

Montagu Road Cemeteries Conservation Area

Character Appraisal



Reviewed and updated

Approved
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Montagu Road Cemeteries Conservation Area Character Appraisal

SUMMARY OF REVIEW

The Montagu Road Cemeteries Conservation Area character appraisal was originally adopted and published in 2006: It, was reviewed and updated in 2013 by the Drury McPherson Partnership and following consultation with Historic England (formerly English Heritage), further research was undertaken by Dr Sharman Kadish. This document is based on the report prepared by Drury McPherson Partnership in 2013-14 and that by Dr Kadish in 2015. The text was reviewed and revised by Enfield Council in 2015 and the conclusions and recommendations are those drawn up by the Council. The appraisal, which is based upon these two documents, now contains updated and corrected text and new photographs. The original maps have been updated and the boundaries confirmed. The appraisal should be read in conjunction with the revised Montagu Road Cemeteries Conservation Area Management Proposals which contain management recommendations that flow from the revised appraisal.

There have been relatively few physical changes in the Conservation Area since 2006, but those that have taken place have significantly eroded the special character of the Conservation Area as identified in 2006. The key objective of the 2007 management proposals was the repair of the Tottenham Park cemetery chapel. This not been secured and the chapel has continued to decay to the extent that it may no longer be capable of repair.

The Tottenham Park chapel, two Prayer Halls (*ohalim*) and possibly the mortuary (*Bet Tabarah*) have not yet been considered for addition to the local list. The review of the local list is underway at time of writing (2015). However, the derelict state of the chapel may mean that it is now too late for this action to have any useful purpose. Other structures, particularly in the Tottenham Park cemetery are in poor condition owing to lack of maintenance and are detrimental to the appearance of the area. Recent burials in the Tottenham Park cemetery do not appear to be in keeping with its historic layout, burials appear to have encroached upon pathways and a considerable number of *ad hoc* structures such as open sided timber shelters have been erected. The assessment in the 2006 CAA was that: "*the Conservation Area was considered to be of minimal standard for designation*" and that "*Repair, restoration and enhancement measures are needed if continuing conservation area designation is to be justified*". The situation has deteriorated since then and therefore the status of the area has been very carefully considered as part of this review. De-designation was an option, but responses to early consultation on this course of action prompted the commissioning of further research.

The report by Dr Sharman Kadish (2015) on the two Jewish cemeteries in the Montagu Road Cemeteries Conservation Area highlighted greater historic significance than was previously appreciated. The two cemeteries together are now understood to constitute the largest surviving and most densely-packed Jewish burial ground in both London and the UK. This, together with the marked

austerity of the graves, is testament to the rapid influx of Jews into London's east end at the end of the nineteenth century, the relative poverty of this population and an insistent uniformity of burial plots, signifying equality at death.

That the cemeteries are wholly privately owned, with restricted public access, and none of the buildings is listed is a distinguishing feature but also limits the opportunity for remedial action through the planning system. One of the key reasons for designation was understood to be the value of the cemeteries to the local community but it is not clear that the community values them for their special *historic* - rather than functional - character as expressed through the built fabric. Moreover, the Jewish cemeteries were established and continue to serve congregations elsewhere in London, rather than a specific local community. If the local community and the cemeteries' owners and users only value the cemeteries for their utility, finding the additional public resources required to recover and enhance their historic character and appearance may prove highly problematic. However, the hope is that close work with the owner groups and communities of users will encourage recognition and recovery of the historic character and appearance. There is also the potential to improve the setting of the conservation area through emerging proposals for an enhanced transport corridor along Cemetery Walk.

1 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 harm local amenity or the proper planning of the area (for example, by damaging the historic environment), the Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights³. The result is that planning permission is required for these changes.

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

² *ibid*, Section 72

³ Replacement Appendix D to Department of Environment Circular 9/95 (November 2010), DCLG

This appraisal of the Montagu Road Cemeteries Conservation Area (hereafter referred to as the Conservation Area) supports Enfield Council's commitment in The Enfield Plan (Core Strategy adopted 2010), and its 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 and other elements to the character of the Conservation Area is based on the criteria suggested in Historic England (formerly English Heritage) guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011), reproduced in Appendix 6.2 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.

The Montagu Cemeteries Conservation area was designated on 26th March 1996. The reason for designation was to give these cemeteries similar statutory protection to other cemeteries in the Borough which had protection either as conservation areas, or as curtilage land to listed buildings, “in line with the greater emphasis now being given to the protection of culturally valuable historic landscapes nationally and regionally....”⁴. The decision was also in line with a 1991 Environment Committee decision that further conservation area designation should focus on landscapes meriting such protection where there would be no resource implications – it was felt that there would be considerable potential benefit to minority communities in terms of cultural recognition and the possibility of obtaining external funding at little direct cost to the council.

⁴ Report No 1553 of Borough Planning Officer to Environment Committee, 26th March 1996.

