

Trent Park Conservation Area Character Appraisal

Approved February 2015



www.enfield.gov.uk



Reviewed and updated February 2014

prepared by

Drury McPherson Partnership
Historic environment policy and practice

CONTENTS

1	INTRODUCTION	6
1.1	Conservation areas.....	6
1.2	The purpose of a conservation area appraisal	6
1.3	Conservation in Enfield.....	7
1.4	Planning policy framework	8
2	APPRAISAL OF SPECIAL INTEREST	8
2.1	Location and setting.....	8
2.2	Historical development	10
2.3	Archaeology	14
2.4	Identification of character areas	15
2.5	Character area A: The mansion and its planned landscape (map 5)	16
2.6	Character area B: The ancillary area.....	35
2.7	Character area C: Outlying farm and parkland	41
2.8	Character area D: Cockfosters Cottages	49
2.9	Character area D: Chalk Lane	50
2.10	The public realm.....	54
3	SUMMARY OF SPECIAL INTEREST.....	54
4	SUMMARY OF ISSUES.....	56
5	BIBLIOGRAPHY AND CONTACT DETAILS	57
5.1	Bibliography	57
5.2	Contact details:	58
6	APPENDICES	58
6.1	Listed buildings (<i>all grade II</i>).....	58
6.2	Locally listed buildings	59
6.3	Unlisted buildings making a positive contribution to the area	59
6.4	Criteria for assessing unlisted elements.....	59

ILLUSTRATIONS

Figure 1:	Location map	9
Figure 2:	Land use.....	10
Figure 3:	Historical development.....	12
Figure 4:	Character areas	16
Figure 5:	Central core- character analysis	16
Figure 6:	Entrance Drive, Daffodil Lawn and mansion	18
Figure 8:	Mansion, south front.....	19
Figure 9:	Gubbay Hall	20
Figure 10:	Mansion and Bevan Block.....	20
Figure 11:	Long Garden, with Music Block beyond	21
Figure 12:	Orangery and swimming pool	23
Figure 13:	Plan of gardens, OS map, 1935.	24
Figure 14:	Stable block from the north	25
Figure 15:	Stable court yard	26
Figure 16:	Entrance to walled garden.....	26
Figure 17:	Lebanon cedar on north lawn.....	27

Figure 18: East lake from the terrace	29
Figure 19: Long Garden looking south	29
Figure 20: Jebb Block looking south	30
Figure 21: Bevan block looking north-east from the terrace	31
Figure 22: Poor quality signage and clutter.....	33
Figure 23: Walled garden.....	36
Figure 24: Rookery Cottages.....	37
Figure 25: Rookery Lodge.....	38
Figure 26: Snakes Lane, security cabin and signage.....	39
Figure 27: Obelisk, from the mansion.....	42
Figure 28: Duchess's Column.....	42
Figure 29: Character Analysis	43
Figure 30: Lime Avenue, looking towards Duke's Column	44
Figure 31: West (Front) Lodge.....	45
Figure 32: Ferny Hill Farm	46
Figure 33: Oakwood Golf Club, club house and car park.....	48
Figure 34: Cockfosters Cottages	50
Figure 35: Cockfosters Cricket Ground.....	51
Figure 36: Christ Church.....	52
Figure 37: New development on the site of The Cottage, 17 Games Road	53

All maps are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Officer © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 London Borough of Enfield LA086363.

Drury McPherson Partnership
 114 Shacklegate Lane
 Teddington
 TW11 8SH
 telephone: 020 8977 8980 fax: 020 8977 8990
 enquiries: amcpherson@dmpartnership.com

TRENT PARK CONSERVATION AREA CHARACTER APPRAISAL

SUMMARY OF 2013 REVIEW

The Trent Park Conservation Area character appraisal was originally adopted and published in 2006. It was reviewed and updated during February and March 2013 by the Drury McPherson Partnership. The appraisal now contains updated and corrected text and new photographs taken in early 2013. The original maps have been amended and two historic maps have been included to help clarify the historical development of the estate. The appraisal should be read in conjunction with the revised Trent Park Conservation Area Management Proposals (in part 2 of this document), which contain management recommendations that flow from the revised appraisal.

There have been relatively few physical changes in the Conservation Area since 2006, but in 2012, Middlesex University moved out of its Trent Park campus, which occupied the central core, including the mansion house and the most historically significant part of the Conservation Area. The University's estate was sold to the Malaysia-based Allianze University College of Medical Sciences, which intends to maintain the present use of the site for higher education. Enfield Council has prepared a planning statement (adopted 2012) to guide potential developments on the site in the context of local planning policy.

Most of the former educational buildings are vacant and, as a result, to some extent vulnerable. The most pressing physical conservation issue in 2006 was the decay and partial collapse of the mansion's north terrace. Its condition has worsened in the context of the vacant site, but the new owners have stated their intention to repair the mansion. However, the sale to a new owner also provides an opportunity to secure much-needed enhancement to recover and reveal heritage significance that half a century of education use has obscured.

A second, much smaller site, the petrol filling station on Cockfosters Road, was redeveloped in 2013 to provide a larger shop and new filling-station. The former school-house was retained.

One building, The Cottage, 17 Games Road, has been demolished and replaced by a modern housing development. The Cottage was a much-altered 19th century house, assessed in 2006 as making a neutral contribution to the conservation area. However, it was the only building in a small 'island' detached from the rest of the Conservation Area. Although this 'island' is contiguous with LB Barnet's Monken Hadley Conservation Area, nothing of heritage significance now remains on the site.

Trent Park Conservation Area Character Appraisal

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 snapshot 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

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

that detract from the character of the area and potential threats to this character.

- 1.2.3 This appraisal of the Trent Park Conservation Area (hereafter referred to as the Conservation Area) supports Enfield Council's commitment in its Local 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 English Heritage's 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.
- 1.3.2 The Trent Park Conservation Area is focused on Trent Park House (the mansion) and its estate. This includes the parkland landscape, gardens surrounding the mansion and ancillary buildings and farmland associated with the estate. Such estates were once common around London in the 18th and 19th centuries as convenient weekend retreats for businessmen and politicians. The Trent Park estate unusually has survived in single ownership and is largely undeveloped. It was designated as a conservation area in 1973 and extended to include Cockfosters Cottages in 1990 and the area around Chalk Lane in 1993. Most of the northern half of the Conservation Area is included on the English Heritage *Register of Historic and Garden Parks and Gardens* at grade II.
- 1.3.3 Since the preparation of the original conservation area appraisal in 2006, Middlesex University, which occupied the mansion and 21ha at the core of the historic estate, has moved to a new site. The University and its agents

commissioned a *Conservation Plan* in 2005⁴ and *Planning and Development Brief* for the Trent Park Campus in 2012⁵. This was not endorsed or adopted by the Council, which set out its own views in an adopted planning statement in 2012.⁶ Central to the Council's position is the requirement that the future owner should prepare a comprehensive master plan for the site in partnership with the Council in advance of making any planning applications. Subsequently in 2013, the site was acquired by the Malaysia-based Allianze University College of Medical Sciences, which intends to operate the site as its European branch campus.

- 1.3.4 Much of the remainder of the historic park is owned and managed by LB Enfield as Trent Country Park (see Fig. 2).

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 *inter alia* 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*, Draft Development Management DPD: *Draft 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

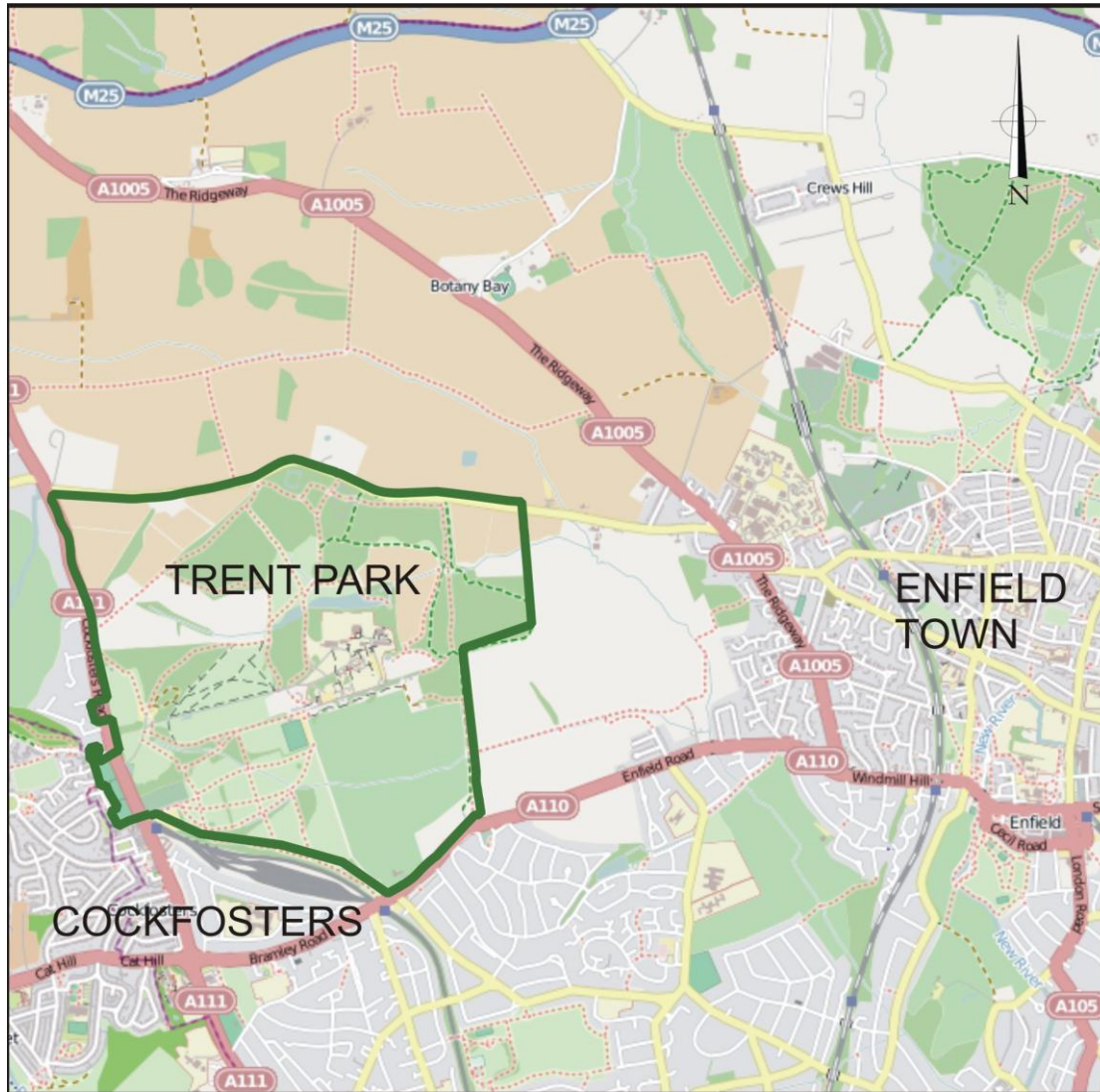
- 2.1.1 Trent Park is situated on the western boundary of the Borough, approximately 2¼ miles (3.5km) to the west of Enfield town centre and to the north-east of the local centre of Cockfosters (*map 1*). Apart from the former University of Middlesex campus, which occupies the centre of the area, the Conservation Area is predominately rural, and composed of farm land, parkland and a golf course (*map 2*). The area lies just inside the southern boundary of the green belt, contrasting sharply in character with the suburbs of Oakwood and Cockfosters to the south and southwest, which form the northern fringe of Greater London. There are roughly eighty residential addresses in the area⁷, which has a relatively low population estimated at around 200.

