley Lodge, which replaced the earlier listed building which burnt down in 1981, is a little too robust and self assured for many tastes. The recently erected traffic island outside the church, severely detracts from the appearance of the village centre.



Traffic bollards and parking outside the church detract from the village scene

7.6 Area six - Camlet Way

Having passed through the village centre (area five), the tree-lined Camlet Way branches off to the north east from Hadley Green Road and reaches beyond the boundary of the Conservation Area. This is a narrow lane, but with a pedestrian walkway and green verge on the built side. The southern side remains an open boundary with sweeping views onto the Common and across towards the houses on the other side of Hadley Common and Hadley Woods to the east.

Built development along the north side of Camlet Way begins with a large new house which is set back from the road. Next to this is the recent neo-Georgian Grove End House. There are extensive areas of Tree Preservation Order trees around Grove End. Mount House is probably the most notable building along this lane. An imposing, 18th century red brick building set in its own grounds behind a pond, the main building is listed. Beginning at the convent school, the boundary line along the built side of the road is very strong being highly vegetated and screens the convent from view. There are several large properties which continue along Camlet Way with long driveways and some with high, locked wrought iron entrance gates and railings. There is a glimpsed view of no 4, Willoughby, which is a 1930s property which makes a positive contribution to the Conservation Area. In general screening boundary vegetation has made it difficult to assess the contribution of other properties in Camlet Way to the Conservation Area. So, although this provides a strong boundary line, it also gives a sense of total privacy and prohibited access, a characteristic that is not so pronounced with the listed Convent (although views in are still not possible). It would be preferable if vegetation was pruned to allow glimpsed views of buildings. The high boundary is broken at the property White Webbs, views of which can be seen over the boundary hedge and up the driveway. This is a large Tudorbethan house with leaded light fenestration which is locally listed. Listed gates that act as an entrance/exit to the Common are situated on the boundary of the Conservation Area.



No. 109 Camlet Way, White Webbs

The land to the north of the properties in Camlet Way and area five is almost completely undeveloped agricultural land, included in the Green Belt. There are clear field boundaries seen in area six to the northern-most tip of the Conservation Area. Rectory Farm

(which is to the rear of the Convent school) has become derelict and indeed at the time of writing contains a series of dilapidated sheds and out buildings. An assessment of the landscape around the farm has shown that this is historic, characterised by ponds and small fields. The field boundaries are long established, as evidenced by hedgerows and hedgerow oaks. It is likely that the field patterns reflect early enclosure which makes them of considerable historical significance. There are also extensive areas of Tree Preservation Orders around Rectory Farm.

At the boundaries with the road, the Common is of a less wild nature than the Green. It is not tree-lined and incorporates a cricket pitch and is well used by dog walkers and joggers for informal recreation. The grass is kept shorter and is less tussocky. Viewed from Camlet Way the Common becomes more wooded in a southerly direction (this is Hadley Woods). The woods also border the opposite side of the road just beyond St Martha's Convent School. Hadley Woods are an important part of this very green location and are an established and diverse wildlife habitat.

7.6.1 Boundaries, trees, vegetation and Open space

The above are described within 7.6. The open space and mature vegetation form a significant part of this area. Monken Hadley Common is also described at 5.1.3.

7.6.2 Intrusions/opportunities for improvement

Grove End House is a neo Georgian style and, although of an acceptable proportion, would have blended more satisfactorily into the setting if a modern garage door had not been incorporated into the front elevation.

Boundaries to Monken Hadley Church of England School are not in keeping with the character of the Conservation Area.

Rectory Farm (set behind the Convent School) has become derelict.

A restrained reduction in some of the boundary vegetation on the built side of Camlet Way would allow glimpsed views of these quite attractive properties and reduce the solid nature of the border (formal consent may be required - see 8.1).

7.7 Area seven - Monken Hadley Common

The road named Hadley Common extends south east from the timber barred gate at The Gate House (area five). This is undeveloped on the side of the road that adjoins Monken Hadley Common itself and so allows sweeping views across from the developed side of the road and gives the overall feeling of a rural setting. Camlet Way bounds the other side of Monken Hadley Common, where the same effect is evident. The Common includes Hadley Woods and becomes entirely wooded opposite to the properties Hurst Cottage and Aynho.

The relationship of the large extent of green space to the houses as well as the high quality of architecture is vital to the character of the area (there are several very fine and varied listed buildings along this part of The Common). There is a mixture of imposing

larger Georgian and Victorian villas and houses as well as attractive cottages. This area differs from the other areas due to the sheer scale of the properties, their siting back from the road behind greens and their spacious landscaped surroundings. There are also opportunities to catch glimpses of the properties from the gravel path which runs in front of the houses, and more sweeping views of the architecture on the horizon when looking across from The Common.

Assessing each property individually, travelling in a north-westerly direction up towards the village centre, the listed Hadley Hurst is the first focal point after the previously highly vegetated boundary. This encloses some late 20th century properties which are of little architectural merit and are quite highly screened by vegetation. Hadley Hurst (c1700) is a large, three storey, imposing red brick property that neighbours Hadley Hurst Cottages (18th century), which were originally stables for Hadley Hurst. Also listed, they are again on quite a large scale and centred around a tall archway. The next cluster of listed buildings provides an interesting combination beginning with the white stuccoed Georgian property, The Chase, with its central doorway and large broad framed windows; then the more modest Aynho which is a cottage of two storeys with a large central chimney and two front gables. Next is the larger Hurst Cottage of the late 17th and early 18th centuries a two storeyed house of brick, now rendered, slightly less grand than The Chase but not dissimilar; a listed 18th century timber framed barn in the grounds of Monkenmead, set back from the road; The last listed building in sub-area seven is Gladsmuir, a c1830 red brick villa with a shallow roof and deep bracketed eaves. It is notably different in character to the other properties.



Hadley Hurst, The Common

Properties along the Common



Hadley Hurst



The Chase, The Common



The Chase Cottage



Hurst Cottage, The Common The Common

There is also a listed barn within the grounds of Gladsmuir and the front boundary wall adjoining Gladsmuir to Hadley Lodge is listed in its own right.

7.7.1 Boundaries

Boundary treatments to properties within this area are tall brick walls or hedging with a few houses set back with little or no boundary treatments, creating open 'greens' at the front.

7.7.2 Trees, vegetation and open space

By far the largest expanse of area is the open space created by the Common and Hadley Woods. The properties on the built side of the road continue the relationship with open space with greens at the fronts, landscaped and planted grounds and views which are glimpsed through scattered trees and vegetation. As with the previous area, the feel is very rural.

7.7.3 Intrusions/opportunities for improvement

The Chase has an uncharacteristically solid boundary, which detracts from the view to the house.

Monkenmead is a 1970s house situated next to the listed Hurst Cottage. This is not particularly characteristic of the Conservation Area or of great architectural merit. However the barn within its grounds is listed.

