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BARNET
LONDON BOROUGH

Totteridge Conservation Area

Character Appraisal Statement

Adopted (May 2008)



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1 INTRODUCTION **CHARACTER APPRAISAL**

1.1 Conservation Areas

The Civic Amenities Act of 1967 provided the original legislation allowing the designation of “*areas of special architectural or historic interest*” as conservation areas, whose character should be preserved or enhanced. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a potential conservation area.

This concept has developed and is now enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the Act provides a local planning authority with powers to designate conservation areas, and to periodically review existing and proposed conservation areas. Section 71 requires local authorities to formulate and publish proposals for the preservation or enhancement for their conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.2 Purpose of a Conservation Area Character Appraisal

Conservation areas are designated by local planning authorities after careful local assessment. This assessment forms the basis for a character appraisal statement. The format and scope of such statements are guided by English Heritage.

Government policy on conservation areas and historic buildings is set out in Planning Policy Guidance Note 15 (PPG15). This defines why Character Appraisals are necessary. It states that the purpose of a Character Appraisal is to:

“Clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and to set out the means by which that objective is to be pursued”.

It is also hoped that:

“The clear assessment and definition of an area’s special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves”

The aim of this Character Appraisal is to:

- Improve the understanding of the history and historical context of this area of the London Borough of Barnet
- Generate awareness of exactly what it is about the Totteridge Conservation Area that makes it of “*special interest*”
- Provide residents and owners with a clear idea of what should be cared for and preserved
- Provide residents, owners, businesses and institutions with a clear idea of what enhancements could be made to the conservation area
- Provide Barnet Council with a valuable tool with which to inform its planning practice and policies for the area

- Provide guidelines to preserve and enhance these special features in the “Management Proposals”.

The Council can then ensure that all planning applications for change within a conservation area comply with the requirements of the relevant legislation.

1.3 The Barnet Unitary Development Plan

The current local policy document covering this area is the Barnet Unitary Development Plan (2006). Of particular relevance is the strategic policy GB Env 4, which seeks to protect, by preserving or enhancing, buildings, areas, open spaces or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.

Policies HC1 to HC4 aim to preserve or enhance the character and appearance of conservation areas by controlling inappropriate development and demolition. Policies HC9 to HC13 seeks to preserve statutorily and locally listed buildings and their settings whilst Policies HC16 to HC20 aim to protect archaeological remains of national and local importance within the Totteridge Conservation Area.

Strategic Green Belt Policy aims to safeguard the permanence and integrity of the borough's green belt. Most of the conservation area and the surrounding open land fall within the green belt. This is open land enclosing built up areas. Development is strictly controlled in order to prevent urban sprawl. The same areas are designated as Heritage Land. Detailed policy O10 aims to maintain and enhance the character and integrity of such areas. In addition, part of the western end of the area and Totteridge Green are designated as Countryside Conservation Areas. These broad tracts of traditional English landscapes are ideal for wildlife habitats. The wildlife value is not usually concentrated in any one part but is diffused through the whole area in hedges, ditches, permanent pasture, meadows, copses and woods and the habitat they provide to a range of species. Policy O11 aims to maintain and enhance the quality and character of such areas.

This Character Appraisal Statement will help deliver the objectives of the Three Strands Approach (PEG) – Preservation, Enhancement and Growth, seeking to deliver successful high quality suburbs now and for the future. A third of the borough is made up of green belt land, protected open spaces and parks and will be protected under the umbrella of the first strand. Another third of the borough is made up of high quality, low density Victorian or Edwardian townscape or two- storey family housing of the 1920s and 1930s. This will be enhanced under the umbrella of the second strand. Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. Growth is expected to take place in specific regeneration areas in the third strand. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore the need to provide appropriate planning protection for conservation areas and where appropriate, the need to investigate additional or extended conservation areas.

1.4 Article 4 Direction In an effort to preserve or enhance the special character of the area, the Council decided to introduce an Article 4 Direction for most of the Totteridge Conservation Area (shortly after designation). This led to the removal of a number of “permitted development” rights and this has been updated with successive General Development Orders. The article 4 Direction allows the Council to control minor works, such as external doors, windows and roofing materials, hardstandings, porches and external painting, in an effort to retain the area’s special qualities. This ensures that any such changes to the conservation area preserve or enhance its special characteristics.

2 LOCATION, USES AND ACTIVITIES

2.1 Location Totteridge Conservation Area is located in the northern part of the Borough along a gravel ridge of higher ground that runs from west to east. The road running along the ridge forms an important route linking Mill Hill and the north with Whetstone and Barnet. The conservation area comprises a ribbon of development clustered along the highway. It is set within green fields on three sides, sloping down to Dollis Brook to the north and Folly Brook to the south, giving these parts of the borough a distinctive character. The open land forms part of London's Green Belt and part of a larger area of open land of high landscape quality, stretching westwards over parts of Harrow Weald. The eastern boundary is formed by the suburban development of Totteridge and Whetstone.

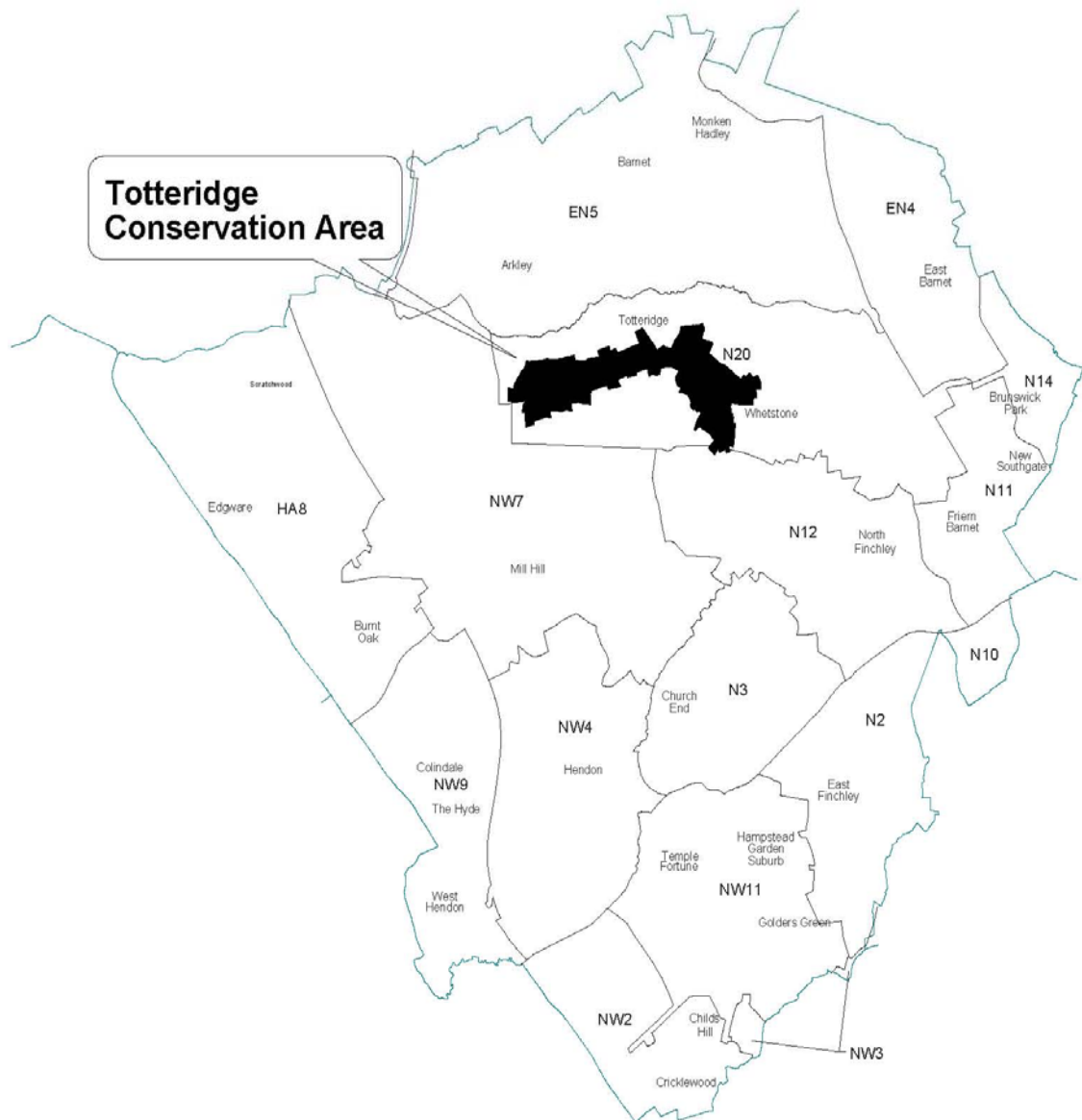
There are approximately 450 properties within the conservation area and the 2001 census records a population of around 1,700.