⁴ Alan Baxter and Associates for Middlesex University, *Trent Park Conservation Plan 2 Vols*, 2005

⁵ Jones Lang Lasalle/Tibbalds for Middlesex University *Trent Park Planning and Development Brief* 2012

⁶ London Borough of Enfield *Discover Trent Park Campus*, July 2012.

⁷ Information from LBE GIS team 12.12.2013



Trent Park Conservation Area Character Appraisal: location map

— Conservation Area boundary

Figure 1: Location map

2.1.2 The topography consists of rolling hills forming three ridges running east to west, divided by shallow valleys drained by two tributaries of the River Lea, Leeging Beech Gutter and Merryhills Brook. The land rises gradually from east to west and culminates in a plateau along Cockfosters Road.

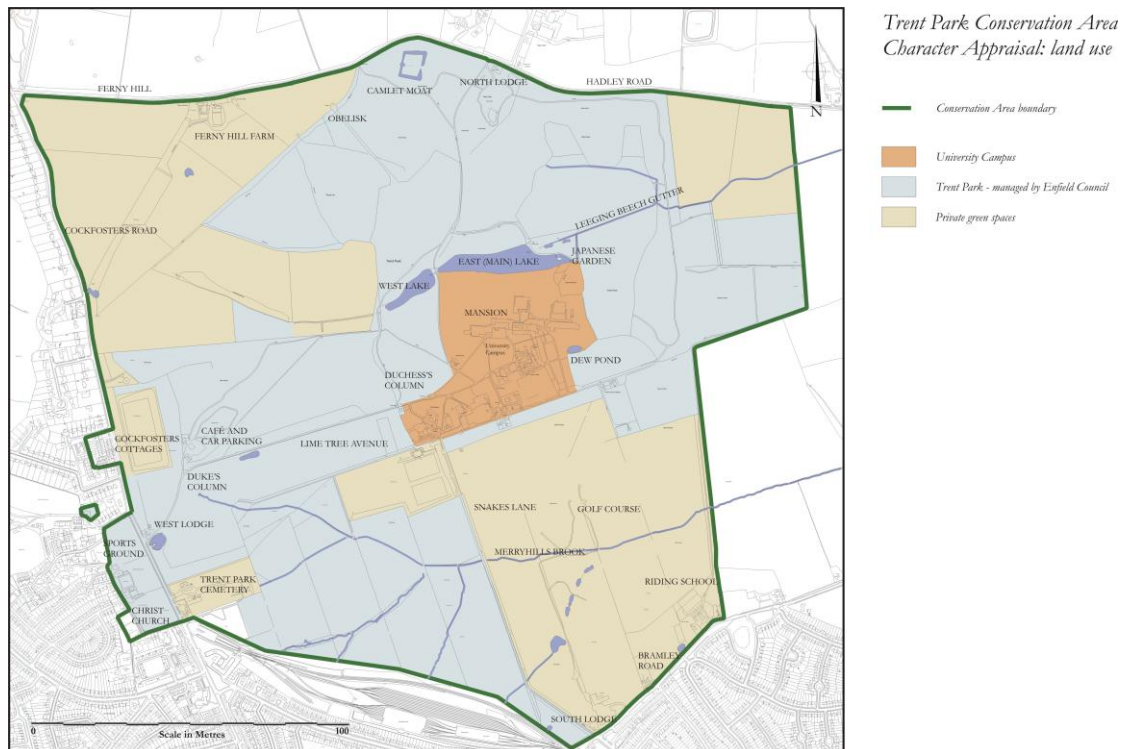


Figure 2: Land use

2.1.3 The mansion and its park are sited to take maximum advantage of the land form, with the principal approach running west to east along the central ridge of land, providing good views of the parkland on either side. The mansion sits on the northern slope of this ridge, commanding fine prospects over the parkland to the north.

2.1.4 The geology of the area consists mainly of London clay, although there are areas of Dollis Hill gravel on the northern, western and southern fringes of the area. An island of mainly chalky, sandy clay sits within the area of Dollis Hill gravel to the south of the mansion, in an area formerly occupied by a walled garden. The suitability of the soil for cultivation in an area of generally poor quality agricultural land may have influenced the siting of the garden.

2.2 Historical development

2.2.1 In early medieval times, the Trent Park area was part of Enfield Chase, a hunting park attached to the manor of Enfield. The park was enclosed by 1223⁸ and, from 1421 to 1923, the freehold was continuously in royal ownership, as part of the Duchy of Lancaster⁹. Apart from Camlet Moat, a medieval enclosure close to the Park's northern boundary, thought to be the site of Enfield manor house¹⁰, the Park remained uninhabited until the

⁸ Baker T (ed) *Victoria County History of Middlesex V.* (OUP 1976) p.213

⁹ Alan Baxter Associates *Trent Park Campus, Middlesex University, Conservation plan 2003* p.10

¹⁰ Baker *op. cit.* p 224

late 1770s, when the Chase was enclosed¹¹. Most was given over to farmland, but two lots remained as deer park and, in 1777, these were given by George III to Sir Richard Jebb, his physician, who had saved the life of the King's brother, the Duke of Gloucester, at Trento, in the Austrian Tyrol. Jebb commissioned Sir William Chambers to design a small villa and ancillary buildings within the park, which Jebb named Trent Place in commemoration¹². A part of the villa survives, encased in later additions, with part of the stables and the remains of the kitchen garden; but the fashionably informal park that Jebb created still forms the basis of the designed landscape around the house.

- 2.2.2 The estate changed hands four times over the 26 years following Jebb's death in 1787. Between 1793 and 1810, the agricultural estate was extended by John Wigston, who added 145 acres to the south and made major investments in the farm and new cottages; but he was ultimately disappointed in the yield from the poor soil¹³. John Cumming, who bought the estate in 1813, created three gardens to the design of Lewis Kennedy: an American garden, a cascade and a new lake.
- 2.2.3 The year 1833 saw the beginning of 75 years of ownership by the Bevan family. The banker David Bevan gave the estate in 1837 as a wedding present to his son Robert, who lived there until his death in 1890, extending the house by adding a servants' wing to the west and terraces to the north and east¹⁴. He also planted the lime avenue along the drive from Cockfosters Road, and dramatically improved the stable block by extending it to form a courtyard¹⁵. Robert's son Francis then undertook a major re-modelling of the house in the 1890s in the style of a prosperous railway hotel, with dark brick cladding and corner towers¹⁶.

¹¹ *ibid.* p.11

¹² *ibid.* p.9

¹³ Trent Park Conservation areas Character appraisal, Trent Park Campus, 2002

¹⁴ Baxter *op cit.* p.10

¹⁵ *ibid.* p.12

¹⁶ *ibid.* p.19

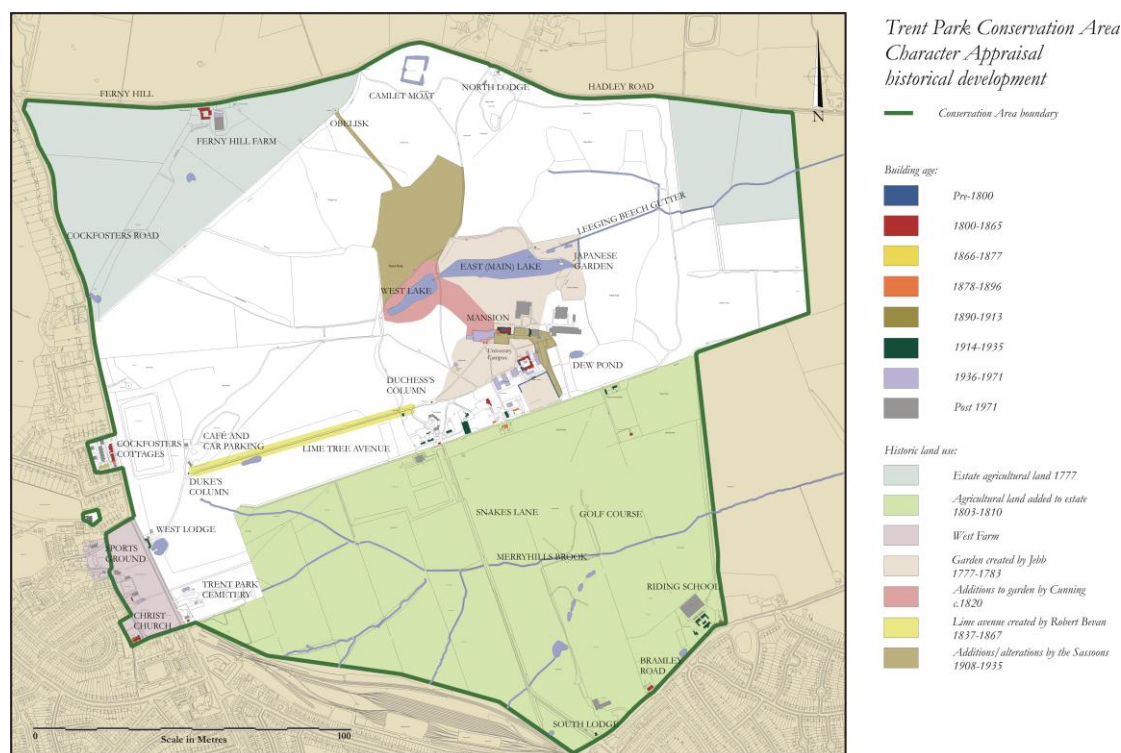


Figure 3: Historical development

2.2.4 The appearance of the house and its formal gardens as we see them today are the realisation of the vision of the Sassoons, Edward and his son Philip. Edward bought the estate in 1908, and had only had time to lay out the pool, Wisteria Walk and Long Garden to the east of the house before he was killed in a car accident in 1912¹⁷. Philip, however, had more radical transformations in mind to match his political ambitions¹⁸. With Philip Tilden as his architect, between 1926 and 1931 he re-clad the entire house in Wrenaissance style. He returned it to a symmetrical appearance, changed the windows to sashes of classical proportion and remodelled the terrace steps. The main block is a very shallow E-plan, its long side facing north across the park. It is of three storeys, thirteen bays by six. Late-Victorian additions were removed and the composition unified by re-casing the house with redbrick and stone dressings salvaged from Devonshire House, Piccadilly (1735, architect *William Kent*), to create a facsimile of a large Early Georgian mansion with stylistic elements of the previous century. (It is said to have been inspired by Wimpole Hall, Cambridgeshire, of c1640). In the grounds, Sassoon completed the work to the formal gardens started by his father, added a golf course to the north of the lake, and imported quantities of statuary from Wrest Park, Stowe and Milton Abbey. The house became a focus for lavish entertaining, with house parties attended by royalty, politicians and stars of stage and screen¹⁹.

