

Church Street, Edmonton  
and  
Fore Street Edmonton  
Conservation Area  
Enfield  
Character Appraisal



Reviewed and updated

Approved  
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## SUMMARY

The Church Street and Fore Street, Edmonton Conservation Areas character appraisal was originally adopted by the Council and published in 2006, revised 2009. It was reviewed and updated during September and October 2013 by the Drury McPherson Partnership and again by the Council in 2014. This document is based on the report prepared by Drury McPherson Partnership in 2013-14. The text was reviewed and revised by Enfield Council in 2015 and the conclusions and recommendations are those drawn up by the Council. The appraisal now contains updated and corrected text and new photographs taken in 2013 and 2016. The original maps have been amended where appropriate. The appraisal should be read in conjunction with the revised Church Street and Fore Street, Edmonton Conservation Areas Management Proposals (CAMP) [in part 2 of this document], which contain management recommendations that flow from the revised appraisal.

The management proposals for the area (adopted and published by the Council in 2009) recognised that the historic built environment had been degraded over many years and that it was vulnerable to further erosion. The CAMP made a number of recommendations intended to halt this decline, and to sustain the investment made prior to 2006 under the Heritage Economic Regeneration Scheme (HERS) grant scheme. The key recommendations were to extend the boundary of Fore Street Conservation Area, to create a legible spatial experience based on the identity of the Street itself, linking what were otherwise unconnected “islands” of historic buildings. This was intended to provide for a coherent *area* management strategy that would extend the benefits of heritage-based regeneration to the area (and the local communities) as a whole, rather than repairing buildings in isolation. It was hoped that it would also sustain the public investment in historic buildings by contributing to the economic regeneration of the area as a whole.

The CAMP emphasised that the essential complement to the designation was “diligent monitoring and, if necessary, planning enforcement action”, particularly with regards to “incremental changes” including “satellite dishes... uPVC windows... poor quality... shop-fronts... and overly large internally illuminated signage.” Other key proposals were pro-active engagement with the local community by the Council, to ensure that the value of conservation area designation was shared, and that support (such as design guidance) was available. It was also acknowledged that grant aid would be a “key factor in the success of such a strategy”. It was recognised that the Council would need to play its part in ensuring that works to social housing blocks in the area were undertaken to appropriate conservation standards, a suitable highways management strategy was adopted, the maintenance backlog in the public realm addressed, and open spaces in the public realm improved.

Unfortunately, only some of the management proposals have been realised to date, apart from the tree planting in Fore Street and a more sympathetic management regime in All Saints Churchyard. Welcome as these are, there has been further degradation of the historic built environment and the public realm. The absence of conservation area planning controls means that the parts of Fore Street proposed for designation in 2006 now mostly have been too altered to merit designation.

In 2006, Fore Street Conservation Area was considered to be of marginal quality, but it was believed that a successful management strategy could recover some of what had been lost and secure its future. The strategies proposed to address the problems in 2006 through linear designation were not implemented and owing to changes in the intervening period are no longer viable. However, clusters of historic buildings along Fore St. remain sufficiently unaltered to justify their inclusion. National Planning Policy Guidance policy 127 is clear that only those areas which justify designation should be designated part of a conservation area. It is therefore proposed to redraw boundaries to the south of North Circular on Fore St to exclude the parts of those areas most affected, and to concentrate attention on groups of higher quality. Individual buildings of quality will be considered for inclusion on the Council’s local list.

Unlike Fore Street, Church Street Conservation Area retains more of its underlying heritage merit. It has also been eroded in recent years, but the area retains a distinct spatial coherence and historic integrity. In this context, a clear commitment to conservation as a central consideration in determining planning applications, and a rigorous planning enforcement policy could, over time, ameliorate much of the damage.

It is therefore proposed to de-designate part of Fore Street Conservation Area, south of the North Circular, on the west side between 151 and 179 Fore St and 2 Sterling Way and on the east side between 120-150 Fore St. Most of the important buildings are already protected by statutory listing, but 196 and 198 Fore Street may also be worthy of statutory listing and could be put forward for consideration. The Local Heritage Review may also identify further inclusions. In the absence of permitted development rights ordinary planning controls should be adequate to protect what remains of the character of the unlisted buildings and strike a balance between commercial and environmental considerations.

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### 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’<sup>1</sup> 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 area<sup>2</sup>. 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 rights<sup>3</sup>. The result is that planning permission is required for these changes.

#### 1.2 The purpose of a conservation area appraisal

- 1.2.1 A conservation area character appraisal aims to define the qualities that make an area special. This involves understanding the history and development of the place and analysing its current appearance and character - including describing significant features in the landscape and identifying important buildings and spaces. It also involves recording, where appropriate, intangible qualities such as the sights, sounds and smells that contribute to making the area distinctive, as well as its historic associations with people and events.
- 1.2.2 An appraisal is not a complete audit of every building or feature, but rather aims to give an overall flavour of the area. It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character.
- 1.2.3 This appraisal of the Church Street Edmonton and Fore Street Edmonton Conservation Areas supports Enfield Council’s commitment in The Enfield Plan (Core Strategy adopted 2010), and its duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of the conservation areas and to consult the public about the proposals. The assessment in the appraisal of the contribution made by unlisted buildings and other elements to the character of the Conservation Area is based on the criteria suggested in Historic England (formerly English Heritage) guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

#### 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 Church Street, Edmonton is situated in the south-east quarter of the present Borough, the historic focus of a separate parish then, from 1894, an Urban District, and finally, from 1937 until 1965, the Borough of Edmonton<sup>4</sup>. The Conservation Area covers the eastern end of a long main road, the B154, which connects the historic centre of Edmonton with that of Enfield (via the A105). Centred on the medieval parish church of All Saints, it is all that survived 1960s redevelopment of most of the historic village centre of Lower Edmonton, around Edmonton Green. It was first designated as the Church Street, Edmonton Conservation Area in 1970, and extended in 2002.
- 1.3.3 Fore Street, Edmonton, which runs south from Church Street on the eastern side of the railway, is an historic main road leading north from London, which attracted ribbon development from the 17<sup>th</sup> century. This in turn was extensively redeveloped as the commercial and administrative core of a suburban hinterland that developed from the late 19<sup>th</sup> century. Three separate sections of Fore Street were designated a conservation area in 2002 and are referred to as: Fore Street (North) – being Lower Edmonton; Fore Street (Angel) – being The Angel, Edmonton; and Fore Street (South) – being Upper Edmonton.

<sup>1</sup> Planning (Listed Buildings and Conservation Areas Act) 1990 s.69

<sup>2</sup> *ibid*, Section 72

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

<sup>4</sup> VCH *Middlesex* V (1976), 178-9

1.3.4 The boundary of the Church Street, Edmonton Conservation Area was amended in 2009 to exclude two areas no longer of special architectural or historic interest. The boundaries of the two former conservation areas now abut to form the Church Street – Fore Street Conservation Area.

## 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 amongst other things requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. The Enfield Plan sets out a basic framework of conservation policies (Core Strategy: *Core Policy 31*, Development Management Document: *DMD 44*) for all areas. This conservation area character appraisal will be used to support the conservation policies that form part of the Core Strategy.

## 2 APPRAISAL OF SPECIAL INTEREST

### 2.1 Location and setting

2.1.1 The Conservation Areas are located in the south-east of the Borough, some 2½ miles (4km) from Enfield Town. The southern end of the Fore Street Conservation Area lies just to the north of the border with Tottenham in the London Borough of Haringey.

2.1.2 Fore Street runs north-south approximately parallel to and about 1¼ miles (2km) west of the River Lea, just above the flood plain. The land is virtually flat north-south and rises only very gently to the west, so there are no notable views out, other than of high rise residential blocks. The setting is wholly urban, and the hinterland has been increasingly densely developed and redeveloped since the late 19<sup>th</sup> century. The only significant open spaces in the wider area are Pymmes Park, Craig Park and the Montagu Road Cemeteries.

2.1.3 The subsoil is mainly gravel overlain by valley brickearth. Two streams meander across the area from west to east, draining to the River Lea. Salmon's Brook runs in a culvert under the northern section of Fore Street, but is not visible at street level within the Conservation Area. Pymmes Brook, canalised since 1921, flows under Fore Street, just to the north of the North Circular Road.

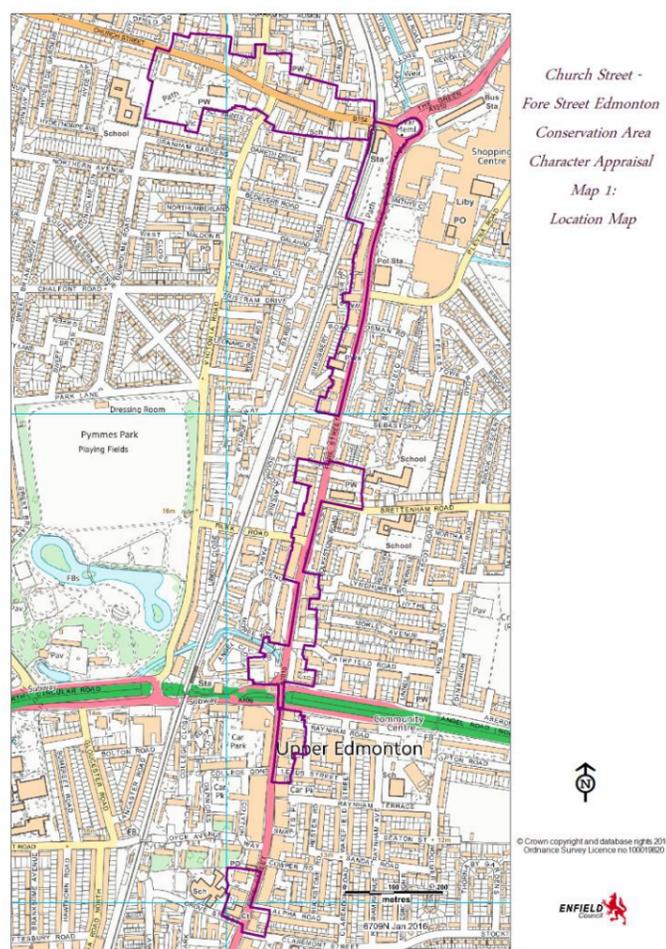


Figure 1: Location Map

### 2.2 Historical development

2.2.1 The name Edmonton is of Anglo-Saxon origin, 'Eadhelm's Farm'<sup>5</sup>. The ancient parish lies on the west side of the River Lea, astride the main road from London to Hertford and beyond, known in the medieval period as High Street, and

<sup>5</sup> Gover GEB, Mawer A & Stenton FM, *Place Names of Middlesex* (1942), p68

certainly from the 16<sup>th</sup> century as Fore Street<sup>6</sup>. Its historic centre was around the parish church of All Saints, just west of the junction of Church Street and Fore Street, and later around Edmonton Green at the junction, the area collectively being known as Lower Edmonton. This was in contrast to Upper Edmonton, about ¾ mile (1km) to the south and, by the 16<sup>th</sup> century, also a significant focus of settlement, where Fore Street crossed Pymmes Brook and formed a junction with Angel Road, now part of the North Circular Road. Fore Street was turnpiked in 1713 and has been variously improved since, although from 1923-4 it was superseded by the Great Cambridge Road as the principal north-south highway<sup>7</sup>.

