

**SOUTHGATE GREEN
CONSERVATION AREA
ENFIELD
CHARACTER APPRAISAL**



London Borough of Enfield

prepared by

The Paul Drury Partnership

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38-39 The Green

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Southgate Green Conservation Area Character Appraisal

1.0 Introduction

1.1 *Conservation areas*

1.1.1 Conservation areas are areas of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’¹ and were introduced by the Civic Amenities Act 1967. Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area². In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities which warranted designation are sustained and reinforced rather than eroded.

1.1.2 Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size. However, it does not control all forms of development. Some changes to family houses (known as “permitted development”) do not normally require planning permission. These include minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4(2) directions. The result is that planning permission is required for such works.

1.2 *The purpose of a conservation area appraisal*

1.2.1 A conservation area character appraisal aims to define the qualities that make an area special. This involves understanding the history and development of the place and analysing its current appearance and character - including describing significant features in the landscape and identifying important buildings and spaces. It also involves recording, where appropriate, intangible qualities such as the sights, sounds and smells that contribute to making the area distinctive, as well as its historic associations with people and events.

1.2.2 An appraisal is not a complete audit of every building or feature, but rather aims to give an overall flavour of the area. It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character.

1.2.3 This appraisal of the Southgate Green Conservation Area (hereafter referred to as the Conservation Area) supports Enfield Council’s commitment in its Unitary Development Plan (UDP, adopted 1994) and its

¹ Planning (Listed Buildings and Conservation Areas Act) 1990 s.69

² *ibid*, Section 72

duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about the proposals. The assessment in the appraisal of the contribution made by unlisted buildings to the character of the Conservation Area is based on the criteria suggested in the appendix of the English Heritage guidance *Conservation area appraisals* (1997), reproduced in Appendix 7.2 to this document.

1.3 *Conservation in Enfield*

1.3.1 Since the 1870s, Enfield has developed from a modest market town surrounded by open country and small villages to a pattern of suburbs on the edge of London. This transformation was triggered by the advent of suburban railways and took place in a piecemeal manner, with former villages being developed into local shopping centres and industries being developed along the Lea Valley. Conservation areas in Enfield reflect this pattern of development, including old town and village centres, rural areas centred on the remains of former country estates, examples of the best suburban estates and distinctive industrial sites. Some of the smaller designated areas are concentrated on particular groups of buildings of local importance.

1.3.2 Until the early 20th century, Southgate Green was a small rural village set amidst wood and farmland. Despite development during the interwar years that transformed it into the centre of an extensive residential suburb (from 1933 a borough), much of the superficial character of the village remains. The Conservation Area was designated in 1968, extended to include the Walker Cricket Ground and Southgate Cemetery in 1994 and extended again to include nos.1-21 Cannon Road (to the east of Cannon Hill on the north side of Cannon Road) in 2008.

2.0 Planning policy framework

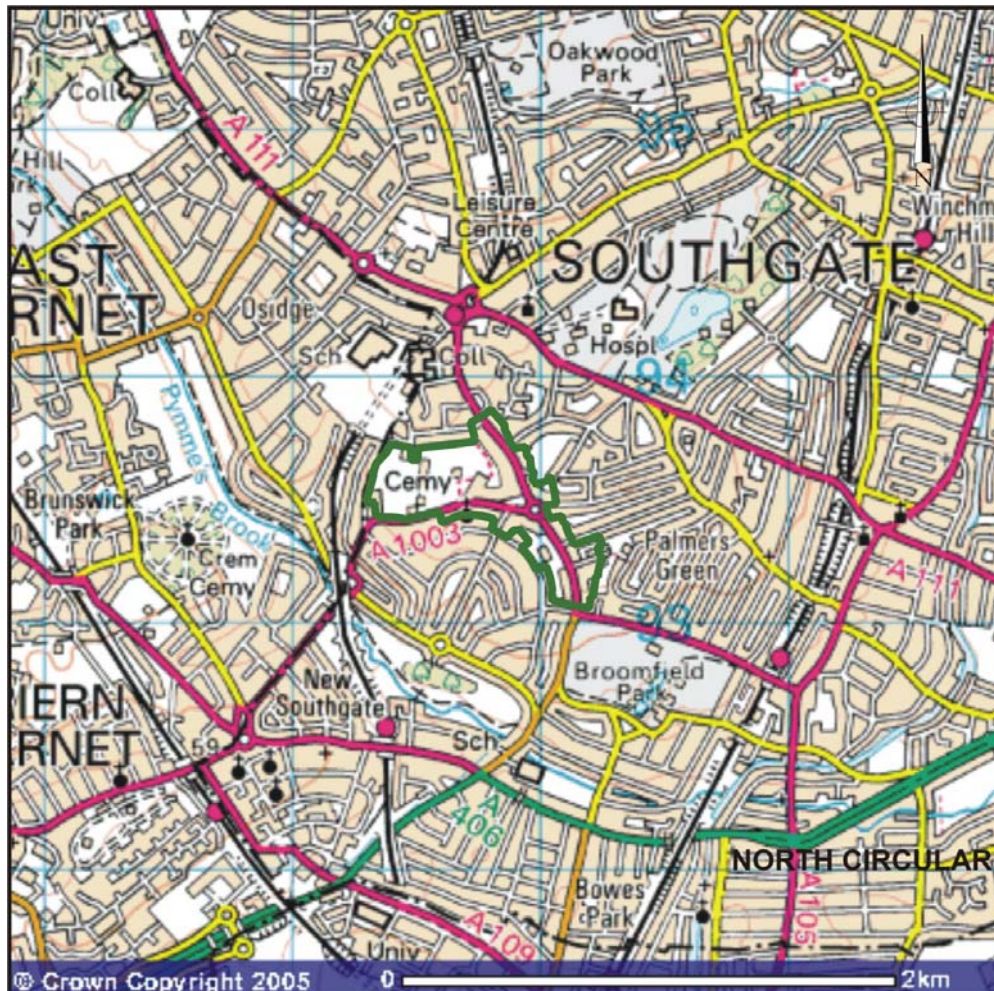
2.1 The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by Planning Policy Guidance notes 15 (Planning and the Historic Environment) and 16 (Archaeology and Planning). The Enfield UDP sets out a basic framework of conservation policies ((II) C21 and C23-34) for all areas.

2.2 The UDP is due to be replaced by a new Local Development Framework (LDF). This Conservation Area Appraisal will be used to support the conservation policies that will form part of the core strategy of the new LDF.

3.0 Appraisal of special interest

3.1 *Location and setting*

3.1.1 Southgate Green is situated in the south western corner of the Borough, approximately 2½ miles (4km) to the south west of Enfield town centre, and forms the historic core of a large residential suburb known as Southgate. The Conservation Area is now primarily residential, the retail centre of Southgate having shifted further north to the area around Southgate station, although there are parades of shops in the northern part of the High Street and fronting The Green.



Southgate Green Conservation Area Character Appraisal map 1: location map

— Conservation Area boundary

3.1.2 The Conservation Area itself is a relatively small, covering 31.7 hectares and approximately 160 buildings, and is centred on The Green and the three roads radiating from it: the High Street, Cannon Hill and Waterfall Road. Two minor roads, Balaams Lane and Cannon Road, are also included. The 1994 extension consists of two green spaces, the Walker Cricket Ground and Southgate Cemetery, both of which are on Waterfall Road.

3.1.3 The area sits in on the edge of a plateau that stretches east as far as Palmers Green and north to Southgate station, with steeply falling ground to the south, along Cannon Hill and to the west, along Waterfall Road. As in the rest of this part of the Borough, the surface geology of the area is

predominantly London clay, with the occasional large outcrop of plateau gravel³.

