

Forty Hill Conservation Area Character Appraisal

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prepared by

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Historic environment policy and practice

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CONSERVATION AREA CHARACTER APPRAISAL

SUMMARY OF 2013 REVIEW

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

Several key objectives of the 2007 management proposals have been realised. The most important was the conservation and refurbishment of Forty Hall, which secured the long-term future of this nationally important house and revealed much that was previously hidden or unknown. A parallel programme to restore its historic park has been developed and will be delivered in 2013-14, although the original scheme has been reduced in scope. The conservation area was extended to protect the western part of the historic Elsyng Palace/Forty Hall park. The former Goat PH has been repaired and converted to residential use.

There have been a number of developments and development proposals. At Capel Manor, a "masterplan" for several new educational buildings on the less sensitive northern edge of the college estate has been granted outline planning permission. This should ensure that the additional facilities required by the college are designed and located in such a way that the character and appearance of the conservation area will be unharmed. Myddelton House Gardens received a Heritage Lottery Fund (HLF) grant in 2009 for restoration of the kitchen garden and development of a new Visitor Centre and cafe in the refurbished, listed stable block, now completed. A new office block has been integrated successfully into the service area north of the house

To the west of Myddelton House the Tottenham Hotspur Football Club training ground was established, within the area of the 2008 conservation area extension. It has had an impact on views from Myddelton House and more unfortunately, from Forty Hall, from which the fencing surrounding the playing fields now terminates the views north from the house along the historic avenue.

Two sites remain problematic. Much the most serious is the block of flats at 22-68 Forty Hill, which remains boarded up and derelict. The site of the former Parish Hall adjacent to Forty Hill school is still in its "temporary" use as a car park and would benefit from improvement.

Forty Hill Conservation Area Character Appraisal

1 INTRODUCTION

1.1 Conservation areas

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

1.1.2 Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size. However, it does not control all forms of development. Some changes to family houses (known as “permitted development”) do not normally require planning permission. These include minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. Where such changes would harm local amenity or the proper planning of the area (for example, by damaging the historic environment), the Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights³. The result is that planning permission is required for these changes.

1.2 The purpose of a conservation area appraisal

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

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

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

² *ibid*, Section 72

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

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

- 1.2.3 This appraisal of the Forty Hill Conservation Area (hereafter referred to as the Conservation Area) supports Enfield Council's commitment in The Enfield Plan (Core Strategy adopted 2010), and its duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about the proposals. The assessment in the appraisal of the contribution made by unlisted buildings and other elements to the character of the Conservation Area is based on the criteria suggested in English Heritage's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011), reproduced at the end of this document.

1.3 Conservation in Enfield

- 1.3.1 Since the 1870s, Enfield has developed from a modest market town surrounded by open country and small villages to a pattern of suburbs on the edge of London. This transformation was triggered by the advent of suburban railways and took place in a piecemeal manner, with former villages being developed into local shopping centres and industries being developed along the Lea Valley. Conservation areas in Enfield reflect this pattern of development, including old town and village centres, rural areas centred on the remains of former country estates, examples of the best suburban estates and distinctive industrial sites. Some of the smaller designated areas are concentrated on particular groups of buildings of local importance.
- 1.3.2 Forty Hill was designated as a conservation area in 1968. It was extended in 1987 to include the eastern part of the Capel Manor estate and in 2008, to incorporate the western part of the historic Forty Hill Park. The conservation area forms the interface between built-up suburban areas to the south and east, and agricultural land to the west and north, just within the M25. The Conservation Area includes the historic hamlets of Forty Hill, Maiden's Bridge and Bull's Cross, and three small country estates, Forty Hall, Myddelton House and Capel Manor.

1.4 Planning policy framework

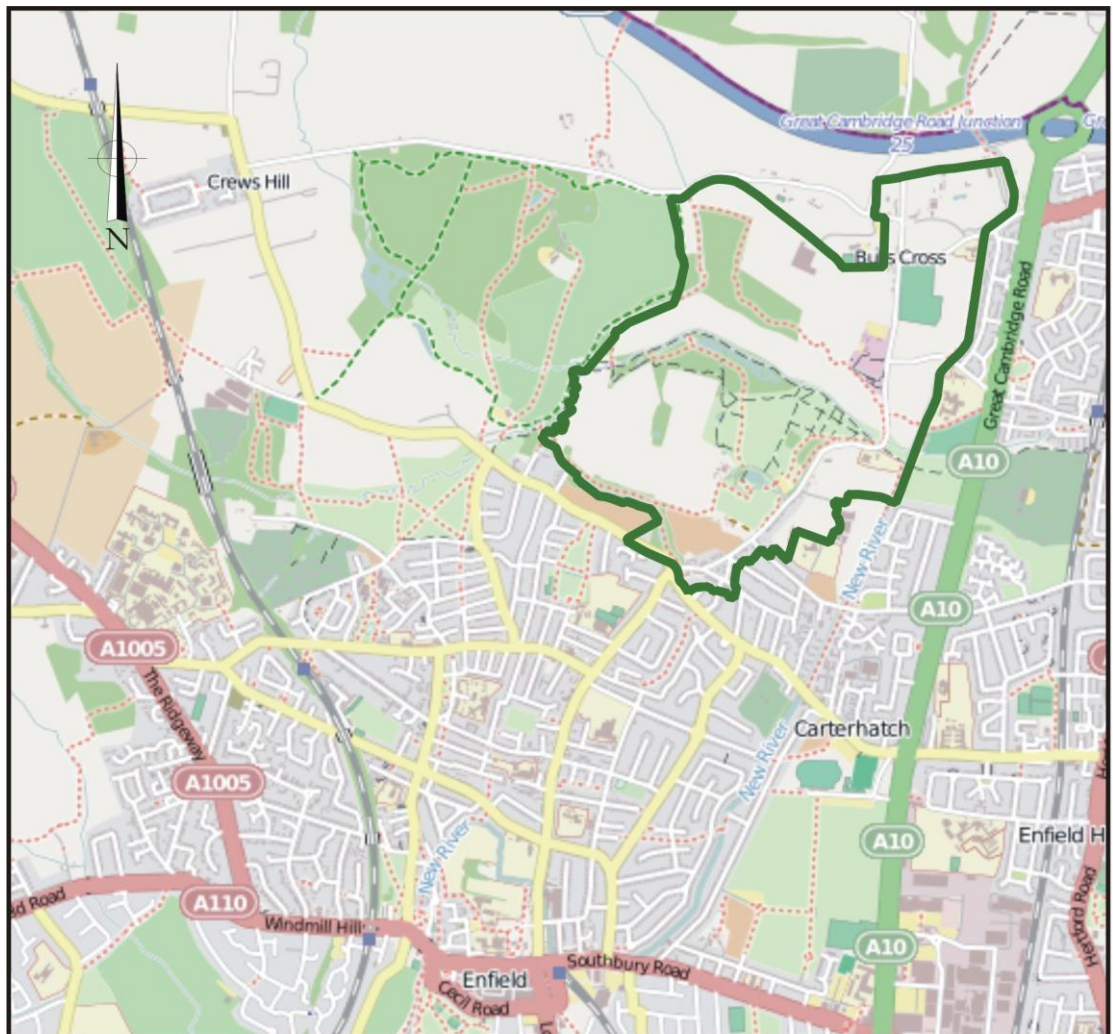
- 1.4.1 The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by the National Planning Policy Framework (NPPF) published in March 2012, which *inter alia* requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment.