2.2 Uses and activities The origin of Totteridge is as an agricultural settlement and its importance for the local economy continued into the early 20th century. Totteridge still has some of London's richest surviving hay pastures and three 18th century barns. The early farmhouses scattered across the ridge were modest, timber framed buildings, rural in character. Several still survive contributing to the character of the area.

The medieval feudal system with its ecclesiastical overlord led to the building of a 13th century chapel in Totteridge. It was dedicated to the patron saint of Ely. The chapel encouraged the bishops of Ely to use Totteridge as a stopping point from London to Ely. St. Andrew's Church is built on the site of the earlier chapel and is still important as a focal point for the village and the local community. St Andrew's Church is of 13th century origins and was originally name St Etheldreda (Latin) or St Audrey's (in the vernacular) after the founder of Ely Cathedral. It became St Andrew's in 1570 following the dissolution of the monasteries to remove this link with the Roman Catholic church. The current building is a Regency style church in 1790 on the same site as the original church. The wooden tower, constructed of Hertfordshire weatherboarding, possibly dates from the Elizabethan era.

Residual manorial land survives and stretches across Totteridge as wayside verges. The successive Lord's of the Manor lived in large houses built quite close to the Church. The earlier manor houses have not survived although their influence on the size and type of houses can be seen in later development, with houses often built on the site of earlier ones.

From the 16th century onwards, farmsteads were interspersed with large houses. These were built for wealthy landowners attracted to Totteridge. There were four large mansion houses along the main road, Copped Hall, Poynters Grove, Barns Park and Totteridge Park. They encompassed large areas of formal gardens, farms, labourers' cottages and servants' quarters. A combination of their grand appearance, high architectural quality and these important residents such as the Lord of the Manor, the nonconformist Puget family and Cardinal Manning and their local patronage, increased the perception of Totteridge as a desirable area for wealthy people. Through the patronage of their occupiers, land was given for the village school, the churchyard, the building of the bridge across Dollis Brook and the burial ground at Whetstone chapel site. Of the four mansion houses only Totteridge Park still survives.



Map illustrating the Totteridge Conservation Area within the borough

The 18th and 19th centuries saw an increase in wealthy residents, attracted by fine views and spacious grounds. This encouraged the building of some noteworthy houses around St. Andrews Church, the Green and along Totteridge Common. Often designed by eminent architects whose work influenced the design of later houses throughout Totteridge. They include:

- Norman Shaw's Old English style in Trevanion and Ellern Mede



Trevanion, Totteridge Lane



Ellern Mede, Totteridge Common

- Charles Nicholson's red brick, Classical style shown by The Grange (shown below) and The Vicarage (displayed on page 26)
- T.E. Colcutt's simplified Old English style displayed by The Croft, Fairspeir and The Lynch House



The Grange, Grange Avenue



Fairspeir, Totteridge Green

Several small lodges and workers cottages of vernacular, domestic architecture were built during the 18th and 19th centuries. These extended the village and added a rich variety and complexity to the area.

Totteridge is still almost exclusively residential, although there are a number of residential religious institutional uses such as St Edwards College, one working farm, a church and presbytery, a local school, pub and restaurant and a vast expanse of open land.

The surrounding land is exclusively agricultural although much is also used for recreation. The countryside setting, attractive long distant views, relatively flat terrain and network of bridle ways attract walkers and horse riders. The area is generally quiet and offers a secluded countryside quality, particularly Totteridge Green and locations which are set well back from the road. Even the more suburban areas such as Grange Road and Northcliffe Drive Avenue have a quiet and secluded residential character.

The village school, village hall and Orange Tree Public House are all located close to the Green within proximity to one another. This area tends to be slightly busier and at night there is activity related to the village hall and the public house.

The main roads i.e. Totteridge Lane, Totteridge Village and Totteridge Common are busy with fast moving traffic, particularly during rush hours. The route is used by commuters to travel between the east and west sides of the borough.

The area is generally considered very desirable and in the recent past was certainly known for housing the rich and famous looking for exclusive property within reach of central London in a countryside setting. The area generally is relatively dark at night in line with its rural character.

3 THE HISTORICAL DEVELOPMENT OF TOTTERIDGE

3.1 Historical development

Totteridge is derived from an Anglo-Saxon name 'Tata's ridge'. The area was dense woodland in pre - medieval times. There is no record of a settlement before that time. The underlying geology and topography led to a route forming along the pebble-capped ridge where woodland was easier to clear and the land was drier. Settlement along the route followed with small hamlets and farmsteads on higher ground where drainage was better than in the lower lying clay lands. This early pattern of development has persisted throughout the evolution of Totteridge, and the existing built form remains clustered along the old route now known as Totteridge Common, Totteridge Village and Totteridge Lane.

By the 13th century Totteridge was in the possession of the Bishop of Ely, and was included within the manor of Hatfield. Areas of woodland were cleared, and the manor lands around the ridge were put to arable use, with small crofts farmed under the medieval open field system. Farmers focused increasingly on pasture and livestock due to the poor clay soil surrounding the ridge. A village was established by this time and a chapel was built along the highway. The chapel probably increased the popularity of Totteridge in the locality and encouraged further settlers.

The increase in long distance coach travel around the 15th and 16th centuries attracted wealthy merchants to Totteridge. Large houses were built, clustered along the highway, taking advantage of the high ground, panoramic views and easy travelling distance to the city. The population and built form of the village grew with the demand for labourers to provide hay to feed the capital's horse population and to serve the larger houses. Gradual change from an agricultural to a residential settlement took place from this time onwards.

The arrival of the railways, the need for new housing for London's increasing population and the arrival of cheap food imports during the early 20th century accelerated the decline in agriculture around London. Suburban housing replaced agricultural land within easy walking distance of the station to the east of Totteridge Lane. Because of the increase in distance and an uphill walk, new suburban housing further west along Totteridge Lane was less viable.

The later more concentrated inter-war and post-war development that was typical of Whetstone did not proceed past the eastern boundary of the conservation area. This was because of the many existing large detached houses in substantial grounds that were built before 1918. This led to a long term pattern of contrasting development with closer more tightly knit housing built to the east of Totteridge Lane and larger more spacious housing to the west, a surviving characteristic of the area. The green fields to the west of Totteridge resisted change and were barely touched by 1939 when the war stopped further building.

The present open and rural setting owes much to the development of Green Belt legislation after the Second World War. The 1947 Town and Country Planning Act established the Green Belt as areas of open space to be rigidly protected. This legislation has helped maintain the agricultural nature of the surrounding land, stopped substantial new housing along Totteridge Common and has contained the present areas of housing by preventing development spreading to the countryside surrounding much of the conservation area.

3.2 Archaeological significance

The settlement of Totteridge from medieval times makes the area around the ridge potentially important for archaeology and an area around the highway is identified as an Area of Special Archaeological significance.

Areas of known importance include the remains of the 13th century chapel beneath the site of the existing St. Andrew's church; the remains of a medieval manor house believed to be sited under Southernhay in Totteridge Village and the mound in the garden of Totteridge Park, rumoured to contain the bodies and weapons of those who fought in the Battle of Barnet, possibly the site of an old medieval manor house. The site of a windmill, pre -1255 has yet to be established.

4 SPATIAL ANALYSIS

4.1 Topography

The topography of the area is one of its most notable features and significantly shaped the way in which the area has developed. Totteridge is a linear development clustered along the highway. It is set along an east-west orientated ridge of higher land gently descending down to the Dollis Brook to the north and rather more steeply to Folly Brook and Mill Hill. This gives the area a very distinctive character. The land rises gently from the east at Whetstone and continues relatively level for a number of miles along its ridge. By contrast the surrounding land falls quite sharply at its western end.