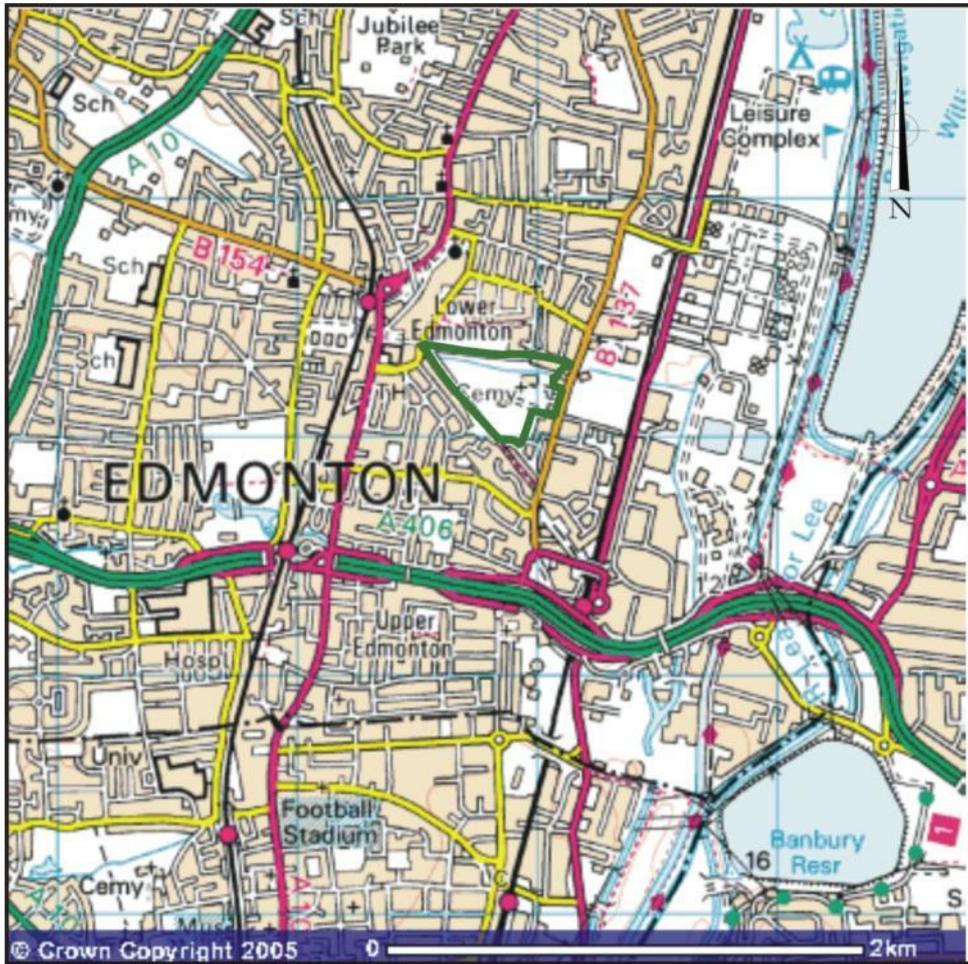
1.4 Planning policy framework

- 1.4.1 The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by the National Planning Policy Framework (NPPF) published in March 2012, which among other things requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. The Enfield Plan sets out a basic framework of conservation policies (Core Strategy: *Core Policy 31*, Development Management Document: *DMD 44*) for all areas. This conservation area character appraisal will be used to support the conservation policies that form part of the Core Strategy.

2 APPRAISAL OF SPECIAL INTEREST

2.1 Location and setting

- 2.1.1 The Montagu Road Cemeteries Conservation Area is located in the southeast corner of the Borough between Upper and Lower Edmonton, about $\frac{3}{4}$ mile (1km) north of the Borough's southern boundary. The land forms a triangle, bounded on its east side by Montagu Road (B137), on the north by Salmon's Brook and Salmon's Brook Walk (part of a cross-borough trail), and on the southwest by a public footpath. The Conservation Area comprises three separate cemeteries, all with their entrances on Montagu Road: two Jewish burial grounds belonging to the Western Synagogue and the Federation of Synagogues respectively, and the Tottenham Park cemetery, which was initially used for Christian burials, but is now predominantly Muslim.



*Montagu Cemeteries Conservation Area Character Appraisal
map 1: location map*

— Conservation Area boundary

Figure 1: Location Map



Figure 2: Western Cemetery, Western Synagogue Prayer Hall

- 2.1.2 The Western Synagogue cemetery is small, an awkward elongated L-shape at the southeast corner. The Federation of Synagogues cemetery, in contrast, is extensive and occupies about three-quarters of the Conservation Area; it is a wide and featureless expanse of land, disorientating because it is without notable landmarks, but tightly packed with gravestones and memorials. Tottenham Park is a more immediately comprehensible area; roughly square, it focuses on its chapel. The cemeteries have high brick and block walls to the southwest and east which prevent any views in to them. By contrast, the north side is open and the grounds visible through trees and scrub from the footpath following the course of the brook.
- 2.1.3 Most of Edmonton is flat, with a gentle rise from 11m in the marshy Lea Valley in the east to 91m in the northwest⁵. Pymme's Brook and Salmon's Brook, two main tributaries to the River Lea, flow eastwards across Edmonton. There is a band of alluvium forming the marsh along Edmonton's eastern boundary, but the eastern half of Edmonton is mainly valley brick-earth, widely used for local building over many centuries.
- 2.1.4 Montagu Road runs along a nominal line dividing the band of industrial development west of the Lea Navigation and its reservoirs from the residential and shopping areas of Upper Edmonton. On its northwest side, the Conservation Area adjoins Edmonton shopping centre, and on its north and southwest sides, is enclosed by residential development from the late 19th to the later 20th century. The cemeteries turn their backs on this setting and their entrances face an extensive industrial landscape across the

⁵ Victoria County History: Middlesex Vol 1 p130

Montagu Road. Two parallel north/south railway lines further contain the cemeteries' setting area.