The Enfield Plan sets out a basic framework of conservation policies (Core Strategy: *Core Policy 31*, Draft Development Management DPD: *Draft DMD 44*) for all areas. This conservation area character appraisal will be used to support the conservation policies that form part of the Core Strategy.

2 APPRAISAL OF SPECIAL INTEREST

2.1 Location and setting

2.1.1 Forty Hill lies on the northern edge of the Borough, approximately 1¼ miles (2km) from Enfield town centre. It is a large area, covering approximately 188 ha., but is sparsely populated, with only 106 dwellings.



Forty Hill Conservation Area Character Appraisal: location map

— Conservation Area boundary

Figure 1: Location Map

- 2.1.2 The Conservation Area has as its spine the historic main road north from Enfield Town towards Bull's Cross and Cheshunt. Three settlements, Forty Hill (at the south end of the area), Maiden's Bridge (in the centre), and Bulls Cross (to the north) are ranged along the road. Set back from the road, to its west and north, are three country houses in extensive grounds, Forty Hall to the south, Myddelton House in the centre and Capel Manor to the north. The Turkey Brook (called Maiden's Brook in the 18th century), a tributary of the Lea, flows from west to east in a broad shallow valley across the middle of the Conservation Area, being crossed by the spine road at Maiden's Bridge.
- 2.1.3 The area abuts, or is not far removed from, suburban development on the south and east, except in the valley of the Turkey Brook itself, but the character of the Conservation Area itself is overwhelmingly that of a rural settlement, giving way to farmland to the north and west. The eastern and northern parts of the area consist of relatively flat land at 30-35m AOD, through which the New River runs on its 19th century course. To the west, the land rises more steeply from the Turkey Brook, and falls again to another valley to the south, as well as to the west and east, forming a small, rectangular plateau at about 50m AOD, on the eastern end of which stands Forty Hall. Most open land is either pasture or parkland, though allotments and sports fields are common in the vicinity of the settlements.
- 2.1.4 The underlying geology is London clay, overlain by river terrace gravels (including the Forty Hall ridge), with alluvial deposits in the valleys.

2.2 Historical development

- 2.2.1 The landscape history of Forty Hill begins in the Roman period, when Ermine Street, one of the principal Roman routes north from London, ran through the area. The existing lane, Bull's Cross, north of Turkey Brook appears to perpetuate its line, but to the south there is a gap of some 4½ miles (7km) before the line is resumed by the A1010 in Tottenham. The most likely reason is that, during the medieval period, the rise of Enfield led to the main route north being diverted westwards to pass through the town.
- 2.2.2 The hamlets of Forty Hill and Bull's Cross appear to have been founded during the medieval period. The name Forty Hill may be derived from the Forteye family, one of whom, Richard ate Forteye, is known to have had an estate in Enfield in the 14th century⁴. The first known reference to Bull's Cross is in 1465⁵. Both, and the smaller settlement at Maidens Bridge, were well established by 1572⁶.

⁴ *ibid.*

⁵ Baker, T (ed), *Victoria County History of Middlesex V.* (Oxford University Press) p.215

⁶ Baker, *op. cit.* p.216

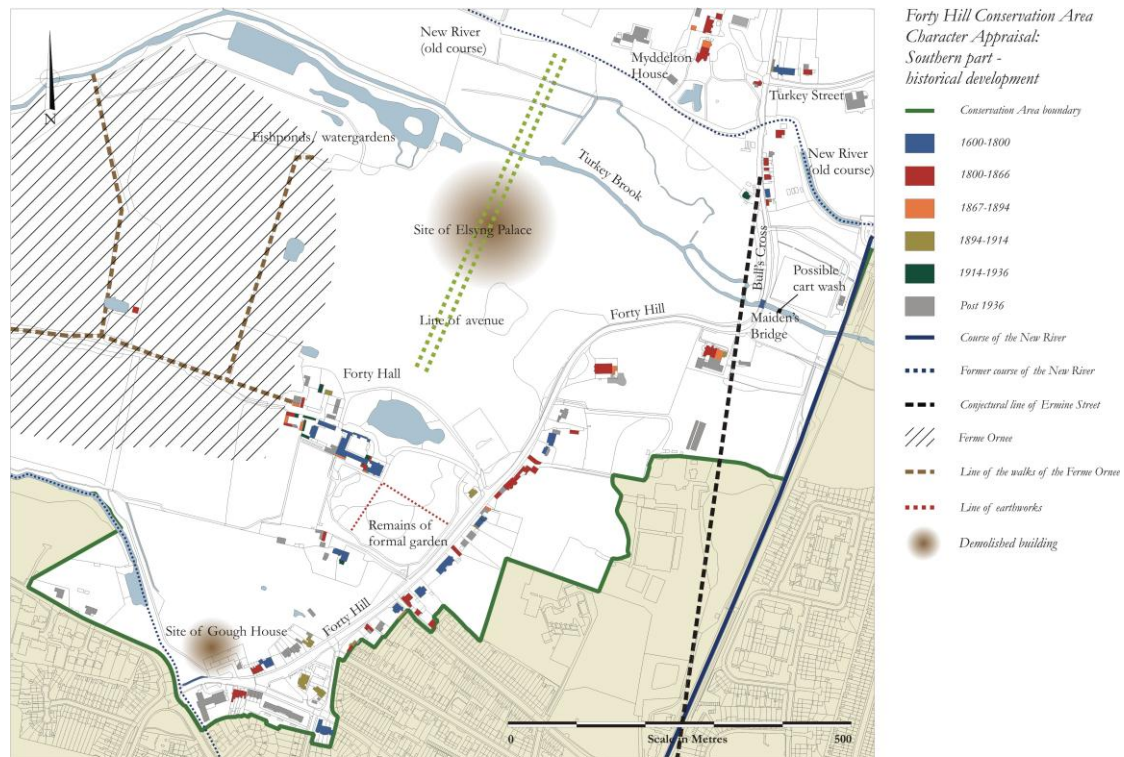


Figure 2: Historical development (south part)

2.2.3 The most important medieval house in the area was Elsyng⁷ Hall, which became the principal house within the manor of Worcesters. Elsyng took its name from Thomas Elsing, recorded here in 1381, and stood by the Turkey Brook, north-east of Forty Hill. It was rebuilt in brick on a palatial scale by Sir Thomas Lovell⁸ soon after he acquired it in 1492; Henry VII stayed there in 1497 and 1498. Between 1524 and 1539, his heir, Thomas Manners, created a park to the north and west of the manor and in 1539, he surrendered it to the Crown in exchange for a recently-dissolved monastery in Leicestershire. Major repairs were put in hand. Edward VI gave it to Princess (later Queen) Elizabeth in 1550⁹, who used it frequently until 1572. Thereafter, despite repairs, its condition deteriorated.