¹⁷ Baxter *op cit.* p.10

¹⁸ *ibid.* p.12

¹⁹ *ibid.* p.21

- 2.2.5 Sir Philip died in 1939 and, with the advent of war, Trent Park reached the end of its history as a private estate- it was requisitioned by the government as an interrogation centre for captured German officers²⁰.
- 2.2.6 At the end of the war, Philip's cousin Hannah Gubbay was given a life interest in the estate. She converted two cottages into one house, creating the Dower House, and managed the home farm until her death in 1968. In 1947, the estate came into the ownership of Middlesex County Council and a relatively small 'emergency' teacher training college for men was established in the mansion. In 1950, this became a permanent mixed teacher training college. Minor additions made at this time included a 'temporary' (but still very much present) wooden hut in the stable courtyard and a theatre added to the north-east corner of the stable block. The parkland became a public country park in 1968, with the south-eastern section of farmland being converted into a golf course in 1970²¹.
- 2.2.7 The campus underwent major expansion in two phases, the early 1960s and early 1970s, becoming Middlesex Polytechnic in 1974 and subsequently Middlesex University in 1992. A teaching block and halls of residence were built in 1963, with the Jebb block replacing the servants' wing, and Gubbay and Sassoon Halls and the students' union shouldering up against the stable block on the ridge opposite the house. In the early 1970s, a further phase saw the North (or Georgian) Lawn to the north of the house developed with Bevan, Lake View and Wisteria blocks, and a music school truncated the Long Garden to the east side of the orangery. The home farm was demolished to accommodate a car park, and a new principal entrance created using Snake's Lane, an existing service entrance²². Since 1973, no substantial new building has taken place on the campus.
- 2.2.8 The western part of the Conservation Area never formed part of the Trent Park estate and has a rather different history. The hamlet of Cockfosters was an isolated medieval settlement, with the principal farmstead, West Farm, first recorded in 1572²³. Until the early 20th century, Cockfosters remained as a scattering of farms along Chalk Lane, some of which became rural retreats for wealthy Londoners in the 17th and 18th centuries. When Trent Park's then owner, Robert Bevan, bought West Farm in 1824²⁴, he financed the construction of Christ Church in 1839²⁵ and built Cockfosters Cottages as estate cottages. West Farm remained in the Bevan family after they sold Trent Park to the Sassoons in 1908, and the three fields at the centre of the historic settlement were leased to Cockfosters Cricket Club

²⁰ Trent Park Conservation Areas Character Appraisal Trent Park Campus

²¹ Baxter *op. cit.* Gazetteer p.33

²² *ibid.* p.22

²³ Trent Park conservation area character appraisal Christchurch, Cockfosters sports grounds and The Cottage, Games Road 2002

²⁴ Trent Park West Conservation Area Character Appraisal 2002

²⁵ Baker *op. cit.* p.247

(founded 1873) in 1939²⁶. The completion of the Piccadilly underground line in 1933²⁷ triggered extensive suburban development and, by 1935²⁸, Cockfosters was no longer a rural outpost.

2.3 Archaeology

- 2.3.1 The parkland use of the area during the medieval and early modern periods limits the archaeological potential of the site. The exception is Camlet Moat, a moated manor that was intensively used during the medieval period and is now a scheduled ancient monument²⁹. To date, excavations have been limited, but, as there has been little activity on the site since its abandonment in the 15th century, it is likely that substantial archaeological deposits survive.
- 2.3.2 The only other traces found of human activity prior to the creation of the park are four Roman coins, suggesting nothing more than casual occupation³⁰.
- 2.3.3 Following the *Review of Areas of Archaeological Importance* (GLAAS for LB Enfield, April 2012), the Enfield Chase and Camlet Moat Archaeological Priority Area was enlarged. It now extends southwards from the M25 in the North West corner of the Borough, bounded by the railway line and Crews Hill in the east and the borough boundary in the west. It covers the undeveloped portions of the Chase including Trent Park and Hog Hill and the fields west of Hadley Wood. The southern boundary is largely defined by Enfield Road and the railway line between Oakwood and Cockfosters.

Architectural Quality and Built Form

- 2.3.4 The conservation area is defined, broadly, by the landscape park associated with the Jebb house and the later mansion on its site, which reached its greatest extent in the early-mid 19th century under the Bevans, with the addition of the area around Christchurch and Chalk Lane (which has historical associations with the Bevan ownership). The area's architecture has no dominant type or form. Very few buildings predate the Bevan period, only fragmentary remains within the later mansion house and stable block, the walled garden, the gate-piers to the west of the mansion and the house and barn at Ferny Hill. The 18th century statuary was bought in during the early 20th century. The buildings date mainly from three phases of development: the Bevan family's ownership in the mid-late 19th century, accounting for the stylistically diverse stables, cottages on Cockfosters Road, Christ Church, lodges, estate cottages, farm buildings and service structures; the early 20th century Sassoon period, principally the present

²⁶ Trent Park conservation area character appraisal Christchurch, Cockfosters sports grounds and the cottage, Games Road 2002

²⁷ Baker *op. cit.* p.212

²⁸ 25th OS 1935

²⁹ Greater London SMR entry nos: LO75394, LO56872 & LO59272

³⁰ Greater London SMR entry no: LO12156

mansion and its gardens, characterised by a loosely neo-baroque design sensibility; and the Polytechnic/University buildings around the mansion, most of which are very plain, economically constructed and functional, designed with relatively little regard for the historic setting.

Open Space, Parks and Gardens and Trees

2.3.5 Although the unifying feature of the area is the designed landscape with the mansion at its centre, the evolution of the estate has created a number of distinct sub-landscapes. The elements of the landscape associated with, and visible from, the house and its principal approaches remain identifiably an 18th century park, with some veteran trees, most notably the Lebanon cedars. Close to the house, the Sassoon's gardens and swimming pool retain much of their original early 20th century character. Within the park, and closing many of its key views, are substantial blocks of woodland, notably to the north and west of the mansion. Beyond the woods, to the north-west (around Ferny Hill) and to the east, is arable and pasture farmland. South of the built core surrounding the mansion are the golf course, riding school (the Equestrian Centre) and sports club, each now self-contained and largely private. The cemetery on Cockfosters Lane is similarly enclosed and, typically of its 20th century date, of undistinguished design and unrelated to the wider, surrounding landscape. Cockfosters Cricket ground is essentially suburban, an open space enclosed by fences and hedging. The water-works site on Cockfosters Road is a semi-industrial urban utility, enclosed by security fencing, dominated by a fine utilitarian mid-20th century concrete water tower.

2.4 Identification of character areas

2.4.1 The Conservation Area falls into five discernible character areas (*map 4*), each of which is relatively self-contained, but which cut across current use patterns and land holdings. The first area includes the mansion and the formal landscape surrounding it, which now forms the core of the university campus. Second is the ancillary area, where service buildings associated with the mansion, such as the home farm and estate workers' cottages, were sited: this continued to function as a service area for the university. Third is the park and farmland. The fourth area is Cockfosters cottages, a group of estate cottages from the Bevan era, and the fifth is Chalk Lane, which includes Cockfosters cricket ground and its surroundings.

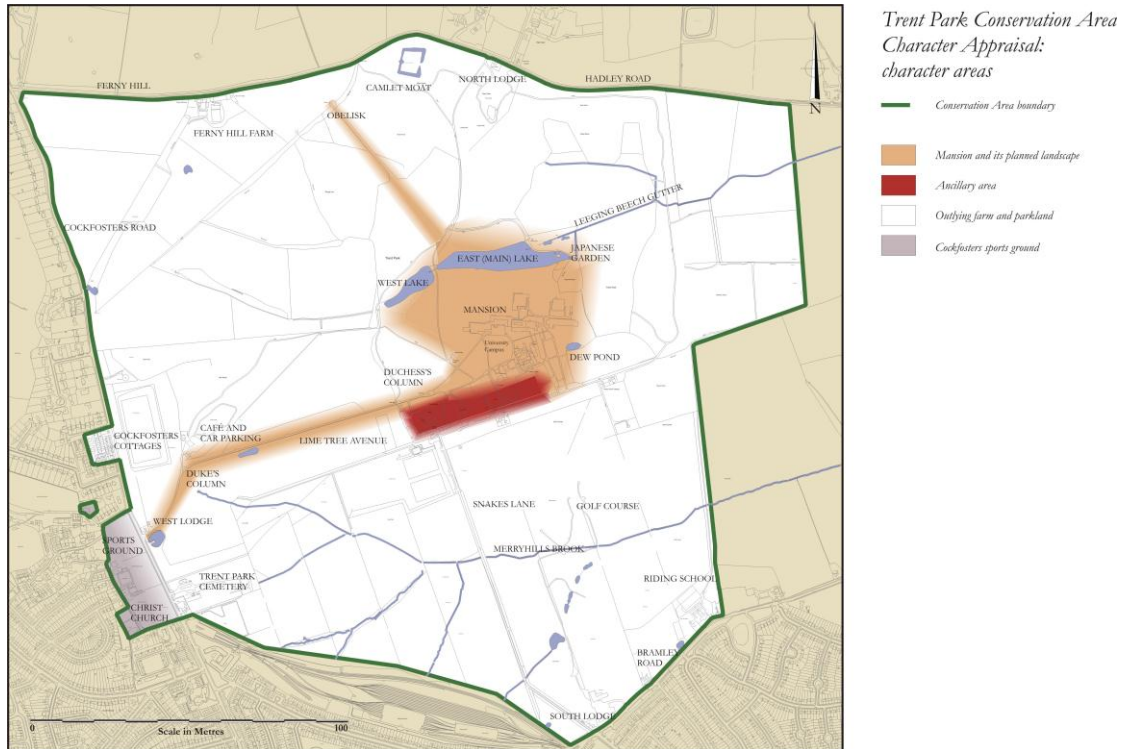


Figure 4: Character areas

2.5 Character area A: The mansion and its planned landscape (map 5)

2.5.1 This area comprises the mansion, its gardens to the north as far as the lake and the stables on the southern ridge. It is now the area occupied by the university campus and includes all the educational buildings added since 1947.



Figure 5: Central core- character analysis

Historic and current form and usage

- 2.5.2 The character of this part of the Conservation Area is now the result of a complex web of influences. The infrastructure is that of a prosperous country estate that acquired its architectural and landscape features through nearly three centuries of private ownership and re-invention, involving changes to accommodate both architectural fashion and the demands of a political career. Superimposed upon this, following an eight year interval of wartime requisition, was an educational institution which itself then underwent major changes and re-invention over a period of sixty years, from a small ‘emergency’ post-war teacher training college to a greatly expanded college, then to a polytechnic and, finally, a university.
- 2.5.3 The principal influences on the landscape that we now see have been the very different degrees of vision and investment that have guided alterations and new buildings. Each of the private owners had their own vision for the appearance of the main house and the use of the grounds – the Bevans, for example, devoted their energies predominantly to charitable and religious causes, while Sir Philip Sassoon enhanced the house and its amenities to suit his aesthetic preferences and to further his political career – but their vision was personal and consistent, and seen as an investment for the future. The educational uses since 1947 have been characterised by frequent changes of demand from government, changes in education management, limited resources, and *ad hoc* responses to legislative requirements, such as those for access, health and safety.
- 2.5.4 The result is a series of additions and alterations (and demolitions) that, while having the advantage of retaining most of the buildings in an appropriate and economic use, has had detrimental effects on the external appearance of the historic buildings and landscape within the campus area. These effects range in scale and severity from the gross intrusion on principal views of the Bevan building and the demolition of the home farm group, to the intrusion of unscreened service areas and the despoliation of the Sassoons’ swimming pool by the chain link fencing, municipal furniture and flocks of safety and security notices that have settled on its surroundings.



Figure 6: Entrance Drive, Daffodil Lawn and mansion

Spatial analysis

- 2.5.5 The long avenue along the ridge from the west gives little indication of its destination until the constrained approach loosens into a more informal network of circuit road and paths around and across the Daffodil Lawn, the grassed and treed area immediately in front of the mansion. These loops and narrow routes are eventually enclosed by a tight arc of buildings and garden features, swinging round and downhill from south-east to north-west. The dominant spatial factor is the dramatic topography, with the approach avenue and mansion located on an east-west ridge to allow the mansion a sweeping view downhill through its lawns and across to the skyline of the adjacent ridge to the north. The house is not at the top of the ridge, so the stable block to its south is at a higher level, bringing it into surprising dominance.
- 2.5.6 The character area is experienced in its rôle as a campus as two distinct areas north and south of the mansion. To the south, a loose enclosure around the Daffodil Lawn, formed by the mansion, its servants' wing, stable block, garden structures and Long Garden, was extended to the south by the 1960s college buildings (Gubbay Hall, the student union building, Sassoon Hall and the Jebb wing). To the north-east, where earlier the lawns were uninterrupted, the 1970s college buildings Bevan, Lake View and Wisteria, united by their similar design and materials and their siting at a lower level, form a less defined enclosure.