Figure 3: Plaques on Western Synagogue Prayer Hall

2.2 Historical development

2.2.1 The Roman road to Lincoln ran through Edmonton; close to it was a small Roman settlement, with burials nearby.⁶ In the Middle Ages, the marshy banks of the Lea restricted navigation and the main communication route was the road to Ware and the north, now Fore Street. Edmonton marshes formed a band about half a mile wide, bounded and crossed by watercourses, and the Montagu Road area was formerly known as Marsh Side, then as Jeremy's Green Lane. The site of the cemeteries was probably part of Polehouse farm⁷, in the manor of Polehouse, which was owned by the chapter of St Paul's in 1412 and remained with the chapter until passed to the ecclesiastical commissioners in 1872. The manor house was to the east of Jeremy's Green Lane. By 1600, there were still only a few farms and cottages at Marsh Side⁸; a network of lanes in the 16th and 17th centuries connected only isolated farms in the area, which remained largely undeveloped until the mid-19th century, although neighbouring areas around nearby Fore Street attracted first the gentry, then wealthy traders⁹ to build houses.

⁶ Pevsner & Cherry, London North: 4, p422

⁷ VCH p151-2

⁸ VCH p140

⁹ VCH p139

- 2.2.2 An act of 1571¹⁰ allowed the Lea to be made navigable – as the ‘New Cut’ - as far as Ware, but this did not benefit Edmonton until the late 18th and early 19th centuries. The Pymme’s and Salmon’s Brooks (the latter bounding the Conservation Area on its north side) were widened and deepened in 1766 and 1772.

During the 19th century, textile works and linoleum factories developed along the Lea navigation¹¹, to be replaced in the early 20th century by other industries moving out of central London, and Edmonton became a centre for furniture manufacture. Residential development in the east of Edmonton did not, however, start to accelerate until the third quarter of the 19th century, after the Great Eastern Railway began to run workmen’s trains in 1872.

Cemeteries in the later 19th century

- 2.2.3 The public cemetery (as distinct from the churchyard) for burials originated in the Victorian period.¹² The Burial Act of 1852, reacting to the unsavoury conditions in urban areas resulting from increased populations and consequently overcrowded churchyards, enforced the closure of urban churchyards and required local health boards to establish cemeteries to deal with the problem. Subsequently, many burial grounds opened in suburban areas of London.
- 2.2.4 The Western Synagogue cemetery was established in 1884 to serve the affluent congregation of the Western Synagogue, St Albans’ Place, Haymarket, on land in what was then Jeremy’s Green Lane, owned by the banker Samuel Montagu MP¹³, who was a member of the congregation, later the first Lord Swathling (1832-1911) and Liberal MP for Whitechapel. (Its previous burial ground in the Brompton Cemetery closed in 1884.)¹⁴ The Federation cemetery had its first recorded burial in 1890, although there is some uncertainty about the chronology¹⁵, also on land donated by Montagu. Neither burial ground was established to serve a local congregation, although part of the Western Synagogue’s site was passed in 1906 to a local congregation, the North London Beth Hamidrash (the Adath Yisroel Synagogue), for the burial of their members.
- 2.2.5 The adjoining Tottenham Park cemetery was opened in 1912 by the Tottenham Park Cemetery Company, and earlier burials seem to have been predominantly Christian. It remains privately owned by Badgehurst Ltd, with mainly Muslim use.

¹⁰ VCH p130

¹¹ Pevsner & Cherry, London 4: North, p419

¹² GenDocs: Genealogical Research, website: www.gendocs.demon.co.uk/cem.html

¹³ Report to Environment Committee, LB Enfield, 26th March 1996

¹⁴ Kadish, 2015

¹⁵ www.cemeteryscribes.com

The Jewish community in London

- 2.2.6 The Edmonton Jewish cemeteries originally occupied undeveloped suburban sites, to serve communities in the inner East and West Ends of London, rather than a local Jewish population, which was relatively small until the mid-20th century. There was a Jewish boarding school at Edmonton between 1838 and 1888, but its Jewish community remained insignificant.
- 2.2.7 Jews had been permitted to settle in England since 1656, and initially Jewish (mainly Sephardim) settlement was confined to the east end of London¹⁶. During the late 19th and early 20th centuries, large numbers of Ashkenazim came to Britain as refugees from persecution in Russia and Poland, and the Jewish population of the east end of London grew dramatically. There was a some tension between the relatively assimilated, liberal Anglo-Jewry and the more orthodox immigrants and organisations such as the long-established United Synagogue's Jewish Dispersion Committee (1902) were even established to encourage the immigrants to move away from their East end heartland- at first to Notting Hill¹⁷. By the early C20 the site was being shared by the Western Synagogue with other congregations
- 2.2.8 The Federation of Synagogues was founded in 1887 by Samuel Montagu as an umbrella organisation for the numerous informal prayer circles and small congregations, formed by Jewish immigrants from Eastern Europe, often without synagogue buildings of their own. They were not generally prosperous and places of worship often 'insanitary'¹⁸. The Federation operated initially, at least, primarily as a burial society¹⁹ and the Edmonton cemetery was its first cemetery. Society members were able to join for a weekly subscription of 1d 1/2d a week.²⁰ It has been suggested in relation to the synagogues built by the Federation in the last quarter of the 19th century that "its leaders... perhaps could not afford good architects" and that the cemetery in Edmonton "stands in stark contrast to the well-kept burial grounds of the United Synagogue at Willesden and Bushey; its records seem as haphazard as its maintenance".²¹
- 2.2.9 Jews eventually began to move to the suburbs as a result of pressure of numbers. In what is now Enfield, their main destinations were in the southwest of the Borough in Palmers Green and Southgate, then later in Cockfosters and Oakwood. The first purpose-built synagogue in Enfield was opened in 1936 at Brownlow Road, followed by Old Farm Avenue, then Chase Road in 1943, and Winchmore Hill in 1961. Bombing of London's east end during World War II accelerated the exodus to the

¹⁶ Enfield Community History: Jewish settlement in Enfield, www.enfield.gov.uk/history/histjew.htm

¹⁷ VCH Middlesex 1, pp.149-151.

¹⁸ Kadish 2015

¹⁹ VCH Middlesex 1, pp.149-151.