2.2.2 Development along Fore Street, around the two centres, was well in hand by the 17<sup>th</sup> century, appearing on John Ogilby's map of 1675, *The Road from London to Barwick* [Berwick]. In 1715, Daniel Defoe wrote:

"Newington, Tottenham, Edmonton, and Enfield stand all in a line north from the city; the increase of buildings is so great in them all, that they seem to a traveller to be one continued street; especially Tottenham and Edmonton, and in them all, the new buildings so far exceed the old, especially in the value of them, and figure of the inhabitants, that the fashion of the towns is quite altered. There is not anything more fine in their degree, than most of the buildings this way; only with this observation, that they are generally belonging to the middle sort of mankind, grown wealthy by trade, and who still taste of London; some of them live both in the city, and in the country at the same time; yet many of these are immensely rich."<sup>8</sup>

2.2.3 Development gathered pace during the 18<sup>th</sup> century, as fashionable residents were attracted by the regular coach services to London. By 1801, there were 101 dwellings in Lower Edmonton and 51 in Upper Edmonton, at Church Street and the Green. Despite its rapid growth, it was not until 1839 that an Anglican chapel was established in Upper Edmonton; in 1851, with the building of St James' Church in Fore Street, it was created a separate parish.

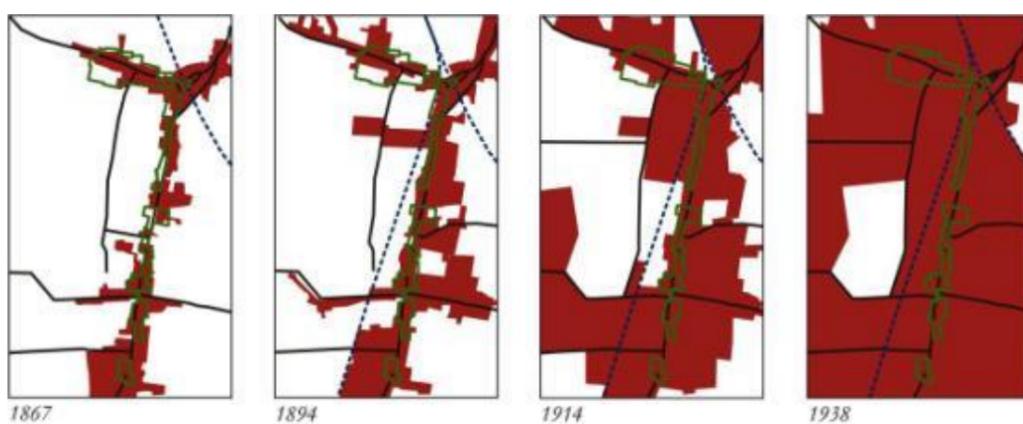


Figure 1: The development of Church St and Fore Street Edmonton 1867-1938

— Road    - - - - Railway    — Conservation Area boundary    ■ Developed land

Figure 2: Historical development 1867-1938

2.2.4 In the 19<sup>th</sup> century, Edmonton became less exclusive, but continued to grow. The first railway station at Church Street was opened in 1849, on the branch line to Enfield town, and by 1867 most of the Fore Street frontage between Upper and Lower Edmonton had been built up. A new line from Bethnal Green served both Upper and Lower Edmonton from 1872, but extensive suburban development was slow in following, only really gathering pace from the 1890s. Most was working class housing: 'each good house was one after another pulled down and the district given up entirely...to the working man'.<sup>9</sup> Virtually all the open land in the area, save for public parks and cemeteries, had been developed by the late 1930s.

<sup>6</sup> VCH Middlesex V, 133

<sup>7</sup> VCH Middlesex V, 113, 135.

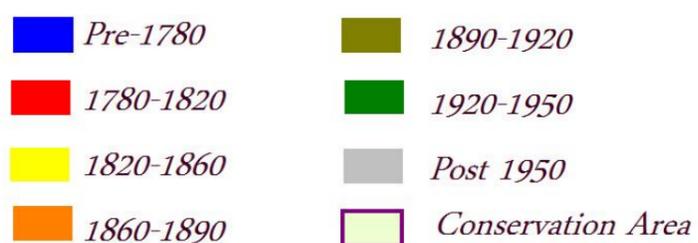
<sup>8</sup> For an abbreviated version see *A tour through the whole island of Great Britain* (1724-7), II.3, p127

<sup>9</sup> VCH Middlesex V, p143



*Church Street Edmonton and Fore Street Conservation Areas Character Appraisal*

*map 2: Church Street & Fore Street (North) Historical Development*



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Figure 3 (and opposite): Building dates



*Church Street  
Edmonton and  
Fore Street  
Conservation Areas  
Character Appraisal  
map3:  
Fore Street (Angel  
and South) -  
Historical Development*

- Pre-1780
- 1780-18920
- 1820-1860
- 1860-1890
- 1890-1920
- 1920-1950
- Post 1950
- Conservation Area



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- 2.2.5 A key consequence of this development of the hinterland was the transformation of Fore Street into the principal shopping street in both Upper and Lower Edmonton. The front gardens of polite houses were built over to form shops ('bungalow fronts'), whilst others were redeveloped entirely, particularly in the decade or so around 1900. The inter-war years saw further sporadic redevelopment. Between these two poles, some residential elements remained, although interspersed with public buildings like the Police Station and Library. The commercial activity spilled over into the eastern end of Church Street, the north side being redeveloped as shops from 1931.



Figure 4: Edmonton Town Hall

- 2.2.6 The coming of the railway meant that, in the later 19<sup>th</sup> and early 20<sup>th</sup> century, the centre of Lower Edmonton focused on Edmonton Green, obliterated in 1965-74 by a 'concrete conglomeration'<sup>10</sup> of shopping centre, car parks and flats, which turned a blind back on its surroundings. A new Edmonton Town Hall was built in 1884 at the junction of Fore Street and Knight's Lane<sup>11</sup>; designed by G Eedes Eachus, extended 1902-3 by W Gilbee Scott; it was demolished, with the other civic buildings here, in 1989. Plans for a new civic centre were abandoned following the merger of the Boroughs of Edmonton and Enfield in 1965. The area to the south, halfway to Upper Edmonton, had already been redeveloped for housing in 1950, to plans by Sir F. Gibberd. What now remains of the 19<sup>th</sup> and 20<sup>th</sup> commercial and civic centre of Lower Edmonton is therefore limited to two peripheral areas, at the east end of Church Street and on the west side of Fore Street, separated by an open space between the road and the railway. In consequence, these surviving historic areas became economically marginalised, now all too apparent in the poor condition of the buildings.
- 2.2.7 Redevelopment in Upper Edmonton has been similarly comprehensive, but has at least left Fore Street south of the North Circular Road enclosed by shops on both sides. The sinking of the North Circular Road itself into an underpass in 1997 restored some connection northwards, but Fore Street beyond the underpass has been too much widened and redeveloped, and has too few active frontages on the east side, to function as a conventional shopping street; most of the life and vitality is in the three shopping parades on the west side, experienced sequentially. Frontage buildings predating the former Borough of Edmonton's enthusiasm for comprehensive redevelopment are now confined to isolated pockets, rarely on both sides of the road. The designation of these as the Fore Street Conservation Area in 2002 represented a fundamental reversal of previous post-war planning policy for the area.
- 2.2.8 Edmonton Green Shopping Centre was partly redeveloped in 2007, when phase one of an intended, comprehensive scheme was completed. This provided housing and community facilities, refurbished the multi-story car-park and, added new retail units, but the shopping centre is still effectively self-contained and separated from the traditional shops in Fore Street by a wide expanse of car-parking and the ramp to the multi-storey. New buildings of 6-10 storeys have been added to the north-west end of the centre.

### 2.3 Archaeology

- 2.3.1 The Lea valley would have been a focus of settlement from at least the Neolithic period. The recorded pattern of medieval and early modern land allotment suggests, by analogy with similar areas in the region, a pattern of rectilinear landscape division established by the Roman period, and the area along the valley remaining in more or less continuous agricultural use down to the 19<sup>th</sup> century. Settlement would have been related to this pattern, and particularly to the spine route which was formed by Ermine Street, leading north from London. Fore Street represents a medieval diversion from the Roman road, beginning at what is now the borough boundary.
- 2.3.2 The manor of Edmonton was held by the Sheriff of London and Middlesex, Ansgar the Staller, at the time of the Norman conquest in 1066. A rectangular area with All Saints Church in the centre of its western side, straddling the line of Ermine Street, was still very clearly defined by plot boundaries and lanes in 1867 (p11). Its antiquity is clear from the way Church Street changes course to either side of it. It probably represents the enclosure surrounding the hall, church and other manorial buildings. The vicarage lay to the south-east of the church by the 13<sup>th</sup> century. The whole area within the enclosure deserves close archaeological attention.

<sup>10</sup> Cherry, B and Pevsner, N, *London 4: North*, 1999, p430

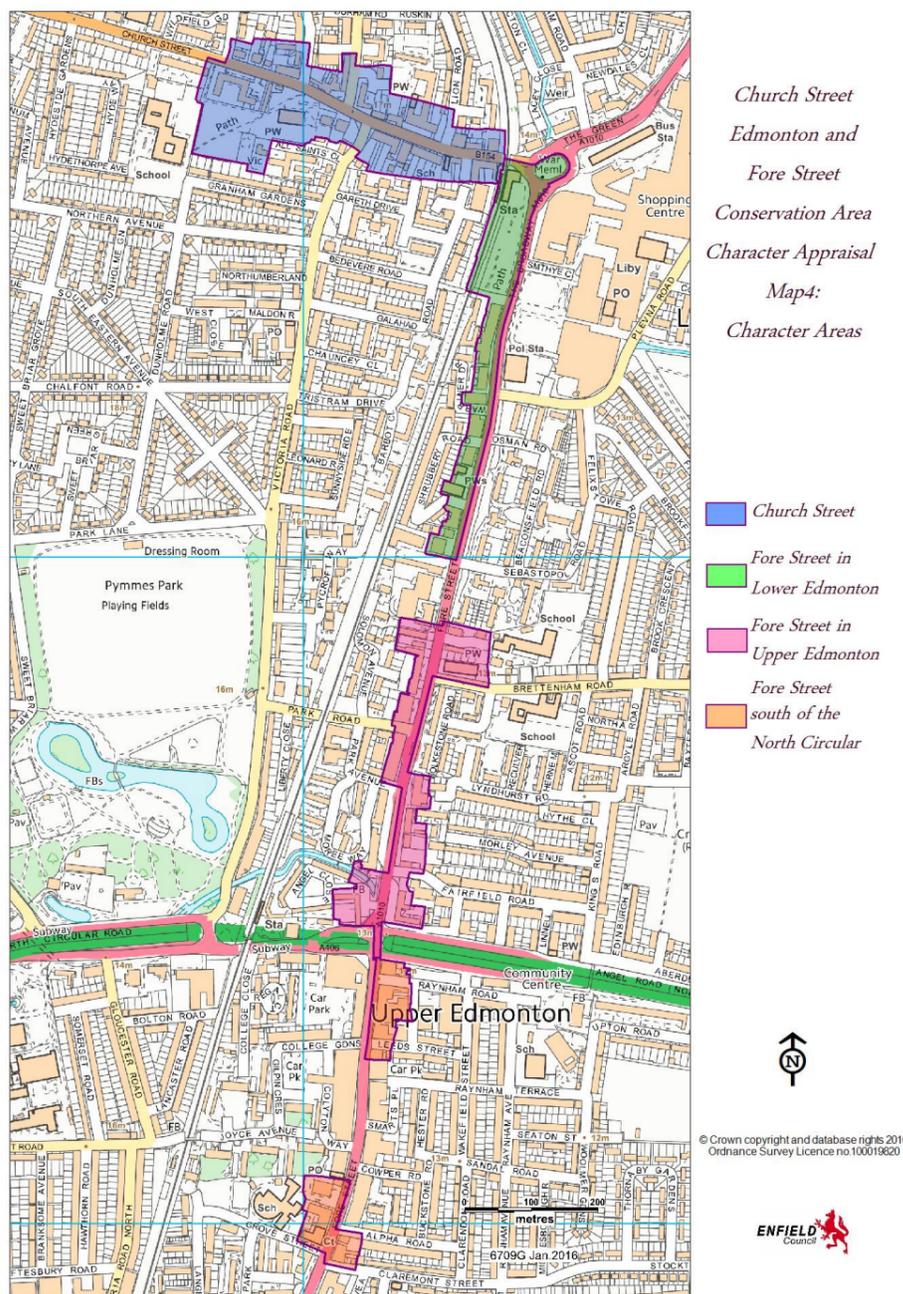
<sup>11</sup> Dalling, G, *Southgate and Edmonton past*, 1996, fig 110

## 2.4 Identification of character areas

2.4.1 Church Street forms an area in its own right, separated physically and visually from Fore Street by the railway. The historic pattern of development in Fore Street suggests a basic division into Upper and Lower Edmonton. Of Lower Edmonton, the early medieval focus around All Saints' Church and its subsequent development as one of the limbs of the settlement focused on Edmonton Green is sufficiently distinct from the later and extant development of the southern limb along Fore Street to treat them as separate character areas. This is Character Area A: Church Street, Edmonton Conservation Area.