2.2.4 Elsyng became redundant as a royal house in 1607, when James I bought nearby Theobalds. A warrant for its demolition, to provide materials to extend Theobalds, was issued in 1608, but halted after demolition of one side of the (main) courtyard. The substantial house still remaining was repaired and made good in 1609-10 at the behest of its keeper, Philip Herbert, Earl of Montgomery¹⁰. The Office of Works continued to

⁷ 'Elsyng' has several spellings – this version has been adopted throughout the appraisal

⁸ Colvin, H M (ed), *The History of the King's Works IV* (HMSO, 1982), p.87.

⁹ Pam, D. (1990) *A History of Enfield volume I: A Parish Near London* (Enfield Preservation Society) p.55

¹⁰ Baker, *op. cit.* p.227; Colvin, *op. cit.*, 87-88

maintain the house, and indeed add new garden features, until in 1641 Montgomery bought the house from Charles I for £5,300¹¹.

- 2.2.5 Meanwhile, the lands of the manor, sold away from the Palace early in the 17th century, were bought by a London haberdasher, Nicholas Raynton, in 1616. He built Forty Hall on the crest overlooking the Palace, c1629¹², on the site of a pre-existing house. Raynton's great nephew, also called Nicholas, acquired the Palace on the Earl's death in 1650¹³, and demolished it at soon after 1656¹⁴. The Forty Hall Estate then descended mostly through the female line until 1785, during which the long tenure of Elizabeth and Eliab Breton (1740-85) saw the house and landscape modernised in the decades before 1773, when an unsuccessful attempt was made to sell the estate. The Meyer family held Forty Hall through most of the 19th century (1799-1894), followed by the Bowles family (who adopted the name Parker-Bowles c.1920), who held it until 1951¹⁵.
- 2.2.6 Other 17th century buildings include the Dower House, once part of the Forty Hall estate, and The Orchards and the Pied Bull public house at Bull's Cross. Two other buildings survive in altered form, Sparrow Hall, re-fronted in 1802 and no. 37, formerly The Goat, which was reconstructed in the early 20th century. An important landscape feature from this era is the New River, constructed in 1609-13 to supply London with clean drinking water. This originally ran along the eastern boundary of the Conservation Area before turning westwards in a long loop following the 30m contour around the valley of the Turkey and Cuffley Brooks. This loop was cut off in 1859 by the construction of an aqueduct across the Turkey Brook, the New River now continuing southwards down the east side of the Conservation Area. Traces of the old course remain, crossing the Conservation Area south of Myddelton House¹⁶, and returning south of the site of Gough Park.
- 2.2.7 Forty Hill became fashionable in the late 17th and 18th centuries as a country retreat for the middle and upper classes, prompting the building of a group of smart Georgian detached houses. These include Worcester Lodge, the Hermitage (both late 17th century), Elsyng Cottage (early 18th century), Longbourn (c.1720), Bridgen Hall (c.1750, now converted into flats), Waltham Cottage (late 18th century) and Forty Hill House (c.1800). Several large buildings from this period have been demolished. These were concentrated around Forty Green, and included Gough House (mid 18th century, demolished 1896-1913: remnants of Gough's avenue of chestnut trees, an important landscape feature in the park, survive) and Adelaide House (pre-1828). Gough Park was the home of the topographer and

¹¹ Colvin, *op cit*, 88-9

¹² Baker, *op cit*, p.227

¹³ Pam, *op. cit.* p.58

¹⁴ *ibid.*

¹⁵ Baker, *op cit*, 226; for a full history see also Broadway Malyan 1999, *op cit*, 16-25.

¹⁶ *ibid.*, 207

antiquary Richard Gough (1735-1809), Director of the Society of Antiquaries 1771-97, who bequeathed his important collection of books, maps and manuscripts to the Bodleian Library, Oxford. Side by side with these high-class residences were a number of other buildings from this era, including Bridge House, the Old Bakery and the Forge. All of these have been demolished.

- 2.2.8 Maiden's Bridge and Bulls Cross remained more isolated and were not subject to gentrification in the same way. A single polite house, Winterton Lodge (now East Lodge, West Lodge and The Gatehouse) was built at Maiden's Bridge; by contrast, 6 Maiden's Bridge Cottages is vernacular. The only building from this period at Bull's Cross is Capel Manor, a substantial house built by Alexander Hamilton *c.*1755, which succeeded the manor house of Honeylands, on a different site¹⁷. Remodelling of Capel Manor in 1902 involved its extension and some new interiors in late 17th century style¹⁸. Two further substantial houses have been demolished. The medieval manor of Goldbeaters, which formerly stood in the hamlet to the west of the road leading to Enfield Town, was demolished in 1787¹⁹; and Manor House, which stood on the site of the Clydesdale stud, was demolished between 1913 and 1935.