Figure 7: Mansion, south front

2.5.7 On the approach from the west to the mansion's front, the Jebb building is partly masked by trees, allowing the mansion still to provide the focus. The collection of mature and semi-mature trees within the approach road circuit allows screening of the view of the newer buildings on the rising ground to the south. The 1960s buildings followed this ridge line and, were it not for the extensive tree planting within the road circuit, which is reasonably effective even in winter, the Gubbay Hall and student union building would be even more dominant in views from the mansion. The landfall works in favour of the 1970s buildings to the north east of the house, considerably modifying their substantial impact from some view points, such as that from the eastern end of the house forecourt across the pool area, or from north of Sassoon Hall.

2.5.8 However, from the north terrace of the mansion, the Bevan and Lake View buildings are visually intrusive; Bevan is particularly disruptive, interrupting the east-west flow of the lawn and blocking views of the lake and wood from the house and terrace. From any viewpoint below the house to the north, the skyline becomes extremely important. Bevan block appears as an inelegant mass on the skyline; even though it is not particularly high, its impact is exaggerated by the dramatic fall in the land, so that it competes for attention with the mansion's rear elevation and the terrace. From some viewpoints, its bulk is below the level of the tree line beyond, which then reduces its impact.



Figure 8: Gubbay Hall



Figure 9: Mansion and Bevan Block

2.5.9 To the east of the lawns, and from the footpath between Bevan and the orangery complex, there is little awareness of the house behind and above, and the view is entirely of 1970s brick buildings at various levels, with a strong tree backdrop. Within the area of the Long Garden – the series of

hedged enclosures truncated by the extension to the east of the orangery – the height of the hedges combined with the landfall restricts long views to occasional glimpses, but Sassoon Hall is an uncomfortable visual intrusion seen over the hedges.



Figure 10: Long Garden, with Music Block beyond

2.5.10 In the view up the slope northwards from Wisteria block, car parks dominate, but are substantially screened by trees in the foreground. The stable block provides a satisfying sense of enclosure on this exposed ridge, but, unfortunately, the views towards the mansion along the gaps between this and the neighbouring buildings are spoiled by servicing functions flaunted rather than concealed, poor quality alterations to the stable block, and the low quality of design and maintenance of Sassoon Hall. Behind the stable block, however, the character of the estate's ancillary areas asserts itself and there is an attractive sense of enclosure, with a surprise view through a wrought iron gate in the romantically weathered and overgrown high brick wall into the remains of the walled garden, the kitchen garden laid out by Jebb. The timber classroom behind the stables is well masked by high beech hedges.

2.5.11 Throughout the sequence of views experienced around the campus, the mansion still dominates and acts as a focus, other than in those areas, such as the formal gardens and walks, where seclusion and controlled vistas were intended. A further recurring factor is the occurrence of tree backdrops and foreground clumps in views, whether wide views (as from the mansion terrace), or those through narrow gaps: an example is the view from the green in front of the mansion entrance through the gaps between

Gubbay Hall and the union block. These backdrops and mid-distance groups moderate the effect of insensitive post 1947 buildings.

Character analysis

2.5.12 The main contributor to the character of this part of the Conservation Area - and to that of the Conservation Area as a whole - is, by definition, the mansion, which survives substantially as it was rebuilt and reclad by Sir Philip Sassoon, although it now forms part of a complex of educational buildings designed to create a university campus, rather than a large country house with ancillary buildings. Closely associated with the mansion are the historic features in its immediate landscape setting: the lawns, lake, and the remains of the arboretum to the north; the Sassoons' pool, orangery, the Long Garden and Wisteria Walk to the east; the garden statuary, and the stable block. The mansion is the focus not only of the campus, but also of the network of views and routes across the park; so the campus itself is still geographically and historically the hub around which other landscape features are disposed. In another sense, because of its architectural and historic value, the mansion now exists as a hub in another sense – a fixed point around which change has revolved, and will continue to revolve.

2.5.13 Although extensively changed by the expansion programmes, the area still retains sufficient elements of its 18th, 19th and early 20th century layout, buildings and features to ensure that it is these, and not the later additions, that determine the first impression. A monument to the wealth, political aspirations and classical vision of Sir Philip Sassoon, the exterior of the house and its formal gardens to the east and south-east still fairly represent his comprehensive re-invention of Bevan's heavy Victorian 'railway hotel' into a symmetrical classical mansion.



Figure 11: Orangery and swimming pool

2.5.14 This is complemented by a landscape and gardens that still retain many of the features originally laid out by Jebb and modified by the subsequent owners. The Sassoon family's garden additions remain a key visual element, despite the ungainly intrusion of the music block added to the orangery in the 1970s, and provide a filter between the two distinct areas of the campus north and south of the mansion. Sir Philip Sassoon's reversion to symmetry for the mansion's south elevation, with the re-fronting in red brick, classically-proportioned sash windows, and front courtyard, provide a focus for the southern campus set behind the Daffodil Lawn, while the pool, the hedges of the formal gardens, and the orangery form part of the area's enclosing boundary. The pool and its surrounds, although now poorly managed and insensitively equipped with municipal trappings, are a pleasantly unexpected adjunct to the walk through to the rear terrace. The warm colour and texture of the mansion's facing brick makes an important contribution, and the terrace wrapping round the north and east sides leads the eye through to the distant landscape beyond.

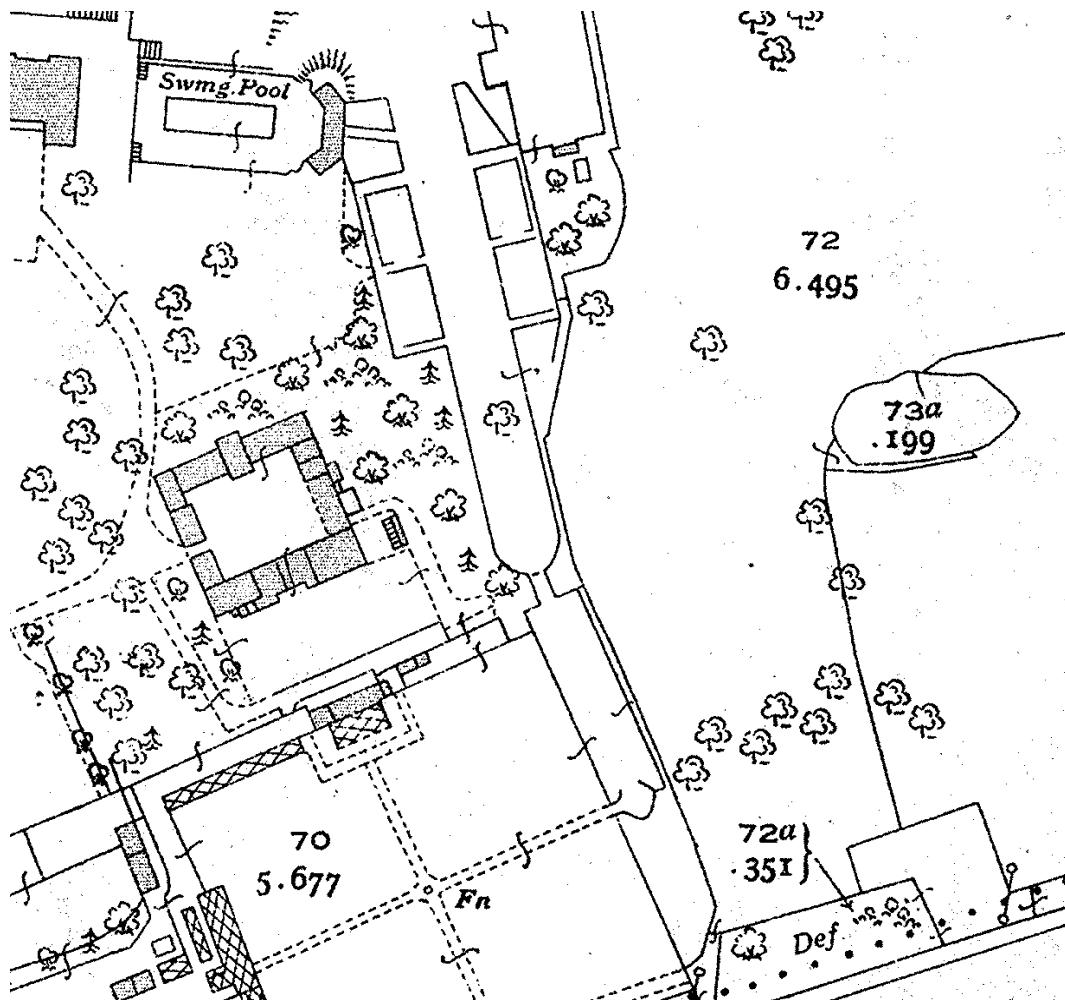


Figure 12: Plan of gardens, OS map, 1935.

2.5.15 The mansion was statutorily listed at grade II in 1973, with the Wisteria Walk, the orangery, and the classical statuary, which frequents the gardens, linking them to the house and to the preoccupations of the former inhabitants. The Wisteria Walk dates from about 1914; it had re-used medieval marble columns for the pergola, and was rebuilt in 2005. The orangery was designed around 1930 by Reginald Cooper for Sassoon, mainly as a showcase for the early 18th century sculpture brought from Wrest Park: its east end has been obscured by the addition of the music school, but its west façade still provides a formal termination to the view along the pool.



Figure 13: Stable block from the north

Contribution made by key unlisted buildings

2.5.16 The west side of the present stable block was built by Chambers for Jebb in the late 18th century; it has since been much altered. The stables were extended in Victorian gothic style to form a courtyard during Bevan's ownership in the 1860s. The north elevation, facing down to the house, is, as would be expected, the most impressive, and particularly grandiose for a stable block. The 1860s parts have polychrome brickwork and distinctive heavy cast iron windows, many of which have survived in their original form. A small theatre was added to the north-east corner in 1955. The building as a whole is an important element in the setting of the mansion. While it still acts as a focal point on the southern ridge because of its idiosyncratic design and detail, it has not benefited from its close conjunction with the 1960s halls of residence and student union block which now form its setting. The stable block was considered for statutory listing in its own right in 2002, but was rejected because of the extent of alteration.

For the walled garden, see Character Area B, below



Figure 14: Stable court yard



Figure 15: Entrance to walled garden



Figure 16: Lebanon cedar on north lawn

Landscape and gardens

2.5.17 The Conservation Area is essentially a landscape in which buildings are set and, historically, the two elements have been designed to be interdependent and complementary. Perhaps the most significant result of the management of the site for educational use has been the extent to which this crucial link has been ignored and degraded, through both lack of awareness and financial constraints. Changes to the structure and detail of the landscape and gardens have greater potential to affect the special character of the Conservation Area than alterations and additions to the built form.

2.5.18 In this character area, the key elements of the historic landscape remain extant, although mostly altered, truncated or overgrown. The parkland around the house, including the Georgian or North Lawn and the Main (east) Lake, were laid out for Jebb in the late 18th century. The landscape altered c1815-20 to the designs of Lewis Kennedy, for the estate's then owner John Cumming, includes the American garden, with an arboretum sweeping from the north west corner of the house to the west lake. The West Lake, Japanese garden and Icehouse wood, which may also have their origins at this period, were consolidated by David Bevan in the 1840s. The Sassoons created the Long Garden and the Wisteria Walk and planted the Daffodil Lawn in the 18th century parkland south of the mansion. The Long Garden and Wisteria Walk together form a series of enclosed spaces

intended to form a route between the walled garden and the mansion. All these, as important survivors of fashions in landscape and garden planning from three centuries, are major contributors to the distinctiveness of the Conservation Area.