2.4.2 In Upper Edmonton, the character of the areas north and south of the North Circular Road is also sufficiently different to treat them separately, despite this difference being substantially due to severance by the road and different patterns of redevelopment over the past 50 years. However, the whole length of Fore Street between the North Circular and Edmonton Green has many factors in common, and any division of it between Upper and Lower Edmonton is somewhat arbitrary. The common factors here are therefore considered together (pp 23-35). Problems and pressures facing all the character areas are summarised together at 3.8 and 3.9 below, although particular issues are mentioned in each appraisal.

Figure 5: Character areas



## 2.5 Character Area A: Church Street

### *Spatial analysis*

2.5.1 Church Street provides the spine of the Conservation Area and its sinuous course, running from west to east through the early enclosure, ensures that views along it are both limited and unfolding. Buildings at the western end tend to be set back from the frontage, of diverse form, with framed, but mostly disappointing views between them to spaces and buildings behind (and mainly beyond the Conservation Area). East of Victoria Road, however, terrace blocks or long frontages predominate, first with minimal front areas, then, beyond Lion Road, rising from the back of the pavement itself. In the course of the street, therefore, there is a sense of progression from suburban west to fully urban east; from a relatively open and loose space, to a tightly enclosed one, culminating in the railway bridge closing the east end of the street. Beyond the bridge, a modern space reveals itself with views of the tall residential blocks beyond. Travelling in the opposite direction suggests a more dramatic transition, because Church Street appears to be deflected north around the churchyard, which comes into view from as far away as the Lion Road junction and the churchyard forms a long break between buildings on the southern road frontage, although it is given definition by substantial mature plane trees. Only in the centre of the area, around the junctions of Winchester Road and Victoria Road, has the continuity and containment of Church Street been

seriously eroded, by the loss of the former fire station buildings on the west corner of Winchester Road and the suburban bell-mouth of the Victoria Road junction and the adjacent, rather bleak, open space to the south-east. There has been a greater attempt to make the northern corner, with its 'quill pen' bench, a punctuation in the street that is of some social value.

2.5.2 The Conservation Area is generally limited to the frontage buildings and some or all of their historic plots, laid out more or less at right angles to the street. These plots are mostly regular subdivisions within historic land parcels, but the earlier developments, like nos. 37-45, are more irregular. Interspersed with these development blocks are side streets, many of which were introduced to facilitate the development of building estates beyond the Conservation Area. To the south-east, one such area was redeveloped in the post-war period and again in 2005. The original connecting route (Cedars Road) has been severed by a wall, leaving only pedestrian access, and breaking this continuity. The only frontage to these side streets included in the Conservation Area is in Winchester Road.

2.5.3 The south-western quadrant of the area has a markedly different spatial character from the remainder. All Saints Church stands in its large ancient churchyard, linked to an historic extension as large again to the south-west. Both have numerous mature trees, particularly along the northern and western perimeters. There are long views of the church both from Church Street and from the churchyard to the south-west, and between the church and the almshouses, north to the gable of the New Covenant Church (former Charles Lamb Institute).

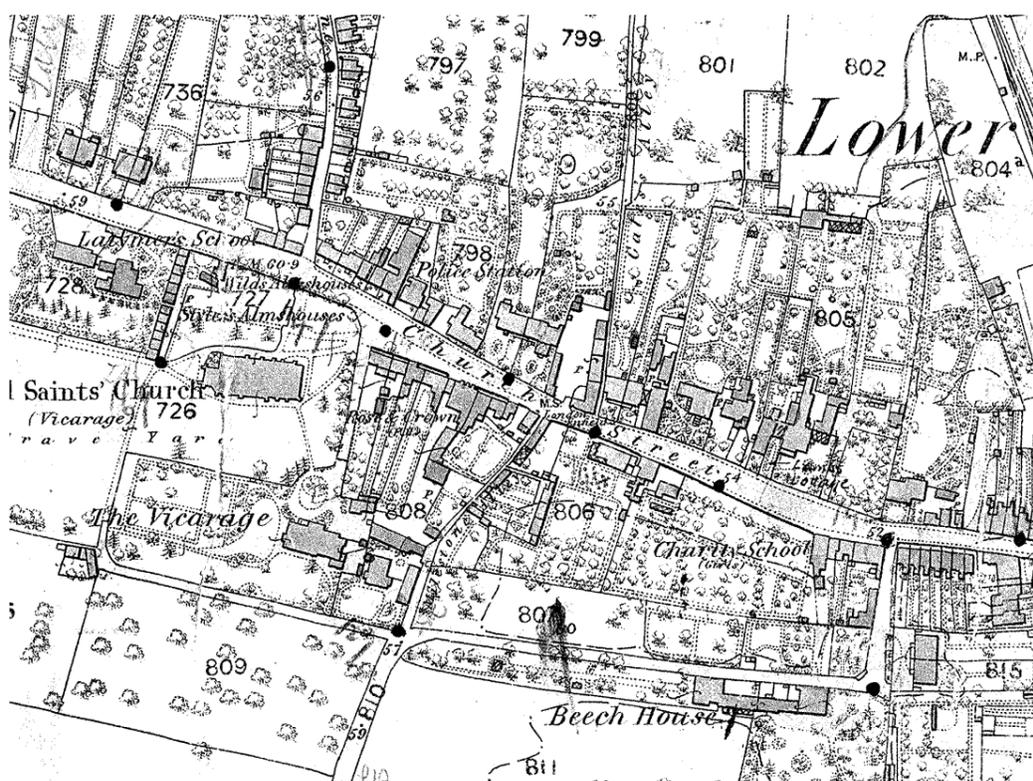


Figure 6: Ordnance Survey extract, Church Street, 1865

*Character analysis*

2.5.4 The key to the character of the area is All Saints' Church, a building of medieval origin whose 15<sup>th</sup> century tower, lacking the refacing (in 1772) and extension of the rest, represents the ancient heart of Edmonton and speaks clearly of its origins as a rural parish. The churchyard has some fine monuments and notable yews (on the north side of the church), evoking its rural past and having ecological value in an otherwise urban environment. On the opposite side of Church Street, the New Covenant Church (former Charles Lamb Institute) of 1907-8 by J S Adler presents rich, limestone Tudor gothic elevations to the church and churchyard. It forms an important backdrop to views of the church from the south and its corner turret provides an eye-catcher in Church Street.



Figure 7: Church Street, New Covenant Church (former Charles Lamb Institute)