¹⁷ *ibid*, 228

¹⁸ Carter, V. *Treasures of Enfield* (Enfield Preservation Society, 2000), p. 67

¹⁹ Baker *op. cit.* p.229

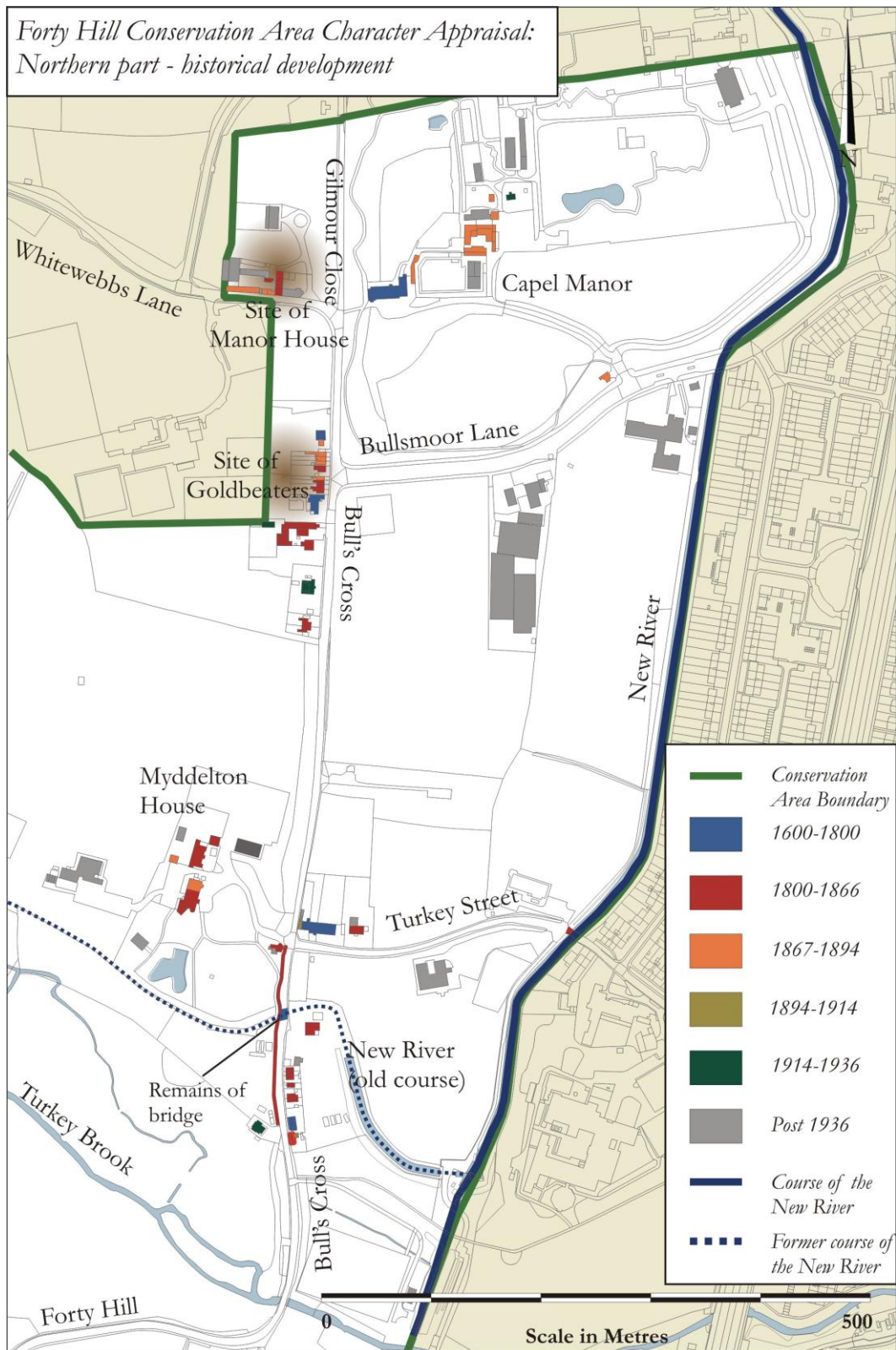


Figure 3: Historical development (north part)

2.2.9 In the first part of the 19th century, the Forty Hill area was still a popular rural retreat. The last big country house, Myddelton House, was built in 1818 on the site of the Tudor Bowling Green House. Further substantial properties from this period include Garnault, (near Maiden's Bridge) and

built c.1860, and the Clock House (Forty Hill), remodelled in its current form in the late 19th century. Most later 19th century development took the form of more modest terraces, or pairs of cottages, which now form the bulk of the three settlements.

2.2.10 The area acquired its first public buildings in the 19th century. Jesus Church was built in 1835²⁰ and funded by Christian Meyer of Forty Hall. He also built an infants' school at Maiden's Bridge, which closed in 1907 and is now part of no. 3 Maiden's Bridge Cottages. Forty Hill School, a Church of England Junior school, was opened in 1851 and enlarged for the first time in 1868²¹.

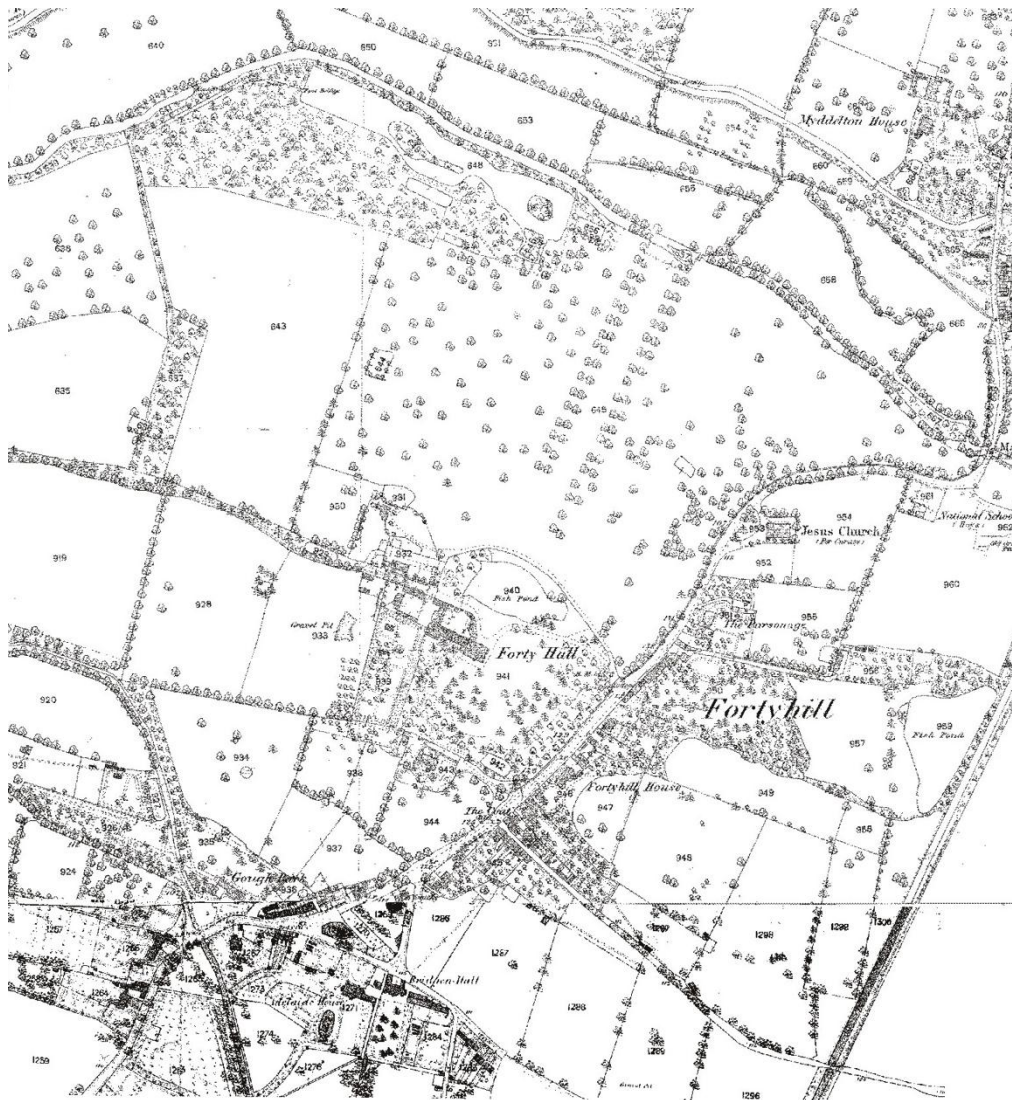


Figure 4: Forty Hill (south part) 1866

2.2.11 During the 20th century, new building has been concentrated at the southern end of Forty Hill, where two blocks of flats and a home for the

²⁰ *ibid.* p.247

²¹ *ibid.* p.254

elderly have been erected. Otherwise, development has been restricted to isolated dwellings. The three large estates have come into public ownership. Forty Hill was bought by the then Enfield Urban District Council in 1951 and opened to the public in 1962²²; Capel Manor was acquired by Enfield College of Technology as a horticultural college in 1968; and Myddelton House has been the headquarters of the Lea Valley Regional Park Authority since 1972²³.