3.2 *Historical development (map 2)*

3.2.1 Southgate had its origins in the medieval period as a small settlement by the south gate of the Royal Park known as Enfield Chase, first recorded in 1166⁴. Southgate Green stood slightly to the south of the gate, which was situated near the present underground station, but appears to have formed the centre of the settlement from an early date.

3.2.2 Little, apart from the plan form, which was probably established by the 14th century⁵, survives from this time. The absence of a medieval church or civil administration (Southgate village formed part of Edmonton Parish and Hundred) suggests it was a small settlement. Early maps show no traces of a medieval field system and it is likely that the first inhabitants of the village were primarily woodsmen rather than farmers⁶. At this time, much of the land around Southgate Green was held by the Augustinian nuns of the Priory of St Mary, Clerkenwell and the Charterhouse estate⁷.

3.2.3 During the 16th century, the monastic lands surrounding the village centre were divided into several substantial estates. Two of these made up a large part of the current Conservation Area. The Arnolds estate (later known as Arnos Grove, or Arno's Grove) was part of the former Charterhouse estate⁸, and occupied land to the west side of Cannon Hill⁹. The estate was purchased in 1610 by Humphrey Weld, whose son John built the first chapel in the village, known as the Weld Chapel, in 1615¹⁰. This stood on a site adjacent to the current church. The second major estate was Minchenden. This covered much of the south side of Waterfall Road, the cricket ground and the cemetery, plus much of the present Arnos Grove estate¹¹. It was formed from the lands formerly belonging to the nuns of Clerkenwell by the Cecil family and was bought by John Weld in 1614¹². A modest house on the south side of The Green was in existence by 1672¹³, by which time the estate had been sold to Sir Thomas Wolstenholme¹⁴. There is little evidence of expansion within the village itself during this period, the only surviving building from which is Ye Olde Cherry Tree Inn, dating from c.1695¹⁵.

³ Baker T. (ed) *Victoria county History of Middlesex V*. (OUP 1976) p.130

⁴ *ibid.* p.137

⁵ *ibid.* p.134

⁶ *ibid.* p.137

⁷ Dalling, G. *Southgate and Edmonton Past* (historical Publications, London 1996) p.10, Baker *op. cit.* p.159

⁸ Baker, *op. cit.* p.159

⁹ *ibid.* p.159

¹⁰ Pevsner, N. and Cherry B. *The Buildings of England, London 4: North* (Penguin, London 1998) p.454

¹¹ Copy of enclosure map and schedule of allotment in Robinson, W. *The History and Antiquities of the Parish of Edmonton* London 1819

¹² Baker *op. cit.* p.159

¹³ *ibid.* p.141

¹⁴ *ibid.* p.159

¹⁵ *ibid.* p.141

3.2.4 During the 18th century, wealthy Londoners, attracted by the scenery and tranquillity of the area, began to settle in Southgate, stimulating trade and clearing woods for park and farm land¹⁶. The area thus acquired a reputation for fine mansions. The Arnolds estate was purchased by the Colebrook family in 1719 and renamed Arnos Grove. The original modest house on Waterfall Road was replaced by the existing mansion, the core of which was built around 1720¹⁷. Minchenden House was rebuilt in 1738¹⁸ by John Nicholl and became part of the extensive estate of the Duke of Chandos in 1753¹⁹. A further large house, known as Cullands Grove, stood on the corner of Cannon Hill and Aldermans Hill²⁰.

3.2.5 The 18th century also saw major developments in Southgate village. The area around The Green and the south end of the High Street was transformed by the erection of a fine group of substantial Georgian houses intended for the well-to-do and, by the end of the century, the village had grown to occupy most of the High Street, with a more dispersed pattern of settlement around The Green and Cannon Hill²¹. This was the consequence of individual activity by several landowners with relatively small holdings, each developing their own plots as they saw fit, resulting in the varied streetscape seen today. Houses from this era are all situated on The Green and include nos. 2 (mid 18th century), 3-6 (c.1720), 23-32 (designed by the south London architect Michael Searles in 1775-1776²²), 38-39 (late 18th century) and 40-41 (c.1800). This pattern continued into the 19th century, when the area became popular with wealthy residents of Edmonton seeking quieter and more salubrious surroundings. Buildings from this period include three fine detached houses on the east side of Cannon Hill: Cannon Hall (no. 6), The Coach House (no 4) and The Hermitage (no. 2), as well as two pairs of more humble cottages on the High Street (nos. 5-7 and 15-17).

3.2.6 During the mid to late 19th century, Southgate was not subject to the same intensive suburban development as much of the surrounding area, and maintained its reputation as an unspoilt rural idyll. This was principally due to the dominant landowning family in the area, the Walkers, operating a private greenbelt policy²³. The Walkers' involvement with Southgate began when Issac Walker, a London brewer, acquired Arnos Grove 1777²⁴. His sons, renowned cricketers known as the Walker Brothers, who were instrumental in the founding of Middlesex Cricket Club, expanded their landholdings in the 19th century, acquiring the Minchenden estate (and demolishing its mansion) in 1853²⁵ and acquiring Southgate House (now

¹⁶ *ibid.* p.141

¹⁷ Pevsner *op. cit.* p.460

¹⁸ Baker *op. cit.* p.141

¹⁹ *ibid.* p.159

²⁰ Dalling *op. cit.* p. 26

²¹ Copy of enclosure map and schedule of allotment in Robinson, W. *The History and Antiquities of the Parish of Edmonton* London 1819