Figure 8: Church Street, All Saints Church



Figure 9: Church Street; Lambs Cottage

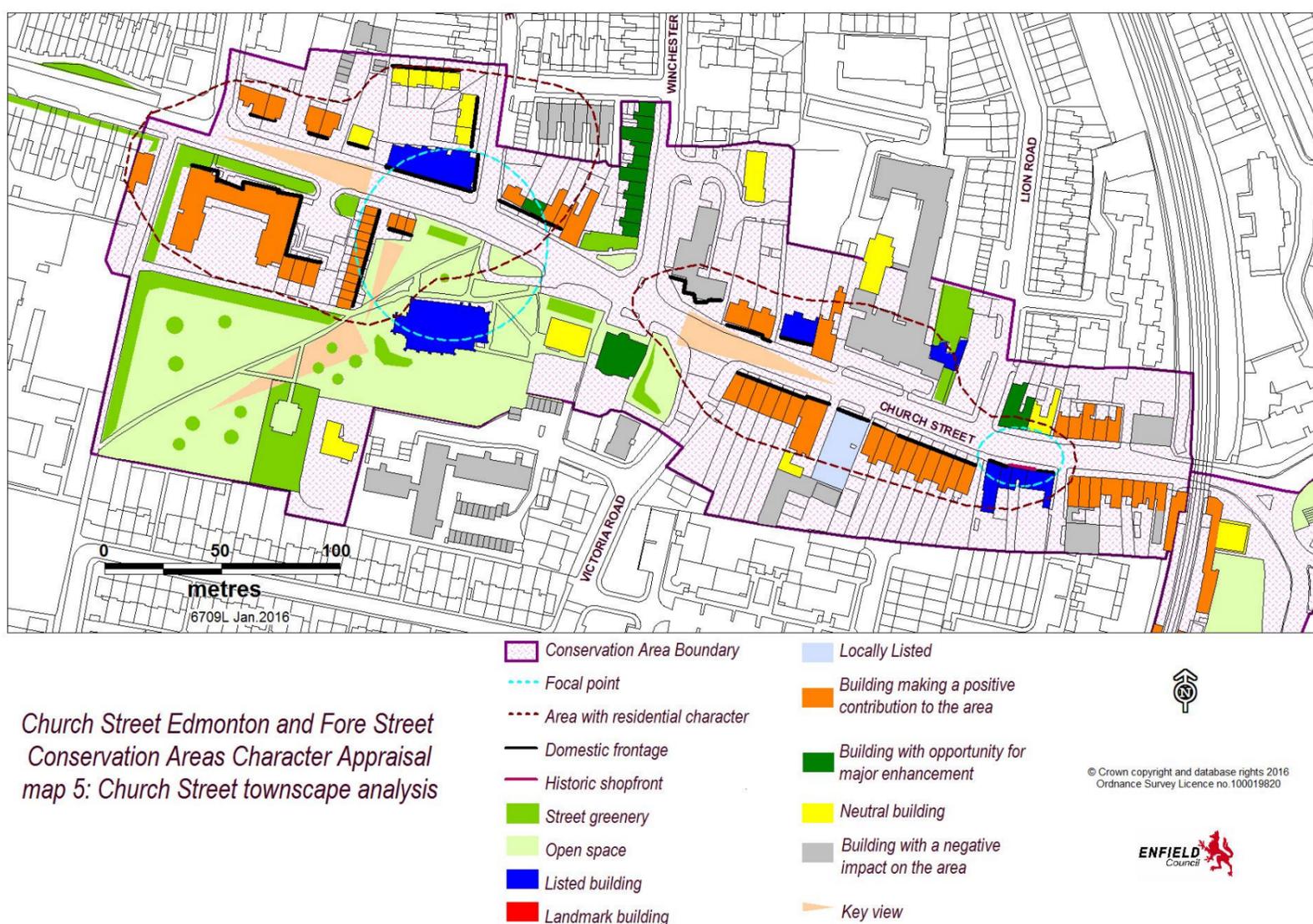


Figure 10: Spatial Analysis

2.5.5 The almshouses, originating in 1697, but rebuilt in 1903 and modernised in 1960 and 1990, give a sense of low-level containment to the north-west corner of the churchyard, although the buildings have been much altered, with scoured brickwork and uPVC replacement windows. The sheltered housing of 1979 in John Adams Court, to the north-west of the church, fits well into the green framework of this part of the area, leaving the historic elements to dominate. It is an honest and agreeable modern response to a sensitive setting, in good, sympathetic materials, the latest of a long sequence of buildings on the Latymer's School site. By contrast, the demolition of the Victorian vicarage in 1967, and the subsequent redevelopment of its site and garden with the flats of All Saints Close (now outside the Conservation Area boundary), has led to serious harm. Whilst the new vicarage is appropriate in scale and materials, the utilitarian flats make no concession to their context and form an ugly and discordant backdrop to the church and churchyard<sup>12</sup>. The church hall of 1982 is built of incongruous materials but is low and relatively inconspicuous behind a wall to Church Street. Other than the church, the earliest surviving buildings in the area date from the 18<sup>th</sup> and early 19<sup>th</sup> centuries, as the village began to attract suburban development. Of all the early buildings, Lamb's Cottage, dating from c1700 and occupied by Charles and Mary Lamb from 1833, especially as seen in its railed front garden, best evokes the character of the place two centuries ago, despite its neighbours – a car park to one side and a utilitarian 1950s building on the other. The former charity school of 1784, the adjoining schoolmistress's cottage, no 24 (although harmed by crude casements to the first floor windows) and the former cottages adjacent, nos. 20-22 (two with later 19<sup>th</sup> century shopfronts and all in use as offices) form a complete urban block of this period. (The Charity School and cottage were in poor structural condition at the time of writing (2015), and included on the Historic England (formerly English Heritage) register of Heritage at Risk. A structural survey and feasibility study were undertaken with English Heritage grant aid, and although initial approaches have been made to the Heritage Lottery Fund, their future remains uncertain. With Lamb's Cottage this group of buildings establishes the character of the growing village, its buildings a mixture of stucco and yellow stock brick under tiled roofs. But by around 1800, houses of an uncompromisingly urban form and scale were built here. Nos 19 and 21 are surviving example of this phase; originally a pair of four storey villas, of stock brick under slated roofs, with a wrought iron porch. At the time of writing, they were in poor repair and their appearance was marred by surface wiring and other fixtures on the front elevation brickwork, satellite dishes and the removal of all the planting from the front garden.

<sup>12</sup> TP68/0149 and thus apparently approved prior to designation.



Figure 11: 43-45 Church Street

- 2.5.6 A block opposite the church, nos. 37-45, has the irregular, accretive character of small-scale development in the middle decades of the 19<sup>th</sup> century<sup>13</sup>. At the west end is a pair of three-bay villas, nos. 43-45, each with a projecting central bay, of yellow stocks. But being just below the threshold for statutory listing, most buildings of this era retain much less of their historic character and quality. Here the contrast between no 45 largely in its original condition, and its twin, rendered (before designation of the area in 1970), and given unsympathetic windows and porch, could not be clearer. Of the three smaller buildings in this group (no 41 is dated 1836), only no 39, a single bay stuccoed house, retains its small-pane sashes. The now cleared and landscaped corner site to the east has housed variously a police station, fire station and (from 1850-1884) the Edmonton Board of Health, a logical initial location for local government which had grown out of vestry meetings.
- 2.5.7 The block at the east end of the street, nos. 8-18, of two storeys plus another in a high mansard, represents a larger scale urban development of the mid 19<sup>th</sup> century<sup>14</sup>, but is now barely recognisable as historic with concrete tile roofs, assorted modern windows and ground floors crudely converted to shops. The terrace is continued to the railway line by a three storey block of later 19<sup>th</sup> century shops with accommodation above (nos. 2-6): simple, unadorned and still architecturally in the late Georgian tradition. They probably date from soon after the construction of the adjacent railway and station in 1872.
- 2.5.8 At the opposite end of the area are two pairs of typical mid-19<sup>th</sup> century, tall yellow brick suburban villas (nos. 71-77), altered, but not beyond recognition. Originally there were six more pairs of similar villas west of Latymer Road. No 71 retains its porch, but is festooned with satellite dishes and some sashes have been changed to uPVC casements in individual flats. All these mid-19<sup>th</sup> century buildings, different though they are, taken together form a distinctive and important layer in the character of the place, representing both expansion and infilling of the earlier village framework. The small block of flats at no. 69 is a contemporary interpretation of the 19th century pairs. It lacks detail, but retains something of the scale and character of the originals (TP/11/0613) and represents a significant improvement on the 20th century bungalow that previously occupied the site.
- 2.5.9 Most late-19<sup>th</sup> century residential development took a very different form, essentially similar to the large-scale suburban housing developments which followed the railway out of London. Most obvious is the change from the universal use of yellow London stock bricks to predominantly red bricks, often with stone dressings. Two terraces, nos. 26-42 and 52-66, are conventional, although relatively richly detailed, examples of their period. The terrace to the west is mostly intact: that to the east is incrementally losing original detail and quality. Only two (36 and 40) retain their original windows at time of writing; otherwise conversion to flats has unfortunately resulted in different windows to each story. Between these terraces, the Post Office Sorting Office (nos. 44-48) of c1900, with its baroque front, provides welcome punctuation and reinforces the importance of the place. Nos 23-25, on the north side of Church Street, are of similar date (early 1890s) and bright red brick. The flats over shops at Market Parade in Winchester Road were also relatively good examples of a common building type when constructed, but have lost their original quality. However, it could still be recovered by an enveloping scheme like that undertaken at 387-406 Fore Street (see 2.6.13). Two shop-fronts in this group, at nos. 6 and 7 are substantially original.

<sup>13</sup> No 37 seems from map evidence to have been rebuilt or refronted soon after 1867.

<sup>14</sup> Said in the original designation report to be of 1860; from a lost date stone?



Figure 12: 2-18 Church Street

- 2.5.10 The whole north side of Church Street between Lion Road and the viaduct was redeveloped from c1930. The central block of 1931 is in a conventional, but well-mannered, dilute neo-Georgian style in red brick, typical of much suburban shopping development at the time. The west block, nos. 6-7, begun before the war and completed to the east after it, is crudely detailed and poorly altered: but it does remain in scale with the surrounding buildings. The eastern block, four storeys high, built c1960, with continuous glazing and black tiles set in panels, is decent enough of itself, but rather too tall and bulky for its location, and seriously marred by the telecommunications masts on its roof. Further west, two pubs were commended in the 2006 conservation area appraisal for their prominent and positive contribution to the area; neither remains in its historic use. The mid-20th century former Rosie's is now a Turkish restaurant, re-fenestrated, its brickwork painted ochre and dominated by signboards. It is no longer easily identifiable as a former pub. The early 20th century former Jolly Farmer PH (no. 17) was, at the time of writing, being altered, extended and converted (TP 11/1586) for use as a Turkish bath and flats, with the loss of its pub frontage and a garret extension between the prominent gables, affecting its original architectural character. The former nursing home, no 15, built in the austerity years of the early 1950s retains its modest design integrity. The Lamb (no 52-54), almost opposite the former Jolly Farmer, is a modern conversion of the two end houses of the late-19th terrace, in keeping with the historic buildings and still in use as a pub.
- 2.5.11 Indeed, apart from John Adams Court, most contributions of the second half of the 20<sup>th</sup> century have been negative. The neo-Georgian block of flats on the corner of Winchester Road replaced a pair of early 19<sup>th</sup> century villas (27-29) c1985<sup>15</sup>, despite the original conservation area designation report considering the previous buildings to be worthy of listing<sup>16</sup>. The result suffers from the poor proportions that stem from the consistent use of minimal domestic storey heights, crude detailing, conspicuously 're-used' stocks, and is far too big as a single block. It is being made worse by individual flat owners replacing the originally uniform timber sliding sash windows with disparate uPVC ones.
- 2.5.12 The 1950s almshouses north of the New Covenant Church (former Charles Lamb Institute) are inconspicuous, but do not take cognisance of the fact that not only the north, but also the west, elevation of the Hall is in plain London stocks, anticipating frontage buildings close to them. As a result, the blank elevation to the west is unduly prominent in the townscape. The redevelopment of no. 69, previously an out-of-scale bungalow, has gone some way to resolving this issue.
- 2.5.13 Church Street is relatively strong in literary associations. Charles (1775-1834) and Mary (1764-1847) Lamb lived at Lamb Cottage and are buried in the churchyard; their memorial is one of the few that is cared for. John Keats (d1821) was apprenticed to a surgeon in 1810 in a house on the north side of Church Street, replaced in 1931 by the extant shop which carries a plaque in commemoration.

<sup>15</sup> LBC 84/6; TP 84/617

<sup>16</sup> The point being that they were considered as early as 1970 to make a positive contribution to the conservation area.

*Summary – key characteristics*

2.5.14 The key characteristics of this section of the Conservation Area can be summarised as follows:

- A strong sense of time depth, back to its rural medieval origins, exemplified by the church of All Saints
- The diversity of styles and materials of its significant domestic and commercial buildings, spanning the mid 18<sup>th</sup> to the mid 20<sup>th</sup> centuries
- The east to west transition from suburban to urban character in a relatively small area
- The contrast, both visually and in ambience, between the secluded, grassed churchyard, set with mature trees, and the built-up nature of Church Street itself, particularly towards the east end.

## **2.6 Character Area B and C: Fore Street north of the North Circular Road**

*Spatial analysis*

2.6.1 Fore Street takes a slightly sinuous course, from the point at which it crosses Pymmes Brook (close to the junction with the modern North Circular Road) north to the junction with Church Street and The Green, the latter eventually continuing the line of the main Hertford road northwards. The designated area is limited to groups of historic frontage buildings on one or both sides of the street, essentially, the best surviving parts of the ribbon of development that lined the street before 1867, although most has been redeveloped at least once since.

2.6.2 Therefore, individually, the designated areas along Fore Street do not always possess distinctive spatial characters but should be seen as part of the street as a whole, albeit that there are missing pieces between the historic survivors. Fore Street, since the post-war period has been in a state of arrested transition from a traditional ‘high street’, tightly enclosed by largely commercial ground floor frontages, to the 1960s ideal of a dual carriageway<sup>17</sup> ‘boulevard’ between largely residential estates, that was never fully realised. The well-defined space of the historic street now leaks out between medium-rise modern residential blocks. To the south, towards the North Circular Road, redeveloped frontages address service roads, again fragmenting the sense of a coherent historic street.

2.6.3 In addition to the surviving elements of the former ‘high street’, at the north end of the area, close to Edmonton Green, a large landscaped space created by the demolition of similar development is included. It was originally a temporary open space pending redevelopment<sup>18</sup>, but, in 1997, it was designated Public Open Space<sup>19</sup>, in which the War Memorial now stands sadly isolated on a traffic island.

2.6.4 The intended widening and dualling of the main carriageway was never carried out. The result is an uncomfortable clash of scales in the public realm. Whilst many of the post-war buildings were clearly designed to respond to the generous width of the widened main road (such as the exemplary mixed development of the Fore St/Beaconsfield Estate to the north of Sebastapol Road, built in the 1950s by the then-Borough of Edmonton after an outline plan by Frederick Gibberd and Partners and sensitively re-fenestrated in recent years), others such as the small scale brick buildings at Folkestone Road are overwhelmed. Only the largest of the former ‘high street’ buildings can comfortably hold their own in the present wide space, where once they would have been landmarks. More recently, at the southern end, the public realm has been confused by measures to improve pedestrian priority, which take little account of the form or scale of the surrounding townscape.

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<sup>17</sup> This is shown on the 1968 brochure ‘*Edmonton Green Redevelopment*’

<sup>18</sup> Enfield UDP 1994, Site 3/AO

<sup>19</sup> Enfield UDP, Interim Amendments



Figure 13: Post-war public housing, Beaconsfield/Fore St Estate, Sebastopol Road

2.6.5 Some recent buildings still reflect the post-war vision of urbanism, like the (current) Police Station, which cannot fail to be a "landmark", but has none of the qualities necessary to fulfil that role other than size, and the four/five-storey "foyer" block, nos. 279-81, slicing through a development of late 19<sup>th</sup> century villas. But equally, others have gone to the opposite extreme, adopting a suburban scale out of keeping with even the adjacent listed buildings. Examples include the diminutive modern surgery which fails to address the (wartime) demolition scar that forms the gable of the adjacent, listed, five storey house, no. 236; the Salvation Army Hall that (unlike its predecessor shown below) is set back so as to throw the unfinished gable end of the adjacent terrace (no341<sup>20</sup>) into high townscape prominence; and Station House Mews, that addresses the street by a return frontage.