7.8 Area eight - Hadley Woods

This area directly adjoins area seven continuing along Hadley Common. On the undeveloped side of the Common it is now entirely wooded (Hadley Woods). On the developed side, The Crescent is set back and highly screened by trees and vegetation and is marked by two listed access gates (of five gates) which mark the enclosure of Hadley Common. They were previously used to prevent grazing animals from straying into residential streets. The Crescent does represent a change in the built form from the luxurious villas of area seven to the beginnings of the more suburban type of development to the south of the Conservation Area boundary. The Crescent contains some interesting Victorian architecture as well as mock Tudor and Georgian.



No. 1 The Crescent



No. 11 The Crescent

With perhaps one or two exceptions the properties retain many original features and are well designed and maintained. Most notable perhaps and unusual in style is the locally listed Monkenhurst (no. 15), an 1880 romantic Gothic building of three storeys with a tower over the main entrance and attractive stained glass windows. Some local people refer to this as “Spike Milligan’s house” as he resided here for a period of time. The tower roof can be viewed journeying up Bakers Hill. Nos. 1 and 2 are also fine Victorian properties. The last property on The Common is an uncharacteristic modern block of flats for the Conservation Area called Hadley Heights. The road named Hadley Common then becomes Bakers Hill. Hadley Wood continues on the north side of Bakers Hill while on the other side, there are two private roads leading off Bakers Hill (one of them is named The Spinney) which contain later neo Georgian houses. There is one elegant exception called Witchings, a three storey rendered Victorian house formally known as Gothic Farm.



Monkenhurst, The Crescent

To the south of The Common and to the east of The Spinney is the Tudor Sports Ground and Golf Club, which is included within the Conservation Area boundary. Although these are two differing types of open space, the golf course is screened with a few glimpsed views by wooded vegetation and the area appears almost entirely rural. The road ends in a car park at the golf course and there is a bridlepath which continues through to the very eastern end of The Common/Hadley Woods and the Conservation Area. The railway line crosses The Common just after the car park area (the railway line is not part of the Conservation Area).

7.8.1 Boundaries Boundaries in this area are in a variety of materials, low to medium in height and taking on a more urban quality.

7.8.2 Trees, vegetation and open space The gardens of The Crescent are largely planted and the road screened by tall mature vegetation. This area continues on from the previous area containing entirely wooded common. The Tudor Sports Ground, a large and key recreational open space, is described above and in 5.1.5.

7.9 Area nine - Games Road Walking along the bridlepath into the tongue of land at the eastern edge of The Common, you can reach area nine. This path is very much part of The Common, enclosed and with a strong rural feel. A dark stained, close-boarded wooden fence topped by trellis partially conceals the new residential development behind the historic local landmark, Ludgrove Hall.



Ludgrove Hall

The locally listed Ludgrove Hall dates from the 1830s and has been added to throughout the 19th century. The building displays a variety of styles and finishes and has been converted into apartments. The development is enclosed by contemporary lightweight railings, set into a grey concrete kerb and strung between capped, brick built pillars. Two pairs of large double gates provide access. The boundary treatment gives a view of the large brick-built houses, which can be seen behind the main house. These are untypical and unsympathetic in this location due to their 'cul-de-sac' style arrangement, and the feeling of enclosure created by the perimeter treatment. Although their appearance is not offensive in terms of the design and materials, they do not blend in with the location, which is otherwise open with informal boundaries.

The large turning circle in front of the Ludgrove Hall development forms the most suburban section of Games Road.

Originally part of an ancient bridleway which ran from Monken Hadley to Cockfosters, this historic route gives legibility (enabling the area to be easily read). The simple tarmacked road is an integral part of The Common and not a boundary. It is flanked by grassed and wooded areas on both sides, with no pavement or kerb. Short, white-capped wooden posts serve to pick out the edge of The Common. There are a variety of buildings along the southern side of Games Road that help to frame The Common and create a definable border to the woods. Games Road is designated part of the London LOOP Walk as indicated by a signpost at the junction of Games Road and Chalk Lane.

Nos. 56, 54 and 52 Games Road are modern detached houses built in a variety of styles. Standing well back from the road behind cultivated lawns, they have no formally defined boundaries apart from a few strategically placed rocks, laid out to protect the grass.

Cheyne House is imposing although possibly architecturally undistinguished. The red brick, neo-Georgian property makes a positive contribution to the Conservation Area. Although designed to look like one house this is actually a terrace of three. It is set back behind a closely-cropped front lawn. The house is partially screened behind an informal boundary of trees and hedges, offering good glimpsed views.



Cheyne House

The Grange is a modern block of neo-Georgian flats and garages, designed in an institutional style, and built on the site of an older house. This typically suburban style development is set back from the road, fronting The Common from behind its formally landscaped lawns with a few boundary trees.

Although the trees and green spaces on this southern side of the road are within residential curtilages, they are an integral part of the area and contribute to its quiet, leafy character.

Nos. 10 to 18 Games Road are an attractive terrace of modest cottages, built in 1750. Front porches have been added to most of the properties. They have no formal boundaries. Outside of no. 10, marking the most easterly edge of The Common, is one of five wooden gates which stand at the access points to The Common. Originally erected in 1824, this white painted, five bar timber gate is included on the statutory list.



Nos. 10-18 Games Road

7.9.1 Trees, vegetation and open space

The walk through the mature Hadley Woods to this part of the Conservation Area is extremely pleasant and free from development and the influences of traffic. The footpath through the woods comes out into Games Road, and as with the two previous areas, development is confined to one side only and the Common continues almost to the top of Games Road. On the built side, the housing is at a low density, set back behind greens and blends well into the rural scene with mature planting, trees and vegetation.

7.9.2 Intrusions/ opportunities for improvement

As mentioned, the development behind Ludgrove Hall and its form of enclosure fails to reflect the character and appearance of the Conservation Area.

7.10 Area 10 - Trent Park West

Trent Park West was previously designated as a separate conservation area. However, the development of the grounds of the locally listed West Farm Court has resulted in a change to its character. The remaining unchanged areas are of a similar character to that of area nine the Monken Hadley Conservation Area - and in fact adjoin it. The Monken Hadley boundary is to include Trent Park West Conservation Area that falls within the boundary of Barnet. The rest of the Conservation Area is within the London Borough of Enfield.

Sub-areas nine and 10 provide an approach to The Common. Trent Park West includes includes: nos. 2 to 6, and 8 (office buildings) Games Road, the Cock and Dragon public house, which is located on the corner of Chalk Lane and Games Road, as well as nos. 4,6,8 and 10 Verwood Drive, the locally listed West Farm Court and no. 1 Gatcombe Way (The Gatehouse at West Farm Court).

Paragraph 2.1 describes the history relating to the specific area of Trent Park West and how this incorporated the area of land which forms the grounds of West Farm Court. After World War II these grounds were owned by electricity companies until 1993 when they were developed for housing and some changes were made to the main house. These comprise the rest of Gatcombe Way and Verwood Drive. Elements of West Farm Court can be seen reflected in some of the designs of new houses.

Nos. 2 to 8 Games Road is an unusual, handsome building of long, thin appearance, which is now used as offices (previously residential). It is three storeys, built mainly in red brick with a mixture of other colours giving an overall terracotta appearance. The building has a steeply pitched roof and the ground floor has some large multi-paned windows which curve around the end of the building. The original building has a partially matching extension that retains an earlier stone arched door surround. The roof does not match the original building.