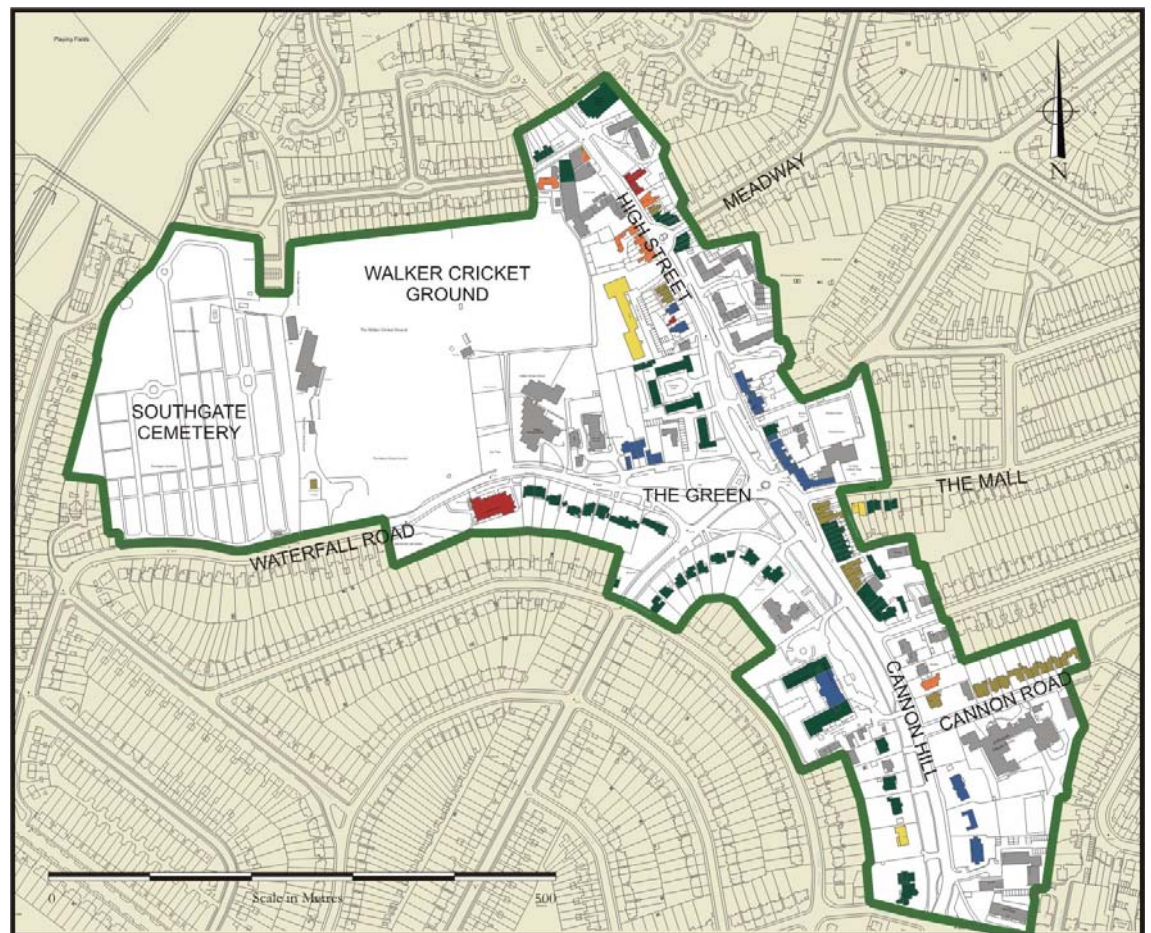
²² Pevsner *op. cit.* p.466

²³ Dalling *op. cit.* p.67

²⁴ Baker *op. cit.* p.159

²⁵ *ibid.* p.159

Minchenden School), to the north of the Conservation Area, in 1840²⁶. They also laid out the Walker Cricket Ground between 1853 and 1867²⁷, and provided a village school²⁸ and land for the cemetery, which was created between 1867 and 1896.



*Southgate Green Conservation Area Character Appraisal map 2:
historical development*

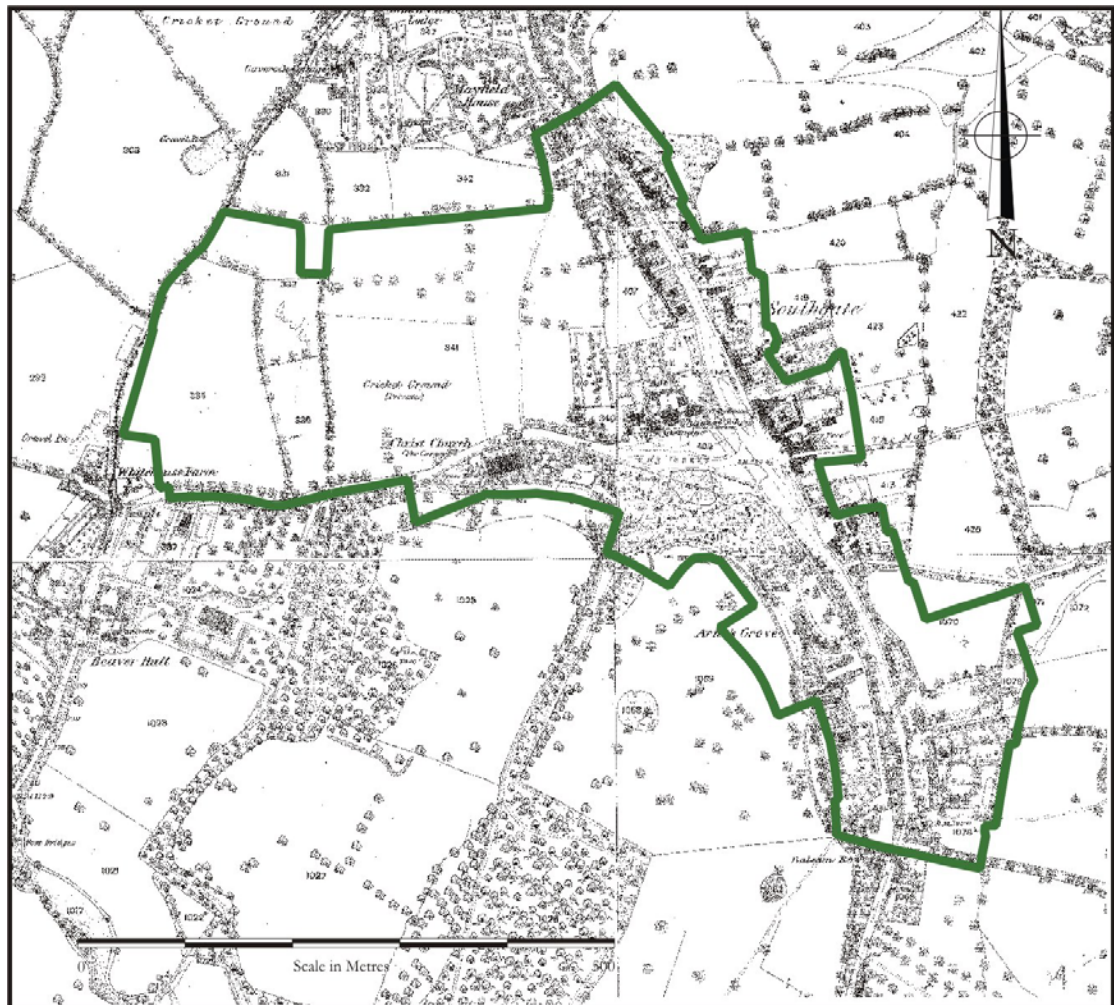
	Conservation Area boundary		1897-1913
	1700-1820		1914-1935
	1821-1867		1936-1950
	1868-1896		Post 1950

²⁶ Carter, V. *Treasures of Enfield* (Enfield Preservation Society 2000) p.146

²⁷ Pevsner *op. cit.* p.465, 1st edition (1867) 25th OS map

²⁸ Robinson, W. *The History and Antiquities of the Parish of Edmonton* London 1819 p.186

3.2.7 This control resulted in a lack of available land for building, limiting development in this period to a group of terraced houses at the north end of the High Street. The smallness of the village also meant that it was by-passed by the suburban railway system, a factor which further restricted its growth.



*Southgate Green Conservation Area Character Appraisal figure 1:
1867 Ordnance Survey map*

 *Conservation Area boundary*

3.2.8 Despite this lack of physical expansion, Southgate became a separate administrative entity in the 19th century. Parochial status was granted in 1845²⁹, and the Weld Chapel was replaced in 1863 with a new building, known as Christ Church, designed by Sir George Gilbert Scott³⁰. Later in the 19th century, the relationship between Southgate and Edmonton became increasingly frosty, the generally rich community of Southgate growing resentful of having to subsidise services mainly used by the poorer residents of Edmonton. Matters came to a head in 1881 when Southgate formed a separate administrative area, with its own local Board of Health based in offices in Ash Lodge (41 The Green). The local board was superseded by

²⁹ *ibid.* p.54

³⁰ Pevsner *op. cit.* p. 454

Southgate Urban District Council in 1894³¹, which was incorporated as a Borough in 1933 and remained so until it became part of the London Borough of Enfield in 1965.

3.2.9 In the early 20th century, speculative developers at last gained a foothold in Southgate and the area was transformed from a rural backwater to a suburban centre. Initially, building was restricted to a terrace of shops on the east side of The Green and the occasional large suburban style house³². However, in 1918, the last of the Walker brothers, Russell Donnithorne, sold the Arnos Grove estate to the ship owner Andrew Weir. Weir sold most of the estate to builders in 1928. At the same time, the mansion was sold to the Northmet electricity company, who converted it into offices and added two large wings in a Neo-Georgian style³³. Further house building was stimulated by the opening of Southgate's own station in 1933³⁴ and, by 1935, the area had taken on much of its current form³⁵.