Figure 14: Fore Street; Library and Salvation Army Citadel c1900

2.6.6 Spatially, the area, even ignoring the boundaries of the individual areas along this part of Fore Street, is unsatisfactory. There is rarely any sense of containment of the space of Fore Street, although the trees opposite Park Road help. Whilst there are long distance views of many buildings, it is the modern blocks of poor quality that tend to stand out by their sheer bulk. At the northern end, the urban form is lost, and the open space on the west side of The Broadway, backed by a very modest railway viaduct, feels disconnected from its surroundings. The separation is exacerbated by the ground-level car park that

<sup>20</sup> Dalling 1996, p93

separates the Edmonton Green Shopping Centre from the road, and the new buildings to its north-west, which pay little heed to the form of the townscape around them.

- 2.6.7 At the south end of the character area, the listed Georgian houses of Angel Place (largely converted to commercial use) are dominated by urban clutter: street signs, galvanised steel guard rails, signage and towering lamp-standards. This is a key group of buildings and significant benefits could come from a programme of improvements to remove the clutter and reassert their architectural distinction.
- 2.6.8 The only significant view out of the area is west towards Pymmes Park along Park Road. Although direct views of the Park are blocked by the railway, the large Plane trees along the road, and seen in the distance in the park, hint at what lies beyond.

#### *Character analysis*

2.6.9 The overall character of this part of the Conservation Area has been shaped in three key phases:

1. *Ribbon development of suburban, mainly residential, development* - which grew up incrementally from the 17<sup>th</sup> century along the main road out of London, and led to both frontages being fully developed by around 1870.
2. *Expansion: the development of the fields behind the frontage buildings for large-scale suburban housing with Fore Street becoming a local commercial and retail centre to serve it* - particularly at the north and south ends of the character area. The central area remained residential until the late 20<sup>th</sup> century, interspersed with (former) public buildings like the Library, Police Station and Ambulance Station. This phase was at its peak between 1890-1914, continuing into the inter-war years. The transition of Fore Street to commercial uses was achieved both by conversion of existing houses, often with 'bungalow fronts' built out over former front gardens, and with new larger buildings. Architecturally, the new buildings form two distinct groups, those built around 1900, and those from the inter-war years.
3. *Post-war intervention by public authorities* - using compulsory purchase to facilitate comprehensive redevelopment of large areas, often linked to road 'improvements' or precipitated by bomb damage. Public houses and churches were often retained, primarily because of the high cost of compensation on the basis of 'equivalent reinstatement' (the cost of replacement buildings of similar size and quality), which applied to them.

2.6.10 The consequence of this pattern of development is that each built unit along Fore Street, ranging from a single building through a terrace to an estate, tends to be different from its neighbours in function, scale, materials and in the way it addresses the street. Indeed, most post-war building seems to have been designed on the not unreasonable basis that the older buildings that formed its context would soon be demolished. While the result is architecturally disjointed, a significant number of buildings stand out because of their age, inherent quality, or both. It is these buildings, which make the area architecturally special, supported by others (including some from the 1950s) that are of an appropriate background quality to contribute to the context of the former. The redevelopment of much of the rest in an appropriate, sympathetic way would actually be beneficial, especially if combined with public realm enhancements, such as the recent introduction of trees which has restored some sense of enclosure and coherence to the street, for example, in front of the post-war estates, now that the road widening schemes have been abandoned.

2.6.11 The boundaries of the Conservation Areas generally exclude post-war development, which contrasts sharply with the architectural character of the designated areas. Post war development has deprived many of the surviving historic buildings of their context and a coherent urban setting. However, the Fore St/Beaconsfield Estate in particular, is a very good and early example of its kind.

2.6.12 In contrast to the residential areas east and west of the main road, the frontage buildings that make up the conservation areas are largely in mixed use. This is a key aspect of their character, with ethnically diverse shops and wares, their displays spilling out over the pavement. Where this vibrant commercial character survives, it is of value, and some more recent buildings, currently excluded from the designation (such as immediately post-war parades at nos. 205-39), are important for this reason, their continuity of use and character providing an appropriate setting to the conservation areas, even where the historic buildings have been lost.

#### *Character area B: Fore Street in Lower Edmonton*

##### *Ribbon development, late 19<sup>th</sup> century*

2.6.13 Nos 341-51 are a terrace of late 19<sup>th</sup> century houses, now converted into flats, of standard design, but with good cast iron and stone detailing on the bay windows and bracketed eaves, the whole robust enough to deflect the impact of modern windows and doors. They represent the last phase of residential "ribbon" development on Fore Street, which had started in the 18<sup>th</sup> century, before the character of the area became predominantly commercial c1890. The terrace makes a positive contribution to the historic character of the area, and being slightly set back, nicely frames views of nos. 353-5 to the north. The fireplace openings built into the south party wall indicate that the southward extension of the terrace was intended, but the modern Salvation Army building to the south makes no attempt to heal or hide this prominent scar in the townscape (see p 33).



Figure 15: 341-351 Fore Street

*Landmark buildings, late 19<sup>th</sup>/ early 20<sup>th</sup> century*

2.6.14 In the south, the key landmark is the former Library, 1895-7 (by Maurice B Adams), red brick and stone, Jacobean, extended to the rear in 1931. The building is grade II listed. It is now privately owned and used as a religious and community centre. Its condition appears fair. Adams was a prolific and influential architect, as well as being editor of the *Building News*. Public libraries were a building type in which he specialised and this is an excellent example of his London work.



Figure 16: Fore Street, former Public Library

2.6.15 Of the commercial buildings from the ‘expansion’ phase, the block at 387-406 stands out. Three storeys high in an eclectic ‘free Jacobean’ style, of red brick with stone dressings and elaborately-detailed bay windows, it formed an urban block of some quality, originally facing the Town Hall on the opposite side of the street (page 14). Its corner turret marks an important gateway to the area to the south. None of the shop-fronts now retains its details intact. Although it was neglected for many years, the external fabric of the block was repaired under a grant-aided "enveloping" repair scheme in 2008 and is now in good condition. There is now scope for shopfront improvements.



Figure 17: 387-405 Fore Street

2.6.16 To the south, the repair and cleaning of nos. 353-5 has also shown how potential can be realised. This is a large shop of 1903, purpose-built for the Edmonton Co-operative Society, now divided into three, with flats over, in red brick with brown terra cotta dressings, in a free Edwardian artisan mannerist/baroque style – robust and exuberant (illustrated on front cover).

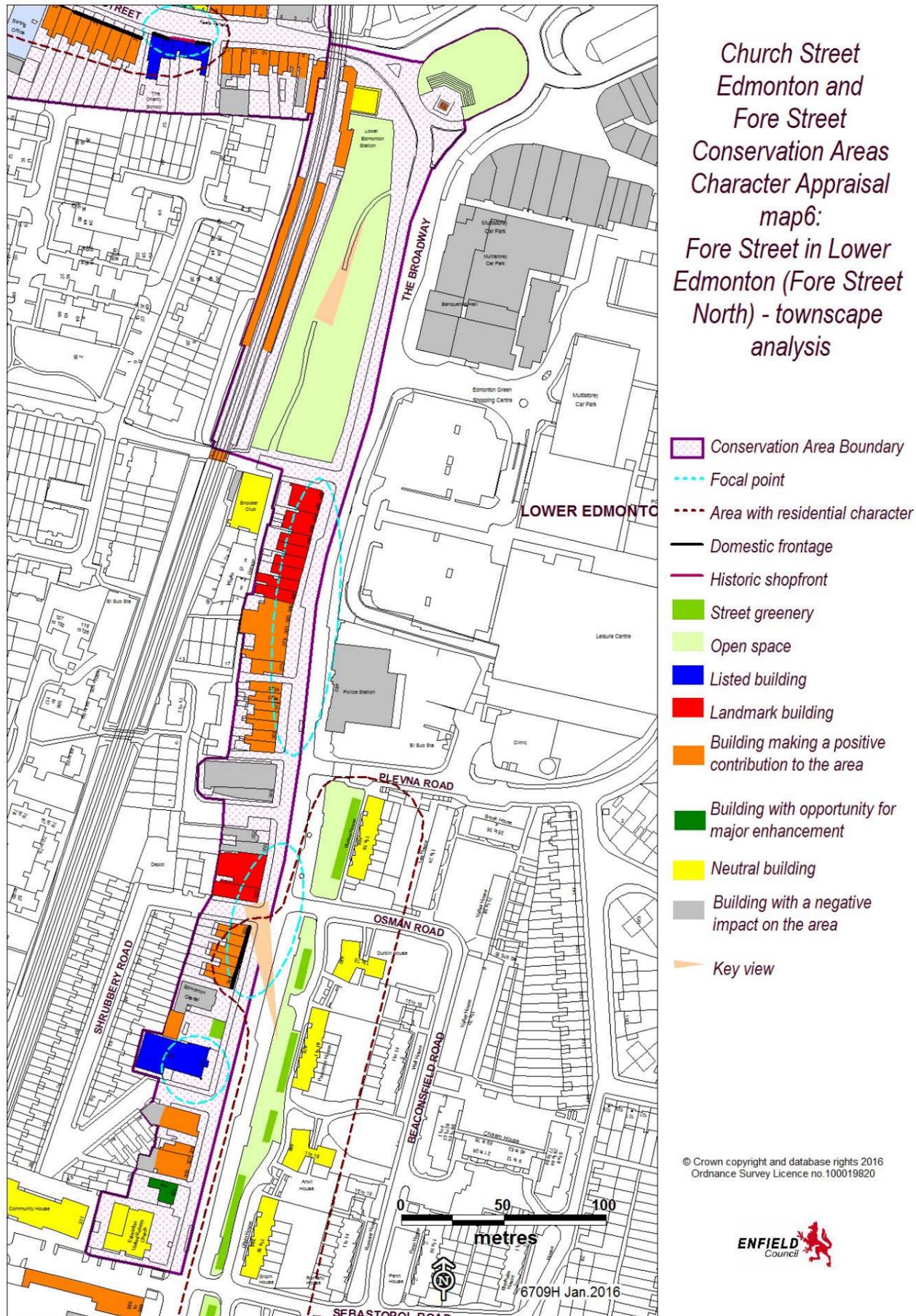


Figure 18: Fore Street in Lower Edmonton townscape analysis

*Background buildings which make a positive contribution*

2.6.17 The commercial buildings which here provide an appropriate setting and context for those of more particular interest fall into two architectural groups. From the late 19<sup>th</sup> century is the typical three-storey yellow stock brick block at 325-31, marred by the re-fronting of no 329 in red painted render, with windows discordant in size and form and to several units, the oversized shop fascia signage.



Figure 19:325-331 Fore Street, former Library and site of Salvation Army Citadel

2.6.18 From the inter-war period, two formal three-storey blocks, 375-85 and 365-73 provide, with 387-406 (see below, a substantial northern termination of the area. The southern block is stripped classical, the elevations articulated with closely set pilasters and decorative brick aprons panels under small-pane steel windows. The northern is fully classical, with a three-bay pedimented centre with expressed Doric pilasters and small pane timber sashes. Together with 387-406 these blocks formed part of the commercial centre of Lower Edmonton before the construction of the Edmonton Green shopping centre.

2.6.19 Both blocks are good examples of inter-war shopping parades, but they have lost much of their architectural detail, which was only ever a feature of their street facades- the flanks and rears are utilitarian. The shop fronts are largely modern and mass-produced and above ground level almost all the windows have been replaced, in a variety of styles, with uPVC. A profusion of satellite television receivers is fixed to the front of each building. Significant benefits to the conservation area could be brought through a co-ordinated approach to their refurbishment and shopfront improvements.