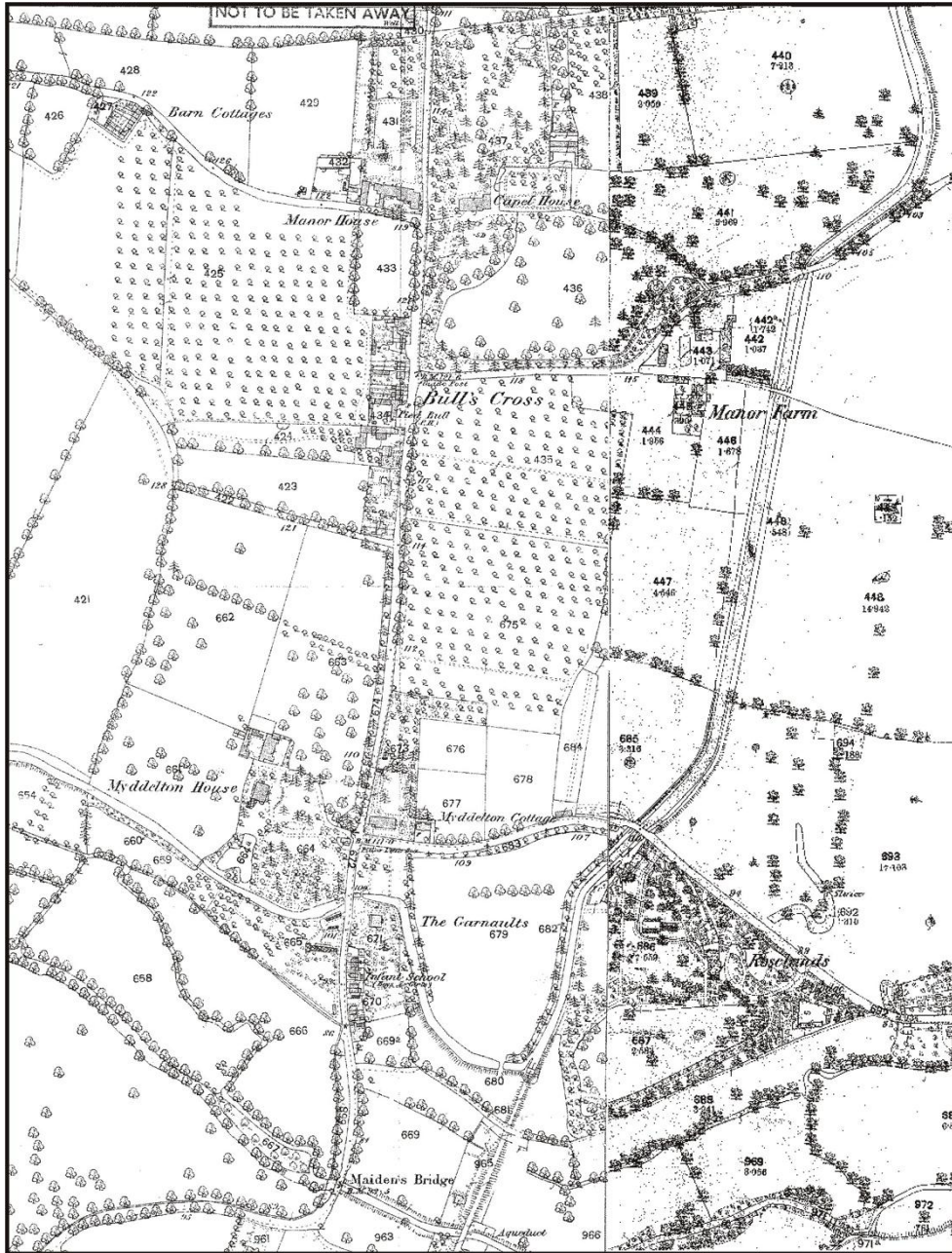


Figure 5: Forty Hill (north part) 1866

²² *ibid.* p.227

²³ *ibid.* p.217

2.3 Archaeology

- 2.3.1 The long settlement history of the Forty Hill area makes it rich in archaeological potential. Mesolithic and Lower Palaeolithic stone tools have been found at Forty Hill²⁴ and Bull's Cross and the remains of a Neolithic or early Bronze Age structure in the grounds of Forty Hill School²⁵.
- 2.3.2 Despite excavations at both Maiden's Bridge and the Clock House Nursery, no physical traces of the original course of Ermine Street south of Turkey Brook have yet been found²⁶. Roman material is limited to chance finds from the grounds of Clock House in Forty Hill and from the Turkey Brook at Maiden's Bridge²⁷.
- 2.3.3 Elsyng Hall, a scheduled ancient monument, is the most significant archaeological site from the late Medieval and Tudor periods. Small-scale excavations were undertaken between 1963 and 1965, uncovering part of a substantial moated house of four well-preserved structural phases and finds dating from the 15th to the early 17th century. Geophysical survey followed in 1998²⁸, showing that the house had a complex plan. Accounts indicate that the main elements were disposed around a courtyard, and that there was a tall gatehouse block containing what was probably the state apartment of the 15th century house²⁹. The approach was from Forty Hill almost opposite Jesus Church³⁰. The site is now a scheduled ancient monument³¹. Field names suggest an adjacent mill site on the Turkey Brook. Limited traces of medieval settlement have been found at Forty Hill Farm and the Dower House³².
- 2.3.4 Post-medieval archaeological work in the area has concentrated on the large estates. The foundations of a small hexagonal structure, presumably a garden building, have been found in the grounds of Capel Manor, and the remains of the previous Capel Manor House have been found in Bullsmoor Lane³³.
- 2.3.5 Extensive archaeological investigations associated with the repair and refurbishment of Forty Hall in 2007-11³⁴ partly revealed the footprint of its Tudor predecessor, including a cellar, under the western side of the present house. Traces of terraces and drains from the landscaping scheme

²⁴ Greater London SMR ref. nos: 080571/00/00, 080571/00/00, 080600/00/00, 083618/00/00

²⁵ Greater London SMR ref. nos: 082590/00/00

²⁶ Greater London SMR ref. nos: 081481/00/00, 082148/00/00, 082150, 082608/00/0, 083219/00/00

²⁷ Greater London SMR ref. nos: 080629/00/00-080631/00/00

²⁸ Broadway Malyan 1999, 26-30

²⁹ Colvin, *op cit*, 87-88; compare the gatehouse at Oxborough, Norfolk.