3.2.10 Relatively little change has taken place since the Second World War. The most significant developments have been the building of a group of council flats, Shakespeare House, Ashcroft and Whitehouse Court (post 1950), and the construction of two primary schools, the Walker School (built in 1953) and St Monica's Catholic School (built in 1954 and extended in 1973).

3.3 *Archaeology*

3.3.1 Archaeological excavations in the Southgate area have been limited to small-scale investigations in the grounds of Southgate House, which revealed a limited number of finds from the prehistoric, medieval and post-medieval eras³⁶. However, as a settlement with medieval origins, it is highly likely that significant archaeological deposits survive, particularly around the more intensively settled High Street. It is also likely that substantial remains of the 17th century Weld Chapel survive below ground near to Christ Church.

3.4 *Spatial analysis*

3.4.1 The centre of the Conservation Area is The Green. This triangle of closely-trimmed grass, traversed by roads and paths, has a neat, orderly feel and a distinctly suburban nature. Its boundaries are defined by buildings to the north and east and by trees and hedges to the south, providing a strong sense of enclosure. The principal landmark is the spire of Christ Church, which dominates views from the east and can be glimpsed, through gaps in buildings, from as far away as Southgate station. The three roads converging

³¹ Dalling *op. cit.* p.77

³² 2nd edition (1913 revision) of the 25" OS map

³³ Baker *op. cit.* p. 159

³⁴ *ibid.* p.136

³⁵ 3rd Edition (1935) of the 25" OS map

³⁶ Greater London SMR refs: LO25942 & LO60107

on The Green, High Street, Cannon Hill, and Waterfall Road, all widen as they reach it, opening up vistas and heightening the sense of arrival.



The Green, looking west



High Street, looking north

3.4.2 Each of these roads has its own individual character. The High Street has an urban nature, with tightly packed two or three storey terraces set close to the road, interspersed with groups of modern flats. Cannon Hill is suburban, with widely-spaced, large detached properties in substantial gardens lining its wide, tree-lined road. Falling ground towards the bottom (southern end) of the hill gives good views out over Broomfield Park to the south. In Waterfall Road, the intense suburban development outside the Conservation Area gives way to a semi-rural area, with very few buildings and a gently winding road. High hedges and walls give a strong sense of enclosure. Again, steeply falling ground to the west gives good views out to the North London Cemetery.



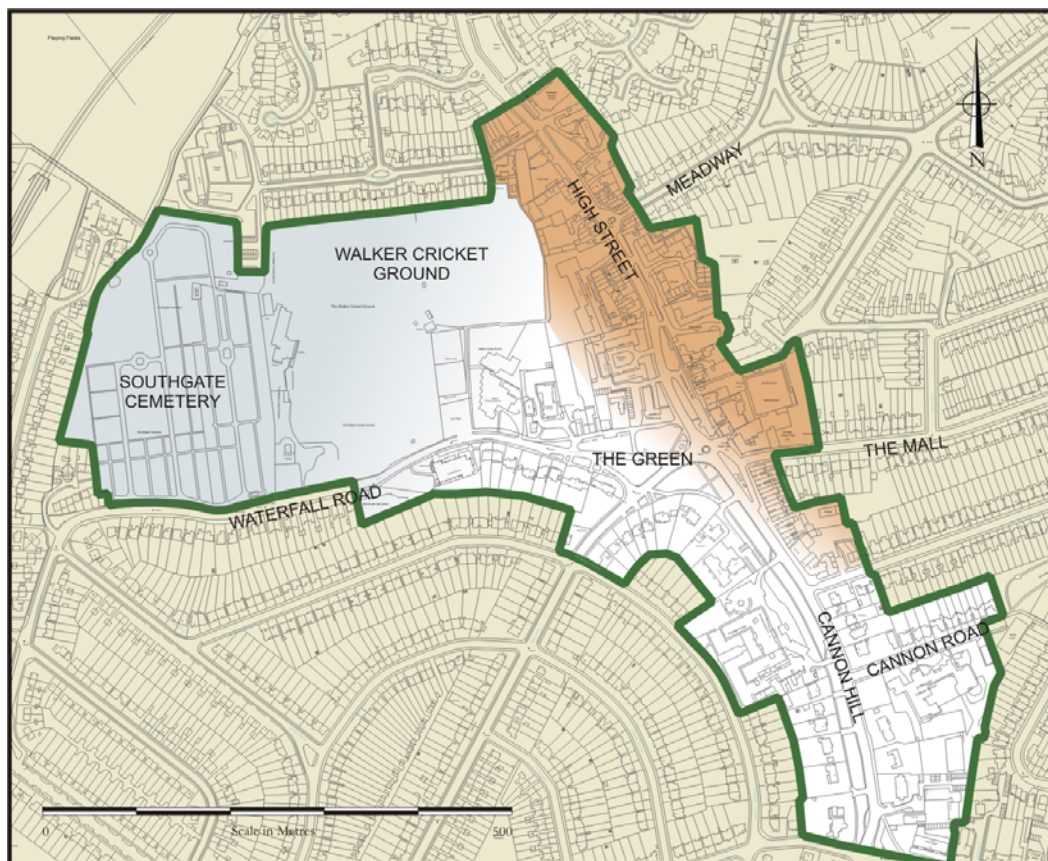
Cannon Hill

3.4.3 Southgate Green's origin as a historic village centre is still clearly discernible, contrasting strongly with the surrounding 1930s suburban development. When approaching from the north and east via the High Street, Meadway and the Mall, the most noticeable difference is the increase in building density and stepping forward of the street frontage. The sense of arrival is heightened at the Mall by an awkward dog leg in the road, which initially hides The Green from view, then reveals dramatic views of the spire of Christ Church. When entering The Green from the west, along Waterfall Road, there is a marked change from a suburban to a more rural character,

with buildings being replaced by trees and hedges. The entrance from Arnos Grove, to the southwest, is similar, with semi-detached houses abruptly giving way to the open ground of The Green. Arriving from the south, via Cannon Hill, the difference is more subtle, though there is a noticeable change in the building density, from the closely-packed houses of Powys Lane to the larger, more spacious plots inside the Conservation Area.

3.5 Identification of character areas

3.5.1 The Conservation Area falls into three discernible character areas. The first, the High Street, consists of the more densely settled historic and commercial core of the former village. The second, The Green and Cannon Hill, covers the green space at the centre of the Conservation Area and the less dense development to the south. The third area, Waterfall Road, is more rural in nature, containing very little built development.