- 2.5.19 Of the gardens close to the house, the Long Garden was crudely truncated by the construction of the music school in 1973, but its high hedges and intimate linked spaces provide an attractive contrast to the functional routes connecting the former academic buildings and, from their spaces, there are many views which remain unimpeded by the buildings of the last forty years.
- 2.5.20 The north lawn has been severely affected by the Jebb wing, which interrupts the flow of treed landscape between this and the Daffodil Lawn, and by the 1970s expansion of the campus, especially the Bevan and Lake View blocks. Few specimens survive from the arboretum, but a few veteran trees (probably c200 years old) survive on the north lawn, notably the Cedars of Lebanon. These are particularly important now in screening the view of Jebb wing from the north facing slopes below the mansion. The formerly open view to the lake across the north lawn has been affected by scrub growth, but it remains a key focus within the wider landscape setting and in views from the house, terraces and the teaching blocks.
- 2.5.21 The Icehouse wood was originally a 'working wood', but had become domesticated well before the 20th century; its contribution now is as a backdrop to some of the views over the Bevan and Lake View blocks. The significance of the Japanese garden at the east end of the lake is compromised by the loss of much of its original planting, although it has recently been partly restored and something of its "Japanese" character recovered. The original layout of streams and bridges survives, but the original bridges and stepping stone have been replaced with crude modern timber bridges.



Figure 17: East Lake from the terrace



Figure 18: Long Garden looking south

Loss, intrusion and damage: negative and neutral factors

2.5.22 The 1960s college buildings - Gubbay Hall, Sassoon Hall, the student union block and the Jebb Wing - all detract in varying degrees from the

character of the Conservation Area. Gubbay Hall has two four-storey wings and a transverse link; its main blocks are in a grey–brown brick, with uniform metal windows throughout. The blocks are flat-roofed and without any form of modelling to the elevations, or variation in the design of successive storeys. However, although they have no architectural quality, their very neutrality in colour and form allows them to blend into the setting, and they are partly masked by trees, which camouflage the view from the mansion even in winter. The blocks are most noticeable from the approach road to the west, particularly its upper level branch, although this is partly a result of the unsympathetic manner in which their immediate surroundings are handled.

2.5.23 Next to Gubbay, the student union block is a framed structure of two storeys, again flat-roofed: some of its infill panels are of the same brick as Gubbay, but the remaining painted panels and fascia are of a less warm and sympathetic texture. Like Gubbay, the block is masked by trees and the least favourable impression is from the access road. It is sited in a more direct line of view from the house, and this and its appearance result in a negative effect. Sassoon Hall, on the east side of the stable block, repeats the materials and features of Gubbay, but, because it is lower and more reclusively sited, it makes much less impact than the other 1963 buildings on this side of the campus.



Figure 19: Jebb Block looking south

2.5.24 The Jebb block is of the same vintage; it is on the site of a mid 19th century service wing added by Robert Bevan, of which the gate piers have

remained in rather ludicrous isolation. The south east entrance to Jebb is a parking area, highly inappropriate in location and design as a neighbour to the mansion's principal elevation. The footprint of the building cuts across the former arboretum and intrudes into the lawns, and its siting is therefore a negative factor. In terms of its visual effect on the Conservation Area, Jebb is well hidden by a dense tree and shrub group from the approach road, but, from the lawns behind, its impact is moderated only by isolated trees. It has a concrete frame and brick or glass cladding and, although its simplicity, the choice of material and the symmetry and regularity of the fenestration appear to have been designed to echo the geometry of the mansion, its profile is unattractively monotonous when seen in conjunction with the mansion's rear elevation. Its scale competes too strongly with that of the mansion despite its lower height and its overall effect, as well as its siting, is negative.



Figure 20: Bevan block looking north-east from the terrace

2.5.25 The blocks constructed in the early 1970s are on the north east edge of the campus and, although they are generally of a higher standard of design and materials, their siting within the lawns and formal gardens of the mansion so that they cut across important views from the house and terrace means that they must all be considered to be negative in their effect to some degree. The Bevan block is the most visually intrusive, because its location due north of the pool impinges directly on the views of the lawns, lake and wood from the terraces. Despite a more interesting use of brick, and better modelling and variation in form than its 1960s cousins, the block has an

extremely negative impact in its siting. Lake View, further east, has similar materials and conformation, but its impact on views and on the Conservation Area is less significant, although still negative in terms of imposition on an important designed landscape and the setting of a listed building. An even more blatant interruption, closer to the house, is the music school added to the orangery, which cuts directly across the axis of the Long Garden and destroys the northward sequence of views for which it was planned.

2.5.26 In addition to their undistinguished design, all the 1963 blocks suffer from the poor quality of their immediate surroundings, which are either access roads or service areas teeming with municipal street furniture and finishes (concrete bollards, bus stops, waste containers at all scales, grey-painted steel railings, concrete and tarmac surfaces), ducting and a proliferation of signs and notices. Maintenance has also been to a very low standard, and the cumulative effect of cheap materials and lack of maintenance is extremely unattractive and unsuited to the setting of a listed building.

2.5.27 Apart from the over-riding negative impact of poorly designed and sited buildings of the last forty years, there are various other factors that detract visually from this character area's distinction.

- *The roads, paths and service areas on the campus are designed and maintained to a very low standard.* The approach along the lime avenue is marred by various security and traffic management signs and barriers, poorly located and designed. The service sides to Gubbay Hall, the student union block and Sassoon Hall are visible from the network of footpaths from Snakes Lane to the campus which give views to the mansion and landscape beyond. The path surfaces and street furniture used around the Daffodil Lawn are basic, as is the bus shelter; and signage has not been sensitively designed, or located to avoid sensitive areas.
- *The condition of the external areas adjacent to the listed mansion detracts from its architectural and historic interest.* The terrace areas are in urgent need of repair, of both their structure and fabric: the steps are in a state of decay and unusable and the temporary wooden fencing is ugly; the terrace paving has subsided and cracked in a number of locations. Potentially good features such as the old entrance piers at the service area to the Jebb wing are now isolated and in poor condition.
- *The standard of design and materials for the mansion's setting is very low.* The forecourt of the Jebb building adjoins the mansion forecourt, and its parking area seriously intrudes upon views of the mansion from the approach road. Poor street furniture is placed randomly and inappropriately within the historic forecourt setting and on the terraces of the listed building and the pool garden. Wire fencing is an inappropriate material for the pool boundary
- *The stable block has suffered many insensitive alterations over the last fifty years resulting in a decision not to list in 2002 - leaving it potentially*

vulnerable to further unsympathetic change. Badly designed window insertions, with concrete lintels and 1950s metal windows, devalue the unusual original window designs. The wooden hut spoils the courtyard space.



Figure 21: Poor quality signage and clutter

Summary - key characteristics

2.5.28 The key characteristics that contribute to the special interest of this character area can be summarised as follows:

- The 19th and early 20th century mansion house (on an 18th century site) and its outbuildings, which are the focal point of the surrounding gardens, park and historic landed estate, reflected in the statutory listing of the house, associated structures and statuary.
- The distinctive topography, in which the landscape and buildings dating from the 18th to the early 20th century have been designed to make use of and enhance the naturally occurring ridges and slopes.
- This historic landscape of Trent Park, which is included in English Heritage's *Register of Parks and Gardens of special historic interest*.
- The landscape and buildings represent many layers of change in fashion and use, which are mostly still discernible.
- The mansion and substantial remains of the east side garden features including the pool, orangery, and Long Garden still represent the re-

modelling to 1930s' preference in garden design and the relationship between house and landscape.

- The campus area is clearly defined and contained, separated from the remainder of the park by natural features and the layout of the estate's ancillary buildings.

Problems and pressures

2.5.29 The principal problems and pressures affecting this character area can be summarised as follows:

- i) All the buildings constructed since this part of the estate came into educational use have had a detrimental effect on the character of the historic buildings and landscape. None of the post-1947 buildings makes a positive contribution to the character or appearance of this part of the Conservation Area. The removal of the most damaging post-1947 buildings and the replacement of others with new buildings and landscaping that are more in keeping with their historic context could recover and reveal the heritage significance of the site to a considerable extent.
- ii) The north terrace has been structurally unsound for many years and its condition appears to be worsening. It is in urgent need of repair.
- iii) The south forecourt to the mansion is in poor condition and seriously detracts from the setting of the house
- iv) The Long Garden is in poor condition.
- v) The stable block is the most important of the ancillary buildings, but it has been damaged by later additions and its historic and visual relationship with the house has been eroded. The reversal of the modern alterations and temporary structures would enhance both its intrinsic value and its rôle as part of the ensemble of historic buildings.
- vi) Many of the 1960s buildings were constructed to low budgets and have left a legacy of maintenance problems, exacerbated by the poor quality of their external areas and fixtures.
- vii) Many of the buildings added by the University of Middlesex since c1970 were, at best functional, and did not achieve the standards of design, materials and detailing necessary to preserve or enhance the setting of the listed buildings, or the character or appearance of the Conservation Area. As a result, there are both a considerable need and numerous opportunities for enhancement.

2.6 Character area B: The ancillary area

Historic and current form and usage

2.6.1 Historically, this part of the Conservation Area was used as a service area for the mansion and included a home farm, cottages for gardeners and estate workers, hot houses and a kitchen garden. Leisure uses began to creep in during the late 19th and early 20th century, with the conversion of the kitchen garden to a formal walled garden and the erection of a large indoor tennis court in 1928. The area continues to perform a similar rôle today. At the western end, a cluster of cottages is now mainly in private ownership, or houses staff from the country park. The centre of the area is occupied by the modern indoor tennis court, now used as a sports centre, and a car park. To the east lies the walled garden. As well as accommodating these low key uses, the main entrance to the mansion and campus at the core of the estate, is now from Oakwood via Snakes Lane. During the heyday of the mansion, this was a secondary service entrance.

Spatial Analysis

2.6.2 The most important feature is the extensive greenery, which disguises the area from the rest of the campus. Its informal nature relates uncomfortably to its use as the principal entrance to the mansion.

2.6.3 This allows the many ancillary functions and service buildings of the campus to be hidden from the historically more important mansion and its environs. To an extent, this screen has been replaced in recent years by university buildings, most notably the Gubbay Hall.

2.6.4 The focus of this area was originally the home farm, on the site of the present car park, around which all the other buildings were planned. The demolition of the farm has effectively torn the heart out of the area, leaving a confused scatter of disparate buildings, most of which are of modest size, with no consistent building line or eaves height.

2.6.5 Some spatial order is imposed by Ridge Road, which forms an east-west spine, onto which most of the late 19th and early 20th century estate buildings face.

2.6.6 The position of the car park on top of a ridge means that glimpsed views are possible from Ridge Road, southwards, through gaps in the tree screen, across the parkland to Oakwood. In reciprocal views from Oakwood, the fringe of trees to the south of the spine road and the low density of development play an important rôle in allowing this part of the Conservation Area to blend in with the wider landscape of the surrounding park.

2.6.7 To the east of the area are the remains of the walled garden, dating to the first phase of the mansion in the 1780s, but now sadly neglected. The screen of trees originally on the south side has been lost and part of the

west wall has been demolished, destroying any sense of enclosure. The beds have been replaced by a lawn, leaving only a straggling line of trees and the remains of a central pool as evidence of its former use. This air of neglect continues to the west, and area is littered with the overgrown remains of cold frames and other garden structures.

- 2.6.8 To the west of the area, north of Rookery Cottages, is the Council's Country Park maintenance depot. This is almost entirely hidden from public view by trees and planting.