²⁰ Kadish 2015

²¹ Kadish p.90

north London suburbs in the early 1940s. In addition to the two cemeteries in this Conservation Area, there is now another Jewish cemetery in the Borough at Carterhatch Lane.

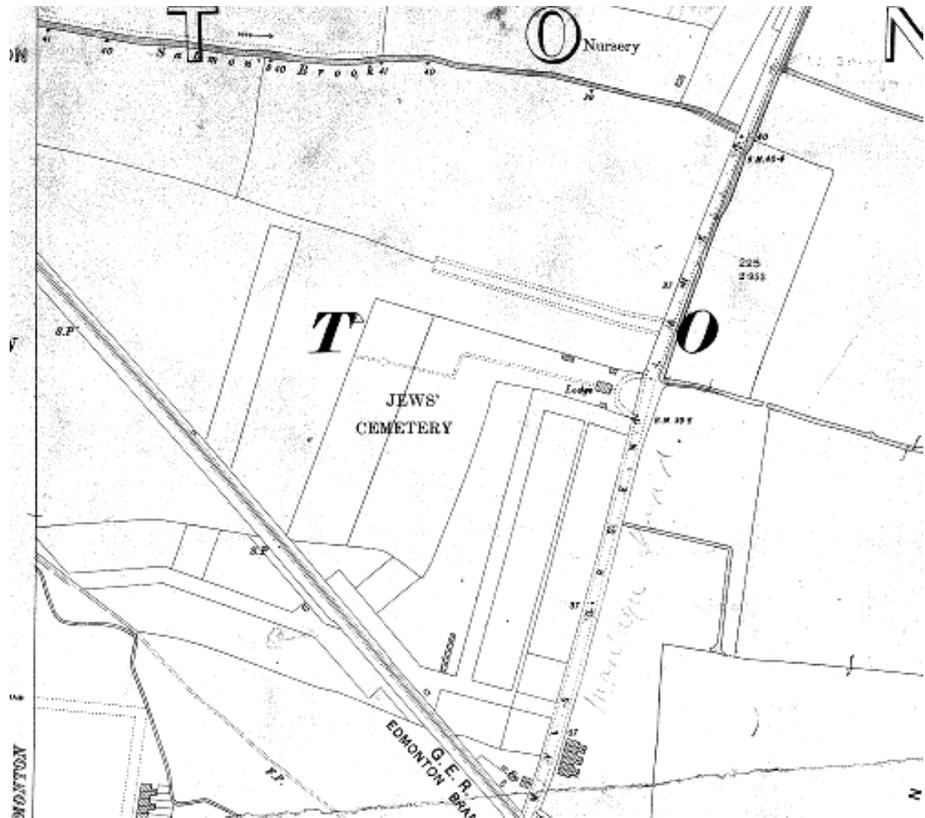


Figure 4: Jewish Cemetery, The 'Jews' Cemetery' (Western Synagogue), from the 1896 Ordnance Survey 1896

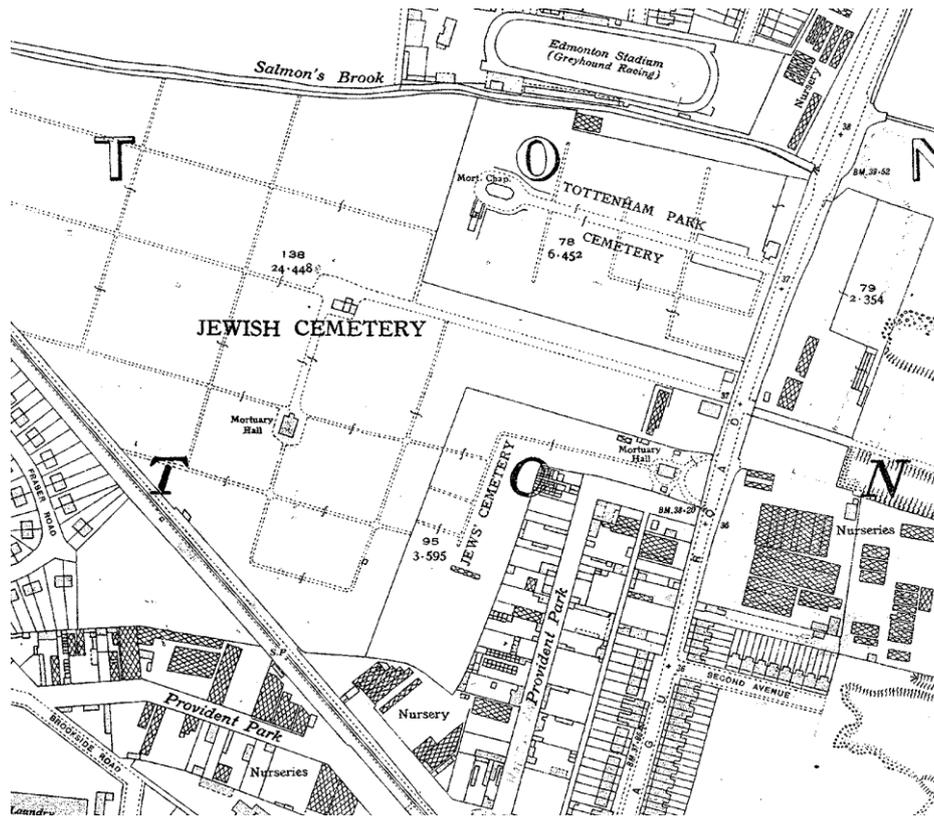


Figure 5: Jewish Cemetery, Ordnance Survey 1938

Post-war development in the setting of the Conservation Area

2.2.10 The maps above show the cemeteries in 1896 and 1938. They also show the adjoining housing development, Provident Park, first laid out in the 1890s, and the 1938 map shows Edmonton greyhound racing stadium on the opposite bank of Salmon's Brook. A radical building programme was initiated in Edmonton after the war, and these adjoining developments were among many that were replaced through the 1960s by the high-rise system-built towers and Edmonton Green shopping centre that now dominate the setting of the Conservation Area. The walking route along Salmon's Brook is part of a wider network of routes following the courses of Salmon's and Pymme's Brooks across the Borough and along the Lea Navigation.