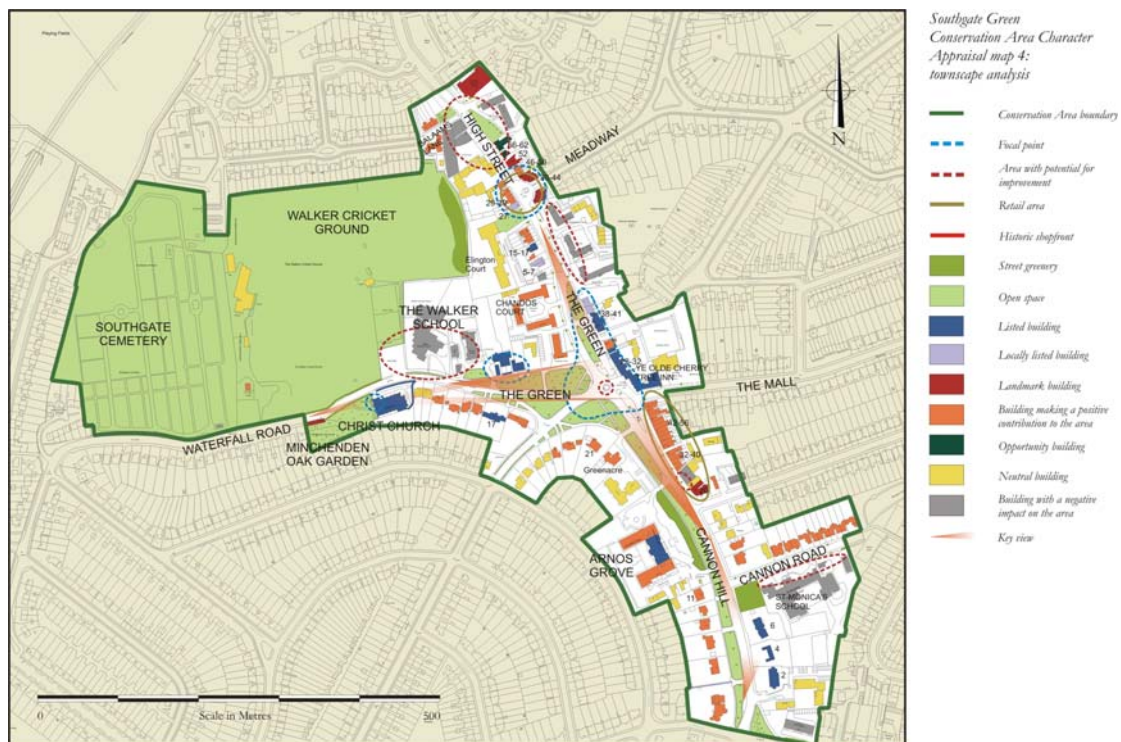
Southgate Green Conservation Area Character appraisal map 3: Character areas

	Conservation Area boundary		The Green/ Cannon Hill
	High Street		Waterfall Road

3.6 Character area 1: the High Street

Character analysis

3.6.1 The distinguishing characteristic of this area is its retention of the appearance of a historic village centre, despite being surrounded by modern suburbia. The surviving, small-scale buildings that give the area much of its character have a pleasing variety of building heights, roof forms and fenestration patterns, resulting in an interesting streetscape that reflects the organic growth of the area from the late 17th century.



3.6.2 A group of restored Georgian houses (23-32 and 38-41) dominates the north eastern corner of The Green, forming an important element in views from both Cannon Hill and the High Street. These are generally flat-fronted properties of yellow stock brick. Variations in detailing, such as a mix of tripartite and twelve pane sashes windows, a variety of doorcase designs and the odd bay window or rendered façade, add interest to the ensemble, as do the railings (some of which are original; others are high quality reproductions) in front of many properties. Ye Olde Cherry Tree Inn stands at the south end of this group, but is less prominent in the streetscape due to its recessed position. A fancy Tudor-style porch is at odds with what is essentially a very simple vernacular elevation. An unusual late 18th century assembly room, with a carriage drive beneath, forms a visually satisfactory link between the inn and the classically proportioned nos. 23-32.



23-32 The Green



22-56 Cannon Hill

3.6.3 To the south of the Georgian houses is a parade of Edwardian and interwar shops, with flats above (22-56 Cannon Hill). These feature strongly in views from the west end of The Green. A slightly recessed building line and a screen of trees ensure that they harmonise with, rather than dominate, the earlier buildings. A turret at the north end of the parade forms a strong corner feature and an interesting backdrop to views of 23-32 from the north. At the south end of the parade, the canted corner bay of 20 terminates the vista from Cannon Hill and marks a change in rhythm from the suburban to the urban. Several properties at the south end of the parade are unoccupied and in a poor condition.

3.6.4 In the High Street, the historic settlement pattern of short terraces interspersed with villas has largely been replaced by modern blocks of flats. The surviving historic buildings would not look out of place on a rural estate. The most interesting architecturally are two pairs of cottages dating to c.1800 (5-7 and 15-17 High Street), that combine a simple vernacular form with detailing, such as sash windows with gothic heads, borrowed from more pretentious buildings of the era. Of the flats, the most prominent, Chandos Court, a formal composition in a neo-Georgian style dating from 1933, is handsome enough to be an asset to the area despite being over scaled. Ellington Court, a modernist block designed by Fredrick Gibberd in 1937, is of architectural interest in itself, but appears out of character with the surrounding area due largely to its monolithic bulk. Fortunately, it is partially

hidden by cottages and a group of mature trees, and has little impact on the street. The group of 1950s flats on the east side of the street, Shakespeare House, Ashcroft and Whitehouse Court, has a damaging effect on the appearance of the area, being of little architectural merit and much more visible.



Chandos Court



Cottages 15-25 High Street

3.6.5 At the north end of the character area, terraces predominate. All the buildings date from the 19th and early 20th centuries and are in a variety of architectural styles. The most interesting buildings here are nos. 30-44, a fine crescent of early 20th century lock-up shops that form the principal gateway to the interwar Meadway estate. These are enriched with elaborate faience frontages with classical detailing. A pair of yews flanking the Meadway form an integral part of this formal composition, marking the change from urban to suburban, but have outgrown their setting. Also of note are 46-50, a terrace of tile-hung cottages with small front gardens, whose rural appearance is in sharp contrast to the surrounding urban styles. Adjacent is The Woolpack, a late 19th century public house. This is somewhat out of scale with its surroundings, but splendidly detailed. The terracotta aprons below the windows and the bay-windowed front are particularly fine. Behind the street frontage, narrow alleys lead to workshops (originally an abattoir). Some of these date back to the early years of the 20th century and have a certain chaotic charm.



39-35 High Street



Lock-up shops 36-44 High Street



3.6.6 Compared with the well-kept appearance of the rest of the Conservation Area, this part of the High Street appears rather down at heel. Nos 56-62 High Street are unoccupied or in a neglected condition, and many properties have suffered from inappropriate alterations. Generally, this has involved the replacement of sash windows with PVCu casements, but two

buildings, Fieldview Cottages, Balaams Lane, and 71-75 High Street, have been seriously disfigured by the application of plastic cladding to their upper storeys. A group of very plain 1950s flats, a large advertisement hoarding and a bulky warehouse, form an uninspiring gateway to the area. A modern Georgian-style block of flats, on the west side of the road, restores some scale and rhythm to the townscape, but poor detailing and materials prevent the building making a positive contribution.



Auction Rooms



56-62 High Street

3.6.7 Shopfronts have a great impact on the character and appearance of this part of the area. The best is a green glazed tiled shopfront at 56 High Street, dating to c1900. Other good examples of simpler, earlier Victorian shopfronts also exist at 60-62 High Street, although these have suffered significant alterations. Further, good early 20th century examples survive at 42 High Street and 56 Cannon Hill. Unfortunately, most other shopfronts have a neutral or negative effect on the area, being poorly proportioned modern designs in unsympathetic materials such as aluminium or plastic, or poorly detailed attempts to replicate traditional designs. Several include internally illuminated plastic fascias and projecting signs, the bright appearance of which is highly detrimental to the appearance of the area.



Shopfront: 56 High Street

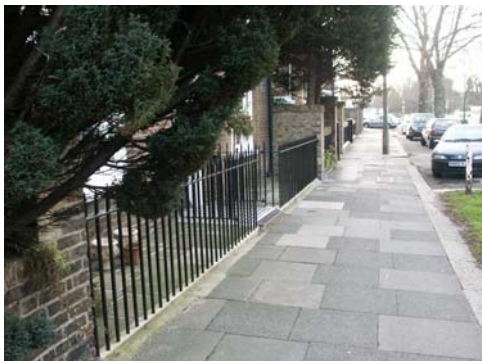


Pub front: The Woolpack

3.6.8 Street greenery also makes an important contribution, enhancing the appearance of good groups of buildings and masking the impact of poor ones. As the southern section of the High Street nears The Green, mature street trees are complemented by a wide grass verge in the centre of the road. Smaller evergreens, mainly yew, in front of some of the Georgian houses on the east side of the street, add further colour and visual texture to the area.