4.2 Views and vistas

There are a number of key locations, focal points and landmarks within the conservation area. Amongst the most notable are the following:

- The thirteenth century church of St Andrews, Totteridge Village, together with the churchyard and lychgate, the cluster of surrounding buildings, ancient yew tree, small village green and war memorial



St Andrews Church in Totteridge Village

- The Orange Tree Public House is an attractive locally listed building set behind a distinctive wide grass verge with a pond. It enjoys a picturesque setting and is a focal point within the conservation area



Orange Tree Public House

- Ellern Mede Farm, together with the chain of old ponds along the southern side of Totteridge Common is a notable landmark



Ellern Mede Farm

- A small slate roofed cottage (Damson Cottage) with white walls is located at the extreme western end of Totteridge Common. It offers little architectural merit but is notable as a landmark by virtue of its position. It is set at right angles to the road and marks the western edge of Totteridge (see photo below)
- The elevated position enjoyed by Totteridge allows long range views to the open countryside of the Dollis Brook, to the north and Folly Brook, to the south.

Amongst the most notable views and vistas are:

- Long range views along the main highway framed by a heavy tree line, informal planting and wide grass verges, often terminated by gentle curves in the road



Looking east along Totteridge Common , Damson Cottage (no. 59 Totteridge Common)

- Glimpsed views of large properties and roof lines set behind high walled and planted boundaries

- Views to descending open countryside of the Dollis Brook from the end of Grange Avenue, Horseshoe Lane, Badgers Croft and the rear of properties on Pine Grove and Oaklands Road



Views into Horseshoe Lane

- Southerly panoramic views through gaps in the mature boundary towards Mill Hill, Barnet and Central London

It is important for the preservation of the character of Totteridge Conservation Area that the most important views and vistas are maintained and enhanced when the opportunity presents itself. Proposals for new development on prominent sites or elevated land must contain sufficient information to enable the impact on longer distance views and the setting of the conservation area to be assessed. Any new development must respect the sensitivities of the area.

4.3 Streets and open spaces

The roads within the conservation area are in effect public open spaces. The main road is gently curving created by the very wide verges, heavy tree line and numerous green openings along its length. Pedestrian paths are often set behind these wide green verges, sometimes at a higher level, although they are not continuous along its length. Other streets such as Grange Avenue, Pine Grove, Northcliffe Drive, Harmsworth Way and Priory Close although having more suburban character, still feel spacious and semi rural, with wide pavements, grass verges and notable trees (both in the verges and gardens).

There are a number of more intimate alleyways and lanes such as Lime Grove and Horseshoe Lane that are more informal with no pedestrian paths. In addition there is a complex network of rural footways providing access through the surrounding open countryside.

The conservation area also provides a wide variety of green spaces. Private gardens range from narrow green frontages behind low level walls and picket fences such as at Totteridge Village, to the large formally laid out gardens of the large mansion houses such as Totteridge Park. The green boundaries that define these spaces are just as important. These are often created by informal planting, woodland trees hedges and occasionally high brick walls. Proposals for new or replacement boundary features will need to be carefully assessed to ensure they respect the existing informal and green character of boundaries in the conservation area.

The wide green verges along Totteridge Common, Totteridge Lane and Totteridge Village are broad green swathes of rough grass and shrubs interspersed with a chain of old ponds along their length. Totteridge Manor Association owns and maintains them. Open and accessible, they provide habitats for wildlife and the ecology and add significantly to the spacious character of the area.

The front boundaries and wide grass verges are visually pleasing with many different types of flora giving variety of colour and a rich texture throughout the seasons. They visually unify the differing parts of conservation area by providing a green corridor of informal planting. Together with the streets and roads described above, these spaces form an essential distinctive part of the character of the conservation area.

There are a number of open informal green areas along the main road. The principal green spaces are:

(i) Totteridge Green

A large triangle of informal open land owned and maintained by the Totteridge Manor Association. It is a good example of a traditional English Village Green with wide lawns, grassed areas, spreading oaks, willows, geese and ducks around a village pond (see photo)



(ii) *Totteridge Common, Village and Lane*

The wayside common of rough grass with chain of old ponds runs along the length of the main road and dominates the Streetscape. Visiting grey herons are beneficiaries of the fish supply. The shallow sunlit water and plentiful submerged vegetation make this pond an excellent habitat for dragonflies



(iii) *Badgers Croft*

An area of tended grass contained by a substantial tree and hedge boundary on three sides onto which the properties of Badgers Croft open. It offers wonderful panoramic views across the valley to the north



**4.4
Trees and
hedges**

Trees and planting make a very important contribution to the character and appearance of the conservation area. The attractive views along the length of the main thoroughfare passing through are enhanced greatly by the mature trees and hedges, which form a distinct boundary to the road. They provide a strong green barrier to the traffic and the properties that they enclose. They also add to the rural and open character of the conservation area. The most notable tree groups within the conservation area are marked on the Townscape Appraisal Map. The following individual trees and groups have perhaps the greatest impact:



The group of large pine trees along Pine Grove



The cedar tree next to the war memorial

- The group of large pine trees in the gardens of several large properties in Pine Grove

Ancient yew tree at St Andrew's churchyard.
Tree measurements were recorded as long ago as 1677



Large oak tree outside St Andrews School



4.5 Public Realm

The public realm covers a variety of features found in the spaces between the buildings rather than the buildings themselves. It therefore includes street paving, litter bins, signage and street furniture such as litter bins, lighting and bus shelters. The quality of these components makes an important contribution to the character and appearance of the conservation area. Where they are badly designed, poorly sited or neglected they can adversely affect the special interest of the whole area.

Pedestrian Paths

Pedestrian paths vary considerably in their characteristics within the conservation area. This gives the pedestrian different experiences, views and perspectives due to changes in height, width, surfacing and surrounding. Typical paths include:

- Narrow pedestrian paths characteristically set alongside the grass verges adjacent to property boundaries on Totteridge Common and Totteridge Lane. Sheltered from the traffic by a heavy tree and hedge line, they create narrow rural covered paths e.g. East end of Totteridge Lane (north side) and Totteridge Common (south side)
- Traditional paths adjacent to the highway. Laid in black tarmacadam with traditional granite kerb e.g. Totteridge Village, near Badgers Croft junction
- Narrow informal pedestrian paths adjacent to the main road e.g. path along Totteridge Common and off Totteridge Village



Path adjacent to Totteridge Common



Path off Totteridge Village

- Pedestrian paths set within, behind or in front of a wide grass verge surfaced in black tarmacadam

- Large module concrete slab paths in the more suburban areas e.g. Pine Grove, Northcliffe Avenue and Grange Avenue
- Private shared roads with no pedestrian paths e.g. Links Drive, Hadar Close

There are selected areas of traditional surfacing in the conservation area. Amongst the most notable are:

- York Stone paving on the small green near war memorial, Totteridge Village
- Granite cobbles at Lime Grove near to its junction with



- Granite cobbles also found at West End Cottage (off Totteridge Common) as shown opposite
- Granite kerbs at selected points along Totteridge Lane, Village and Common.



Street Lighting

Street lighting is provided by modern standard lamps. They are generally well sited and maintained. Totteridge Green however has distinctive Victorian type street lamps (as shown opposite)



Street Furniture

Street furniture is a mixture of rural and suburban modern standard products. Lack of co-ordination, poor siting and design in some cases adversely affects the character of the conservation area. A selection of traditional designs can however be found in the conservation area and include the following:

- Timber, Totteridge Manor and village green signs
- Finger post at the junction of Totteridge Village and Barnet Lane
- Historic post boxes



- A wide variety of bollard designs, heights and finishes. These include neatly detailed unpainted timber e.g. Totteridge Village, white timber of various design, e.g. Totteridge Common, TMA concrete bollards e.g. Totteridge Green, standard tall slim black and white steel bollards e.g. Totteridge Common pedestrian paths, large logs and boulders strategically placed alongside the main road
- Characteristic low level white curved timber property nameplates which are set in the wide grass verges (see page 25)
- A number of timber litter bins and benches of various designs



Front Boundaries

There are two main types of boundaries throughout the conservation area. The large properties are characterised by high brick walls, hedges, trees and open gated entrances. The smaller properties tend to feature low level brick walls and picket fences. These boundaries make an important contribution to the special interest of the street scene. Notable examples include:

- Heavy tree and hedge boundaries particularly along Totteridge Lane (east end) and Totteridge Common
- Picket fences and low level walls e.g. modest properties on Totteridge Village (south side) near Badgers Croft junction and Totteridge Green
- Simply aligned and detailed high brick walls e.g. Totteridge Park, Denham Cottage, St. Edwards College and Totteridge Common
- Large gated entrances with open, steel gates allowing views of buildings e.g. Totteridge Park, and various large houses long Totteridge Common and Totteridge Lane

5 BUILDINGS AND ARCHITECTURE

5.1 Introduction

The Totteridge Conservation Area retains a high number of listed, locally listed, and unlisted “positive” buildings. The latter are buildings which have been judged to make a *positive* contribution to the special architectural and historic interest of the area. The area is notable for the cohesiveness of property frontages on the main road, attractive suburban developments and fine views across the rural landscape. It has a linear character, open and rural setting, high quality trees, planting and a mixture of mansion houses in large grounds interspersed with modest cottages. These characteristics provide a high quality environment within which the individual buildings make a special contribution.