2.3 Archaeology

2.3.1 From the historical mapping evidence there appears to be little of archaeological interest that pre-dates the cemeteries. There have been no known uses on the site other than farming.

2.4 Identification of character areas

2.4.1 The three cemeteries form two character areas; the two Jewish cemeteries have many characteristics in common, and their main difference is their contrasting scales. Together they form character area A. Tottenham Park

cemetery has acquired a distinctive character of its own through the predominance of Muslim burials; this is character area B.



Figure 6: The Jewish cemeteries: closely packed with little circulation space

2.5 Character Area A: Western Synagogue and Federation cemeteries

Spatial Analysis

2.5.1 The Conservation Area is enclosed on two sides by very high walls, and has entrances only from Montagu Road; all these factors limit appreciation of the area as a whole from outside its boundaries. Whilst seclusion might be desirable, the impression on the approach from Plevna Road along the southwest side is negative. A long, straight, and featureless footpath follows the line of a 4m high boundary wall topped with rolled barbed wire and occasional CCTV cameras. There is no inward view, and no indication of what the area might contain. At the southeast corner of the Conservation Area, the wall disappears behind housing and parking areas, to appear again on Montagu Road near the entrances. The approach along Salmon's Brook Walk on the north side is more open; there are views in across the brook, although the uncontrolled tree and scrub growth obstructs this, even in winter.

2.5.2 Montagu Road is an unsympathetic setting for the entrances to the three cemeteries. It is dominated by the industrial estates on its east side and by heavy goods vehicles travelling to and from the North Circular. The entrances here provide the only comprehensive views into the Conservation Area from the outside world, and the view across the Federation cemetery is the only indication of the full extent of the area. From the entrance, the distinctive regularity of monuments and

gravestones of the Jewish cemeteries march into the distance with no points of orientation or focus, and the eye is drawn only to the distant boundaries and surrounding buildings, and to the immediate foreground of churned ground and the utilitarian apparatus and detritus of grave-digging and memorial-construction.



Figure 7: The Federation cemetery



Figure 8: Western Synagogue cemetery

Character Analysis

2.5.3 The Edmonton Jewish cemeteries at Montagu Road together form the largest Jewish burial ground in London and the UK, in terms of both their

acreage (8.81 ha) and the density of burials²². The architectural/aesthetic interest of the area is primarily as open space with a remarkable expanse of consistent, regularly spaced graves, which offers distant views and a contrast to the densely-built and mainly post-war residential areas and industrial landscape around; it also provides a setting for Salmon's Brook Walk. The two cemeteries contain few architecturally distinguished memorials, other than a cluster of granite chest tomb to Federation notables (like Samuel Montagu himself, his daughter Lily Montagu, a founder of Liberal Judaism and a number of Hasidic rebbes are buried at Edmonton). In this they are typical of Jewish cemeteries where the emphasis is on equality in death²³. The only buildings are: a brick prayer hall (*obel*) at the entrance to the Western site; a small brick, former mortuary (*Bet Tabarah*) and lodge (a caretaker's house) at the entrance to the Federation site and two larger structures in the centre of the site - a former mortuary hall (*Bet Tabarah*), a rendered and pink-painted structure; and a red brick, office building with public toilets. Epigraphical evidence from tablets affixed to the two prayer halls (*obalim*) situated in the middle of the site (one of which is now used as the cemetery office and the other disused) established that these were built in 1916-17.

The Western Synagogue prayer hall (*obel*) (*see Figs. 2, 3*) is of historic interest, but is architecturally plain and four-square, and has had its windows changed. The gravestones are almost universally of white marble, machine-made and lettered, and are placed so close together that it is barely possible to walk between the rows. This and the uniformity of appearance - in material, size and design - mean that the cemetery has very little visual appeal, although from this burial pattern it has a very distinctive character. Kadish notes that: 'The density of tombstones reflects the density of the living population in the East End, which was the most overcrowded quarter of London. The mass of gravestones materially expresses the crowded conditions and intense community life experienced by Jewish immigrants in the East End'²⁴. The fact that it is an extensive open space within a busy urban area, overlooked by multi-storey housing, is a characteristic that is positive rather than negative

- 2.5.4 The external boundary wall is of concrete block, and the boundary between the two Jewish cemeteries is a low mesh fence. A tall concrete block and brick wall, topped with barbed wire, divides the Federation Cemetery from the Tottenham Park cemetery. These boundary treatments do nothing for the character of the Area, although different treatment of the brick walls to open views into the cemeteries could significantly enhance it, whilst improving natural surveillance. Paths other than the central access roads are unmade; there is little grass and surfacing is predominantly shingle.

²² Kadish, 2015

²³ Kadish 2015

²⁴ *ibid*



Figure 9: Boundary walls to Montagu Road

2.5.5 There is very little planting within the cemeteries, and the only substantive area of greenery is on the banks of Salmon's Brook and along the boundaries; these trees are therefore very important in softening the views across the cemetery. The views into the cemetery from the footpath along Salmon's Brook are through scrub and trees, and from this more distant and obscured viewpoint, the cemeteries may give an impression of romantic decay rather than neglect. However, there is scope for 'greening' the cemeteries.