The northern part of the High Street has less street greenery, though well-planted front gardens in front of 5-25 High Street, and groups of mature trees at the entrance to Ellington Court and on the corner of Balaams Lane, contribute to the village-like atmosphere of the area.

3.6.9 Street furniture and ground surfaces are critical to the appearance of the area. A important contribution is made by the brick and timber bus shelter and a listed K6 red telephone box on the paved island in front of 42-56 The Green and the traditionally styled bollards in front of 28-32 The Green. The floorscape, which generally consists of tarmac roads and footways surfaced with large concrete paving slabs edged with granite kerbs, is suitably low key and in keeping with the character of the High Street. Road markings and signage are of standard patterns, but are generally not overly intrusive.



Railings and street surfacing



The roundabout

3.6.10 Other items make a less positive contribution. The most detrimental of these is the roundabout at the junction of The Green and Cannon Hill, which, with its low planting, large area of block paving and obtrusive directional signs, appears completely out of place. The large number of internally illuminated bollards also has a detrimental impact on the area. Other negative factors include the rather bleak area of small concrete paving slabs and the untidy and intrusive recycling point in front of 42-52 Cannon Hill; areas of damaged or poorly patched pavement, or mismatched materials; and the over-tall lamp standards, which are out of scale with the surrounding buildings. The modern, heritage-style railings that line the eastern part of The Green are of a rather disappointing, fussy design and create a barrier around what ideally should be an open area.

3.6.11 A final negative factor is the impact of heavy traffic. The High Street sits on a major through-route and, for much of the day, traffic volumes are high, dispelling much of the village-like atmosphere of the area.



The Green, showing intrusive street furniture

Summary – key characteristics

3.6.12 The key characteristics of this part of the Conservation Area can be summarised as follows:

- The level of retention of a distinctive and pleasant ‘village centre’-like atmosphere. This is principally derived from the plan form and layout centred on The Green, the density, variety and massing of the buildings on a consistent building line and the attractive mix of residential and commercial frontages.
- The time depth evident in the buildings, illustrating the development of the area as a village from the late 17th to late 19th centuries and its transformation into a suburban centre during the 20th century.
- The existence of important historic buildings, forming visually significant groups. These are complemented by many early 20th century buildings of architectural merit.
- Attractive street greenery, particularly mature street trees. This helps to reinforce the village-like character of the area and lessens the visual impact of unattractive, later 20th century development.
- Interesting street furniture. The better items enhance the setting of adjacent buildings and the wider street scene.

3.7 Character area 2: The Green and Cannon Hill

The Green - Character analysis

3.7.1 As in the High Street, the most distinctive characteristic of this area is its retention, superficially at least, of the appearance of a village centre. There is also a sense that this ambience has been created and carefully managed, rather than evolving organically over time. The result is an attractive environment, still reminiscent of the 1950s. Much of this is no doubt due to

its history as part of the old Arnos Grove and Minchenden estates. When these were developed for housing in the 1930s and early post war period, great care was taken to preserve and enhance the rural atmosphere around The Green that was so attractive to prospective residents. The small number of pedestrians and, outside peak periods, the relatively quiet nature of the area, reinforces its ‘village-like’ atmosphere.



The Green: south side



The Green: fingerpost sign

3.7.2 The area is dominated by The Green, a large triangle of neatly mown grass surrounded by widely spaced, majestic horse chestnut trees. Smaller trees, mainly pollarded limes, are irregularly placed in the north eastern corner. Street furniture contributes to the image of the space as an ideal English village green. A traditional fingerpost in the centre of the area provides visual interest. Other important items include a stone drinking trough and the (rebuilt) village stocks, although now unfortunately surrounded by crude modern railings. Low timber railings also make an important contribution. The tarmac and rolled gravel paths that cross The Green are appropriately simple and in keeping with the rural character of the area.

3.7.3 Boundaries play an important part in creating the ‘village centre’ ambience. The whimsical white painted picket fence backed by lush hedging at no. 21 and the high brick walls in front of Greenacre and no. 17 make a particularly strong contribution. An eccentric mock-Tudor lych gate at no. 12a adds a light-hearted touch to the streetscape. A few properties have boundary walls of modern brick or artificial stone, or very sparse or no planting in their front gardens, which are at odds with the surrounding greenery.

3.7.4 The most significant buildings are on the north side, where nos. 2-6, a fine group of Georgian houses, stand out in views from the south. Numbers 42-46 Cannon Hill and 28-32 The Green (described above) also play an important role in views from the south and west. Properties on the south side of the road tend to be hidden by greenery and play a less important role in the streetscape. Individually, these are handsome buildings, dating from around 1930, that have an air of prosperity and informality. All are

individually designed, two storey houses, often with irregular facades enlivened by projecting bays, set in spacious gardens. They are in a variety of styles, with mock Tudor dominating. Despite this variety, some coherence is provided by a relatively constant building line and eaves height, the consistent use of casement picture windows, large, steeply pitched tiled roofs, and the widespread use of brown brick.



2-6 The Green



17 The Green

3.7.5 Two buildings, the exuberant mock-Tudor Oakbeams (17 The Green, listed grade II), and the more restrained Greenacre, which has attractively banded brickwork and tiles courses, are particularly striking. Greenacre Walk, a modern block of eighteen flats, has been carefully fitted into the garden of Greenacre. A high wall of weathered brick minimises its impact on the street.

Cannon Hill - Character analysis

3.7.6 Cannon Hill is much more suburban in nature. A significant feature is the wide road, planted with substantial horse chestnuts and bordered by a substantial verge on the west side. Houses here are more prominent in the streetscape, as front gardens are in the main less densely planted.

3.7.7 The buildings are generally slightly later in date than those around The Green. Again, they give an impression of prosperity, being large, individually designed and handsome. They also share the same palette of building materials. The lack of greenery in front gardens, however, and the greater number of symmetrical facades, makes many of the properties appear more formal. Compared with The Green, the standard of detailing is generally not as high, and a simple architectural style, using Arts and Crafts movement motifs (such as panels of decorative brickwork and simple, arched door openings), replaces mock-Tudor. Variety is added by two properties dating from around 1900, nos. 12 and 14. Both are impressive houses in an older Edwardian domestic style, damaged slightly by poor replacement windows.



11 Cannon Hill



Arnos Grove (now Southgate Beaumont)

3.7.8 This suburban development is interspersed with several survivals of the villas and mansions that characterised this area in the 18th and 19th centuries. All are shielded by thick hedges, mainly laurel, giving them an air of privacy and lessening their impact in the street scene. The most significant is the fine early 18th century mansion of Arnos Grove (now converted flats and a residential care home, known as Southgate Beaumont). The parkland setting of the mansion has been lost and the original building is now clasped by neo-classical wings dating from 1928. While these are sympathetically designed and detailed, they have a detrimental effect on the original building. Another fine group of buildings is formed by 2-6 Cannon Hill, three early 19th century villas in an eclectic mix of classical, vernacular, and *cottage orné* styles (all listed grade II). Number 6, an elegant Regency villa, belonging to St Monica's Catholic School, is suffering from the substitution of a badly designed lean-to for its original veranda style porch and a poor quality artificial stone boundary wall.