Figure 22: Walled garden

Character Analysis

- 2.6.9 The character of this area is overwhelmingly that of a functional service area. Remains of the historic service buildings associated with the mansion are now fragmentary and poorly related to each other, resulting in this area being of much less historical or architectural significance than the mansion and its planned landscape. Large gardens around the cottages, often with extensive tree cover or picket fences, reinforce the informality of the area. Despite its situation on the crest of a ridge, this area is hidden from the main house by a screen of trees, known as The Rookery, and the stables.

Contribution made by key unlisted buildings

- 2.6.10 Apart from the garden walls, most buildings are cottages built by the Bevans during the late 19th and early 20th centuries (Rookery Lodge, Garden Cottage, the Dower House, the gardener's bothy, North and South Views), or the Sassoons in the interwar period (Rookery and Shaws Wood Cottages). The exception is the enormous sports hall built for the Sassoons

adjacent to Dairy Cottage. The Bevan cottages are typical small buildings of their era. As such, they are unremarkable, but are handsomely proportioned and well detailed, with yellow brick, red gauged brick arches above windows and doors, casement windows and gabled slate roofs: decoration is usually limited to a gabled porch. They survive as recognisable historic buildings associated with the estate during the Bevan era.

2.6.11 The best of the cottages is Rookery Lodge, which stands at the end of Snakes Lane, and is slightly more elaborate than surrounding buildings: unfortunately, it is in a poor state of repair. The gardener's bothy is of some interest in that it appears to have contained residential accommodation at one end and a gardener's workshop or store at the other. The Sassoon buildings are plain and unremarkable. Inappropriate replacement windows and painted façades detract from what little charm they have.



Figure 23: Rookery Cottages



Figure 24: Rookery Lodge

2.6.12 Dairy House is another early 20th century cottage unsympathetically modernised with uPVC windows. The purpose-built polygonal dairy attached to the north west of the cottage is an unusually late example of a type more commonly associated with 18th century *fermes ornées*, although, like the cottage, it has been unsympathetically renovated.

2.6.13 The Dower house was converted from 19th century cottages during the mid-20th century into a substantial house for Hannah Gubbay and served more recently as the residence of the Vice-Chancellor of the University of Middlesex. It makes a modestly positive contribution to the area.

2.6.14 The present sports hall was built for Sir Phillip Sassoon, as an indoor tennis court in 1923. It was designed by Percival M Davson, well-known as a tennis player at the time, less so as an architect. It has been re-clad externally but the original frame survives. Just to the south Sassoon is believed to have made a small airstrip.³¹

³¹ *Trent Park: Conservation Area Character Appraisal*, Trent Park Conservation Area Advisory Cttee. unpublished report, 2002



Figure 25: Snakes Lane, security cabin and signage

Loss, intrusion and damage: negative and neutral factors

2.6.15 The most intrusive feature is the sports hall, which dominates the centre of the area, forming an unpleasant backdrop to most of the other buildings, disrupting the otherwise domestic scale of the area, and dominating long views. Street furniture and ground surfaces generally reflect the former institutional use of the campus. Signage is largely functional rather than aesthetically appropriate, the large signs being particularly intrusive. Other negative features include an ugly security cabin and barrier at the top of Snakes Lane. Streetlights are plain and unattractive, but not particularly prominent. Roads and footways generally consist of concrete or tarmac. The large tarmac expanse of the main car park especially detracts from the otherwise green and well-planted character of the area. Its unplanned nature precludes any internal views.

Summary – key characteristics

2.6.16 By comparison with the mansion and its planned landscape, this area is of limited importance historically and visually. Nevertheless, it makes several contributions to the Conservation Area as a whole that can be summarised as follows:

- The historical pattern of land use as an ancillary area, first to the mansion and then to the teaching buildings of the university.

- The secluded nature of the area, due principally to the screen of buildings and trees to the north, which ensures that it is hidden from the mansion, thus providing a suitable site for ancillary services.
- The low density of the buildings and the screen of trees to the south, which contribute to the essentially rural appearance of the wider landscape in long distance views from the south.
- The remnant of the walled garden, which survives from the first phase of development on the site.
- The estate workers' cottages, many of which are intrinsically attractive, illustrating the development of the estate in the late 19th and early 20th centuries.

Problems and pressures

2.6.17 The principal problem in this part of the area results from the loss of the home farm and its replacement with a surface car park, removing the focus of the area and leaving a muddle of buildings with little visual unity. However, as a car park was essential for the campus to function, its current location, tucked out of sight of the mansion, was probably the least damaging to the Conservation Area as a whole. However, redevelopment for a new use should provide the opportunity to locate parking more sensitively. There are other negative aspects to this area that could more easily be addressed:

- *The poor impression given by the area as a gateway to the site.* Moving the main vehicular entrance to Snakes Lane has been beneficial to the planned landscape, since it removes traffic from around the mansion and its formal entrance. But visitors are now given the impression that they are entering by the back door.
- *Poor quality signage and street furniture.* The fibreglass security cabin at the entrance to the area and adjacent signage are particularly intrusive.
- *The poor condition of domestic buildings.* Whilst most of the Bevan era cottages survive with their architectural details intact, some, particularly Rookery Lodge, have been seriously neglected. The appearance of Rookery and Shaws Wood Cottages has been marred by the painting of brickwork and the replacement of windows with poorly detailed aluminium units and clay roof tiles with concrete tiles.
- *The high volume of traffic.* This is inevitable given the function of the area, but does detract from its character.

2.7 Character area C: Outlying farm and parkland

Historic and current form and usage

2.7.1 This character area surrounds the mansion and its planned landscape (character area A) and its ancillary area (character area B), making up the large majority of the overall Conservation Area. It consists of the park and agricultural land to the north of the mansion that formed part of the original estate created in 1777 and the farmland to the south, added to the estate by Joseph Wigston around 1800. Most of this area is now managed by Enfield Council as a public park. However, the north-eastern and north-western corners are still used for agriculture, and a riding school and golf course occupy the south eastern corner of the estate.

Character analysis

2.7.2 The general appearance of the landscape has remained largely unchanged since the laying-out of the field system in the late 18th century. Its character is principally derived from the landform of rolling hills and the extent of tree cover. The northern part of the area occupies high ground on a ridge opposite the mansion and, whilst not a formally planned landscape, shows some evidence of being shaped to enhance views from the mansion. Much of the park to the north of the mansion consists of dense deciduous woodland, principally oak, but with a high proportion of hornbeam in the under-cover, which crowns the ridge along the northern boundary of the Conservation Area and forms a backdrop to views from the mansion over the lake. Though replanted and carefully managed over the last two hundred years, this is effectively ancient woodland, and is one of the few remaining areas that preserves the character of the pre-enclosure landscape of the chase. Nearer the lakes is grassland, enhancing the feeling of spaciousness around the mansion. Part of the grassland was converted into a golf course by Philip Sassoon c.1930. It has now been returned to parkland.

2.7.3 To the east of the mansion and its environs, the park-like character continues, but with no evidence of any apparently managed views. This area is cut off visually from the mansion by the rising ground and a screen of trees, a division reinforced by the siting here of a group of large former educational buildings (Bevan, Lake View and Wisteria blocks). A dewpond, a natural feature maintained to provide water for cattle and deer, is an interesting relic from the area's past as a deer park. It also has scientific interest as a rare habitat for several species of rotifers³².

³² Water-dwelling pseudocoelomate animals, typically 0.1-0.5mm in length, with two pairs of short antennae and up to five eyes.



Figure 26: Obelisk, from the mansion



Figure 27: Duchess's Column

2.7.4 The principal landmark in the northern part of Ferny Hill Farm and parkland is the obelisk. This vast monument was brought from Wrest Park by Philip Sassoon around 1930 and it terminates an important vista cut through the trees from the mansion. It also features prominently in the landscape when approaching the Conservation Area from the northwest, particularly along Ferny Hill.

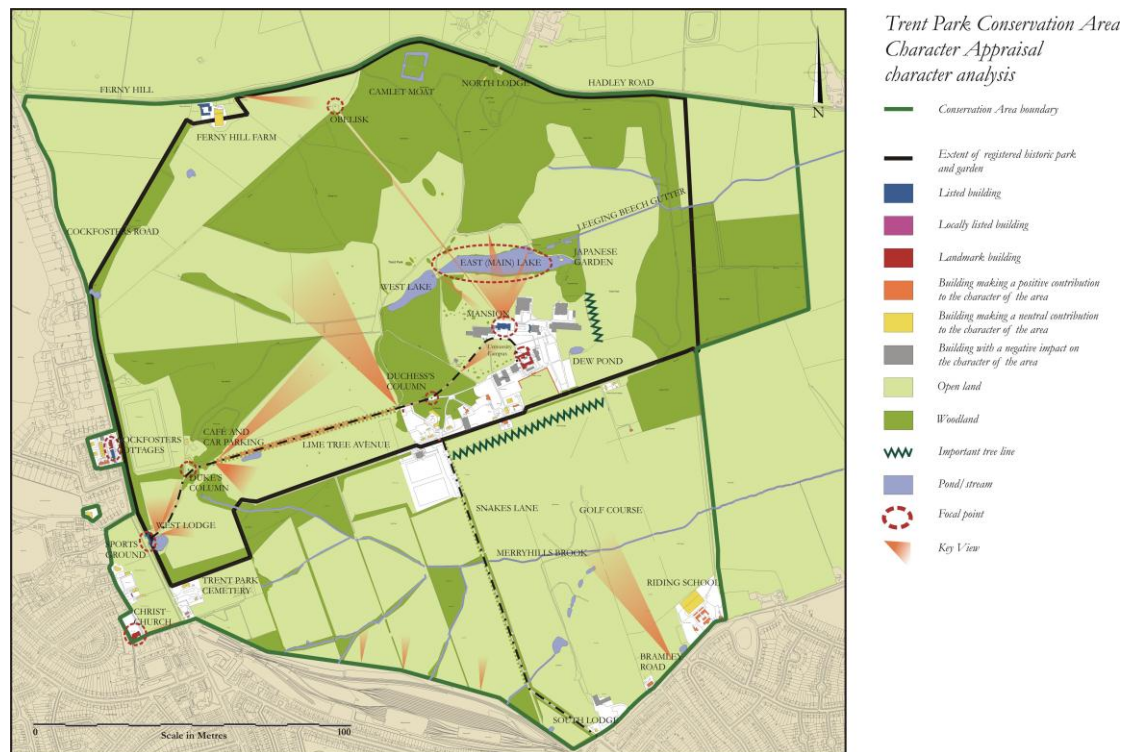


Figure 28: Character Analysis

2.7.5 To the west is the main entrance to the mansion, a splendid formal drive lined with lime trees originally planted in the 1830s, which follows a high ridge commanding views to the north and south. Two pillars, the Duke's column to the west, and the Duchess's column to the east, terminate vistas along the drive. Both were brought by Sassoon from Wrest Park c.1930 to commemorate the marriage of the Duke and Duchess of Gloucester. West of the Duke's column, the drive kinks south, becoming less formal, but still commanding good views over the valley to the east. A fine entrance gate, flanked by curved walls built of bands of red brick and stone (listed grade II), forms a dramatic entrance to the park from Cockfosters Road and dates from the Sassoon era. The ensemble is completed with a lodge at each end of the drive added by Francis Bevan. The Tudor-style, tile-hung West Lodge (1898, listed grade II, designed by John L Tee) is the more elaborate of the two.

2.7.6 The wild flower meadow to the north of the Cockfosters gate entrance is of nature conservation interest and scenic value. At the western end of the area, there is a long 'blind walk', currently being restored to full use.