Figure 10: Buildings in the Federation cemetery

Loss, intrusion and damage

2.5.6 The architectural character of the area is vulnerable or damaged for a number of reasons:

- The exterior and entrances to the Jewish cemetery sites are unattractive, and do not create a favourable initial impression.
- The presence of barbed wire and CCTV cameras on already high walls creates an intimidating aspect from the outside; this is evidently intentional, to deter vandals, but has an unfortunate effect on adjacent public areas (such as the footpath which runs the length of the south-west wall), as well as on the Conservation Area itself.
- A utilitarian toilet block at Western Synagogue cemetery has some impact on the appearance of the Victorian, former mortuary hall (*Bet Tabarah*) but it provides an essential facility and is partly screened.

Summary – key characteristics

2.5.7 The key characteristics of this part of the area may be summarised as:

- Both cemeteries provide wide views to their distant edges and beyond to higher points of the urban setting, as a contrast to the densely built-up areas surrounding the Conservation Area.
- Both cemeteries are characterised by tightly packed and relatively uniform grave markers and the absence of vegetation and ancillary features.
- The trees at the boundaries provide welcome greenery

- The density and expanse of graves representing the largest and most densely packed Jewish cemetery in London and throughout the UK.
- The ranks of plain, uniform gravestones and lack of vegetation.
- The survival of all the early C20th buildings at the Federation Cemetery is of group value.
- There are five buildings: the prayer hall (*obel*); the former mortuary hall (*Bet tabarah*) and the office/toilets; the caretaker's lodge (former *obel*); and the small former mortuary (*Bet Tabarah*). All of these structures contribute to the character of the Conservation Area and could be considered for inclusion in the local list.

Problems and pressures

- 2.5.8 More attention could be given to the creation of attractive entrances.
- 2.5.9 If vandalism is a major problem, the present solution of barbed wire and CCTV cameras needs reconsideration.
- 2.5.10 A long-term strategy needs to be prepared and adopted for the replacement of the concrete block, high walls.

2.6 Character analysis Area B: Tottenham Park cemetery

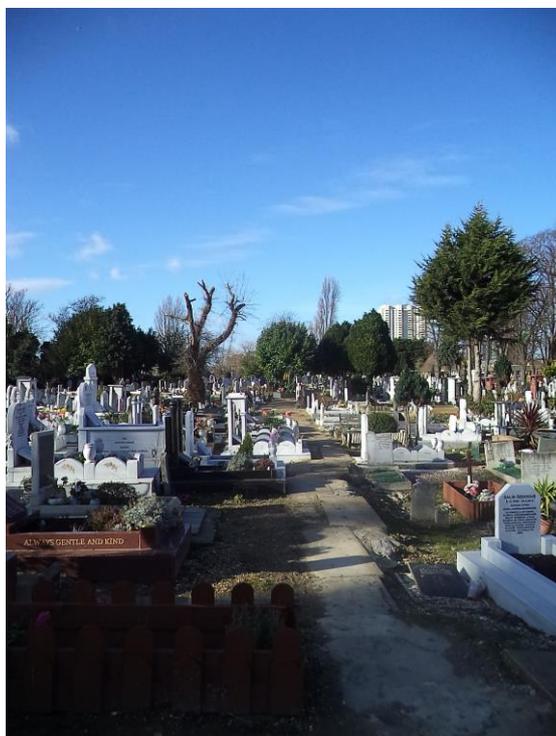


Figure 11: Tottenham Park cemetery, general view



Figure 12: Tottenham Park cemetery, view towards chapel

Spatial analysis

2.6.1 Tottenham Park provides a more complex experience than the Jewish cemeteries - a central wide path to the former chapel, an open area around it, and a better view out across the brook. The graves are much more varied in design and size than in the Jewish cemeteries, and more informal in their layout. The access route through the centre of the site gives a sense of ceremonial progress, and allows appreciation of the axial placement of the chapel and the graves lining the road; its spaciousness is in contrast to the packed and sometimes random arrangement of graves around it.

Character analysis

2.6.2 The chapel upon which the cemetery is focused makes an important contribution to the character of the area. It is the only substantial building, and, although now in a derelict state, is well detailed and well-sited. Approached along a generously wide access path and with a circular path around it, the chapel is in brick and has a symmetrical design. Its central part is gabled at both ends and has a central bell-tower with fretted timber framework and a tall copper spirelet. The lower parts at front and rear have castellated stone copings and a flat roof. All the windows have stone lintels with hood-moulds, cills and mullions, and the upper storey windows have tripartite gothic arched heads



Figure 13: The chapel, east end and south side)



Figure 14: The chapel, details, south-east corner and west end

2.6.3 There are no other significant buildings within the cemetery, but there are structures – a toilet block and a store – at the entrance. The monuments make an important contribution to the character of the Conservation Area. They are more colourful and varied than in the Jewish cemeteries; a guide to London cemeteries²⁵ describes Tottenham Park as having been “saved by the Muslims”. Many graves are adorned with a profusion of flowers, and there is a sense of lively continuing involvement on the part of families with the burial ground’s occupants.

2.6.4 There are some important trees on the boundaries and also within the cemetery, particularly those lining the path to the chapel and framing the approach.