Figure 20: 365-373 and 375-385 Fore Street

2.6.20 No 321 was formerly a public house, 'The Steps' dating from c1900, but its original character has been all-but obliterated in recent years by substantial rear extension and the replacement of its pub front with an insubstantial steel-shuttered commercial frontage. Despite the garish yellow paint, a reminder of the character of the original building may be seen in the plasterwork above the curved first floor bay windows. Sensitive reinstatement of the frontage could reclaim this as a positive feature of the Conservation Area



Figure 21: 321 Fore Street, former Steps PH

*Summary – key characteristics*

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

- The survival of small groups of historic buildings on one side of a formerly enclosed urban street.
- The inherent architectural quality of some of the surviving buildings, which tell, through their different forms and styles, the story of the evolution of the area).
- The green spaces resulting from post-war clearance and redevelopment.

*Character area C: Fore Street in Upper Edmonton*

*Georgian survivals of ‘ribbon development’*

2.6.22 A scatter of listed buildings testifies to the Georgian suburban development of the area. The earliest survivals are the early 18<sup>th</sup> century four storey houses on the east side of the street. Nos 258-60 were built as a pair of three bay houses, probably with side entrances, but extended by two bays in the same style, and symmetrically apart from the placing of the doorcases.



Figure 22: 258-260 Fore Street

2.6.23 Nos 236-8 are three-bay row houses, once part of a longer, accretive group, each of different design; the southern gable is an ugly demolition scar. No. 238 is notable for its elaborate moulded brick details and the survival of the doorcase and area railings. The scale and ambition of these urban houses suggest City connections. The pair was repaired with English Heritage grant c2005 although the appearance of the right-hand house has since been spoiled by a number of advertisement boards including one that blocks the central first floor window.



Figure 23: 236-238 Fore Street

2.6.24 More modest, and of the mid-18<sup>th</sup> century, is the block of two linked pairs of houses at Angel Place (originally behind the Angel Inn), plus a block of three to the north which were altered in the middle of the 19<sup>th</sup> century. Their significant contribution to the character of the Conservation Area is heightened by their visibility over a wide area, although that in turn diminishes perceptions of their scale. The early 20<sup>th</sup> century hall added to the rear of no 193 is, however, detrimental, as are the heavy plastic windows introduced into the frontage building of nos. 193-5, and the aggressively cleaned brickwork of no 191.



Figure 24: Angel Place

*The latest 'ribbon development', late 19th century*

2.6.25 Two residential elements date from the end of the 'ribbon development' phase, in the centre of the area between the two later commercial nodes. Nos 273-7 and 283-7 are the survivors of a development of eight detached, double-fronted late 19<sup>th</sup> century villas, set back from the road in substantial gardens. All were identical save for minor variations of, for example, the orders of the porches. They are all now in commercial use, painted and variously altered, covered with disparate signage, their gardens concreted over. The best survivors are nos. 277 and 283. Such superficial changes are reversible, but the construction of a four/ five storey office (now 'foyer') building in place of two of them is not. They are now dominated by the new building, which is entirely out of scale with its setting.



Figure 25: 273-285 Fore Street

*Landmark buildings, late 19<sup>th</sup> / early 20<sup>th</sup> century*

2.6.26 In the centre of Fore Street, there is a loose group of former public and religious buildings (including the former Library in Character Area B) which includes:

- The former Police Station, 1905, by J D Butler, red brick and Portland Stone, arts and crafts, now converted to residential use. This is very much a polite front; the rear and the building behind are rather plain.
- The Methodist Church, 1927, also arts and crafts, with an earlier hall to the rear; the building in fair condition but the forecourt and boundary sadly neglected
- The inter-war Ambulance Station, nos. 305-309, outside the designated area.

2.6.27 The former Golden Fleece PH, now the Capital Restaurant, on the corner of Park Road, dating from the late 19<sup>th</sup> century, is a landmark building. Three substantial storeys high, Italianate, of red brick with painted stone dressings, it preserves its basic form, despite the demolition of the delicately detailed single story extension to the north, of c1900, and the loss of some of the detail of its original pub front (altered slightly in the early 20<sup>th</sup> century) in favour of the present signage and awnings.



Figure 26: Former Golden Fleece PH



Figure 27: Fore Street, Crown and Anchor PH

2.6.28 The Crown and Anchor PH (no 222) on the corner of Fairfield Road is a landmark from the inter-war years. It survives as a pub, the building largely unaltered, but bereft of the dense urban grain that should provide its context and isolated by the car park to the north.

*Background buildings that make a positive contribution*

2.6.29 At no 273 (next to the former Golden Fleece) is a three-storey display warehouse with continuous glazing between a stripped [Doric] classical frame, dating from c1930. Its scale does not relate well to the villas to the north, but it is interesting of its kind and on balance, makes a positive contribution to the area.

2.6.30 Nos 250-56 date from the early 20<sup>th</sup> century and, like their neighbours nos. 244-8 from the 1920s, would have been better a storey higher – indeed, as the demolition scar shows, their predecessor had a tall mansard roof. The terrace at nos. 241-69, dating from the turn of the century, is very modest; architecturally verging on the neutral, but its shops are important to the character of the area.

2.6.31 An L-shaped inter-war red brick ‘vernacular’ block at the southern end provides a gateway from the North Circular.

*Positive post-war development*

2.6.32 Although currently outside the Conservation Area, the two blocks of flats over shops at 205-239 are important to its setting, dominating but not overwhelming the southern part of this area. They were built in the early 1950s on the site of the Alcazar Cinema<sup>21</sup>, destroyed by a bomb in 1940. Architecturally they are a well composed group with ‘Festival of Britain’ overtones, whose varied massing and details, such as concave copper roofs to oriel windows, decorative balcony railings as well as the quality of the brickwork, lift them well above the norm for the time albeit the small kiosk between the two blocks has been lost since the last appraisal (2006). However, they have recently been refenestrated with uPVC and there is loss of the other original details. Some apparently original patterned paving survives between the two blocks, but it in very poor condition, and recent repairs have been crude and inappropriate.

<sup>21</sup> For a photograph see Dalling1996, p119; for another after bombing in 1940, *ibid.*, p121



Church Street  
Edmonton and  
Fore Street  
Conservation Areas  
Character Appraisal  
map7:  
Fore Street in Upper  
Edmonton) -  
townscape analysis

- Conservation Area Boundary
- Focal point
- Area with residential character
- Domestic frontage
- Historic shopfront
- Street greenery
- Open space
- Listed building
- Landmark building
- Building making a positive contribution to the area
- Building with opportunity for major enhancement
- Neutral building
- Building with a negative impact on the area
- Key view

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Figure 28: Fore St in Upper Edmonton townscape analysis



Figure 29: 205-239 Fore St (site of former Alcazar)

*Summary – key characteristics*

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

- The survival of small groups of historic buildings mostly on alternate sides of a formerly enclosed, urban street
- The potentially positive contribution of the immediately post-war redevelopment of nos. 205-239, an important aspect of the setting of the conservation area
- The inherent architectural quality of some of the surviving historic buildings, which tell, through their different forms and styles, the story of the evolution of the area;
- A sense of time depth deriving from the survival of buildings from the 18<sup>th</sup> as well as the 19<sup>th</sup> and 20<sup>th</sup> centuries.

## 2.7 Character Area D: Fore Street south of the North Circular

*Spatial analysis*

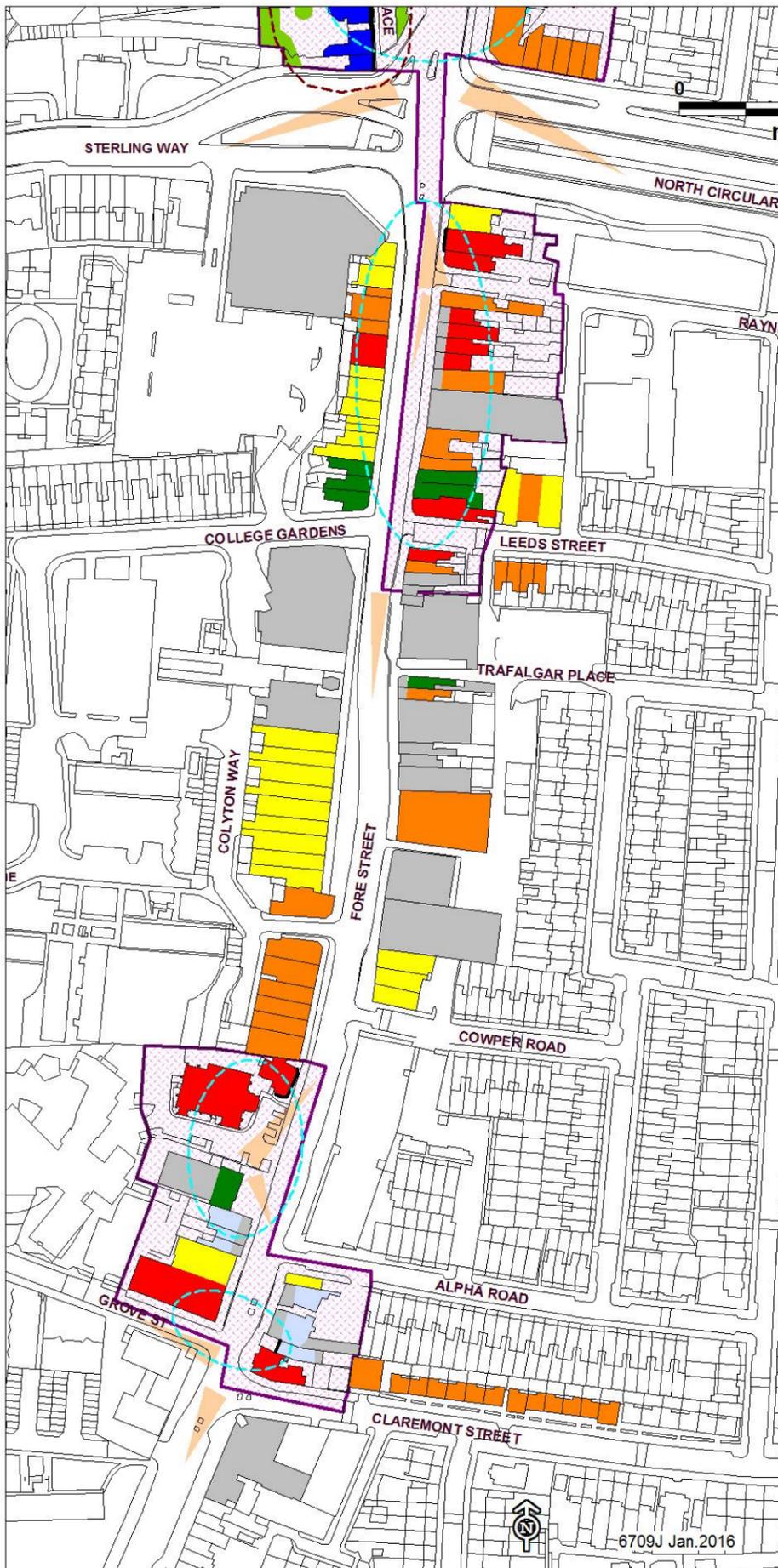
2.7.1 From its junction with the North Circular, Fore Street runs straight to College Gardens, before making a gentle curve to Grove Street, the southern boundary of the conservation area, and of the Borough of Enfield. Views in this part of the street, although long, therefore tend to be contained by buildings. It is lined almost exclusively with shops and commercial uses at street level, and the height of the buildings mostly relates well to the width of the street. The post-war redevelopment of its central section, currently excluded from the Conservation Area, involved some setting back of frontages, but the wider pavements which this created fulfil the needs of a busy local centre. An added bonus was the introduction of some green elements, which it otherwise lacks.