- 2.7.7 The area around the Duke's column is cluttered with signage, security fencing and barriers. The column itself is flanked by a large poorly-sited signboard and a flag-post which detract from its setting. The café and car park to the north of the column are well-screened and located relatively discreetly. They do not appear in views of the historic landscape.
- 2.7.8 To the south east of the column, in the woodland area that terminates views to the south-west along the avenue, a "high wire aerial trek" has been constructed. At the time of writing, a new timber ticket booth for the facility was under construction and both it and the play area were very exposed. It is assumed, however, that the present Portakabin will be removed when the new building is complete, and the screening planting reinstated.
- 2.7.9 Swiss Lodge, at the east end of the avenue, is unimposing, but the mock half-timbering gives it a certain quirky charm. It is now used as a tea room and entrance to the animal centre. It is surrounded by poor quality wooden fencing, and a jumble of signage and garish plastic toys in crudely fenced children's play area detract from its appearance. In front of the cottage, the lime avenue is closed by a worn-out industrial-style steel security barrier.
- 2.7.10 South of Swiss Lodge is an animal sanctuary. It is within the woodland area and enclosed by fencing. It has little impact on the wider landscape, but it accounts for the much of the inappropriate signage around the lodge.



Figure 29: Lime Avenue, looking towards Duke's Column



Figure 30: West (Front) Lodge

2.7.11 The north-east corner of the character area, beyond the ridge and out of sight of the mansion, is given over to farmland. At first sight, this land, with its small fields enclosed by hedgerows, is indistinguishable from the surrounding landscape of rolling hills that stretches north towards Potters Bar. It does, however, have planned elements linked to the park and formal garden. The most significant is a shelter belt of trees which runs along the western boundary of the area, before turning north-east to cut across farmland in order to terminate views from the mansion to the northwest. This area is prominent in general views of the rolling countryside from Ferny Hill and Hadley Roads.

2.7.12 The southern part of the character area lacks the planned element of the north. The western section now forms part of the country park, but the past pattern of agricultural use is clearly visible, with hedgerows running north to south and dividing the area into long, rectangular fields. To the east, a golf course, complete with lakes, bunkers and stands of trees, has partially masked the historic field boundaries. The most striking feature of this part of the area is its atmosphere of seclusion, principally because it is screened from the suburban fringe of Oakwood by the London Underground depot and a fringe of trees and hedging along Bramley Road. Views from outside the Conservation Area are thus restricted to glimpses of the ridge occupied by the ancillary area from the underground line and trees from Bramley Road. Within the Conservation Area, views again are

principally of this ridge. Unfortunately, the only building prominent in these views is the sports hall, which does not make an attractive landmark.

- 2.7.13 The most striking element in this part of the Conservation Area is the entrance drive to the university campus along Snakes Lane, originally created as a service entrance to the mansion, probably in the early 19th century. It is now a substantial roadway, lined with an avenue of oak trees and curved modern lamp standards that give it a tunnel-like quality.



Figure 31: Ferny Hill Farm

Contribution made by key unlisted buildings

- 2.7.14 The most important of the other buildings in the area is Ferny Hill Farm, a late 18th or early 19th century farmstead with an attached barn, listed grade II. The farmhouse survives relatively unaltered. The barn appears to have late 17th or early 18th century features and was probably brought from another site when the farmstead was established as a "model farm" shortly after Enfield Chase had been enclosed and the Trent Park Estate formed by Jebb. The simple Georgian-style farmhouse has a strong presence on Ferny Hill road. The attached farm buildings, grouped around a compact courtyard are a rare survival of a once common building type, in a largely suburban neighbourhood.

- 2.7.15 The remaining buildings in this character area are estate cottages, lodges and farm buildings from the Bevan and Sassoon era. Due to their modest size and use of sympathetic building materials (mainly ragstone and red or

brown brick), these properties successfully blend into the wider landscape. The character of some of the houses has been damaged by the replacement of original windows with uPVC or aluminium units and roof slates with concrete tiles. A small number of modern portal framed barns and detached houses has little effect on the character of the area. These simple buildings lack any distinguishing features and are unobtrusive in the landscape. None is of special interest.

Negative and neutral areas

- 2.7.16 Trent Park Cemetery, which was created shortly after the Second World War on former agricultural land fronting Cockfosters Road, is the only neutral area within the character area. The formal nature of the cemetery, with its close-trimmed grass and ranks of head stones, is in distinct contrast to the parkland surrounding it. The open nature of the land has been retained, however: the only building, the chapel, is modest and set well back from the road, so does not intrude.
- 2.7.17 Three groups of buildings have a negative effect on the character of the area. Two, Oakwood Golf Club and Trent Park Hockey Club, are large sports facilities that are completely out of character with their rural surroundings. The negative impact of the golf club is heightened by obtrusive signage and the hedges around the club-house car park, which are thin and broken and so do not create an effective screen. The brightly coloured artificial surfacing on the hockey club's pitches and the tall fences and lighting columns surrounding them are more damaging to the appearance of the area than the clubhouse, though this building intrudes into views from the underground line.
- 2.7.18 A third group includes a modern petrol filling station, with an illuminated canopy, forming an uninviting gateway to Cockfosters. Adjacent, and dwarfed by the canopy, are the remains of a Victorian school, once an attractive building in a rural setting. Planning permission has been granted for a new development, which would retain the school house and replace the petrol station with a larger retail unit.
- 2.7.19 The water-works on Cockfosters Road is a securely-fenced urban utility site, well screened by planting. As such, it makes a neutral contribution to the Conservation Area. Despite its size, the large concrete water tower is well set back from Cockfosters Road and has little visual impact on significant views into or out of the historic landscape. Although the water tower has no architectural or historic association with the rest of the Conservation Area, it is of some intrinsic architectural interest. It is a reinforced concrete "hyperboloid" water tower of 1968 designed by E Percy and J M Milne for Lee Valley Water Co. This structural type has its origins in the late 19th century and the original design is attributed to

Vladimir Shukov (1853-1939). It is most commonly seen in power station cooling towers, although many water towers also make use of it.³³



Figure 32: Oakwood Golf Club, club house and car park

Camlet Moat

2.7.20 The important medieval moated enclosure known as Camlet Moat makes little visual impact on the wider area, as it is well screened by trees. Its significance as a scheduled ancient monument is dealt with in section 2.3). The dense trees are themselves an important constituent of the romantic setting of the site, lending it an atmosphere of abandonment that allows the visitor to feel, on arrival, that they are discovering the moat for the first time.

Summary – key characteristics

2.7.21 The key characteristics that contribute to the special interest of this part of the Conservation Area can be summarised as follows:

- *The surviving rural landscape.* The open nature of the park and associated agricultural land forms an important part of the wider landscape of the green belt.
- *The historic integrity of the estate.* Trent Park is unusual in the London area in that the estate holding remains intact and relatively undeveloped.
- *The important rôle of the park as a backdrop.* To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas.

³³ Information from British Water Tower Appreciation Society at <http://bwttas.blogspot.co.uk/> and Skanska Vattentornssällskapet (Scanian Water Tower Society) at <http://www.eber.se/>

- *Good groups of attractive historic buildings.* All of these are closely linked to the development of the estate, particularly Cockfosters Cottages and Ferny Hill Farm.

Problems and pressures

2.7.22 In the main, the Conservation Area remains in good condition, with its essential characteristics retained. There are, however, some particular issues threatening the character or appearance of the area:

- The poor condition of key buildings.* Several important buildings are in a poor state of repair. The appearance of others has been marred by inappropriate or poor alterations, particularly the replacement of windows and roof coverings and the painting of façades.
- Poor quality signage.* This is particularly evident at the entrance to Oakwood Golf course, the garages at the north end of Cockfosters Cottages and the entrance to the centre of Cockfosters.
- The presence of a group of poorly designed modern buildings in prominent positions.* Most visible are the Hockey Club, Oakwood Golf Club and 321 Cockfosters Road.

2.8 Character area D: Cockfosters Cottages

Spatial Analysis

2.8.1 Cockfosters Cottages were built along Cockfosters Road in the 19th century for the Bevans of Trent Park to house estate workers. They form a striking group that reflects the development of architectural taste through the century. Nos. 337-345 comprise a terrace of c.1800-20 in a modest Georgian style of red brick with small paned sash windows. Nos. 325-335 are a Tudor revival group, in yellow stock brick with four-centred arched porches, listed grade II and dating from 1837-1840. No. 321 is a late 19th century working men's club, a simple, single storey white painted building, has been added to the south end of the terrace. At right angles to the main road, Nos. 319-305 is a typical late-Victorian (c1870s) terrace, with unusual triangular dormers.

Character analysis

2.8.2 Although originally built in a relatively rural landscape, the terraces have an urban character, distinguishing them from the surrounding suburban development. Despite the variety of architectural styles involved, a degree of unity is provided by their consistent scale, building and eaves lines and use of brick and slate on low-pitched roofs. Small front gardens with picket fences soften the impact of the buildings, allowing them to complement the rural character of the opposite side of the road. A late 19th century working men's club, a simple, single storey white painted building, has been added to the south end of the terrace.

2.8.3 The cottages facing Cockfosters Road have some inappropriate replacement windows (including a few in uPVC). A side extension to No. 337, for which permission was granted in 2001, although it was not built until after 2005, is unfortunate. By contrast, the late Victorian cottages are well maintained, in a near original state, the principal change being the replacement of their front gardens with hard standing for cars. The use of gravel in many cases, matching the street surfacing, and the retention of picket fences along the side boundaries help to reduce some of the impact of these changes. The whole group is now subject to an article 4(2) direction, made in 2006 and the original detailing is thus, slowly, being recovered.

Summary: key characteristics

2.8.4 The key characteristics that contribute to the special interest of this part of the Conservation Area can be summarised as follows:

- *Cockfosters cottages*, which are an interesting and attractive architectural set piece, retaining both the atmosphere of rural estate cottages and many of the details that make such an important contribution to this type of building.



Figure 33: Cockfosters Cottages

Problems and pressures

2.8.5 The setting of the cottages is marred by the modern garage, complete with internally illuminated sign and a modern house - a poorly detailed and ill-proportioned copy of the adjacent buildings - that dominate the corners at each end of the terrace fronting Cockfosters Road. A further modern development to the rear, which attempts unsuccessfully to replicate the late Victorian cottages, has a relatively neutral effect due to being largely hidden behind the older buildings.

2.9 Character area D: Chalk Lane

Historic form and use

2.9.1 This part of the Conservation Area is anomalous in that it has never been part of the Trent Park estate. It originated as part of West Farm, originally

one of the principal buildings in the centre of the hamlet of Cockfosters. Although West Farm was owned by the Bevan family in the 19th century, it was not merged with the rest of estate and was retained by the Bevans after Trent Park was sold to Philip Sassoon. Apart from Dacre Cottage, the buildings that made up the historic hamlet of Cockfosters have largely been replaced by 20th century suburban development.

Spatial analysis

2.9.2 The centre of the character area is the rectangular sports ground, which is surrounded on three sides by formally arranged suburban housing. The sports ground is primarily functional and separated by high hedges from the housing surrounding it: although the public has had full access to the fields since 1939 and they are well-used for recreational purposes, the area lacks any of the characteristics of a traditional village green. The spire of Christ Church, southwest of the sports ground, dominates the area. To the south-east, the density of development intensifies, with a large block of modern office block on the corner of Chalk Lane and Cockfosters Road forming the gateway to Cockfosters town centre. The fourth side of the sports ground is bordered by Cockfosters Road, the main thoroughfare in this part of the area and the western boundary of Trent Park. In contrast to the surrounding suburbs, the character area is comparatively rural in its nature, the main feature being a fringe of trees.