²⁵ Meller, Hugh: London Cemeteries (1985)

Loss, intrusion and damage

2.6.5 The conservation area is, in large parts, very poorly maintained:

- The most dramatic instance of this is the chapel, through long-term neglect of its fabric, lack of security and lack of care for its appearance. The interior has suffered a fire and access remains open to vandals. The roof and rainwater goods are in a serious state of dilapidation, leading to water penetration and plant growth within the fabric, and the brickwork has large cracks and is moving. The building appears to be totally neglected and is in very poor condition, to the point of requiring fencing off.
- Ugly steel paladins for waste are left at the entrances facing the main approach; they spoil the careful arrangement of bedding plants in two concrete planters flanking the wooden seat on the east elevation (see the photograph on the next page). Paladins are also prominently displayed next to the entrance area, as is a dismal shack with a vandalised door.
- The structures at the entrance – a store and a toilet block – are in poor condition.
- The pathways are formed of different finishes and, in places, are poorly constructed and/or in poor condition.
- There appears to be a growing tendency to erect shelters, mostly over graves although one has been erected for general use. The structures, albeit of utility value and relatively small, are generally speaking, intrusive in terms of form, design and materials. Other structures, such as a board with pegs for watering-cans have been erected in prominent locations on utilitarian concrete bases.
- At least one prominently-sited mature tree has been felled since the previous Appraisal; remains of its trunk can be seen.
- New lamp standards have been erected flanking a concrete path that gives access to a westward extension to the burial area.
- The scrub growth along Salmon's Brook partially obscures the only good views into the cemetery from outside its boundaries.
- There is a lack of good signage at the entrances, and in adjoining roads, to identify the cemeteries and their locations.
- The concrete boundary fences and poor ground surface finishes in the burial grounds detract from their landscape value.



Figure 15: Tottenham Park cemetery, entrance



Figure 16: Tottenham Park cemetery, redundant structure and refuse bins



Figure 17: Tottenham Park cemetery, disused lavatories



Figure 18: Tottenham Park cemetery, shelter constructed since previous review



Figure 19: Tottenham Park cemetery, shelter over grave



Figure 20: Tottenham Park cemetery, stand for watering cans and shelters



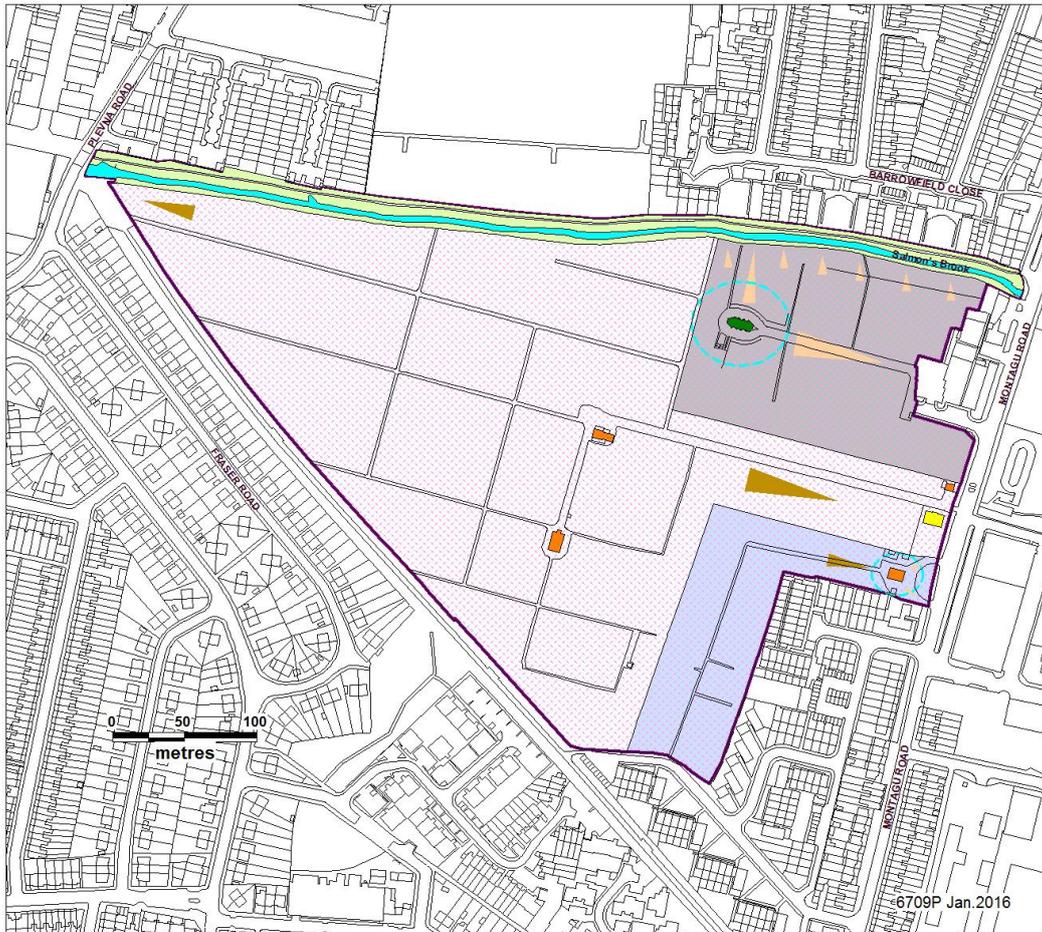
Figure 21: Paths

Summary – key characteristics

- 2.6.6 The key characteristics of this part of the area may be summarised as:
- The chapel and the wide path leading to it provide a focus for the cemetery, and the chapel with its bell-tower and spire acts as a landmark for the area
 - The change to predominantly Muslim use has added a layer of lively character to the cemetery’s architectural and landscape attributes; the colourful memorials, monuments and profusion of flowers and tributes have created a more culturally varied and cheerful environment
 - The views into the cemetery are a source of visual interest along the Salmon’s Brook Walk, a local walking trail across the Borough.