³⁰ Broadway Malyan, *op cit*, 48-9

³¹ Greater London SMR ref. no: 080679/00/00

³² Greater London SMR ref. no: 083383/00/00, 083384/00/00, 084235/00/00

³³ Greater London SMR ref. no: 080664/02/00, 083575/00/00

³⁴ Enfield Archaeological Society 2006, 2011

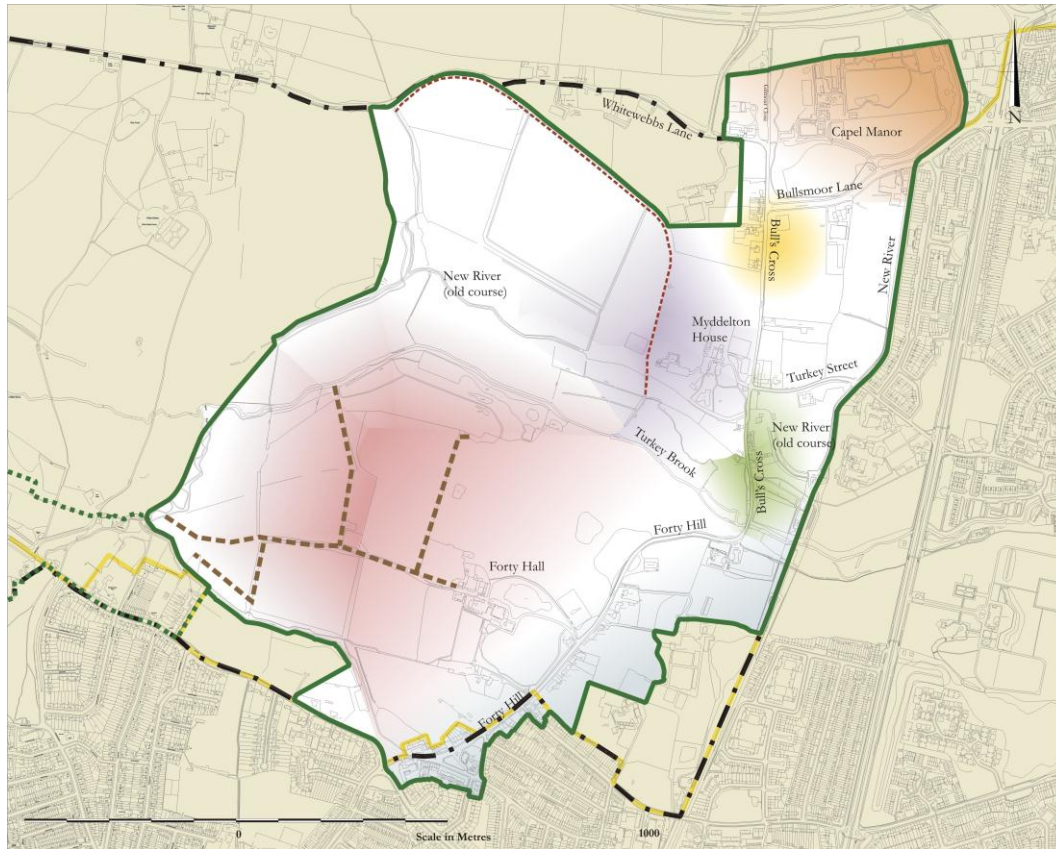
predating 1790 have been found on Forty Hill lawn and in the grounds of the Dower House. Remains of lost lakeside structures have also been found, as have the foundations from the first phase of Forty Hill Farm³⁵.

- 2.3.6 Following a review of Archaeological Priority Areas (APA) by GLAAS in 2012, the Whitewebbs Hill, Bulls Cross and Forty Hill APAs were merged and expanded. The new zone includes all of the existing Forty Hill Conservation Area but extends northwards to the M25 in order to include the known remains either side of Bulls Cross Ride. It also extends westwards to include the A10 and the corridor of Ermine Street. The farmland and designed landscape to the west has seen little formal archaeological investigation in the past. The new Area of Archaeological Importance thus extends west to Crews Hill.
- 2.3.7 Archaeological investigations associated with the creation of the Tottenham Hotspur Football Club Training Ground to the west of Myddelton House between 2007-10 revealed evidence of prehistoric and Roman activity. Elsewhere in the AAI there has been relatively little recent development and its archaeological potential remains intact.

2.4 Identification of character areas

- 2.4.1 Forty Hill is a large conservation area and divides readily into six distinct character areas. The first three, Forty Hill, Myddelton House and Capel Manor, cover the three substantial mansions and their associated landscapes. The remaining three, Forty Hill, Maiden's Bridge and Bull's Cross, cover the three small settlements ranged along the A105.

³⁵ Greater London SMR ref. no: 222118/04/001, 082570/00/00, 082565/00/00-082569/00/00, 080664/02/00, 083575/00/00



Forty Hill Conservation Area Character Appraisal:

Character areas



Figure 6: Character Areas

2.5 Character Area A: Forty Hall

Spatial analysis

2.5.1 Forty Hall and its park are characteristically screened from Forty Hill by a generally dense belt of trees and shrubs. The simple but elegant entrance gates and piers date from *c.*1900, in the style of a century earlier. At the time of writing, in 2013, listed building consent had been granted to reconstruct the piers and replace the gates to create a wider vehicle entrance. The gates are flanked by a lodge. The northern branch of the drive is at first flanked by heavy planting, then by a hedge on the north, partly screening the car park, but soon opening up on the south to reveal Forty Hall itself set behind a large, informal pond. The intended effect was a dramatic opening-up of long views northwards across the park soon after entering it, then seeing the house appear on the other side of the drive. This route provided vehicular access to the stable court west of the house, entered by a pedimented 17th century gateway, as well as a circular route to

the house itself. The southern branch drive passes through a plantation, the view opening out to reveal first the house, then the park.

- 2.5.2 Forty Hall itself stands at the east end of a broad ridge, with long open views from its forecourt, in an arc from north-east to north-west, as far as the rising ground beyond the valley of the Turkey Brook. The relationship between avenue, park and house is now only appreciated from the upper floors of the Hall. From the park just north-east of the house, there are long views to Myddelton House on the far side of the valley.



Figure 7: Forty Hall from the south-east

- 2.5.3 By contrast, the space flowing around the south and east sides of the house is an enclosed and intimate mid-18th century pleasure ground (restoration is planned in 2013-14). Below wide terraces flanking the house is a lawn with specimen trees, including a fine cedar of Lebanon, the lawn flanked on the west, south and east by a belt of specimen trees and shrubs, through which threads a circuitous gravel path and, historically, a grass path. On the south the planting is now rather too dense for comfort. From within it there are glimpses of the Dower House to the south, entered from Forty Hill by its own drive, but otherwise in a very private setting surrounded by trees. To the west, the circuitous path connects with the (largely) walled former kitchen garden, now planted to modern designs. The south end has a series of irregular islands of trees, shrubs and herbaceous plants that positively invites exploration, and the north a more formal 'Coronation

Garden' (2003), although they give little sense of the historic form or scale of the space that contains them.

- 2.5.4 To the west and north-west of the house are the service and stable courts and the Home Farm, within which views are mostly contained by buildings of varying scales, with framed views out to the wider landscape, particularly to the north across to Myddelton House, between the structures. This is, and always has been, the working part of the historic landscape.
- 2.5.5 A path along the outside of the walled garden on the west gives a much clearer impression of the scale of the walled enclosure in the landscape, and forms a sharp division between the gardens and agricultural land. Views westward are relatively open, across pasture fields falling to the west, and closed by dense hedgerows with standard trees or (further north) a planted shelter belt. A small pond surrounded by tall pines provides an eye-catcher.
- 2.5.6 The immediate setting of the house within the north drive provides a sort of amphitheatre from which the north front is seen to good effect, but the depth of what amounts to a large terrace must always have made the formal view of the house up the avenue less tall and impressive than might have been expected.
- 2.5.7 Specimen trees and clumps provide varied views in walking through the parkland. The trees along the Turkey Brook provide a quite different experience of a walk along a tree-lined river, leading to walks through trees, around a sequence of ponds in the north-west corner of the park. This area is covered with dense, young, secondary woodland that has largely taken over from the mixed specimen trees and shrubs (a few of which survive) shown on the 1866 OS map, suggesting a wilderness garden (the 'pond groves'). The resulting spatial character is claustrophobic, with the water features (of medieval and Tudor origin) increasingly overgrown and difficult to understand.