5.2 Listed Buildings

There are currently 48 listed buildings in the Conservation Area. Details of the principal listed buildings are included in Appendix 1

5.3 Locally listed buildings

There are currently 24 locally listed buildings in the Conservation Area. These are buildings that do not meet the national listing criteria but do have important local significance and are worthy of protection. Appendix 2 contains a list of locally listed buildings together with a summary of the criteria applied in their selection.

5.4 Significant unlisted buildings

There are many other buildings within the Conservation Area which make a positive contribution to the character and appearance of the area. These categories comprise mainly of residential properties dating from the 19th and 20th centuries. It includes late 19th century mansion houses fronting Totteridge Lane, Totteridge Common and Totteridge Green, together with later well designed large detached properties of Northcliffe Drive, Pine Grove and the smaller modest cottages of the Totteridge Green and Totteridge Village (all categories of building, whether listed, locally listed, or merely “positive”, are indicated on the Townscape Analysis Map attached at the back of this appraisal).

These “positive” buildings have been identified during the survey process, and as with statutory listed and locally listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of these buildings will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for the demolition of a listed building.

5.5 Building styles and materials

The Conservation Area contains a variety of building styles developed informally over many years, which help to give it its distinctive character. The principal building types are:

- 17th century timber framed agricultural buildings reminiscent of Totteridge's agricultural past, often converted to residential use e.g. Willow House and West End House, Totteridge Common
- 18th century domestic architecture



Willow House



West End House

- 19th and 20th century domestic architecture in the Arts and Crafts style e.g. The Croft on Totteridge Green and The former Consolata Mission (now known as Grace Court) on Totteridge Green



The Croft, Totteridge Green



The former Consolata Mission (Grace Court), Totteridge Green

- Religious institutional complexes set in spacious grounds, built in the late Victorian era e.g. St Edwards College
- Late 19th century domestic architecture in the neoclassical style
- Interwar and post war suburban domestic architecture
- Modern domestic architecture mix of styles, of which the neoclassical is notable

As much of the area grew over time in a haphazard and random way it has a mix of building type and style. These buildings have a variety of special features including:

- Simple and regular plan form of the large mansion houses. Symmetry and order dictate the special features including regular window patterns, entrance porches, uninterrupted clay tiled roofs sometimes with over-sailing eaves and moulded soffits. Decorative brick detailing also features including arches, window surrounds and stone or brick quoins

- Modest weather boarded cottages with clay tiled roofs, small timber porches and low picket fences e.g. no. 51 Totteridge Village (shown photo opposite)



- Soft, red brick or render with decorative timber framing and tile hanging typical of the English Style. Other features of note include, pargetting, leaded light casement windows and clay tiled roofs with prominent ornate chimneys
- Red brick, painted brick and rendered elevations of the late Victorian buildings with steeply pitched roofs, decorative bargeboards sliding - sash windows and canted ground floor bays
- Materials and simple detailing influenced by the Arts and Crafts traditions including red brick and rough cast elevations, clay tiled roofs with bonnet tiles and sweeping eaves, traditional timber casements and sashes, timber doors, decorative brick work, tile creasing and tile hanging

The list below contains the principal examples of **building materials** and details within the Conservation Area but the omission of any others does not mean that they are of no importance.

Roofing materials

Hand made clay tiles.

Roofs on timber framed buildings of the late medieval period through to the 17th century are invariably pitched at about 45 degrees and covered in handmade clay tiles. Traditionally they were fixed using two small pegs (hence 'peg tiles') but more recently the tiles have been manufactured with a lip providing greater stability. See Barn adjacent to St Andrews



Lead

Lead is occasionally used for flat or curved dormers or porches throughout the area

Welsh slate.

Welsh slate became the preferred roofing materials after 1845 when the railways provided cheaper transportation costs. Most of the buildings in the Conservation Area, which post-date the mid-19th century are therefore covered in Welsh slate. This meant that the roofs could have a much shallower pitch (about 22 degrees) than required for clay tiles. Roofs became shallower with more ornate eaves from the mid-19th century onwards (after Welsh slate became fashionable). Hips were defined with lead rolls and chimneys became more delicate with corbelled brickwork and decorative clay pots. Such details can be seen on Southerhay, Totteridge Village.



Welsh slate roof on a Victorian cottage in the Conservation Area



Welsh slate roof at Southerhay, Totteridge Village

Decorative bargeboards and prominent chimneys



Decorative ridge roof tiling



Herringbone brickwork



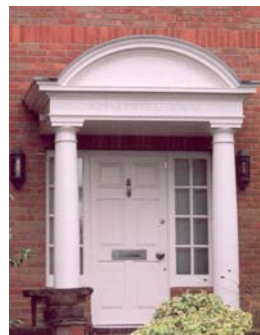
Half timbered house



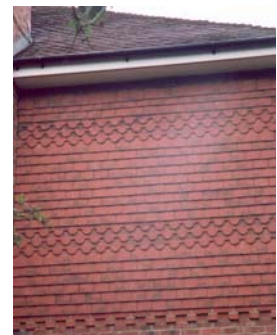
Brick quoins



Rounded porch with Doric columns



Tile hanging



Wall materials

Red clay brick

As brick making methods improved in the 18th century, brick became cheaper and more fashionable resulting in a variety of colours being produced in addition to the red brick. The yellowy-white London stock brick is used along with various shades of red and brown in the later Victorian era such as St. Edwards College. Decorative brickwork is a feature of these buildings, and some have contrasting colours known as “polychromatic” work. Other buildings use soft clay rubbed bricks and gauged arches above the window or door openings.

Stone

Stone was introduced on the more prestigious domestic buildings to add special features such as lintols, string courses and quoins and can be seen in the mansion houses throughout the area.

Machine made tiles

Late 19th century and early 20th century roofs continued to be slated, but enthusiasm for the Vernacular Revival in the late 19th century brought back machine made clay tiles. There are many examples on both the small domestic cottages and the mansion houses of Totteridge



Clay roof tiles on Grange House in Grange Avenue

Ceramic tiles

Tiles are used decoratively as a walling detail on many buildings within the Conservation Area. Tile creasing was used extensively as a traditional detail of the Arts and Crafts Movement and is notable on the better houses e.g. Danecroft on Northcliffe Drive



Danecroft, Northcliffe Drive

Vertical tile hanging

Locally manufactured clay tiles, both hand-made and after the 19th century machine made, feature on the upper floors of some buildings in the Conservation Area e.g. Trevanion on Totteridge Lane



Trevanion, Totteridge Lane

Render

Lime based renders were used to face rubble walls from the medieval period onwards and from the 18th century was often lined out to replicate stone. Earlier timber framed buildings were sometimes refaced using these materials to give a fashionable Georgian front. These lime renders are soft and pliable, as opposed to cement-based renders, which tend to crack. These buildings are now frequently painted white or a pastel colour, such as Southernhay, Totteridge Village



Southernhay, Totteridge Village

Timber

The area was endowed with large areas of forest in the medieval period so there was a plentiful local supply of timber, such as oak, elm, and chestnut. Most of the medieval buildings in the Conservation Area were built using timber-frame construction, with infill panels being faced in daub. This is a kind of rough plaster made from lime, straw and cow manure, set on wattles which were usually willow twigs or split chestnut or oak lathes. The size of each bay within these buildings was constrained by the maximum length of the tree trunk, which were usually four to five metres.

There are only a handful of the original timber framed buildings surviving in Totteridge. Some are adapted barns which are remnants of Totteridge's agricultural past e.g. barn adjacent to St. Andrews Church. Others tend to be remodelled resulting in irregular buildings added to by cross wings. Re-fronting of these buildings in the 18th and 19th century often resulted in the addition of weatherboarding or brick parapets behind which the tiled roofs and thick chimneystacks of the earlier building can be glimpsed, such as Willow House (formerly known as Denham Farmhouse), Totteridge Common.