6 Cannon Hill



4 Cannon Hill: boundary fence

3.7.9 Boundaries are also an important feature in the area. These vary in style, with a mix of informal high walls, formal low walls, sometimes capped with iron railings, and picket fences. The most interesting are the low stone posts and chains and small stone gateposts capped with iron globes in front of Arnos Grove. These formed part of the Wembley exhibition of 1924 and were brought to the house in 1928.

3.7.10 Street furniture, especially the traditional bollards and cast iron railings at the bottom of Cannon Hill and zebra crossings with Belisha beacons, reinforce the impression of an idealised village setting.

3.7.11 The low density pattern of suburban development has been disrupted in places by the infilling of gardens. At the bottom of Cannon Hill, a large house has been replaced by two very plain blocks of post-war flats. The first, Foxgrove, is screened by trees and has little impact on the streetscape. The second, York Court, is clearly visible from Aldermans Hill and has a negative effect on the surrounding area. The former garden of 6 Cannon Hill has been developed into St Monica's Catholic School, which fronts Cannon Road. This sprawl of low modern buildings fails to address the street and has a negative impact on the area only partially limited by an avenue of mature street trees. Extensions to the school post-dating designation have failed to respect the area's special character. An untidy group of trees on the corner of Cannon Hill represents the last surviving remnant of no 6's once extensive garden.

3.7.12 In contrast to the sprawling school, the north side of Cannon Road has the character of a smart Edwardian suburb. This is derived from a good group of early 20th century detached houses. They are distinguished by lively architectural detailing, including bracketed timber cornices, rendered facades, red brick dressings, sash windows on the upper floors, and bay windows sharing a roof with veranda-style porches. The consistent use of tiles on roofs and red brick for walls gives the group an orderly appearance. All are fronted by attractive red brick boundary walls, often decorated with herringbone panels in stock brick, and most have well-planted front gardens.



Cannon Road: north side



St Monica's School

Summary – key characteristics

3.7.13 The key characteristic of this part of the Conservation Area is the impression that it gives of not having changed greatly in recent times and of remaining an example of a traditional English village. Whilst this is in some ways a conceit, since the area is being consciously managed to create this impression, the result is an undeniably attractive environment. The individual elements that contribute to the character and appearance of this area are:

- The open nature of The Green, an important feature in the townscape that is both the centre and the focal point of the wider Conservation Area, giving it a rural and spacious feel.
- The settlement pattern of low density, large houses in extensive gardens, again contributing to the spacious feel of the area.

- The extensive street greenery, including mature trees, particularly around The Green, giving the area a leafy character.
- The attractive treatment of boundaries, particularly the high, rural-style brick walls that have mellowed with age, and white painted picket fences. These are particularly important around The Green.
- The presence of several significant historic buildings, principally Arnos Grove (Southgate Beaumont), the cluster of Georgian buildings at 2-6 The Green and the early 19th century villas at 2-6 Cannon Hill.
- The generally high quality of design, materials and detailing of the buildings in the area, most of which are substantial suburban houses dating from around 1930.
- Some good street furniture, particularly on The Green and at the south end of Cannon Hill.

3.8 Character area 3: Waterfall Road

Character analysis

3.8.1 Despite its location in the midst of suburbia, this part of the Conservation Area has retained a surprisingly rural and secluded nature. This can be attributed to the gently winding nature of Waterfall Road (originally a rural lane), the tall trees and thick hedges, mainly oak, chestnut and yew, and high walls which line the road, screening views of the village. The absence of a pavement on the north side of the road and the simple tarmac ground surface also strike a rural note. Signage is restricted to the entrance to the Walker Cricket Ground. While this has been designed in a traditional style the recent increase in its extent damages the rural feel of the area. Street furniture is limited to simple iron railings, similar to those at the bottom of Cannon Hill. The formal ragstone dwarf walls and cast iron gates and railings that surround the cemetery contrast with the rural nature of the area, but generous planting, mainly yews, behind the walls allow them to blend in with the surrounding trees and hedges.



Wall to Minchenden Oak Garden



View towards Christ Church

3.8.2 The only significant building is Christ Church, a well-proportioned gothic revival building in the Early English style by Sir George Gilbert Scott. Approaching from the west, the rising ground and bend in the road provide

the best views of the tower. The setting of the church is greatly enhanced by its low red brick boundary wall.

3.8.3 Away from the road, each constituent part of the area has its own distinct character. The most attractive is the Minchenden Oak Garden, a formal garden created in 1935 around an ancient oak³⁷, incorporating remnants of the Weld Chapel. The oldest part of the cemetery, near the entrance, also has a garden-like quality, with a formal arrangement of holly hedges and evergreen trees, mainly yews, around family grave plots. None of the monuments is outstanding, but the combination of angels, crosses and urns, mainly executed in a mellow York stone, forms an interesting landscape. Away from the entrance, the tree cover falls away dramatically and elaborate monuments are replaced by plain head stones in closely packed, serried ranks, giving a colder, more municipal air.

3.8.4 The Walker Cricket Ground is principally of interest due to its historic connections with the Walker brothers. The ground itself is visually unremarkable. However, as a large area of open space, it makes an important contribution to the semi- rural atmosphere of this part of the area. A stand of trees on the eastern side forms a backdrop to The Green in long views from the south. Views north are dominated by the backs of the houses on Mayfield Avenue, which do not attempt to address the open space.



Cemetery, gates



Entrance to Walker Cricket Ground

3.8.5 The only elements in the area that have a negative affect on its character are the Walker School and Church House. The impact of these ugly, 1950s flat-roofed buildings is slightly softened by their being set back from the road and by the group of trees planted in front of them, but this does not mitigate the poor impression created at the western gateway to The Green. The unattractive adjacent car park, with its crude steel barriers, also detracts from the appearance of the area.

³⁷ Pevsner *op.cit.* p.466

Summary – key characteristics

3.8.6 Three key characteristics define this part of the Conservation Area, which can be summarised as follows:

- The rural feel of the area. This is due to the winding nature of the road, the rural-style boundaries, and the simple nature of the ground surfaces and street furniture.
- The secluded nature of the area. The curve in the road and the high trees lining the Walker Cricket Ground effectively cut it off from the rest of Southgate Green.
- Christ Church. This is the dominant feature in Waterfall Road and an important local landmark

3.9 The public realm

3.9.1 The public realm forms an important element of the Conservation Area. It can be summarised as follows:

- *Roads and footways* – Tarmac is used for road surfacing throughout the Conservation Area. Kerbs are generally of granite. Footways are of large concrete paving slabs in the High Street and Cannon Hill and tarmac elsewhere. Localised patching in mismatched materials and crudely fitted sensory paving at crossings are common.
- *Signage and road markings* – In general, these are kept to a reasonable level, with little evidence of unnecessary signage. Exceptions are the large number of illuminated street bollards and the out-of-scale directional signs on the roundabout to the east of The Green, which are highly intrusive. Road markings, generally denoting parking restrictions, are a recurring feature in the High Street. There is a welcome scarcity of traffic calming measures and their related signage. A traditional finger post remains on The Green, providing an interesting focus of attention. The widespread use of zebra, rather than pelican, crossings, which involve less street clutter and evoke an earlier era of traffic control, is a positive feature.
- *Street furniture* – There are some highly individual items of street furniture, most notably the stocks on The Green. Other unusual items include the drinking trough, the traditional railings at the south end of Cannon Hill and by Christ Church. Traditional-style bollards, posts and chains and low timber rails, the statutorily listed K6 red telephone box, and a brick and timber bus shelter also enhance the area around The Green. However, the tall lamp standards, the poorly planted roundabout and the faux traditional railings surrounding it are highly detrimental to the area. The island in front of 42-56 Cannon Hill is beginning to look cluttered due to the intrusive recycling facility placed there.
- *Street greenery* – Mature street trees, mainly horse chestnuts, and wide verges of closely trimmed grass make an important contribution to the rural atmosphere of the area.