2.7.2 At the southern end, the former Phoenix public house (now LT's bar) and the Magistrates' Court, on opposite corners, provide a strongly-defined gateway, not least because the main frontage of the Court building actually faces south, and is visible over a service station. At the northern end, the gateway is formed by rather poor quality buildings, although strongly defined in the townscape, being approached across the deck over the North Circular Road. Of the buildings at the northern end, on the west side, the former Burton's block (169-171) is the only building of real distinction, but on the east, there is an altered, but largely consistent late C18 terrace with bungalow projecting shops. The second building on the east, the former bank at no 198, tall with projecting bays, is the real signifier of the gateway, although sadly degraded by the recent insertion of uPVC windows, apparently without the benefit of planning permission and currently subject to review. A survivor of the late Georgian expansion, no. 196 is also a building of significant distinction. At both ends, the definition of this section of Fore Street is enhanced by a narrowing of the road where older buildings line both sides.

2.7.3 The street is lined by blocks of plots more or less at right angles to the frontage, interspersed by streets linking to residential areas to the rear; mostly late 19<sup>th</sup> century to the east and later 20<sup>th</sup> century to the west. Views out into these streets contribute little to the character of the Conservation Area. Views upwards, however, tend to include glimpses or strong oblique views of high-rise housing blocks. The key feature in the setting of the southernmost element of the conservation area was, until c2013, *Highmead*, a slab block (c1970) on the site between Alpha and Cowper Roads. It was end on to the street and integrated with the frontage development, although set back from the frontage line itself. Its replacement *Silver Point* turns the slab round onto the street and rises to eight storeys straight from the back of the pavement. As a result, it is far more visually dominant in the streetscape than its predecessor.



Figure 30: Upper Edmonton (extract from 1st Edn. OS 25")



Church Street  
Edmonton and  
Fore Street  
Conservation Areas  
Character Appraisal  
map 8:  
Fore Street south of  
the North Circular

- Conservation Area Boundary
- Focal point
- Area with residential character
- Domestic frontage
- Historic shopfront
- Street greenery
- Open space
- Listed building
- Landmark building
- Building making a positive contribution to the area
- Building with opportunity for major enhancement
- Neutral building
- Locally Listed Building
- Building with a negative impact on the area
- Key view

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6709J Jan.2016

Figure 31: Fore Street south of the North Circular townscape analysis



Figure32: East side of Fore Street, south of North Circular Road

*Character analysis*

2.7.4 The most striking aspect of the character of this section of Fore Street is its vitality as a shopping centre, with a wide variety of shops and goods, with a strong sense of place, much influenced by the predominantly Turkish immigrant communities. Its modern shopfronts vie for attention, with deep fascias in bright colours; unfortunately they are not always easy bedfellows for the remaining historic buildings. Only one historic example survives (at no. 172). The Conservation Area comprises only two parts of this larger entity, their boundaries determined by the survival of buildings predating the middle of the 20<sup>th</sup> century.



Figure 33: 172 Fore Street, first floor display windows

2.7.5 The southern designated area is an informal cluster of buildings of varied form and use, numerically dominated by early 19<sup>th</sup> century survivals of suburban type, but entered through the gateway of later buildings – the Phoenix public house and the County Court - which share a dominant red brick. In the middle section, currently outside the Conservation Area, this gives way to mostly post-war shops. Further north, on the east side towards Leeds Street, the process of the addition of shops onto the front gardens of early buildings, followed by their gradual replacement, can be seen. Whilst historically interesting, it provides poor townscape. Between Cowper Road and the corner of Leeds Street the integrity of the area has been so eroded that much of the surviving character has been lost. North of the College Gardens/Leeds Street junction, most buildings predate the Second World War.



Figure 34: Former Parsonage, Cordwain House and White Horse PH

2.7.6 Late Georgian survivals play an important part in establishing both the history and the architectural character of this area. A varied group at the southern end stresses its informal, suburban origins, in contrast to survivals at the northern end of parts of more ordered, urban terraces. All originally were set back from the road frontage behind substantial gardens; but save for two (nos. 60 and 79), where they have become forecourts, shops were built out over the gardens, and the ground floors hollowed out, mostly in the late 19<sup>th</sup> century. These groups are important markers of the street's development and would benefit significantly from targeted programmes for window reinstatement and shopfront improvements.

2.7.7 At the south end on the east side, the group includes no 60, a two bay, three storey house, now offices, in yellow stock brick, with a round-arched doorway, but an unfortunate modern ground floor window. Next (no 62) comes a three bay, originally two and a half storey building, stuccoed, with the centre bay pedimented and projecting forward, but the lower floors extended forward as a shop and the upper floor windows replaced (c2005) in uPVC. The latter is the only significant alteration to these two frontages since 1949, as the historic photograph shows. Finally comes a two bay, two storey house, with an altered mansard above an entablature formed with stucco architrave and cornice; the north side extension is probably original. The lower floor has been extended forward as a shop. A narrow, utilitarian mid 20<sup>th</sup> century building occupies the return frontage to Alpha Road.



Figure 35: 60-62 Fore Street



Figure 36: 60-62 Fore Street in 1949<sup>22</sup>

2.7.8 Almost opposite this group is a terrace of three former houses, nos. 75-77, of two storeys with a steep mansard, mid 19<sup>th</sup> century, now spoiled by modern render and a variety of uPVC windows in place of the original (probably) tripartite sashes. To the north is a mid 19<sup>th</sup> century 3-bay detached villa, no 79, set back from the frontage, retaining small pane sashes at first floor level, but with a utilitarian modern frontage, rear and side additions, set back from the street. The building has been refurbished recently although regrettably, the opportunity to reinstate its historic character or setting was missed and the forecourt is now a featureless car park. In particular it lacks any sort of boundary treatment, which would have enhanced both the setting of the building and the streetscape. None-the-less this group of early-mid 19<sup>th</sup> century buildings makes a positive contribution to the historic townscape, and has the potential, particularly through the enhancement of its setting, to make a greater one.



Figure 37: 79 Fore Street

2.7.9 The northern house of a modest terrace survives above a bungalow fronted shop (no 134) just south of Trafalgar Place. The name suggests a date soon after 1805. It is two bays wide, more or less intact at first and second floor levels and at the rear. The terrace was only of three houses<sup>23</sup>, beyond which there are traces of another block of similar scale to the south, but altered beyond recovery. The photograph from 1949 shows that apart from no 134, these terraces were by then already seriously substantially altered and rebuilt. Trafalgar Place itself seems to have been constrained by the addition of a narrow house north of no 134, now represented by a roughcast box. Cumulatively, the architectural character of the buildings has been so eroded that despite the historic interest, nos.120-150 no longer make sufficient contribution to the conservation area to sustain their inclusion and it is proposed that the boundary is revised, in recognition of this.

<sup>22</sup> National Monuments Record, BB49/3525

<sup>23</sup> See 1<sup>st</sup> Edition OS map, 1867



Figure 38: 126-136 Fore Street in 1949<sup>24</sup>

2.7.10 Further north, the substance of a larger terrace of four probably 18<sup>th</sup> century houses, each of three bays, survives at nos. 186-92, of yellow stock brick, three storeys plus original basement and a slated mansard, with another house (no 180), originally one of a pair, to the south. Unlike the smaller scale terrace further to the south, these houses retained their open front gardens until after 1867. Unfortunately, two of the fronts have been rebuilt, no. 192 well, no. 186 in sand-lime bricks, probably as a delayed result of opening the structure below into bungalow front shops. On the corner of Raynham Road is the best surviving example of this type, no. 196, a substantial corner house (originally one of four), with a 19<sup>th</sup> century shopfront (before 1867), now blocked, on the return.



Figure 39: 189-192 Fore Street

2.7.11 The mid-late 19<sup>th</sup> century contribution to the area is now confined to St James' Church, 1850 by Edward Ellis, and its adjacent parsonage house of 1868, which break the frontage on the west side of the street. The style is plain, essentially Early English gothic, in Kentish ragstone. The church was converted to residential use c1982, most of its curtilage being given over to car parking. The group nonetheless forms a landmark; the spaces enclosed by nos. 77, 79, the church and former parsonage create a green interlude in the street. Unfortunately the established planting on the opposite side of the road has been lost with the redevelopment of *Highmead*, and the bulk of the new block has reduced the impact of the church group in the streetscape.

<sup>24</sup> National Monuments Record, BB 49/3524



Figure 40: 196 Fore Street



Figure 41: 196 Fore Street in c1900<sup>25</sup>

2.7.12 The Edwardian contribution, a series of largely red-brick commercial buildings, is particularly prominent and important, not least because of the siting of these buildings on corners. The sequence begins with a typical public house, the former Phoenix (now LT's), on the Claremont Street corner, with ornamental panels and half-timbered gables, although the upper floor is in poor condition and the most of its original windows lost in recent years. Next come the two commercial buildings on the Leeds Street corners, built when the street was cut: no 158 with its hexagonal turret, the former Three Crowns public house with its rounded corner. Although both were repaired c2008, the former is marred by a crude and tatty shop-front and the former pub, now a betting shop, is neglected and partly boarded up above ground floor level.



Figure 42: Edwardian buildings at junction of Fore Street and Leeds Street

2.7.13 The adjacent building, nos. 166-8 of 1907, has lost its windows and, with it, much of its quality and interest; they need to be restored. Nos 170-72 began as late 19<sup>th</sup> century commercial buildings, but their double-storied shop front belongs to the early 20<sup>th</sup> century. This group, taken together, provides the best surviving illustration of the self-confident growth of the area as a shopping street around the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries. Around the corner in Leeds Street (outside the conservation area) is a Post Office Sorting Office of the same period. Further north, no 194 on the corner of Raynham Road forms a bookend to the surviving Georgian terrace.

2.7.14 The unfinished and rather plain Edwardian terrace on the west side of the street, north of College Gardens, gives way to a series of 1920s shops with a single storey of ancillary accommodation above. The junction is awkward and these red brick buildings are really not tall enough for their location. They are interrupted by a typical streamlined Art Deco former Burtons store (169-171) in Portland stone; the one building of significant quality in this section of the street. Despite a substantial

<sup>25</sup> Dalling 1996, fig. 58.

repair grant from English Heritage in c2005, it is now boarded-up above the very basic and insensitive ground floor shop-fronts. At the corner is a faience-covered two-storey shop carried up as a screen wall with a panel for poster advertising at the upper level – an interesting, if unattractive, survival. These buildings all formed a screen to the Regal Cinema (1934) which faced Silver Street, now replaced by the depressing Lidl supermarket (1986). As a group they have lost the character and cohesion that merited their inclusion in the character area and boundary revisions are proposed to recognise this.



Figure 43: Former Burton's store



Figure 44: View north from Leeds Street



Figure 45: 198 Fore Street

- 2.7.15 Opposite is the best inter-war building in the street, no 198, built as a bank, tall and narrow, the centre deeply recessed between two bays, the ground floor of Portland stone, with fine doors flanked by windows with projecting grilles in a rather Spanish manner. Unfortunately, above ground level, the inappropriate and ill-proportioned uPVC windows have seriously affected its architectural quality; although with sensitive reinstatement, this could be recovered.
- 2.7.16 The County Court building of 1940, at the southern gateway to the area, is in a formal stripped classical style, with a dignity suited to its purpose, of red brick above Portland stone. Of the same period, a little to the north, (currently outside the conservation area) in the former Marks and Spencer (112-118 Fore Street); its ground floor has been lost to modern shop-fronts, but above street level it is a robust and dignified exercise in 1930s neo-Georgian.
- 2.7.17 The post-war redevelopment of the central section of the street includes the White Horse public house (no 190), a substantially traditional 1950s reworking of the end of a (lost) late Georgian terrace set back from the frontage, still relatively intact.