Figure 8: Terrace within lawn to east of Forty Hall



Forty Hill Conservation Area Character Appraisal: character analysis - Forty Hill, Maiden's Bridge and Myddelton House



Figure 9: Character analysis- Forty Hill, Maidens Bridge, Myddelton House

Character analysis

2.5.8 The *raison d'être* of this area is Forty Hall itself, a notably early example of the kind of tall, compact house that was to become typical of the middle decades of the 17th century. It was heavily, if superficially, reworked in the first decade of the 18th century: the window openings were altered and fitted with sashes, and the entrances on the north, east and south took on their present form, as did the big box cornice. Otherwise, apart from further modest alterations c1897, the main block of Forty Hall remains essentially that built for the first Sir Nicholas Raynton in 1629-32.

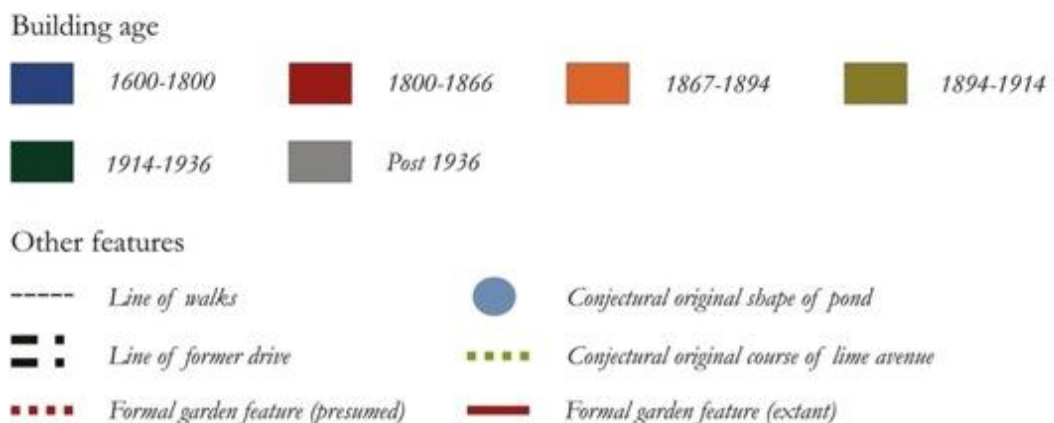
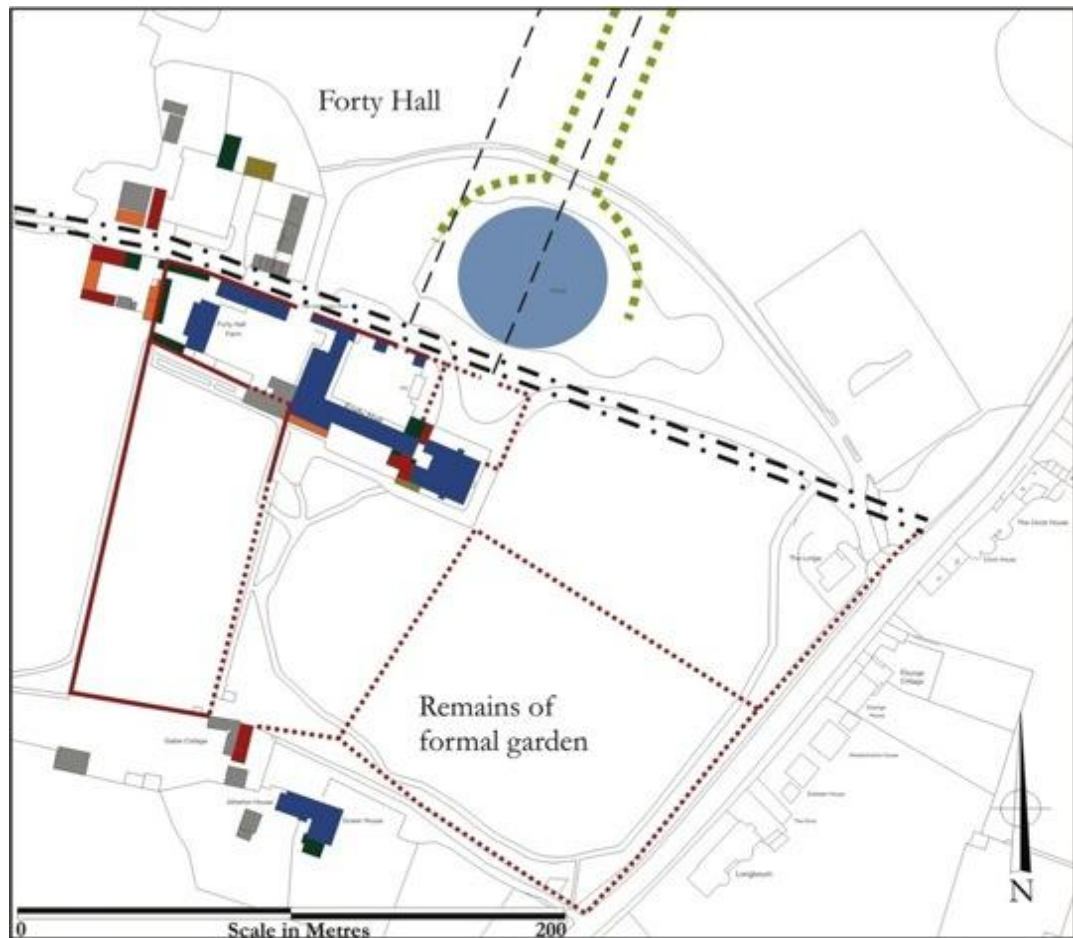


Figure 10: Relics of the formal landscape of Forty Hall

- 2.5.9 For more than a century after it was built, the house would have stood at the hub of a formal landscape, based on rectangular enclosures and terraces. The service courtyard to the west, including its magnificent gateway, largely survives. Recent archaeological investigations³⁶ have provided good evidence that there was a walled forecourt to the north front of the house (typical of this period)³⁷ and that the gardens to the east and south of the house were formed into terraces or walled compartments. The remains of two divisions can still be seen in the present lawn, running south and east from the south-east corner of the house. The walled garden and the separate walled enclosure on its north side are other surviving elements of this formal landscape. The fact that these features include more than one alignment, and are polygonal rather than rectangular, suggests that they may have been influenced by an earlier layout, or house. This is supported both by documentary reference in 1656 to Forty Hall being an ‘antient house lately new-built³⁸’, and the archaeological discoveries of 2009-11 that revealed fragments of an earlier structure beneath and to the west of the present building³⁹.
- 2.5.10 The acquisition of Elsyng Palace and its lands by Sir Nicholas Raynton (II) in 1650 (page 9 above) provided the opportunity to extend this formal, designed landscape to the north. Until then, Raynton’s ownership probably extended no further than the lane onto which the forecourt and service court fronted. The tall gatehouse of the ‘very antient house⁴⁰’ of Elsyng would have provided an eye-catcher at the foot of the valley slope, adjacent to the Turkey Brook. Raised walks, probably flanked by trees, were laid out in what is now the park (‘ye field called ye walks’ in 1656⁴¹), aligned on the gateways to Forty Hall and its service court. Probably as a later phase, perhaps around 1700, these were transformed into the surviving (although replanted) double avenue, which originally extended farther north, beyond the Turkey Brook. The present, irregular pond in front of the house probably began life as a circular pool set within a formal terrace, with the avenue dividing around it⁴².
- 2.5.11 Raynton initially kept Elsyng standing, but eventually demolished it some time after 1656. All that now remains are slight earthworks, relating to house, garden terraces and the approach drive from the east. But to the west, the large ponds, some 2m above the level of the Turkey Brook, have the appearance of rectangular medieval fish ponds later adapted as water gardens, the island at the eastern end having a prominent mount. These