4.0 Summary of special interest

4.1 The key characteristics that give the Southgate Green Conservation Area its special interest can be defined as follows:

- *The historic significance of the area in the development of the Borough of Enfield* – The considerable time depth evident in the buildings of Southgate Green, which range from the late 17th to the late 20th centuries, vividly illustrates the village's development from an isolated woodland hamlet to the centre of a metropolitan suburb.
- *The retention, superficially at least, of the character and appearance of a historic village centre, despite surrounding suburban development* – This is due mainly to the surviving plan form and road layout of the former village, the greater density of buildings in the centre of the area and the varied streetscape, mainly consisting of tightly-packed terraces of various heights and styles. During the 20th century, a conscious effort clearly has been made to reinforce this character, particularly around The Green. This has mainly been achieved through maintaining a low density of development, generous tree planting and the introduction of traditionally-styled street furniture.
- *The preservation of green spaces and street greenery* – The Green itself forms a focus for the area and gives it a spacious feeling. The large number of mature street trees gives the area a green and verdant atmosphere, enhancing good groups of buildings and screening poor ones.
- *The presence of a large number of high quality buildings* – The Conservation Area contains many fine buildings, ranging in date from the late 17th to the mid 20th century. Many of these are clustered around The Green, enhancing their prominence in the streetscape.
- *Traditional treatment of boundaries* – High brick boundary walls, tall hedges and picket fences enhance the edges of The Green and Cannon Hill. They also account for much of the rural character of Waterfall Road.
- *Well-planted front gardens* – Thickly planted front gardens, particularly on the south side of The Green, make an important contribution, reinforcing the rural nature of this part of the area, and ensuring the seclusion of the properties surrounding it.
- *High quality street furniture* – Unusual features, such as the traditional finger post and stocks, add interest to the street scene. Other, more mundane features, including historic railings, also make a positive contribution, especially around The Green.
- *Christ Church* – The spire of Christ Church provides an important landmark, dominating views from the west side of The Green. The low surrounding development ensures that it can be glimpsed from far beyond the Conservation Area.

5.0 Summary of issues

5.1 In general, the physical fabric of the Conservation Area is in good condition. The form and layout of the former village is reasonably well preserved and many individual buildings remain close to their original appearance. Some have recently been restored and historic features reinstated. Additionally, the setting of most buildings is attractive. However, there are several negative issues detracting from the character of the area at present:

- *Poor quality street works* – Much of the modern street furniture and extant signage has not been designed to complement the historic environment. The roundabout to the east of The Green, the landscaping of which makes no attempt to harmonise with its surroundings and which is crowned with obtrusive directional signs, the overly high lamp standards and the large number of internally illuminated bollards, are the most visually damaging. The large amount of *ad hoc* patching of pavements in mismatching materials makes parts of the area look scruffy.
- *The high volume of traffic in the High Street and Cannon Hill* – The amount of traffic passing through the area, particularly at rush hour, severely compromises the village centre atmosphere.
- *The poor state of repair of some of the buildings* – Several buildings (indicated as buildings with opportunity for major enhancement on map 4) are unoccupied and dilapidated, giving this part of the area a run down appearance. Most of these are attractive 19th century properties worthy of restoration.
- *Poor quality shop fronts* – Poorly-designed modern shopfronts, particularly those incorporating internally-illuminated plastic fascias and projecting signs, mar the appearance of many otherwise attractive buildings.
- *Inappropriate alterations to buildings* – A minority of buildings has been disfigured by the loss of original architectural features. Mainly, this has involved the inappropriate replacement of windows, although there are some examples of the replacement of roof coverings and the painting, rendering, or cladding of façades. Often, these changes have taken place on residential properties and are therefore within householders' permitted development rights.
- *Poor quality replacement boundary walls* – Boundaries, particularly picket fences and high walls, form an important backdrop to The Green and enhance the appearance of many of the houses on Cannon Hill. In some cases, these have been replaced with unattractive modern walls of poor quality brickwork, or artificial stone.
- *Loss of historic grain* – In several areas, the historic settlement pattern has been replaced by developments of large, modern blocks of flats, schools or warehouses. In many cases, the negative impact of consequent breaks in the street frontage is exacerbated by the unattractive, bulky and poorly detailed appearance of the buildings.



Balaams Cottages: PVCu cladding

6.0 Bibliography and contact details

6.1 Bibliography

The following reference works were used in the preparation of this appraisal:

Baker, T. (ed) *Victoria County History of Middlesex V*. (OUP 1976)

Edmonton and Southgate Past

Carter, V. (ed) *Treasures of Enfield*. (Enfield Preservation Society 2000)

Dalling, G. *Southgate and Edmonton Past* (Historical Publications, London 1996)

Pevsner, N. & Cherry, B. *The Buildings of England, London 4: North*. (Penguin, London 1998)

Reference is also made to the following legislation and national and local policy guidance:

Planning (Listed Building and Conservation Areas) Act 1990

Planning Policy Guidance Note 15: Planning and the Historic Environment

Department of the Environment, Department of National Heritage 1994

Planning Policy Guidance Note 16: Archaeology and Planning and the Historic Environment Department of the Environment, Department of National Heritage 1990

Enfield Unitary Development Plan 1994

English Heritage guidance *Conservation area appraisals* (1997): revised text version reissued as *Guidance on conservation area appraisals* (September 2005)

6.2 Contact details

Enfield Council

Planning Policy, Projects and Design

Place Shaping and Enterprise

PO Box 53

Civic Centre

Silver Street

Enfield

EN1 3XE

7.0 Appendices

7.1 *Listed buildings*

Boundary wall between 1 & 3 Cannon Hill	(locally listed)
2, 4 & 6a Cannon Hill	(grade II)
K6 Telephone Kiosk, Cannon Hill	(grade II) GV
Arnos Grove (Southgate Beaumont), 15 Cannon Hill	(grade II*)
2 The Green (Old House)	(grade II) GV
3 The Green (Essex Coach House)	(grade II) GV
4 The Green (Essex House)	(grade II*) GV
5 The Green (Arnoside)(being Arnoside House and Arnoside Cottage)	(grade II*) GV
6 The Green (Arnoside Cottage)	(grade II) GV
Railings in front of 4 & 5 The Green	(grade II*) GV
17 The Green (Oakbeams) including boundary walls	(grade II) GV
Ye Olde Cherry Tree, The Green	(grade II)
23-32 (inclusive) The Green	(grade II) GV
38-39 The Green (Sandford House and Norbury House)	(grade II) GV
40 The Green (Ash Lodge)	(grade II) GV
41 The Green	(locally listed)
5 & 7 High Street	(locally listed)
15 & 17 High Street	(grade II)
27 High Street	(locally listed)
Christ Church, Waterfall Road	(grade II*)
Wall along North side of churchyard of Christ Church	(grade II) GV
Wall to East of Christ Church	(grade II) GV

7.2 *Registered historic parks and gardens*

Christchurch, The Green	(locally registered)
Old Southgate Cemetery, Waterfall Road	(locally registered)

7.3 *Criteria for assessing unlisted buildings*

(from English Heritage guidance *Conservation area appraisals* (1997)*)

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?

- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

(* The criteria quoted remain unchanged in the revised version of the guidance issued September 2005)

Appraisal and maps prepared by Richard Peats

The Paul Drury Partnership

114 Shacklegate Lane

Teddington

TW11 8SH

telephone: 020 8977 8980 fax: 020 8977 8990

enquiries: info@pdppartnership.com