Figure 46: White Horse PH

- 2.7.18 To the south of College Gardens (outside the conservation area) is a 1950s block (Cordwain House) of flats over shops, still domestic in scale and very much in the Lansbury<sup>26</sup> idiom, although this architectural character again has been eroded by the introduction of uPVC replacement windows. The later frontage to College Gardens, to the north, begins modestly and even sympathetically, but the northern five-storey section is simply big and remorselessly dull.

#### *Summary – key characteristics*

- 2.7.19 The key characteristics of this part of the Conservation Area can be summarised as follows:
- A vibrant, varied shopping centre which dominates the historic dimension of the place
  - Historic character established by the surviving early 19<sup>th</sup> century buildings, giving a strong sense of time depth and evolution
  - Corners marked by landmark buildings, mostly of red brick of c1900, often with gables or turrets

## 2.8 The public realm

### *Problems and pressures*

- 2.8.1 The public realm is an important, but rarely positive, element of the Conservation Areas. It is dominated by the proliferation of road and direction signs, the noise, pollution and congestion of through traffic, and the perceived need to protect pedestrians from it by extensive use of safety railings and staggered crossings. This is a particular problem in Church Street, whose comparatively narrow width intensifies the impact of through traffic, and around the North Circular Road junction, where the needs of pedestrians are inevitably subordinate to those of vehicles. The impact of traffic volumes using Church Street was seen as the biggest problem at the time of designation in 1970, and remains so 40 years later, not just in terms of pedestrian experience of the street, but the 'knock-on' effect on the attractiveness and (market) value of frontage properties. It is in Fore Street north of the North Circular Road (character areas B and C) that the basic form of the public realm is worst, the road a wide and formless space formed of disparate linear strips - unimplemented improvement lines, pavements, carriageway, service roads and verges. Such landscaping as exists is related to the frontages of particular developments, like the trees in front of Folkestone Road, and can further fragment rather than ordering and defining, the street as a whole.

<sup>26</sup> The architectural exhibit of the Festival of Britain, now a conservation area in Tower Hamlets.

However, further north on the east side of the street, recent tree planting has been beneficial, helping to re-establish a sense of enclosure and coherence to the streetscape. There is real opportunity through the Cycle Enfield/DIY Streets Edmonton projects to help to redress this lack of enclosure and restore some prominence to the historic streetscape.

- 2.8.2 The general use of tarmac and paving slabs is appropriately robust, but standards of maintenance are poor. Some relatively new footway paving in large unit concrete slabs has been laid, for example in Fore Street opposite Angel Place and in parts of Church Street, which sets an appropriate pattern for the future, if undertaken within the context of an overall strategy for the definition and enhancement of the public realm. The problems extend to areas seemingly private, but perceived as part of the public realm, for example in character area A, the footpath/drive adjacent to no. 92, and the area around the church hall.
- 2.8.3 The lack of streetscape management, with deteriorating surfaces (especially in the side streets), litter, and rubbish in and around the backs of the properties, is particularly evident in character areas C and D. Trafalgar Place, one of the few side alleys included in the Conservation Area, a genuine early 19th century survival in form and scale adjacent to 136 Fore Street, epitomises the problem. It is neglected and leads nowhere. Its paving and signage are forlorn and anachronistic remnants of some past misguided attempt at urban regeneration. Co-ordinated streetscape and highways proposals as they affect the Conservation Area should form a key part of future development.



Figure 47: Trafalgar Place

- 2.8.4 The management of green spaces also fails to make the most of their potential contribution to the character and appearance of the area. The open space on the west side of Fore Street, north of Bridge Road, and the area on the corner of Church Street and Victoria Road need a more positive and deliberate role in the area, involving strengthening rather than diluting the urban framework and making more use of their potential as social spaces. The confinement of Pymmes Brook in a concrete channel makes it ecologically dead and visually ugly and there is opportunity to make significant improvement through its restoration.

## 2.9 The built environment

### *Problems and pressures*

- 2.9.1 When the Fore Street and Church Street conservation area appraisals were first drafted in 2006, a number of trends were identified that threatened the key characteristics of the area and were likely further to reduce its attractiveness and special character. A few of these have been addressed, or are no longer problematic; most importantly, no significant buildings have been completely lost. However, most of the change that has taken place since 2006 and, equally importantly, what has not been done, mean that the special character and appearance of the areas has been, and continues to be, seriously threatened. Of the issues identified in 2006, most remain of serious concern.
- 2.9.2 *New development being generally of poor quality.* The better new developments, such as the small block at 69 Church Street, are appropriate in size and innocuous, but few other new buildings in the area achieve that level of contextual form and scale. New development has addressed some of the gap sites identified in 2006, but in most instances has failed to enhance the conservation area in the process. The 'foyer' at 279-81 Fore Street (although this predated the last assessment) and the nearby flats at 289-291 Fore Street (bizarrely retaining part of the hoarding that surrounded the site when vacant in the

curtilage of the adjacent villa) are significantly out of scale with their immediate surroundings, and provide anything but a sympathetic setting for the adjoining villas. Just outside the conservation area, the Silverpoint flats overwhelm the adjacent 19th century buildings. The re-development of Edmonton Green shopping centre has done nothing to help re-integrate the mall with its urban context, or enhance the experience of pedestrians at street level.

- 2.9.3 *The persistence of (presumably) unauthorised works to listed buildings.* For example: uPVC windows in nos. 193-5 Fore Street, and the more extensive alterations to the rear of no 238 (both identified as issues in 2006); damaging abrasive brick cleaning at 191 Fore Street; and advertising signage at 236 Fore Street.
- 2.9.4 *The unsympathetic alteration and loss of architectural detail from unlisted historic buildings.* This was identified as an issue in 2006, and appears to have become far more widespread since then. A substantial number of buildings identified as landmarks, and/or making a positive contribution to the character of the area have been significantly harmed by loss of such detail. They include the former bank at 198 Fore Street and historic pubs in Church Street and Fore Street.
- 2.9.5 *The apparent lack of enforcement action to address unauthorised changes identified in 2006.* They remain *in situ* in numerous locations, even where they were specifically noted (such as uPVC windows and numerous satellite dishes at 71-3 Church Street) or, for example, at Winchester Terrace, where the 2006 appraisal suggested that continued designation would be hard to justify without improvements to the buildings. However, the recent enforcement initiative should help to halt and return the tide.
- 2.9.6 *The failure to sustain relatively recent investment in buildings.* In 2006 there were a number of buildings suffering from long-term neglect, and it is clear that, in the years since then, there has been a good deal of investment, particularly in retail premises. However, it has not resulted in any significant improvement to the historic built environment. Indeed, even some buildings repaired with public funding under the English Heritage HERS grant scheme are now partly vacant, neglected, or have been inappropriately altered and are under review for enforcement.
- 2.9.7 *Alterations (particularly the unsympathetic design of replacement windows) resulting in the loss of architectural character* to several large blocks of social housing, mainly just outside the designated conservation areas (e.g. Cordwain House, 205-339 Fore Street), but which form an important part of their setting and which were recommended for designation in 2006.
- 2.9.1 *The poor quality of shop-fronts,* evident throughout both conservation areas but especially in Fore Street. There are few if any shop-fronts that appear to have been designed to reflect or enhance the architectural quality of the buildings they serve. Historic shop- and pub-fronts have been lost despite the fact that such work is subject to planning permission.
- 2.9.2 *Excessive street clutter and uncontrolled advertising signage.* Throughout the area, but especially in Fore Street, both commercial street furniture, such as advertising, and that relating to public services, such as highways, parking etc., dominates the public realm and appears to be subject to little or no design control or rationalisation. Prominent advertisement hoardings, on most gable ends, are visible for long distances. Amongst the worst are the electronic one on the south elevation of the former Phoenix, marring the southern gateway to the area, and those on nos. 77, 210 and 138 Fore Street. The area would benefit from a concerted effort to tackle signage both through enforcement and design guidance.

#### *Conservation Area Management*

- 2.9.3 In significant respects, the concerns about the conservation area relate to its management. Change in the built environment has eroded the special character and appearance of the designated areas and their settings to the extent that sections of the area south of the North Circular no longer merit designation. The strategies proposed to address the problems identified in 2006 - above all, the extension to Fore Street Conservation Area to encompass the whole of the historic neighbourhood - have not been put into effect. This means that exceptional measures are now required to maintain and enhance what remains and convince property owners of the benefits of a conservation-led approach to building repair and urban regeneration.

### **3 SUMMARY OF SPECIAL INTEREST OF THE CONSERVATION AREA**

- 3.1.1 The five key factors that give the Church Street Edmonton and Fore Street Edmonton Conservation Areas their special interest can be summarised as follows:
- *The sense of time depth,* which comes primarily from the survival of both the medieval church of All Saints and a significant number of 18<sup>th</sup> and 19<sup>th</sup> century buildings
  - *The inherent architectural quality of the landmark commercial and public buildings of around 1900,* when Fore Street became the 'high street' for extensive suburban development in its hinterland
  - *The diversity of historic styles and materials represented,* although with a strong emphasis on yellow stock and red brick, with slated or tiled roofs, as the dominant materials
  - *The open green spaces around All Saints Church,* as a foil to the heavily trafficked streets
  - *By contrast, the vitality of Upper Fore Street* as a diverse and multi-cultural shopping centre.

### **4 SUMMARY OF ISSUES**

- 4.1.1 There is a range of issues facing the conservation areas at present:

- *Incomplete delivery of the management objectives adopted in 2009*

- *The loss of the urban structure and enclosure of Fore Street north of the North Circular Road*
- *The erosion of the quality of townscape south of the North Circular Road, meaning that further boundary revisions are now proposed to exclude those areas most affected*
- *A traffic-blighted, generally poor quality, public realm*
- *The poor quality of many new buildings and their lack of positive relationship to context*
- *The need to achieve a higher standard of new-build contextual design in infilling gap sites and in redevelopment*
- *Investment in commercial enterprises not resulting in good standards of building design*
- *Ongoing erosion of the details and thus quality of, particularly, unlisted historic buildings*
- *The poor state of repair of many historic buildings*
- *The poor quality of many shop frontages*
- *The proliferation of advertisement boardings*

## 5 BIBLIOGRAPHY AND CONTACT DETAILS

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 Enfield Unitary Development Plan (1994) (saved policies current until DMD is adopted)

### 5.2 Contact details:

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## 6 APPENDICES

### 6.1 Listed buildings

*Church Street, north side:*

Lamb's Cottage	(grade II*)	
Lamb's Cottage forecourt railings and gates	(grade II)	
No. 19	(grade II)	
No. 21	(grade II)	
No. 65, The New Covenant Church (former Charles Lamb Institute)		(grade II)

*Church Street, south side:*

Nos. 20,20a, 22 and 22a	(grade II) GV	
No. 24	(grade II) GV	
The Charity School	(grade II) GV	
Nos. 44-48, Postal Sorting Office	(locally listed)	
Nos. 44-48, forecourt gates and railings	(locally listed)	
Church of All Saints	(grade B)	

*North Fore Street, west side*

Former Edmonton Public Library and attached entrance gates	(grade II)	
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*Central Fore Street, east side*

No. 320 (former Police Station)	(grade II)	
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Nos. 258 & 260	(grade II)
Nos. 236 & 238	(grade II)
<i>Central Fore Street, west side</i>	
Nos. 183, 185, 185a, 187, 187a, 189, 191, 193 & 195	(grade II) GV
<i>South Fore Street, east side</i>	
Nos. 73, 75 & 77	(locally listed)
<i>South Fore Street, west side</i>	
Nos. 60, 62 & 64	(locally listed)

## 6.2 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 e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

*Appraisal review by Drury McPherson undertaken by Michael Copeman and Paul Drury for Drury McPherson Partnership; subsequent review by Enfield Council. Maps prepared by Richard Peats for Drury McPherson and Enfield Council*