Figure 34: Cockfosters Cricket Ground

Character analysis

2.9.3 There is little of special interest in this part of the area. Its main contribution to the character of the Conservation Area as a whole is the

open sward of the sports ground and the hedges surrounding it, which provide an attractive green setting to the western entrance to Trent Park opposite.

- 2.9.4 The area does have some attractive aspects, however, principally the rural nature of Chalk Lane, which, for much of its length, is a pleasant winding lane, bounded by a hedge on the cricket pitch side and without a footway.

Contribution made by key unlisted buildings

- 2.9.5 The most notable building in the area is Christ Church, which is an important local landmark, with a highly visible spire, particularly in views from Cockfosters underground station. The church, built in 1839, is of stock brick, like many of the Bevan-era estate buildings. It is a late and undistinguished example of the plain Commissioners' Gothic style. It was paid for RCL Bevan of Trent Park, whose tomb stands in the pleasant graveyard. The other buildings within this part of the Conservation Area are either simple 19th century cottages that make little contribution to the streetscape and have been damaged by inappropriate alterations, particularly uPVC windows (notably Dacre Cottage, which is locally listed), or relatively modern structures associated with the sports field. Good screening by trees and hedges neutralises the impact of these generally unattractive structures.



Figure 35: Christ Church

- 2.9.6 A group of buildings in the adjoining LB Barnet's Monken Hadley Conservation Area, including the 1930s Cock and Dragon Inn and the adjacent neo-Georgian office block of similar date, contributes to the setting of the Trent Park Conservation Area. West Farm House (now West Farm Court), is situated to the west of the playing fields behind a thick hedge: the original farmhouse is now barely identifiable behind later alterations and extensions. It is locally listed by LB Barnet. It is surrounded by later housing and only its brick boundary wall to Chalk Lane contributes to the setting of Trent Park Conservation Area³⁴.
- 2.9.7 The only other 19th century building in the area associated with Cockfosters before the suburban development that replaced its rural character was The Cottage, at 17 Games Road. Its site formed an island, detached from the remainder of the Conservation Area, but contiguous with the Monken Hadley Conservation Area in Barnet. The Cottage was demolished c2010 and replaced with a new residential development known as Bolingbroke Close.



Figure 36: New development on the site of The Cottage, 17 Games Road

Summary – key characteristics

- 2.9.8 While of importance for recreational purposes and as a green lung separating large areas of housing, this part of the Conservation Area has

³⁴ See: London Borough of Barnet *Monken Hadley Conservation Area Appraisal 2007*, pp42-44

little intrinsic architectural or historic interest. Its most significant characteristics in terms of the wider Conservation Area are:

- *The sports ground*, which provides a green backdrop to the western entrance to Trent Park.
- *Christ Church*, a local landmark historically associated with the estate and built by its 19th century owner, RCL Bevan.

Problems and pressures

2.9.9 Due to the limited interest of the character area, there are few problems or pressures. The most significant issue is the introduction of poor quality alterations, particularly replacement windows, which have damaged the appearance of some of the older properties.

2.10 The public realm

2.10.1 Much of the Trent Park Conservation Area comprises privately-owned land to which there is extensive public access as part of the Country Park, and, until recently, the university campus. The condition of numerous semi-private roads, parking areas and various structures and facilities associated with the Country Park is variable. There is a good deal of clutter, inappropriate signage, and poor quality fencing and gates. However, the most sensitive public areas, such as the Japanese garden and footpaths to the north of the lake are well maintained. The vacant campus is inevitably somewhat neglected, poorly maintained and rubbish-strewn. Much of the insensitive street furniture and clutter associated with Middlesex University remains. It must be assumed that the redevelopment of the campus will address these issues. The cemetery and water-works are in good condition. Cockfosters Road is a very busy main road and its verges are polluted and littered as one might expect and the pedestrian environment is poor. However, only Cockfosters Cottages are directly affected by this. Chalk Lane is an attractive well-maintained road with a semi-rural character.

3 SUMMARY OF SPECIAL INTEREST

3.1.1 The key characteristics that give the Trent Park Conservation Area its special interest can be summarised as follows:

- *The Trent Park estate, on whose boundaries the Conservation Area is drawn, is an unusual survival in Greater London in that it has remained undeveloped; the educational occupation retained consistency of use by one evolving institution for nearly fifty years.*
- *The Conservation Area lies within the Green Belt, and approximately half its total area (between Snakes Lane and Hadley Road) is included at grade II in the non-statutory English Heritage "Register of Parks and Gardens of historic interest". The designation confirms the value of this part of the Conservation Area as designed landscape and gardens integrated with the statutorily listed mansion.*

- *The heart of the Conservation Area is a distinctive ensemble of important historic buildings and structures associated in their present form with the ownership of Sir Philip Sassoon.* The focus of the Conservation Area, the mansion, is statutorily listed at grade II, as are the orangery, the Wisteria Walk, the gate piers at Cockfosters Road, the various statuary in the gardens and the obelisks.
- *The topography which influenced the siting of the mansion, with its ancillary buildings and designed landscape, still plays a dominant rôle in determining the distinctiveness of the Conservation Area.* The house is situated on the north face of an east-west ridge, which gives views to the northward ridge across the lawns and lake.
- *The historic integrity of the estate has been largely preserved, with patterns of land use, well-defined groups of buildings and many landscape features surviving.* The evidence of 18th, 19th and early 20th century infrastructure, landscape design and buildings overrides the additions and demolitions from the second half of the 20th century, which have been largely negative or neutral in their effect on the Conservation Area.
- *The estate retains evidence of layers of change resulting from successive ownerships, uses, functions and fashions.* The walled garden, for example, survives from the Jebb era, Cockfosters Cottages from Bevan's time, and the major re-facing of the mansion and the building of the swimming pool and the orangery from Sassoon's ownership.
- *Trees constitute a very important element in the Conservation Area,* whether single specimens, as on the Georgian lawn, as small stands, large clumps and woodland, or as wide bands on the horizon which have a key role in defining the edges of the estate, or of character areas. In some locations, the trees are vital in masking insensitive later buildings.

4 SUMMARY OF ISSUES

The issues currently affecting the Conservation Area fall into five groups:

4.1.1 *Issues associated with the largely vacant university buildings and their surroundings*

- Since Middlesex University moved out, little or no maintenance has been carried out to its buildings or their settings and even the buildings that remain in use have deteriorated. Whilst this does not constitute an immediate threat in most cases, the buildings that make a positive contribution to the site are to some degree at risk as long as they remain vacant. The north terrace and steps are now in a dangerous condition and at risk of partial collapse.
- The post-1947 Middlesex University buildings may be replaced in due course and, in line with Enfield Council's *Planning Statement* of July 2012, a comprehensive, agreed, master plan or planning brief will be required to establish a form of development appropriate to the historic significance of the area, as well as other relevant local policies.

4.1.2 *The need for integrated management of the designated historic landscape and its setting*

- The university campus, the country park and the surrounding land are managed separately with different priorities, design regimes and approaches to the conservation of the historic landscape. The conservation area would benefit from an integrated approach, based on a sound understanding of its historic significance as set out in the EH/GHS document *The Designed Landscape at Trent Park Middlesex*.
- Some damaging demolition and truncation of earlier features has taken place over the last forty years, most notably the demolition of the home farm buildings to make way for a car park. Consideration should be given to remedying some of the effects of this, for example by reinstating the historic walled garden and relocating some or all of the car-parking.

4.1.3 *The lack of protection afforded to important unlisted buildings in the Conservation Area*

- The stable block, walled garden and gardener's bothy were proposed for statutory listing in 2002, but were rejected because of the extent of alteration. This potentially leaves these buildings vulnerable to further damaging alteration, since protection under Conservation Area legislation depends on the interpretation of 'material development'. However, their status is arguably that of curtilage buildings of the mansion, and therefore subject to listed building control³⁵. This group has considerable historic interest and the buildings make an important

³⁵ They are and always have been subservient to the mansion, and in common ownership with it.

contribution to the special interest of the Conservation Area: restoration to their original form would not be conjectural.

- Inappropriate alterations to the important survivors of the earlier ownerships – for example, the stable block and Cockfosters Cottages – have taken place, which have reduced their architectural and historic interest (and, in the case of the stables, have rendered the building unlistable.) Many of the other estate buildings that contribute positively to the character of the area have been marred by unsympathetic alterations such as uPVC windows.

4.1.4 *The poor standard of treatment of roads, paths and outside spaces*

- The standard of design and specification for street furniture and service functions has been poor.
- Obtrusive security barriers seriously affect the character of the approaches to the site
- Roads and footpaths are surfaced in inappropriate materials, such as concrete and tarmac, poorly maintained
- The car parking in front of the Jebb wing seriously affects views of the mansion

4.1.5 *The poor quality of signage*

- There is a large amount of obsolete signage on the site associated with Middlesex University, which should be removed as a condition of any new development. The golf course has very poor quality signage, although this does not directly affect any historic buildings or significant features. There is a large amount of intrusive, badly designed and located signage associated with the country park.

5 BIBLIOGRAPHY AND CONTACT DETAILS

5.1 Bibliography

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

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

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

Alan Baxter Associates *Trent Park Campus, Middlesex University, Conservation plan* 2005

Trent Park Conservation Area Advisory Committee *Trent Park Conservation Area Character Appraisal* 2002

Trent Park Conservation Area Advisory Committee *Trent Park Conservation Area character appraisal Christchurch, Cockfosters sports grounds and The Cottage, Games Road* 2002

Trent Park Conservation Area Advisory Committee *Trent Park West Conservation Area Character Appraisal* 2002

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)

English Heritage PPS 5 Practice Guide (2010)

English Heritage *Understanding Place: Conservation Area Designation Appraisal and Management* (2011)

The Enfield Plan: Core Strategy (adopted 2010)

The Enfield Plan: Draft Development Management Document (2012)

Enfield Unitary Development Plan (1994) (saved policies to be replaced when DMD is adopted)

London Borough of Barnet *Monken Hadley Conservation Area Appraisal* (2007)

5.2 Contact details:

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

6 APPENDICES

6.1 Listed buildings (*all grade II*)

Trent Park House

Monument to south-west, near the east end of the avenue of park (Duchess's Column)

Monument to south-west, near the west end of the avenue of park (Duke's Column)

Obelisk near north-west angle of park

Statue of Actaeon to left of main entrance to mansion

Statue of Venus to right of main entrance to mansion (GV)

Pair of gate piers, approximately 25 metres to south-west of main entrance of mansion (GV)

Urn on pedestal approximately 120 metres north-west of mansion (GV)

Statue on north-west end of terrace of mansion (GV)

Pair of sphinxes flanking steps on east side of terrace (GV)

Orangery with front terrace and wall with sphinxes (GV)

Pergola, known as Wisteria Walk to south-east of former stable block (GV)

Gate pier with gate at south-east end of Wisteria Walk (GV)

Sculptures to north-east and north-west of terrace of the mansion (GV)
Statue approximately 20 metres north-east of terrace at Trent Park
Statue approximately 12 metres north-west of terrace at Trent Park
Front Lodge at Trent Park, Cockfosters Road
West entrance gateway to Trent Park, Cockfosters Road
Bollards at west entrance gateway to Trent Park, Cockfosters Road
325-35 Cockfosters Road
Farmhouse and barn at Ferny Hill farm

6.2 Registered Historic Parks and Gardens

Trent Park (grade II)

6.3 Locally listed buildings

Dacre Cottage, Chalk Lane

6.4 Unlisted buildings making a positive contribution to the area

Dairy House and Dairy
Christ Church

6.5 Criteria for assessing unlisted elements

(From English Heritage's 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 eg 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?

Original appraisal prepared by Jenny Pearce and Richard Peats. Appraisal review undertaken by Michael Copeman; maps prepared and updated by Richard Peats