The original building was constructed in the 1930s. The ground floor was a café with flats and storage above. They were converted to offices in the 1960s. In the 1970s the northern single storey was replaced by a three storey extension. Original railings, raised grass beds and stone paving were replaced with car parking. Two lime trees in front of the office buildings add distinction to the approach. The offices face a 1960s house and The Cottage on the Enfield boundary.

The Cock and Dragon pub was built in 1915 on the site of an earlier pub and was originally named The Cock Inn. This is a plain, symmetrical building with a recessed centre and bay windows on either side of a central arcade. The flat roofed arcade was added

in the 1970s. Perhaps the building's most remarkable features are its green pantiled roof and clock tower, which is topped by a large weather vane. It has quite a large front car park which had formally been used as a terminus for the no 29 bus!



Cock and Dragon public house

West Farm Court, is a locally listed, two storey, elegant Georgian building. It is a long (31m), rendered building dating from the early 1800s with tall ground floor windows and high white chimney stacks. The house has been converted into apartments. A new porch with slate roof was added in 1995 in place of a window. The house is bounded by a two metre high wall of some age and historic value (undated) and trees. The wall is an important feature in Chalk Lane. On the Verwood Drive side the house is visible through a lower wall topped with railings which provides a visual link between the two forms of building.

The Gate House and nos. 4-12 Verwood Drive date from the 1990s. These are an attractive terrace of properties built to reflect the style of West Farm Court. They are all white rendered with grey slate roofs. Three of the four of the row of houses have conservatories although they are not highly visible from the public highways within the Conservation Area. The Gate House is a plain but smart style, with an attractive porch and nicely detailed windows.

Predominate materials in this sub area are London brick, clay tile and white render on the main group of buildings. The public house is render with a green tiled roof.



The locally listed West Farm Court

7.10.1 Trees, vegetation and open spaces

Most of the buildings in the Conservation Area are well spaced among large numbers of valuable and mature trees and vegetation. West Farm Court is surrounded by green space and enclosed, maintaining the feeling of a country house with outbuildings. The new houses in Verwood Drive are next to a small, well maintained open space on the corner of Verwood Drive and Chalk Lane, which is enclosed with a picket fence. The area benefits visually from its gradual development over the years as an old English village. Most of the area faces across Chalk Lane to a cricket ground and bowling green on the Enfield boundary and also provides the approach to Monken Hadley Common.

7.10.2 Intrusions/ opportunities for improvement

Residents have commented on the negative effects of the Cockfosters Football Club floodlights (Enfield side) which affect views into and out of the Conservation Area.

Two mature trees near Chalk Lane are reported to have been destroyed in the construction of Verwood Drive. They helped provide a tree lined boundary to the sports field and to provide a visual focal point at the junction of Chalk Lane and Games Road, and would benefit from replacement.

Aesthetic improvements could be made to the appearance of the car park of the Cock and Dragon.

Lime trees lost in front of the office buildings could be replaced to form a tree lined avenue, as formerly.

8 Development applications in the Conservation Area

Applications for development in the Conservation Area must be of a high standard of design. The area has been highlighted as being of high quality and interest and containing many buildings of architectural and historic merit, often in rural, landscaped or highly vegetated settings. While there are many listed buildings within the Conservation Area which have additional protection policies, the area is also recognised for its collection and grouping of buildings, spaces and views between buildings, vistas, scaling and detail, pedestrian access, thoroughfares and open spaces, trees and landscaping.

All these issues need to be considered when an application and a design and access statement is submitted. Attention to the planning, design and quality of the proposal can result in a successful development which contributes positively to the Conservation Area. Will the proposal preserve or enhance the character or appearance of the Conservation Area? Will it make a positive contribution? If the answer is no, then it should go back to the drawing board.

8.1 Potential development

The following provides some broad pointers on types of development and issues which should be considered:

Demolition and new development. It is almost never acceptable to demolish buildings which contribute positively to the Conservation Area. Even when there is no objection to demolition it will rarely be considered without a high quality proposal for its replacement. A new building must respect its context but can be of a traditional style or provide a high quality contrast. So long as the proposal is well designed and harmonises with its setting it will be looked at positively. Mediocre, purely functional buildings, or buildings which seek only to maximise internal space and pay little or no attention to the requirement for good design, are unlikely to be considered favourably.

Extensions. Extensions should normally be subordinate to the main building. In the Conservation Area there are many large houses in large grounds. Often applications are received for large extensions which completely change the character of the original house, pinch important glimpsed views, have detrimental implications on the green belt or unbalance the relationship between the built and natural environment.

These are highly unlikely to get permission. Extensions need to be thoughtfully designed and relate to or appear as though they are part of the original development and sit comfortably in their setting. This applies to the rear as well as the front of buildings. Although the front elevations are the most important, as they have the most impact on the Conservation Area, the rear of the property has usually been designed with as much care as the front. There will always be a limit to the amount of extensions a building can be considered to take.

Tree Preservation Orders and works to trees. Treatment of trees covered by a Tree Preservation Order requires the formal consent

of the local planning authority. However, for proposed works to other trees the council requires six weeks notice in writing. (Unauthorised treatment of protected trees is a criminal offence which may carry a heavy penalty). The treescape is an integral part of the Monken Hadley Conservation Area and with few exceptions contributes positively to its character and appearance throughout. The removal of trees deemed important to make way for development, to clear an area, formalise the landscaping or turn it into a hard surface area are in almost all circumstances, not acceptable. Restrained reduction in vegetation is more often permissible but applications will be assessed on the contribution made by the vegetation to the Conservation Area.

8.2 Before submitting a development application

In general applicants need to consider in the design of any new proposal:

- Size - of the proposal in relation to the size of the plot, the footprint of any existing buildings, any existing spaces between buildings, and the relationship to the surroundings.
- Massing - this is the volume of development that a plot can comfortably accommodate without it appearing overbearing or becoming over dominant.
- Scale - the scale of existing and adjacent properties must inform any new properties.
- Proportion - the proportion of adjacent and existing properties and their features must inform any new proposals.
- Form - the design and form should create visual interest and variety.
- Style - the use of innovative forms of design is not discouraged.
- Materials - materials should match the existing building except in cases where a contrast is being promoted. Where traditional materials are being used, every effort should be made to obtain the best possible match.
- Detailing - this includes windows, doors and decorative features. These are an important part of the design and greatly contribute to its finished character and appearance. Generally, as with materials, these should match the existing building or show a creative use of high quality contemporary materials. Where a contrast is being sought however, the use of UPVC related products is rarely an acceptable material.
- Original features - which are considered to be worthy of retention on a historical or architectural basis should be retained and restored.
- Relationships between buildings and groups of buildings - should be noted and respected when designing a building.

- Trees and vegetation - if trees are being affected by development the applicant must inquire if this will require a separate application.
- Boundary treatments - the boundary treatments have been described in most of the areas of analysis. Attention should be paid to the character of local boundary treatments and forms of enclosure. New or replacement boundary treatments should be designed in a sympathetic way which respects the character of the area.