Denham Farmhouse (now Willow House)

Windows

There are many examples of window design within the Conservation Area according to the age and style of the building. The earliest are the simple iron casements that once contained small panes of handmade glass in lead cames (glazing bars), which were used for timber-framed buildings, though mostly these have been replaced.



Timber casements of varying ages can now be found throughout the Conservation Area. They are often associated with the more vernacular buildings, with their low eaves heights and simple unadorned facades (as illustrated opposite)



Barn near Totteridge Green

The predominant window type in the Conservation Area are timber vertically sliding sashes which reflect the 18th and 19th century taste for classical architecture, giving an elegant vertical emphasis to the buildings. There is often a purposeful mixture of pane sizes within one building, together with a mixture within a single window. For example, the upper sash features multiple divisions and the lower sash just two. Window openings are commonly recessed.

Front Doors

Early doors are constructed using simple planks of hardwood, usually oak, which were left to weather naturally. However most of the doors in the Conservation Area dating from the 19th and 20th centuries are constructed of softwood and are painted. Early 19th century doors such as those to properties in Totteridge Village had four or six panels, sometimes with raised and fielded mouldings to add to their status. These doors are generally painted in muted tones.

5.6 Texture and colours

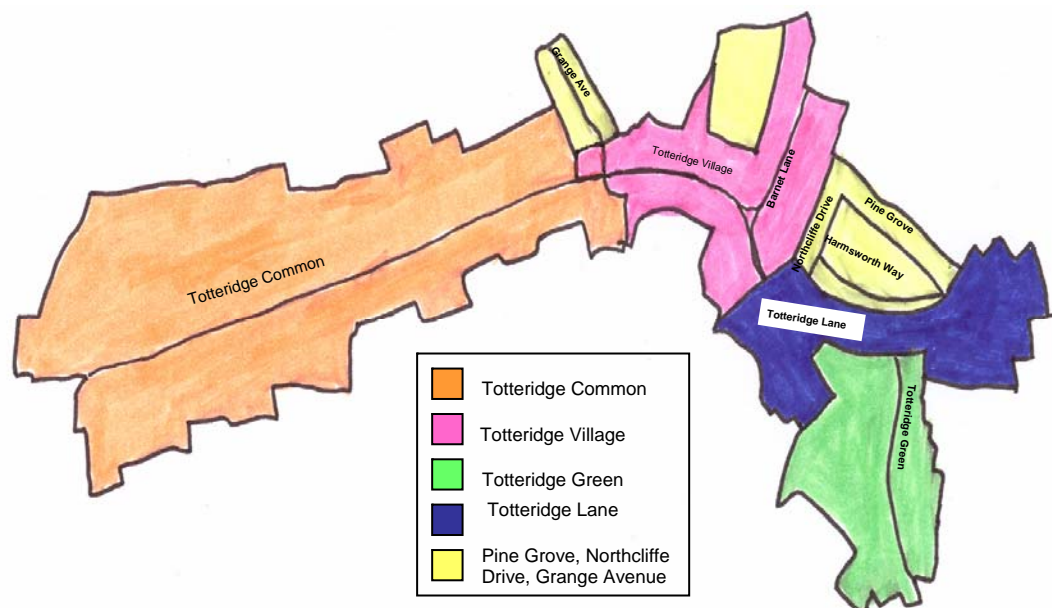
The variety of local building materials and details provides the Conservation Area with a wide range of textures and colours of which the warm red of the clay brick and tile is the most prevalent. Render in white cream or pastel shades which contrasts with red/brown tiled roofs is also common.

Brick walling made from the smooth red clay bricks of the 18th and 19th centuries can be seen on the earlier buildings. From the mid-19th century onwards, smoother machine-made red bricks are used together with white, yellow or brown London Stock bricks. The subtle use of contrasting coloured brickwork in cream, black and red bricks can be appreciated on the late Victorian buildings such as St. Edwards College.

6 CHARACTER AREAS

As topography, building type, uses, age and materials vary around Totteridge, the Conservation Area can be divided into the following five character areas:

- Totteridge Lane
- Totteridge Green
- Totteridge Village
- Totteridge Common
- Pine Grove, Northcliffe Drive, Grange Avenue, Priory Close



6.1 Totteridge Lane was virtually undeveloped until the late 19th century and as it was built over a relatively short period of time (between 1884 and 1914) it has a more defined and cohesive character than other areas. The key characteristics are:

Area 1: Totteridge Lane (eastern boundary of the conservation area to St. Andrews Church)

- Houses resembling a regular planned form and neoclassical style
- Properties are set back from the road with large secluded gardens
- Property boundaries comprise of informal heavy planting interspersed with high level brick walls
- Frontages are often open or have iron or timber gates which permit views towards the houses
- Reminders of two former 17th century large mansion houses, Copped Hall and Poynters Grove still survive. The private landscaped gardens of Copped Hall are now known as Darlands Nature Reserve and are publicly accessible. The 18th century Green Lodge cottage on Totteridge Green was a lodge to Copped Hall. The 17th century wall to Poynters Grove is situated within the gardens of numbers 6-16 Totteridge Village



Darlands Nature Reserve



Green Lodge, Totteridge Green

- Trevanion, East Ridge, Pantiles and 158 Totteridge Lane are surviving examples of late 19th century development



No. 150 Totteridge Lane (Pantiles)



158 Totteridge Lane

- Some large gardens of properties have been subdivided and redeveloped. Good examples of recent development replicating the character of these original properties include Tall Trees (see photo opposite) and Dutch Cottage, Totteridge Lane
- The houses along the main highway often have distinctive house signs comprising curved painted timber posts set within the wide manorial verges (as shown in photo below right)
- At the eastern end of Totteridge Lane pedestrian paths sit above the road within a grass bank. They are sheltered from the passing traffic by a heavy tree and hedge line
- Surviving historic street furniture includes the pillar box at the junction with Totteridge Green



Front entrance of Tall Trees



Curved painted timber post on Totteridge Lane

The principle *negative* features are:

- Mediocre recent development sometimes fails to replicate the low density, spaciousness and low key high quality design of the original properties
- Some of the street furniture has been defaced by graffiti
- Some property boundaries are defined by unsightly high level timber fences
- At certain times of the day traffic is busy but it is recognised that the main thoroughfare is one of the few vehicular routes running east-west
- Security measures such as high solid gates, cameras, phone entry systems, planted boundaries reinforced with fencing are common place. They often appear intrusive, cluttered and messy
- A number of simple high wall boundaries and open gates have been altered to a more complex alignment and design
- Numbers 140 to 148 Totteridge Lane comprises a recent development set within a private road. The development is higher in density than its surroundings, too formal and the mixture of styles are uncharacteristic of the original development on Totteridge Lane

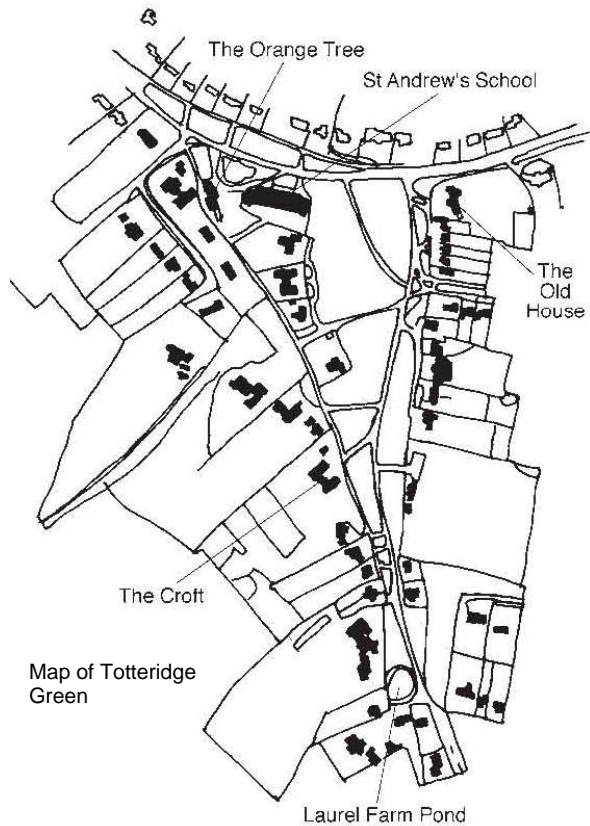
6.2

Area 2: Totteridge Green (including The Orange Tree Public House)

The key characteristics are:

- Notable houses contrasting in scale, style and design scattered around the edges of an informal public triangle of open green land owned and maintained by Totteridge Manor Association
- An English village green with wide grassed areas, spreading oak, willow trees and ducks around a village pond located at the southern end of the green
- A network of informal pedestrian paths throughout the Green
- The road stretching along the eastern side has no formal kerbs or pavements
- St. Andrew's Church School rebuilt in 1939 of red brick and tile fronts the main road
- The locally listed Orange Tree Public House of (white render and slate) sits behind a grassed area with a pond providing a semi-rural, tranquil setting
- Street lights are an ornate Victorian style and bollards feature a distinctive TMA design
- Property boundaries are generally plain and rustic comprising informal planting, low walls. High walls and gates to the mansion houses are typical of the western side of the green
- Two listed 17th century timber framed farmhouses survive at the southern end. These are known as Laurel Farm and Home Farm. They are set around Laurel Farm pond and encircled by trees. They offer a rural charm and idyllic quality.