Problems and pressures

- 2.6.7 It appears that lack of resources and lack of commitment on the part of the owners to creating and maintaining a high quality of environment has led to deterioration of built fabric, particularly at the chapel. These factors have also resulted in unsympathetic settings being allowed to develop by the location of waste disposal hardware and functional service buildings. The efforts of the community group, Friends of Tottenham Park Cemetery are evident in the planting and signage, but, unfortunately, the major capital investment and maintenance budget needed to make a real difference are lacking. The cumulative effect is that this part of the Conservation Area is at risk, and if remedial action is not undertaken, its designated status should be reviewed.



Montagu Cemeteries Conservation Areas Character Appraisal
map 2: Townscape Analysis

- Building making a positive contribution to the area
- Neutral building
- Building with opportunity for major enhancement
- Open space
- Stream
- Focal Point

- Conservation area boundary
- Character Area 1: Federation Cemetery
- Character Area 2: Tottenham Park Cemetery
- Character Area 3: Western Synagogue Cemetery
- Key view
- Continuous view
- Poor view
- Poor continuous view



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Figure 22: Townscape analysis

3 SUMMARY OF SPECIAL INTEREST OF THE CONSERVATION AREA

3.1 The key characteristics which give the Montagu Cemeteries their special interest can be summarised as follows:

- *All three cemeteries within the Conservation Area are large open areas, which provide the potential to act as quiet 'green lungs' within an urban area where commercial and industrial uses and their heavy traffic are uneasy companions to the residential locations.*
- *The two Jewish cemeteries, and Tottenham Park cemetery which now has predominantly Muslim burials, are a focus for religious groups.* Taken together all three cemeteries that form the conservation area represent the largest three monotheistic religions found in London and throughout the UK.
- *The three cemeteries together are a valuable historic resource.* The relatively plain architectural style of the Jewish cemeteries is an important reflection of cultural values at the time; the volume of burials indicative of the pressure upon burial space.
- *The chapel at Tottenham Park is a building worthy of repair and enhancement;* it is of modest but sound design and its well-detailed belfry and spire are a focal point in the cemetery. Reinstatement would be appropriate should the existing fabric be beyond repair.
- *The cemeteries complement this section of Salmon's Brook Walk, a public trail through the area, and provide open (although partially obscured) views from the footpath.* There is some potential for a closer link, by making a bridge and path link from the chapel across the brook to the footpath, to ensure better use and overlooking of the chapel, if it could be restored.
- *Tottenham Park cemetery is now in such a poor state that, unless remedial action is undertaken there is a clear and binding commitment to better management, its status as a Conservation Area should be reviewed within three years;* before the normal cycle of reviews.
- *The different cultural traditions of the Jewish and Muslim communities result in strong visual contrasts within the Conservation Area.*
- *Edmonton Cemetery was the first cemetery founded by the Federation synagogues that was the most important umbrella synagogue organisation for first generation immigrants to the East End of London.* Together, the two Jewish cemeteries represent the two geographical and socio economic wings of London Jewry in the Victorian period on a single site.

4 SUMMARY OF ISSUES

4.1 Current issues can be summarised as follows:

- *At the time of the first appraisal in 2006, the Conservation Area was considered to be on a single site of minimal standard for designation in terms of its*

architectural fabric, design and landscape. It was thought that this 'borderline' status was exacerbated by lack of maintenance and repair by the respective owners and management. The situation has clearly deteriorated since the first appraisal and therefore the status of the area has been closely reviewed.

- *Designation was undertaken particularly to recognise the cultural value of the cemeteries in the community*, in the hope of eligibility for external funding for improvements. This is unlikely to be forthcoming without greater and demonstrable commitment and action by the owners of the three cemeteries and contact should be pursued to encourage this.
- *Repair, restoration and enhancement measures are needed if continuing conservation area designation is to be justified*, in order to tackle the deterioration, lack of control over small-scale but invasive 'developments'. Enhancement needs to focus on finding a use for, and improving access to the Tottenham Park former chapel, controlling the erection of new structures and facilities, improving the entrance areas to form a more sympathetic environment, and replacing (or ameliorating the effect of) unattractive boundary walls and fences.
- *Alternative, more appropriate methods for ensuring security are needed*, such as improving visibility and overlooking.
- *A more positive approach is needed for signage* at the entrances and in the local area.
- *There is potential to enhance the setting of the conservation area along Cemetery Walk through improvements to external boundaries including planting, lighting and hard surfacing*
- *A more coherent approach to managing paths and planting is needed throughout the conservation area*

5 BIBLIOGRAPHY AND CONTACT DETAILS

5.1 Bibliography

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

Planning (Listed Building and Conservation Areas) Act 1990
National Planning Policy Framework (2012)
Replacement Appendix D to Department of Environment Circular 9/95
(November 2010)
Conservation Area Designation Appraisal and Management (2011)
The Enfield Plan: Core Strategy (adopted 2010)
The Enfield Plan: Development Management Document (2014)
Historic England (formerly English Heritage) *Historic Environment Good Practice Advice in Planning Notes 1-3*
Historic England (formerly English Heritage) *Understanding Place: Historic Area Assessments in a Planning and Development Context* (2010)

5.2 Contact details:

Enfield Council
Strategic Planning & Design,
Regeneration and Environment
Civic Centre
Silver Street
Enfield
EN1 3XE

Edmonton study group: edmontonstudygroup@gmail.com

6 APPENDICES

6.1 Listed buildings

There are currently no listed or locally listed buildings in the Montagu Cemeteries Conservation Area.

6.2 Criteria for assessing unlisted elements

(From Historic England (formerly English Heritage) guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011))

‘Check list to identify elements in a conservation area which may contribute to the special interest.

A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?

- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Appraisal review undertaken by James Edgar for Drury McPherson Partnership; February 2013; reviewed by Enfield Council. Maps prepared by Richard Peats for Drury McPherson Partnership and by Enfield Council.