8.2.1 Obtaining information and advice

- If in doubt or if further advice is needed, speak to a planning officer, a conservation officer and/or a tree officer before submitting an application.
- Obtain the character appraisal document for the area.
- Check to see if there is design guidance available in relation to the form of development you are proposing
- In the case of listed buildings a conservation plan (on which guidance is provided) is required to explore the merit of the proposal in relation to the historic and architectural fabric of the building. Listed Building applications without a conservation plan are not accepted.
- Look at the policies in the Unitary Development Plan relating to design and conservation areas.
- Check to see if the development affects important trees and vegetation.
- Overall, it is worthwhile doing a small amount of research before submitting an application in order to understand the local context opportunities and constraints when proposing development or change in the Monken Hadley Conservation Area. The emphasis is on good design, whether traditional or contemporary which fits well into its surroundings.

8.2.2 Useful contacts

Conservation and Design

Tel: 020 8359 4464/4598/4655

Planning (Development Control Contact for Chipping Barnet Area)

Tel: 020 8359 4782/4984

Planning Policy (Strategic Planning)

Tel: 020 8359 4657/4211

Trees and Landscaping

Tel: 020 8359 4624

Part 2: Management plan for Monken Hadley Conservation Area

1. Introduction

1.1 The need for action Change is inevitable in most conservation areas. The challenge is to manage change in ways that maintain and reinforce an area's special qualities. The character of Monken Hadley Conservation Area is not static and is susceptible to incremental as well as dramatic change. Some areas are in a state of relative economic decline, and suffer from a lack of investment. This is certainly not the case in Monken Hadley. Monken Hadley, like many other conservation areas, has the very qualities that make a conservation area appealing and can encourage over investment and pressure for development. This can lead to an alteration of the very character that made the area attractive in the first place. Positive management is essential if pressure for unsympathetic change is to be restrained.

1.2 Best value Indicators Government policy stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas. The Government has set up best value indicators to monitor local authorities' performance. In terms of heritage, the Government wants to regularly monitor the number of conservation area character appraisal documents with a management plan that have been undertaken.

1.3 Local Development Frameworks At the time of publishing this document, the council has a fully adopted Unitary Development Plan (UDP) (2006) which provides the planning policies on which planning decisions are made. Work has been undertaken on the new Local Development Framework (LDF), which will replace the UDP. The policies within the UDP will remain in place for a further three years until these are reworked into the LDF. Until this point the status of the character appraisal and management plan document will remain as it is. This means that it is a planning policy guidance note and a material consideration in making planning decisions. The character appraisals are referred to in the UDP.

Character appraisal documents and management plans will be included in the series of policy documents that will make up the Local Development Framework (LDF). The key document in the LDF is the core strategy that aims to bring together all the strategies in the area. The core strategy should say how conservation is integrated with other policies and then locally applied.

This can then be delivered through:

Area Action Plans: areas where significant change is taking place, such as regeneration areas that include conservation areas.

Supplementary Planning Documents (SPD): provide greater specific guidance and supplement higher level policy. A character appraisal document with a management strategy can be used to support and broaden the detail of relevant SPD.

It is likely to be the case for Barnet that these documents will be linked to the LDF Core Strategy via reference to conservation policy and then directly referenced in more specific conservation policies.

1.4 Management action

The character appraisal provides the basis for developing management proposals. Local authorities have a duty to hold a public meeting to encourage proposed management proposals. It is important to have public support if proposals are to succeed.

2 Components of the management strategy

The following headings are suggested by English Heritage as the areas to consider in a management strategy.

2.1 Existing policy guidance

A link must be established with current development plan policies (Unitary Development Plan/ Local Development Framework policies). As the LDF is in early stages at the moment and the precise nature of the transfer and format of policies to the LDF has not been fully established, it is not yet possible to say exactly how and where guidance is referenced. This is discussed in a little more detail above but can be updated at intervals to reflect emerging LDF documents guidance as and when they are produced.

2.1.2 Design guidance

There are a series of planning policy Design Guidance Notes listed below. These are all relevant but in conservation areas stricter controls relating to preserving the character or appearance of the Conservation Area apply, and the Design Guidance Notes tend to be written to apply to general development throughout the borough.

Many of the notes would benefit from updating and also providing some more detailed standard guidance for conservation areas. However, because of the imposition of Article 4 directions, these would have to be taken into account when writing design guidance for each conservation area. It is suggested that a leaflet is produced within the five year period of this character appraisal document which provides an update on the Article 4 direction to define what is and is not allowed and where the need to apply for planning permission occurs. In addition, information could later be provided in the form of more detailed design guidance on some of the issues listed below which are very relevant in the Monken Hadley Conservation Area. The latter task would however be quite a resource intensive task and may only be possible as resources

allow. This task might form the basis of a development control manual and would be of considerable help to planning officers and applicants in making decisions or applications respectively.

The following are the current series of Design Guidance Notes:

Design Guidance Note No 1: Advertising and signs

Design Guidance Note No 2: The selection and siting of satellite antennae

Design Guidance Note No 3: The construction of hard-standings and vehicular cross-overs

Design Guidance Note No 4: The removal or alteration of chimney stacks

Design Guidance Note No 5: Extensions To houses

Design Guidance Note No 6: The replacement of windows and doors

Design Guidance Note No 7: Residential conversions

Design Guidance Note No 8: Materials and colour

Design Guidance Note No 9: Walls, fences and gates

Design Guidance Note No10: Shopfronts

Design Guidance Note No11: Porches

These notes are useful to an extent, but stricter controls may apply in conservation areas, particularly where the permitted development rights have been withdrawn.

Summary recommendation: The council will seek to produce a leaflet within the five year period of this character appraisal document which provides an update on the Article 4 direction to define what is and is not allowed and where the need to apply for planning permission occurs.

2.2 Development briefs There are no site specific development briefs within the area of Monken Hadley

2.3 Resources English Heritage advises that a consideration of resources needed to sustain the historic environment in each conservation (area?) should be considered.

Officer time. The tasks in the management plan are additional to existing officer workloads and may impact on officer capacity to carry them out. Realistically, given the amount of current reviews relating to Monken Hadley and other conservation areas (10 appraisals at present) the resulting amount of work required is significant. The Monken Hadley Character Appraisal has been undertaken to date by a part -time Conservation Officer.

Printing and consultation costs. This is a cost absorbed to date within the constraints of the existing planning budget. The costs

may become more significant when coupled with the total of 10 conservation areas under review at present.

Summary recommendation: a timetabling and costing of the work involved in producing a character appraisal and management plan and carrying through the tasks for each conservation area currently under review.

2.4 Procedures to ensure consistent decision - making

- Producing formalised design guidance (particularly information relating to Article 4 Direction)
- Collaboration of Development Control Officers and Conservation Officers on conservation related applications.
- Weekly meetings of Conservation Officers to discuss applications
- Willingness by officers to apply the advice outlined in Planning Policy Guidance Note 15: Planning and the Historic Environment (1995) to ensure that development proposals preserve or enhance the character or appearance of a conservation area.
- Willingness by officers to apply the tests outlined in Planning Policy Statement 1 (PPS1) which now suggest that an application must be good enough to approve and not just, bad enough to refuse:

Paragraph 34 states “Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

This advice goes further than Planning Policy Guidance Note 15: Planning and the historic environment (PPG15) which states that “special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area” (para 4.14, p17). This means that PPS1 provides stronger planning controls by seeking improvement of character and quality rather than just preserving character being seen as acceptable. This also applies to all areas and not just conservation areas, as with PPG15.