- The Old House (at the northern tip of the green), Grace Court (formerly known as Strathearn). The Croft, Grace Court and Fairspeir are the most notable 18th and 19th century large mansion houses in the area. They are all grade II listed and designed by T.E. Collcutt. Notable small rustic cottages include the grade II listed Strathearn Cottages and Beaconsfield Cottages
- Examples of recent development that enhance the character of the southern tip of the green include Plovers



Laurel Farmhouse, Totteridge Green



Beaconsfield Cottages, Totteridge



Strathearn Cottages, Totteridge Green



Home Farm, Totteridge Green



Plovers (a recently constructed house) on the edge of Totteridge Green



Rowley House, Totteridge Green

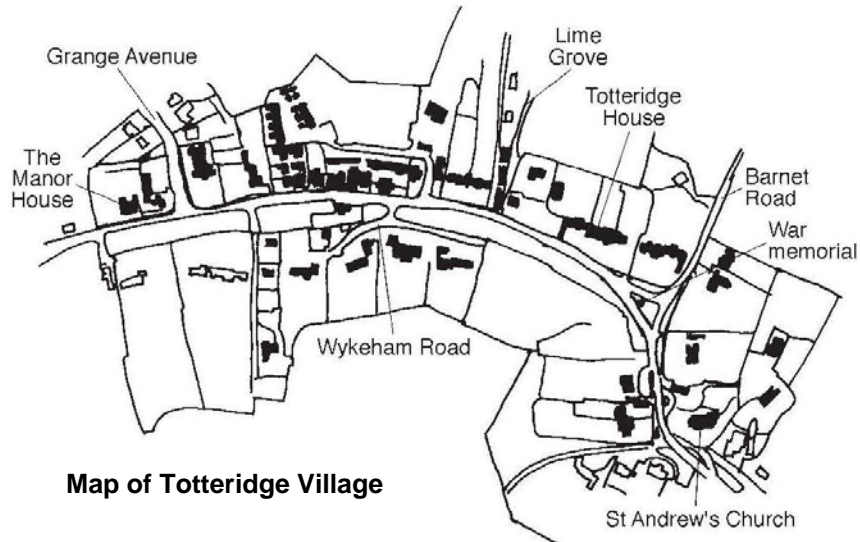
The principal *negative* features are:

- Some trees may require management including crown lifting, thinning and general tidying
- The public realm needs upgrading. Street furniture is generally uncoordinated and in some instances inappropriately sited
- Amongst the most notable are the variety of bollard designs, including concrete, timber, Totteridge Manor Association (TMA) special design, concrete block tree stumps and large boulders
- Vehicles have run over the green in places and caused rutting in the grass. Unsightly granite blocks have been placed on the edge of the green to prevent further damage
- The conservation area boundary includes mediocre development in Laurel Way and Greenway
- Some recent development includes some unsympathetic design in prominent locations
- The rear of the school and the public house car park is unsightly

The key characteristics are:

**Area 3:
Totteridge Village
St. Andrews Church
to Grange Avenue**

- Development is focused in two distinct areas. Firstly St Andrew’s Church (photo illustrated on page 9) and the cluster of noteworthy buildings around at the junction of Barnet Lane with Totteridge Village. Secondly a group of cottages fronting the main road to the west
- *St. Andrews Church*, rebuilt in 1790, is a key building and landmark. The church yard, ancient yew tree, plain fencing together with lychgate and small green with war memorial provide a picturesque setting for the church



Map of Totteridge Village



Group of noteworthy properties fronting the main road to the west of Totteridge Village

- A cluster of noteworthy buildings around the church including an 18th century tithe barn, an animal pound dating from 1560 and the late 19th century, elegant Queen Anne style vicarage by Charles Nicholson to the rear



The Vicarage tucked away within the grounds of St Andrew’s Church

- Amongst the surrounding houses in this area there are fine examples of mansion houses built for wealthy Londoners from the 17th century onwards, including Totteridge House, a late 18th century imposing red brick villa, Garth Cottage (its service wing) Southenhay, an early 19th century stucco villa and The Priory, a 17th century Jacobean multi gabled mansion. They are all grade II listed and share important features such as their size with stabling blocks and service buildings, high architectural quality, variety in style and materials, spacious gardens with sweeping gravel driveways together with extensive lush planting



Totteridge House



The locally listed Priors Corner on Barnet Lane

- The road is less linear at this point with distinct kinks that shorten long range views. The grass verges are much narrower or absent in places so houses and their boundaries are much more imposing
- Barnet Lane is narrow, winding and steeply sloping to the north. It is dominated by high brick walls toward Totteridge Village and is semi rural in character with overhanging trees, simple cottages and houses



View along Barnet Lane towards Totteridge Village

Barnet Lane is one of the oldest roads in the district. In the middle ages when the church was under the control of the bishop of Ely, the lane was used as part of the bishop's route through Barnet and Hatfield to both Totteridge and Westminster

- Along Barnet Lane, The Close and Hillside Manor are noteworthy buildings



The Close, Barnet Lane

- An informal group of modest, mainly nineteenth century buildings are located to the west. They are attractive and intimate being set close to one another, typical of a village centre. They run close and parallel to the main road giving continuity and interest to the street scene
- Good quality historic surfaces survive e.g. cobbles at Lime Grove and some appropriately designed timber bollards. Well designed and appropriately sited village signs, finger posts e.g. junction of Barnet Lane and some appropriately designed timber bollards. Historic post boxes at junction of Barnet Lane and Grange Avenue with Totteridge Village
- Lime Grove at north of the Village is a narrow leafy lane of mainly chalet type bungalows of mediocre design (see photo below)



- The beginning of Badgers Croft comprises large modern bungalows set within spacious grounds behind a narrow service road. Their low height, heavy tree cover and wide manorial verge at this point are important in allowing their assimilation into the Village



The principal *negative* features are:

- Some property boundaries comprise unsightly high timber fences e.g. near to Totteridge House and inappropriately designed ornate gates
- A bottle neck of traffic sometimes occurs at the junction of Totteridge Village with Barnet Lane. Opportunities to upgrade the public realm should be explored
- Bland residential development such as Badgers Croft, The Pastures, and White Orchard
- Areas of limited merit such as Oaklands Road
- There is continuous development pressure to enlarge smaller properties which are so characteristic of the area either by extension, demolition and rebuild
- Totteridge Manor and Village signs require maintenance
- Some trees may require management including crown lifting, thinning and general tidying

**Area 4:
Pine Grove,
Northcliffe
Drive, Grange
Avenue and
Priory Close**

These roads are set behind the main highway and comprise of inter-war and post-war suburban cul-de-sacs.