Summary recommendation: for council officers to observe the above in making decisions. A scoping exercise (setting out the boundaries i.e. the framework for the Character Appraisal) could be carried out to try to explore the best ways of sharing information and ensuring policy considerations are fully undertaken.

2.5 Photographic survey

A photographic survey is to be carried of the whole of the Conservation Area to provide an evidence base against which any unauthorised changes can be compared. This has been started at the time of writing.

2.6 Enforcement strategy to address unauthorised development

The council will seek to take planning enforcement action in collaboration with the Urban Design and Heritage Team where it is deemed that an unauthorised action has been undertaken and the breach of planning control is causing demonstrable harm to matters of acknowledged importance.

Each case will be assessed on its own planning merits.

Enforcement action will be taken in an equitable, practical and consistent manner.

The council can provide advice on general enforcement issues and specific compliance.

As prevention is better than cure we will seek to distribute design advice and advice on the Article 4 Direction in the area to try and prevent breaches which could have been avoided.

The council will seek to provide a well publicised, effective and timely complaints procedure.

Advice from an officer will normally be put clearly and confirmed in writing, on request, explaining why remedial work is necessary, the time scale, and making sure that legal requirements are clearly distinguished from best practice advice.

Before formal enforcement action is taken officers will seek to provide an opportunity to discuss and, if possible, resolve points of differences, unless immediate action is required.

Where immediate action is required officers will seek to provide an explanation of why such action is required. This also will be confirmed in writing within a reasonable time period.

Where rights of appeal are available the appeals mechanism will be set out in writing.

2.7 Proposals for enlargement of areas covered by Article 4 directions

Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a range of minor developments are permissible. "Permitted development" rights are more restricted in conservation areas. Restrictions include: addition of dormer windows to roof slopes, various types of cladding, the erection of satellite dishes fronting a highway, and a reduction in the size of permitted extensions (this is limited to 50m³ in a house in a conservation area).

Articles 4(1) and 4(2) of the General Permitted Development Order (GPDO) enable local planning authorities to make certain directions withdrawing the permitted development rights under the order. Article 4 (2) directions only apply to parts of dwelling houses and associated buildings and structures that front onto highways, waterways or open spaces. They can be confirmed by local authorities once the direction has been advertised locally and notice served on residents, without reference to the First Secretary of State. Article 4 (1) directions can be used to withdraw permitted development rights on any type of land or building, whether or not

fronting onto highways, waterways or open spaces, but they need to be approved by the First Secretary of State.

Monken Hadley has existing Article 4(1) directions shown on the accompanying map in a green hatching. Their original implementation emphasises the importance of the retention of the special characteristics and form of all aspects (such as front, side and rear elevations) and setting of properties which are covered by this direction. The Article 4 (1) directions were imposed to withdraw permitted development rights for the list below. This means that an applicant would need to seek planning permission for any of the following:

Development within the curtilage of a dwelling house

Extensions or alterations to a dwelling house

- includes doors and windows and any architectural detailing

- includes alterations to the roof- includes dormers, rooflights and changing of roof tiles

Painting of the exterior of a dwelling house

Porches

Hardstandings

Formation of access to a highway (generally this means dropping the kerb)

Oil storage tanks within the curtilage of a dwelling house

Gates, fences, walls or other means of enclosure.

(The full document is available on request).

The council has sought an extended Article 4 (1) direction within Monken Hadley Conservation Area. These are shown in blue hatching on the accompanying map and were consulted on through the public consultation in September 2005. No objections were specifically received in regard to the placing of the additional Article 4 direction through the public consultation on the character appraisal document and map. This management plan is now the first step in formalising the placing of this direction.

Summary recommendation: It is suggested that in the first instance an Article 4 (2) direction is placed and the correct procedures (advertising locally and serving a notice on residents) are carried out. This can be undertaken by the local authority rather than the lengthy process required to gain approval from the Secretary of State. This could be followed by a commitment to then pursue Secretary of State approval while allowing some degree of added protection for additional areas of the Conservation Area that would be considered to benefit from the withdrawal of permitted development rights. This management plan will be updated as each stage is reached.

Therefore the intended Article 4 direction (2) would mean that the following would not be permitted development and that planning permission would be required:

Enlargement, improvement, or other alteration of a dwelling house where it fronts a relevant location. Includes: windows, doors, facing materials.

Alteration to the roof slope where it fronts a relevant location. Includes: rooflights, dormers, changing tiles, or a change in shape to the roof slope.

Erection of a porch where the external door fronts a relevant location.

Any building or enclosure, swimming or other pool or improvement or other alteration of such a building or enclosure that fronts a relevant location.

Hard surfacing where it would front a relevant location.

Where the part of the building or other structure on which a satellite antenna is to be installed, altered or replaced fronts a relevant location.

Erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.

The erection of a gate, fence, wall or other means of enclosure that would be within the curtilage of a dwelling house and would front a relevant location.

Painting of the exterior of any part, which fronts a relevant location of a dwelling house or any building or enclosure within the curtilage and which fronts a relevant location.

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronts a relevant location.

Relevant location means a highway, waterway or open space.

This is a summary of the clauses detailed in The GDPO 1995 and this should be referred to in relation to any of the above for absolute clarification.

2.7 Action intended to secure repair and full use of any buildings at risk including detailed survey

There are currently three sets of timber gates (originally used to enclose The Common) that are on the English Heritage's Buildings at Risk Register within the Monken Hadley Conservation Area. These are currently subject to a schedule of repair commissioned by their owners (The Trustees of Monken Hadley Common) and therefore are to be removed from the list.

2.8 Economic and regeneration strategy/ grant aid

This Conservation Area does not fall within any of the borough's defined regeneration areas and therefore would not currently qualify for any regeneration funding. There also does not appear to be any current English Heritage grant schemes for which the area would qualify. However, should sites come forward which qualify the council will seek to pursue the relevant funding.

2.9 A strategy for the management and protection of important trees, green spaces, areas ecology

Summary recommendation: The council will seek to develop this strategy in consultation with our landscape officers and the London Ecology Unit within the five year period of the character appraisal.

2.10 Urban design and/ or public realm framework dealing with spaces between buildings

The council will seek to undertake street audits to survey the following components of the public realm within the five- year period of the character appraisal:

Road surfaces

Street signs – number, size, necessity

Street furniture – design, placement and accumulation
Footpath surfacing – design, materials employed

Traffic management and methods employed in traffic calming

Statutory undertakers and their role and impact on the local street scene

Street lighting columns

Road markings

Traffic flows

Car ownership

Car parking – on and off street

Parking restrictions

Access to public transport services

The council will seek, in consultation with the Highways Department and English Heritage, to compile information on the above and address issues of concern, such as inappropriate surfacing, unnecessary accumulation of signage, style of street furniture, appropriateness of the materials chosen in all of the above categories, etc. and make recommendations for change and seek a timetable and possible sources of funding to make these changes. English Heritage's comprehensive guidance "Streets for All" will be closely adhered to in the preparation of the street audit.

Appendix - buildings on the local or statutory lists

Area one **Basket's Lot, Kitts End Road - Locally Listed**

The main part of the house is probably Regency or soon after, added on to a modestly sized dwelling of perhaps a century earlier. The stables are of brick and timber and could be 16th century, although the pantiled roof is later. The house is a survivor of Kitts End hamlet.

Number 1, Hadley Highstone - Locally Listed

Hadley Highstone, Great North Road - Grade II

Erected in 1740 by Sir Jeremy Sambrooke, the Highstone commemorates the famous Battle of Barnet fought in 1471. The 12ft high, stone obelisk is inscribed 'Here was fought the famous battle between Edward IV and the Earl of Warwick, April 14th 1471, in which the Earl was defeated and slain'. Originally erected some 200 yards further south, the Highstone was relocated to its present site around 1840.

Number 22, Hadley Highstone - Locally Listed

18 Great North Road - Grade II

17th century and later. Picturesque timber framed and weatherboarded pub. Two storey, two bays. Left hand bay weatherboarded. Right hand bay rendered, and ground floor additions to south (right). Tiled roof, shaped bargeboard with finial.

Numbers 7 and 8, Taylors Lane - Locally Listed

Old Fold Manor, Old Fold Lane - Grade II

This five-bay, two-storey, stucco fronted Georgian house was built around 1750. Beyond the back garden still exists the moat that once protected the original medieval manor house. The front of Old Fold Manor has a curving drive behind a belt of trees and a fence of open wooden palings. Steps with railings lead up to the heavy front door with its characteristic fanlight. The windows are narrow and closely spaced. There is a large formal style garden with an ancient well pump.

Old Fold Manor Golf Club, Old Fold Lane - Grade II

Circa 1820. Originally two yellow brick houses linked by a narrow passageway. This is now blocked up and only the door to the north house remains. Each has a hipped slate roof. Three windows, two storeys. Two semi-circular brick bays, carrying through two storeys with three light sash windows. Semi-circular headed door, with good fanlight and sidelights. Adapted in the early 20th century as a clubhouse. Occupies historic ground on which it is likely that the Battle of Barnet took place.

Area two **Number 2 Hadley Highstone - Grade II**

18th century, two storey, plum brick. Tiled roof. One window to Dury Road. Altered elevation to Hadley Green. Near flush sashes with margin panes. Gauged segmental arch to ground storey. Part of No. 1 Dury Road.

Number 1 Dury Road - Grade II

18th century. two storey, plum brick building. Old tiled roof. Projecting wing to left stuccoed. One window to right with tiled lean-to porch. Part of No. 2 Hadley Highstone - the two houses were originally built as a single Georgian dwelling.

Number 3 Dury Road - Grade II

Probably 18th century. Small, timber framed house. One window with entrance to right. Canted bay to ground storey. Tiled roof. Stuccoed. Included for group value.

Numbers 5, 7 and 9 (Gothic Place) Dury Road - Grade II

18th century, timber-framed houses. Weatherboard rear. Two storey 19th century front with No. 9 projecting. Each house, one bay with timber 'Gothic' fretted veranda and canted bay. Gables with fretted bargeboards and imitation timbering. No. 9 single first-storey window and door under. Included for group value.

Numbers 11 and 15 Dury Road - Grade II

18th century. Timber-framed pair of houses. Two storeys, pantile roof. Stucco ground storey. Roughcast first storey. No.11 has two windows with central doorway. No. 15 has two windows with door to left. Included for group value.

Number 17 Dury Road - Grade II

Much altered 18th century, L-shaped, timber-framed house. Two storeys, gabled tile roof. White painted weatherboarding. Addition to right. Included for group value.

Number 29 (Thorndon Friars) and Numbers 27 and 31, Dury Road - Grade II

Early 18th century, five window wide, two storey house. Brown brick faced with hipped tiled roof and wood eaves cornice. Bracketed wood doorcase. Six panel door. Sashes with glazing bars in centred heads. Original 'fire mark' on front wall. Nos. 27 and 31 form later, stuccoed, two window wide wings. Slightly recessed. Hipped tiled roof. Two storeys. Sashes with glazing bars. These have been rebuilt since 1950.

Number 39 Stoberry Lodge, Dury Road - Grade II

Circa 1830. Stucco villa. Three windows wide, two storeys symmetrical with hipped slate roof.

Numbers 41 and 43 (Hadley Bourne), Dury Road - Grade II

Mid/late 18th century. Red brick with slate roof, parapet with cornice. Two storeys, five windows set forward to left. Plain sashes, large windows in late 19th century bay on west. Doorway central to main section, panelled door with fanlight. Tuscan surround with broken pediment.

Number 2, Dury Road - Locally Listed

White rendered, Regency style house with sashwindows, decorative modillions, plaster moulding and a fine carved doorcase.

Windmill House, Hadley Green West - Locally Listed

Built in 1870, Windmill House stands on the site of the old Hadley Windmill.

Area three Pymlicoe House, Hadley Green West -Grade II

Late 18th century, white stuccoed around mid 19th century. Symmetrical three window wide, two storey house with one window wing to right. Later bay window to ground floor left. Central entrance door with rustic porch, with a carriage entrance of plain iron gates set in stone pillars. Steep slate roof behind parapet. Hipped over wing. At the heart of the house are the remnants of a much older dwelling which could be 16th century, or even earlier. The house features in A. J. Church's Victorian novel 'The Chantry Priest of Barnet'.

The Grange, Hadley Green Road - Grade II

Mid 18th century. Red brick with stone stringcourses that become brick bands along the entrance front. Three storeys with roof not visible behind the parapet. Entrance front has three windows, sashes with glazing bars in cambered heads. Central door with plain doorcase. Two large external stacks with offsets flank the central bay. Street front of one window width. There are four bricked-up windows, known as 'Pitt's Pictures' because Pitt the Younger increased the tax. (Houses with less than seven windows were exempted in 1792).

Ossulston House, Hadley Green Road - Grade II

Ossulston House dominates the group of mid-18th century dwellings opposite Joslin's Pond at Hadley Green. It is a red brick construction with projecting stringcourses and slate roof. Three storeys and basement, with three widely spaced windows. Central semi-circular headed doorway with stucco rustications all around. Six panel door with two glazed panels and a typical arched fanlight. There are steps to the door and some iron railings. Wood modillion eaves cornice. Brick end stacks. Bricked-up windows in one of the back walls. The Earl of Tankerville once owned the house.

The Old Cottage, Hadley Green Road - Grade II

18th century front on a probably 17th century range which continues as part of Hadley Cote. The front of this modest two-storey Georgian dwelling is stucco-rendered. There are four windows, with sashes and glazing bars. Panelled door with a plain doorcase. The property has a tiled roof with a massive brick central stack. Internally, much of the house has large-panelled walls, which originally came from the cabin of a ship commanded by Admiral Byng, of Wrotham Park. The Old Cottage was once owned by Thackeray's mother, for whom the novelist is said to have purchased the property after the death of her second husband.