The key characteristics are as follows:

- Large detached houses in deep, narrow plots with a regular pattern
- Frontages are well landscaped with open or low walls
- Noteworthy properties include Arundel on Northcliffe Drive and Pine Lodge on Pine Grove



Arundel, Northcliffe Drive



Pine Lodge, Pine Grove

- Pine Grove and Grange Avenue (near Totteridge Village junction) have a distinctive and pleasant character
- Priory Close is a cohesive group of well designed, two storey post war houses in a semi rural setting
- The Grange (listed) with Grange Lodge and Grange House are a pleasing group of properties at the Totteridge Village junction



Grange Lodge, Grange Avenue



Grange House, Grange Avenue

The principal *negative* features are:

- Mediocre infill at the north end of Northcliffe Drive
- Poor maintenance or loss of green verges e.g. Northcliffe Drive near the junction of Totteridge Village
- Security measures on houses including cameras and entry systems
- Some properties have been extended in an unsympathetic manner reducing the spaces between neighbouring houses
- There is pressure for redevelopment of properties and replacement with much larger properties of a more grand design
- Some inappropriate minor works to buildings are evident such as:
 - >Poor quality re-pointing
 - >Re-roofing using non-traditional materials
 - >Inappropriately designed dormer windows
 - >The replacement of cast iron pipe work using plastic
 - >Replacement of windows and doors with non-traditional designs and materials
 - >The removal of hedges and walls
 - >The introduction of tall railings and gates

**Area 5:
Totteridge Common
(from Grange Avenue
westwards)**

The key characteristics are:

- Very low density housing set amid green fields with a distinct rural character
- A scattering of large houses set in spacious and secluded grounds e.g. Fairlawn, a 17th century mansion interspersed with open fields and a few modest cottages set near to the road
- Agricultural remnants include the former Denham Farmhouse (now Willow House) a 17th century timber framed building, and West End House with its timber framed barn to the rear which has remnants of 17th century timber framing
- 18th century Totteridge Park (on the north side) and Fairlawn on the south side have a form and size which was replicated in some of the later 19th century developments creating a number of small country estates to serve wealthy Londoners.
- Important characteristics include the large size of houses, several detached service buildings usually fronting the road e.g. Loxwood formerly the gatehouse to Totteridge Park and extensive grounds which served to distance one house from its neighbour



Fairlawn (no. 51 Totteridge Common)



The extensive grounds of Loxwood



Totteridge Park

- A number of small cottages and lodges of high architectural quality are located close to the road. These create landmarks in the street-scene e.g. Highcroft Cottage in Totteridge Common



Highcroft Cottage (no. 14 Totteridge Common)

- High architectural quality, 20th century grade II listed buildings include Ellern Mede by Norman Shaw and The Tower House by TE Collcutt



The Tower House (no. 57 Totteridge Common)

- 19th century housing which was successfully replaced in the late 20th century include Redings on Totteridge Common
- The wide wayside verges of rough grass and very distinctive chain of old ponds dominate the street scene and create attractive views
- A notable grouping of properties can be appreciated at the western end of the Conservation Area. Varying in style and size they include West End House, an 18th century brick built farmhouse, the adjacent barn and Fairlawn and The Tower House. Their form and layout give a more formal village atmosphere as the buildings face and frame a grassed area of manorial land on the southern side of the common
- Boundaries to the larger dwellings tend to be high. They are comprised of trees and hedges or plain walls allowing only glimpsed views of the properties. The smaller properties generally have low boundaries of plain walls and picket fences reinforced with hedges

The principal *negative* features are:

- Some properties have unsightly and uncharacteristic timber boundary fences
- Street furniture is generally uncoordinated and inappropriate in design and siting (particularly bollards)
- Some boundaries and gates to larger properties are too grand in design

- Recent development has sometimes failed to take account of the special qualities of the area with neo-Georgian and neoclassical designs that are not sympathetic to the simplicity and quality of the earlier housing
- Some agricultural buildings near to public pathways detract from the pleasant views
- Pressure for redevelopment and enlargement of the smaller properties and subdivision of the larger properties and their grounds
- Fly tipping in field entrances towards the western end of The Common

7 ISSUES

7.1 Issues and threats This list considers a range of problems that are not all necessarily within the control of the Council. The list is indicative and will be subject to regular review as part of the Council's commitment to the proper management of Totteridge Conservation Area. For clarity it is divided into generic groups.

7.2 Public realm In some instances, street furniture could be better designed and sited. Pavements are generally maintained with black tarmac and appear patchy in places. New treatments such as the use of coloured tarmac on the private roads leading off the main road can detract from the special character of the area.

7.3 Traffic measures Traffic is busy at certain times of the day, usually associated with rush hour traffic and community uses such as schools. Measures to reduce illegal car parking such as the installation of bollards have sometimes detracted from the special qualities of the area. In some residential areas, green spaces have been hard surfaced to accommodate car parking, which detracts from the informal layout of Totteridge Village.

7.4 Inappropriate modern development Several recent developments along Totteridge Village, Totteridge Lane, Totteridge Green and Totteridge Common fail to respect the sensitive setting of the conservation area or reflect the quality and simplicity of design of the original houses. The trend to subdivide plots in order to increase housing density, detracts from the spacious character and rural quality of the area.

Many buildings have suffered from inappropriate alterations such as the removal of architectural details and the addition of UPVC windows and doors, modern roof materials and the addition of high security measures. The loss of front boundary hedges and planting together with the simple high brick walls and replacement with timber fences or grand and elaborately designed wall, railing and gate features is a significant issue throughout the conservation area.

7.5 Security measures Security is evidently an issue for many householders in the area. The addition of security cameras, security lights, multiple electric gates and solid boundary features (that do not allow views into the properties) all have an adverse impact on the conservation area. A number of gates have been fitted with solid panels which prevent views of houses and gardens. This has a detrimental impact on the character and appearance of the conservation area and should be resisted.

PART 2 MANAGEMENT PROPOSALS

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2.1 Statutory controls

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2.5 Article 4(2) Direction

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2.7 Security measures

2.8 Trees and planting

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Appendix 1 Statutory Listed Buildings

Appendix 2 Locally Listed Buildings

Bibliography

Townscape Analysis Map

1 INTRODUCTION

1.1 THE PURPOSE OF MANAGEMENT PROPOSALS

The designation of a conservation area is not an end in itself. The purpose of these Management Proposals is to identify a series of possible initiatives, which can be undertaken to achieve the preservation and enhancement of the conservation area, based on the assessment of the area's special character, which has been provided in the Character Appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are Conservation Areas."

Section 69(2) states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as Conservation Areas"

This document also follows Government guidance as set out in Planning Policy Guidance Note 15 'Planning and the Historic Environment', PPG 16 'Archaeology and Planning', English Heritage guidance 'Guidance on the management of Conservation Areas', Best Practice guidelines, policies within the Barnet's UDP 2006 and any other policies which supersede this together with published planning guidance such as Barnet's suite of design guidance notes.

2 RECOMMENDATIONS

2.1 STATUTORY CONTROLS

Designation of a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. These controls include requiring conservation area consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees.

Recommendation 1:

The Council will seek to ensure that new development within the conservation area seeks to preserve or enhance the special character or appearance of the area in accordance with policies in Barnet's UDP 2006 and other guidance.

2.2 CONSERVATION AREA BOUNDARY

The existing boundary omits parts of the curtilage of Sunnyfield and the recently built Rowley House. These properties are positioned at the southerly tip of Totteridge Green. The whole of these curtilages should be included in the conservation area.

Recommendation 2:

The Council will seek to alter the conservation area boundary to include the whole curtilage of Rowley House and Sunnyfield, Totteridge Green.

2.3 LISTED BUILDINGS

Listed Buildings are protected by law as set out in the *Planning (Listed Buildings and Conservation Area) Act 1990*. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. "Listed Building Consent" is required from the Council for any work, which affects the special architectural or historic interest of the listed buildings.

Extensions and alterations to listed buildings should conform relevant policies in Barnet's UDP 2006. Generally works to listed buildings should normally:

- *Take account of the prevailing forms of development
- *Complement the form and character of the original building
- *Be secondary in bulk, height and form to the principal building
- *Use high quality materials and detailing
- *Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys
- *Respect the special historic and architectural interest of the building

Recommendation 3:

The Council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with Barnet's UDP policies HC9 to HC13 and other guidance.

2.4 BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST AND SIGNIFICANT UNLISTED BUILDINGS

In addition to the statutory listed buildings, there are individual buildings and groups of buildings which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. The Council will determine applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet's UDP 2006. There are presently 24 locally listed buildings within the conservation area.

However the townscape appraisal has identified a number of buildings or groups of buildings which should receive consideration for inclusion in the Local List. These include the following:

- Laureny (no. 3 Totteridge Common)
- Ellern Mede Farm, Totteridge Common (shown on page 10)
- Poynings (no. 34 Totteridge Village)
- East Ridge (no. 137 Totteridge Lane)
- No. 12 Totteridge Village
- St. Andrews School, Totteridge Village



Laureny, no. 3 Totteridge Common



Poynings, no. 34 Totteridge Village



East Ridge, no. 137 Totteridge Lane



No. 12 Totteridge Village



St Andrew's School, Totteridge Village

The Townscape Appraisal map identified a number of unlisted buildings which it considered make a *positive* contribution to the character and appearance of the conservation area. This includes in the main 19th and early 20th century residential buildings. These are marked as positive on the Townscape Appraisal map. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered.

Recommendation 4:

The Council will consider the buildings set out above for inclusion in the Local List. In addition, the Council will seek to ensure that all significant unlisted buildings (as marked on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.

2.5 ARTICLE 4 (2) DIRECTION

Parts of the Totteridge Conservation Area are already subject to an Article 4 direction which was made shortly after designation in 1970. This has been updated with successive General Permitted Development Orders. The effect of these orders is to restrict the full range of permitted development rights in selected areas within the conservation area, namely Totteridge Green and Totteridge Village around its junction with Grange Avenue and around St. Andrews Church. In these areas it puts under planning control the following:

- Replacement windows and doors
- Roof extensions and roof lights
- New wall materials and painting
- Small extensions such as front porches, and out-buildings
- The installation of oil tanks
- The installation of satellite dishes
- The removal of and replacement of boundaries (not including hedges)
- The creation of hard standings in front gardens and vehicle crossovers
- Most new gates, fences and walls

The classes covered are considered appropriate. However the areas covered should relate only to the best examples of development in the area. Some areas are covered which no longer warrant this type of protection and other noteworthy areas are excluded. To regularize this anomaly the Council should consider removing certain areas from these restrictions, most particularly the following properties where the existing restrictions cover part of the modern properties in the road only:

- Properties on the north east side of The Close, Totteridge Green. (rear of Orange Tree PH)

The Council should consider extending similar article 4 control to include the following properties:

- Numbers 17 to 27 Totteridge Village

Recommendation 5:

The Council will consider removing properties such as the Red Lodge and Lindeth on the north east side of The Close, Totteridge Green (rear of Orange Tree Pubic House) from the list of properties currently covered by the Article 4 Direction. They will also consider extending similar article 4 control to include no's 17 to 27 Totteridge Lane

2.6 CONSERVATION AREA ADVISORY COMMITTEE (CAAC)

The Council has established a Totteridge Conservation Area Advisory Committee, comprising a number of local residents together with representatives from amenity societies, in particular The Totteridge Manor Association. The Council consults the CAAC on applications affecting the conservation area.

Recommendation 6:

The Council will continue to work together with the Totteridge Conservation Area Advisory Community (CAAC) to preserve and enhance the character and appearance of the Totteridge Conservation Area.

2.7 SECURITY MEASURES

Some of the buildings in the conservation area have enhanced security features such as automatic entry systems, cameras, burglar alarms, shutters and bars on windows and doors, alarm systems together with high and often solid gates walls and fences. Many of these features impact negatively on the conservation area. It is considered that the Council should consider the production of design guidance that specifically advises on the appropriate ways to improve security in Totteridge. In addition, the Council will ensure that all applications are carefully considered to assess their impact on the character and appearance of the conservation area. Furthermore enforcement action will be taken where breaches of planning control have taken place and there is a harmful effect on the building or area.

Recommendation 7:

The Council will consider the production of design guidance that advises on appropriate boundary features such as walls and gates together with other security measures and ensure that all applications that affect existing boundaries are determined in accordance with existing policies in Barnet's UDP 2006 and published Design Guidance Notes 9.

2.8 TREES AND PLANTING

All Hedges, trees and planting in general make a very important contribution to the character of parts of the Totteridge Conservation Area. All trees within all conservation areas are protected to some extent by existing legislation. Anyone intending treating a tree with diameter greater than 75mm at 1.5 metres above ground level must give the Council six weeks written notice before starting the works. This provides the Council with an opportunity to consider whether it is appropriate to include the tree in a Tree Preservation Order. In addition a number of trees are already included in Tree Preservation Orders and formal Council consent is required for their treatment.

Recommendation 8:

It has been identified that some street trees may require management.

2.9 PUBLIC REALM

Throughout the conservation area there is a mixture of different paving materials which could sometimes be better co-ordinated. There are historic features such as post boxes, historic granite kerbs and cobbles that should be retained. The Council will seek to investigate carrying out a public realm survey to identify historic features worthy of retention, negative features that might be changed and to draw up a rolling programme of works to enhance the public realm. Informed by the audit, working together with partners, the Council could adopt a limited palette of low key materials and a suitable mix of street furniture. Any future works should be carried out in line with best practice and English Heritage guidance.

Recommendation 9:

The Council, together with its partners such as statutory undertakers, will seek to carry out a Public Realm Audit to identify positive and negative features and draw up a Management Plan to ensure protection of the best features as well as a programme of future works, to be carried out in line with English Heritage guidance and best practice (subject to budget resources).

2.10 TRAFFIC

A small number of street management schemes have been implemented. The Council will assess existing measures to ensure their adherence to 'Streets for All' by English Heritage (March 2000), 'Manual for Streets' by Department for Transport (March 2007) and statutory requirements. In particular the following should be assessed:

- The pedestrian crossing point on Totteridge Village at St. Andrews Church School

Recommendation 10:

Where the Council undertakes works on the public highway, consideration will be given to material choice and street management measures with regard to conservation issues.

3 DOCUMENT REVIEW

This document should be reviewed every five years in light of emerging government policy and Barnet's UDP. A review should include the following:

- A survey of the conservation area and its boundaries
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review

APPENDIX 1

STATUTORILY LISTED BUILDINGS

The following buildings make a contribution to the character and appearance of the conservation area. They include statutory listed buildings and locally listed buildings. Other unlisted buildings may also make a contribution to the area.

English Heritage are responsible for the administration of the statutory listing system. Each building has been assessed against national criteria for their architectural or historic interest. Buildings are classified into grades to show their relative importance as follows:

Grade I - these are buildings of exceptional interest (there are none in the Totteridge Conservation Area)

Grade II* - these are particularly important buildings of more than special interest

Grade II - these are buildings of special interest, which warrant every effort being made to preserve them

Anyone who wants to demolish a listed building or to alter or extend one in any way that effects its character must obtain listed building consent from the Local Planning Authority. It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of an unlimited amount or up to two years imprisonment, or both.

Totteridge Common

No. 2 The Manor House
No. 4 Cottage by the gate of Loxwood
The Paddocks, Totteridge Park
Nos. 24-28 Totteridge Park
Stable Block of Totteridge Park
Walled garden at Totteridge Park
Well to west of Totteridge Park
No. 31 Ellern Mede
No. 38 Denham Farmhouse
No. 56 West End House
Nos. 55 and 57 The Lynch House
No. 53 Fairlawn

Totteridge Village

U- Shaped wall approximately 170 yards long to rear of Nos. 8, 10, 12 and 16 Totteridge Village
Church of St. Andrew
No. 44 The Vicarage
Barn to north-west of Church of St. Andrew
No. 43 Garden Hill with attached stable block
No. 49 Southernhay
No. 51 Ridgeway Cottage
Nos. 53 and 55 Laurel Cottages
No. 54 The Priory, Priory Cottage and Beam Ends
No. 56 Totteridge House
No. 58 Garth Cottage
No. 74 Rose Cottage
No. 76 Butterstocks
No. 78 The Cot
Nos. 80 and 82 Totteridge Village
The War Memorial

Totteridge Green	The Old House Home Farm Barn at Laurel Farm Laurel Farm House Strathearn Cottages (nos. 1 & 2 Totteridge Green) Fairpeir The Croft Grace Court Green Lodge
Totteridge Lane	Trevanion Nos. 131 and 133 Totteridge Lane
Grange Avenue	The Grange

APPENDIX 2

LOCALLY LISTED BUILDINGS

This schedule is a listing of buildings of local interest, which are considered to significantly contribute to Totteridge's heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the area's historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted local policy seeks to preserve or enhance these buildings wherever possible.

Totteridge Common	The Deer House at Totteridge Park Gazebo at Totteridge Park Grange Lodge No. 58 West End Cottage Damson Hill Cottage Montebello Lodge
Totteridge Village	No. 88 The Little Shop No. 86 Clematis Cottage No. 50 Pound House No. 60 The Gables Old Totteridge Farm No. 2 Totteridge Farm No. 11 The Orange Tree Public House Chalcot Chapel Cottage
Totteridge Green	Grove View Forge House (known as Smithy House)
Barnet Lane	Priors Corner
Grange Avenue	Grange House Grange Lodge
Lime Grove	Cedar Cottage Wayside The Red Cottage

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