Hadley Cote, Hadley Green Road - Grade II

Late 18th century cottage which was very altered in the 20th century. Rendered. Two storeys, two windows with modern tripartite sashes. There is a central panelled door with plain surround and blank window over. Slate roof. Behind is an older parallel range of probably 17th century, which is part of the same building as The Old Cottage. Hadley Cote is included for this range, and for the group value of the front section.

Hadley House, Hadley Green Road - Grade II*

Built on the site of a much older Manor House of Hadley, this stately mid-Georgian property dates from circa 1760. A large redbrick house constructed on the grand scale. Two storeys and five windows wide to main block. Centre three set forward under a pediment. Sashes with glazing bars. Fluted Doric columns to entrance porch, with continuous fanlight, panelled door and sidelights. Central pediment and parapet, stone dressings. Three storeys, four windows wide block, full height bow sashes with glazing bars. Garden front with three full height iron and tented verandas. Home of L.C. Tennyson d'Eyncourt.

Hadley House, Stable Block - Grade II*

Circa 1760, contemporary with Hadley House. Half H-shaped. Red brick with tiled roofs. Two storeys. Central archway with clocktower over, two windows to either side then one-window projecting wings. Graded for its group value with the main house.

Hadley House, Garden Wall - Grade II

Late 18th century and probably contemporary with the main house. Red brick wall more than eight foot high and 50ft long. Included for group value.

Fairholt, Hadley Green Road- Grade II

Built in 1767, the house has a characteristically Georgian façade. Rendered with first floor platband, moulded brick cornice, parapet with low central pediment. Three storeys, five windows, sashes with glazing bars, the central three under the pediment are set slightly forward. Pedimented Doric doorcase, six-panelled door with raised and fielded panels, intersecting fanlight. The roof is not visible behind the parapet.

Fairholt, Gate and Railings - Grade II

Late 18th century. Tall wrought iron railings with cases on main stanchions. Wrought iron gate with overthrow. Brick piers.

Monkenholt, Hadley Green Road - Grade II

Late 18th century. Rendered brick house with hipped slate roof. Three storeys, five windows, sashes with glazing bars. The central window of the top five is false, added for balance. Large ground floor bay with three light sash windows, balcony railing above; this is a later alteration. Central panelled door in a semi-circular head. Later bay added to right. End stacks. Spearhead wrought iron railings and gate with overthrow and lantern.

Livingstone Cottage and Monken Cottage, Hadley Green Road - Grade II

Late 18th century/early 19th century. Stuccoed two storey and basement, three windows wide with ground floor extension to north. Later entrance sashes with glazing bars. Later mansard roof with larger dormer. Plaque on wall inscribed: 'David Livingstone, born 1813 died 1873, missionary and explorer lived here in the year 1857'. Adjoins above house. Stuccoed, two storeys plus dormers in tiled roof. Sashes with glazing bars. Entrance in later extension to right. Spear head railings to road.

Hollybush, Hadley Green Road - Grade II

Circa 1790. Yellow brick with slate roof. Two storeys, five large windows, sashes with glazing bars. Arched door surround, six-panel door with sidelights and fanlight. End stacks to roof. Earlier section to left, now heightened and reroofed. Red brick with blue headers. Two storeys, three windows, slate mansard with three dormers. Garage doors inserted.

Grandon, Hadley Green Road - Grade II

Early 18th century. Colourwashed brick with first floor band, hipped tiled roof. Two storeys, five irregularly spaced windows, flush framed sashes with glazing bars in cambered heads. Two blank window spaces with a further filled in over door. A glazed Victorian porch replaces the earlier doorway. The house features a plaque to Fanny Trollope, mother of Anthony.

Wilbraham Almshouses (Nos. 1 to 6), Hadley Green Road-Grade II

Early 17th century. Six single-storey, red brick cottages with tiled roof. Each with a two light mullioned window with brick mouldings. Paired plank doors. Roof with verges and kneelers to each gable and paired diagonal set stocks. The almshouses were founded by Sir Roger Wilbraham in 1612 for 'six decayed housekeepers' and are still administered under the original charity.

Area four Number 151, Barnet High Street - Grade II

Circa 1700 with alterations. Brick, painted in front, rendered on cross-gabled rear elevation. Clay tiled roof, rebuilt north end chimney and rendered chimney to south. First floor band. Two storeys, two windows, gauged flat brick arches on ground floor; stone sills. Sash windows, glazing bars lost. Brick buttresses at left. At right projection a modern shop which is not of special interest.

Interior shows on ground floor a room with wainscotting of a simple late 17th century type with panels of even size, and similar panelling painted on first floor room above, also a corner fireplace with simple chimneypiece of period. Balusters replaced to stair with closed string.

Water and Gas Pressure Tower, Christchurch Lane - Locally Listed

Now converted for residential use.

Area five White Lodge, Hadley Green Road - Grade II

A rambling and irregular house, built in two sections. Each is rendered with a slate roof, two storeys and three sash windows with glazing bars. The right section is early 18th century with a fine doorcase that may have been moved. Rusticated surround with richly covered frieze and pediment, altered by a small modern hood. Six-panel door. The left section is late 18th century. The overall paint scheme has had a unifying effect.

Church View (Nos. 1 and 2), Hadley Green Road - Grade II

Late 17th century or early 18th century. Two storey, three windows wide, much altered house. Roughcast, tiled roof. Ground floor with late 19th century canted bays flanking doorway. Large central stack. Included for group value.

Church Cottages (Nos. 1, 2 and 3), Hadley Green Road - Grade II

Mid 19th century, two storey, yellow stock brick cottages in a terrace. Tiled roof. Nos. 1 and 2 have one window with offset, semi-circular headed doorway. No. 3, symmetrical two windows with centre door. Segmented gauged window heads to ground-storey. Included for group value.

Pagitt's (check spelling) Almshouses (Nos. 1 to 6 consecutive), Hadley Green Road - Grade II

Founded by Justinian and Antonina Pagitt. Late 18th century or early 19th century (rebuilt 1832, Thorne). Originally a pair of red brick almshouses, but now a Gothic façade of flint of early 19th century character. Two storeys, three windows, Gothic tracery, two quatrefoil windows above. Two doorways with original doors. North gable has large Y tracery feature on wall. Stepped gable. Plaque commemorates the founding of the almshouses in 1678.

Parish Church of St. Mary the Virgin, Hadley Green Road - Grade II*

Dated circa 1494 on west tower, and built on the site of an earlier church. Flint and ironstone with many 19th century additions. Heavy-handed restoration circa 1848-50 by G.E. Street, his first church restoration. The interior is mainly 19th century. Four bay nave with hammerbeam roof. Notable for the very rare copper cresset beacon on tower, which dates from 1799 and replaced the original which was thought to be Elizabethan. Stained glass by Warrington 1846. Small brasses and monument to Sir Roger Wilbraham by Nicholas Stone 1616. The churchyard contains contemporary tombs including those of W.M. Thackeray, Ms Hester Chapone and John Monro M.D.

Beacon House and Grove Cottage, Hadley Green Road - Grade II

17th century and early 18th century timber-framed, two storey houses. Three windows and one window faced in red brick and stucco. Mostly sashes with glazing bars. Two doorcases. Panelled doors. Slate roofs. Early 19th century brick, two storeyed canted bay to the garden, sash window in each face. Important group value with the church.

The Grove, Hadley Green Road - Grade II

Circa 1800 but very altered in the 20th century. Yellow brick with green slate roof. The basic house of two storeys and five bays, the left-hand bays now obscured by a modern block in matching materials and style. Sash windows with glazing bars. Double doors central to the original block. Enough of the original house remains to merit listing and there is also important group value in the village centre.

Gate House and brick wall fronting The Cedars and Little Pipers, Hadley Green Road - Grade II

At roadside, once within grounds of "The Grove" (q.v.). Late 17th century. Gate House gates entry now gone; one window wide to road. Horizontal sliding sash window to side. Steps externally, to raised floor, cellar under at rear. Red brick with tiled roof. Brick wall partly 18th century. Eight foot high. Built mostly mid-20th century after the demolition of the Priory, which fronted the road. Included for group value.

The Rectory, Rectory Close, Hadley Green Road / The Common
- Locally Listed

The Barn at Rectory Close, Hadley Green Road / The Common
- Locally Listed

The Gate House and Gate, Hadley Green Road / The Common - Grade II

Early 19th century, two storey house. Gothic style; tiled roof. Timber barred gate with pedestrian gates left and right. One of five access gates leading onto Hadley Common. The Common and Hadley Woods are surviving extents of the once wild and wooded Enfield Chase, and are administered and regulated by Trustees appointed under an Act of 1777. The original purpose of the gates was to prevent the horses and cows that pastured there from straying onto the residential streets.

Area six Access Gate to Hadley Common, Camlet Way - Grade II

Timber five-bar gate divided into three parts vertically. Kissing gate on north side. Square posts with chamfered arrises to main gate. Other posts octagonal with caps.

St Martha's Convent (The Mount House) with attached stable block, Camlet Way - Grade II*

Mid 18th century. A fine red brick mansion with stone dressings, quoins and string course. Two storeys. Main elevation of five windows with the centre three set slightly forward under pediment. Sash windows with glazing bars. Central doorway on a large scale. Ionic columns frame a six-panel door with a fanlight and pediment. Bullseye window in eaves pediment. Modillion cornice, parapet, hipped roof. Lawn elevation altered by two circa 1800 full height bows each with three sash windows. Cantilevered stair with two fluted balusters to each tread, and ramped handrail. The home (1836-1863) of J.H. Green, the editor of 'Spiritual Philosophy; founded on the teachings of the late Samuel Taylor Coleridge', written in the house and published in 1866. Also

the wartime home (1941-1945) of the Architectural Association School. Stable block to the right of the house is contemporary. Red brick with tiled roof. Two storeys, two windows flank each side of a tall, rusticated archway with pediment and clock tower over. Clock turret with two segmented and two triangular pediments on the faces, domed cupola above. Band between floors. Arched openings below. Bullseyes and sashes with balustraded aprons above. Screen walls of red brick flank the house with a pedimented archway with ball finials on either side.

White Webbs, Camlet Way - Locally Listed

Area seven Hadley Hurst, Hadley Common - Grade II*

Built in 1707, a particularly fine red brick house with brick band at each floor. Three storey, five bays with two storey, three bay addition. Sash windows with glazing bars. Slate roof with timber cornice at eaves. Flat stone doorcase with broken pediment on the east side. Modern alteration which must have changed the internal planning. The original central doorway (now indoors) has elaborately decorated head, broken pediment with Roman bust. Original internal features include a panelled stairhall with three turned balusters to each step; there are also worthwhile fireplaces, doors, etc. The garden front is exactly the same, brick and tiled service wing to left with modern leaded casements. Magnificent cedar trees on lawn.

Hadley Hurst Cottages (Nos. 1, 2 and 3), Hadley Common - Grade II

18th century. Built as the stables to Hadley Hurst. Red brick with hipped tiled roof. Two storeys, three windows on either side of tall archway. Three large full-height semi-circular niches.

Hadley Hurst Cottages (No. 4), Hadley Common - Locally Listed

Front boundary wall to Priddeons and Hadley Hurst Cottages with garden wall to Priddeons, Hadley Common - Grade II

Probably 18th century and later. 12ft. high, red brick with some flared headers.

The Chase, Hadley Common - Grade II

An apparently early 18th century house with alterations made to the facade probably in the early 19th century. Brick, with a rendered front and slate roof. Two storeys, seven windows with the two at the left-hand side being set forward. The front has slight pilasters, cornice and parapet, architraves to the sash windows. Door with eight raised and fielded panels, fanlight. Doric architrave with vestiged hood. The door is set central to the whole front.

Barn within the grounds of Monkenmead, Hadley Common - Grade II

18th century timber-framed barn with queenpost trusses. Three bays. Weatherboarded. Tiled roof.

Aynho, Hadley Common - Grade II

Probably 17th century, two storey cottage with entrance lobby against central stack. Probably brick, now rendered. Upper windows in gables to tiled roof. Altered casements.

Hurst Cottage, Hadley Common - Grade II

Late 17th century, early 18th century two storey house of brick, now rendered. Tiled roof with central valley. First floor storey-band. Modern porch.

Barn within the grounds of Gladsmuir, Hadley Common - Grade II

18th century timber framed barn with queenpost trusses. Three and a half bays. Weatherboarded on brick plinth. Tiled roof. Drive-through wagon doors. Weathervane dated 1775.

Gladsmuir, Hadley Common - Grade II

Circa 1830 villa. Red brick with plat band, quoins and architraves of stucco. Low pitch slate roof with deep eaves on brackets. Two storeys, five windows, sashes with glazing bars. Central Doric porch with fluted columns and triglyph entablature. Panelled double doors. Good entrance hall, other interiors not seen.

Front boundary wall adjoining Gladsmuir to Hadley Lodge, Hadley Common - Grade II

Probably 18th century and later. Red brick, 10ft. high and about 80ft. in length.

Area eight Access gates to Hadley Common. One at each end (east and west) of The Crescent - Grade II

18th century; traditional. Two timber gates. Five bar gate divided into three parts vertically. Octagonal piers with caps and decorative ironwork.

Monkenhurst, The Crescent - Locally Listed

Tall, romantic Gothic of 1880, with tower over the entrance. Big Gothic staircase window to the left, and half-hipped roof.

Area nine Access gate to Hadley Common, Games Road - Grade II

Probably 19th century. Timber, crossbraced five bar gate, divided vertically into three parts. Kissing gate on the south side. Plain square posts to main gate. Capped posts to kissing gate.

Numbers 10 to 18 Games Road - Locally Listed

Modest row of cottages built in 1750.

Ludgrove Hall, Games Road - Locally Listed

Chronicled as Ludgrove Farm before 1422, the site was conveyed to the crown in 1542. The present building dates from the 1830s and has been altered during the 19th century.

Area ten West Farm Court, Chalk Lane - Locally Listed

Large, late 18th century, two storey Georgian house.