³⁶ Enfield Archaeological Society 2011

³⁷ Enfield Archaeological Society 2011, (pl.17: hypothetical reconstruction of the house and outbuildings c1660)

³⁸ Colvin, *op cit*, 89

³⁹ Enfield Archaeological Society 2011

⁴⁰ *ibid*, 89

⁴¹ Broadway Malyan, *op cit*, 55

⁴² *Ibid*, 58, referring to Rocque’s map of 1754

ponds were originally fed from the Turkey Brook by a system of weirs and channels, some of which still survive.

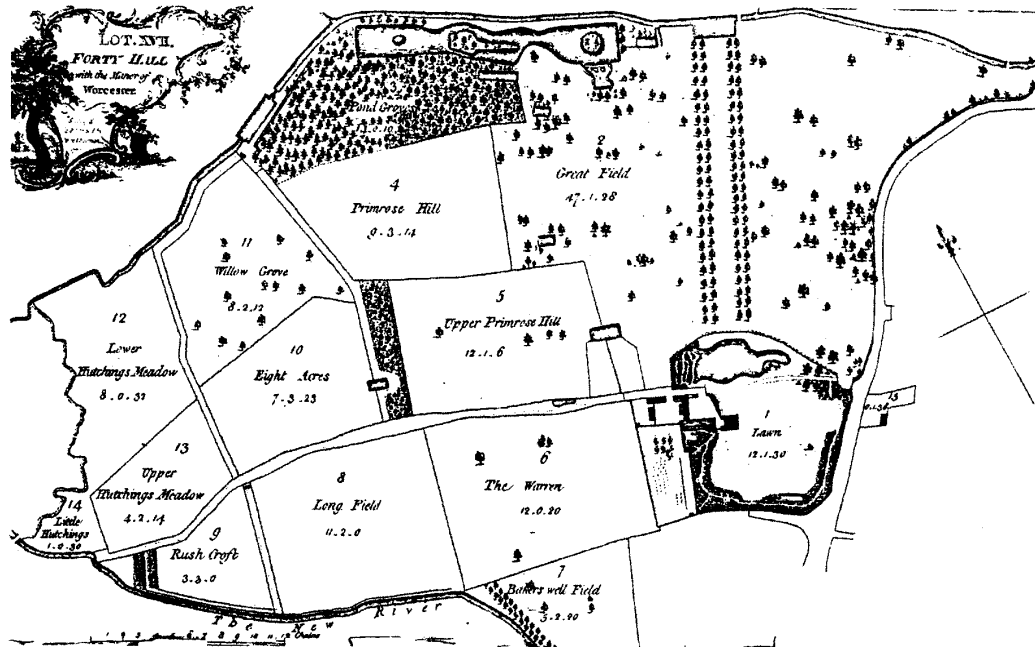


Figure 11: Forty Hill estate sale plan 1773 (south part)

2.5.12 During the mid-18th century, under the Breton tenure, this formal landscape was softened in response to current fashion, though much more was retained than was commonly the case. By the time maps were made for the 1773 sale, the landscape had taken on essentially its present form. The lawn and shrubbery replaced the formal plots around the east and south of the house, and the approach refashioned as a serpentine drive around a pool made irregular. The tree-covered mound at its west end has steep banks to the west and north, but otherwise slopes gently to the east, towards the pond. By 1773, this side had maze-like parallel paths between shrubs, no doubt providing glimpsed views of house and pond, but looks like the softening of something originally more open and formal⁴³. By this point, the termination of the lime avenue, beyond the New River, had been lost. Subsequently, the section between the Turkey Brook and the New River has also been lost.

2.5.13 One intriguing aspect of the landscape as recorded in 1773 is the raised walks between the fields to the west of the park, still visible as landscape features, articulated by small buildings, mostly now demolished, and linked to paths through 'Pond Groves', the ornamental woodland south of the water garden. These raised walks have been interpreted⁴⁴ as the remains of

⁴³ An origin as a 17th century garden mount seems unlikely here; a sort of small amphitheatre as the setting for sculpture is possible.

⁴⁴ Broadway Malyan, *op cit*, 66

a *ferme ornée*, whereby the relatively small amount of farmland directly attached to the house, which probably provided essentially for domestic needs, could be enjoyed as part of the pleasure grounds. Advocated by Stephen Switzer as a means by which ‘Profit and Pleasure may be agreeably mix’d together’⁴⁵, such romantic, arcadian landscapes were always much less common than the later fashion for *cottages ornées*. The ruined remains of a summer house from which the surrounding landscape might be enjoyed, survives on the eastern edge of the *ferme ornée*. It is now unstable and in urgent need of consolidation.

2.5.14 Recognition of the interest of the *ferme ornée* and the desirability of consistent landscape management policies for the whole of the designed landscape of Forty Hall led to the extension of the Conservation Area in 2008 to include the western part of the historic park. This made the boundary contiguous with a section of the boundary of the Clay Hill Conservation Area to the west.

2.5.15 At the same time, two further distinct elements of the landscape, as parts of the historic Elsyng/Forty Hall estate, were also considered to be of sufficient special historic (rather than architectural) interest to be included within the Conservation Area. First, the land between Maiden’s Brook and the old course of the New River, which includes the former extension of the Forty Hall lime avenue, marked on the ground by axial bridges over the watercourses and some surviving avenue trees in the hedgerows. The New River itself is here a substantial piece of civil engineering, with associated iron marker posts and small structures. Second, the best surviving and probably earliest element of the deer park associated with Elsyng Palace and subsequently Forty Hall, whose north-eastern boundary is a prominent landscape feature (a large ditch, where not infilled), which is easily visible and appreciated⁴⁶. The Conservation Area boundary was amended accordingly.

⁴⁵ *The Nobleman, Gentleman, and Gardener's Recreation* (1715)

⁴⁶ Jones, I K and Drayton, I W, *The Royal Palaces of Enfield* (1984), p11.



Figure 12: Part of the Home Farm



Figure 13: The pool

- 2.5.16 In the 18th and especially in the 19th centuries, the number and scale of the Home Farm buildings north-west of the house increased. Soon after the acquisition of Forty Hall by the Bowles family in 1897, the house was modernised and modestly extended, and the entrance lodge rebuilt in half-timbered style (by S W Cranfield, 1903), which replaced an octagonal eighteenth century building. The structure of the landscape, however, has remained substantially as it was recorded in the late 18th century, albeit with an overlay of 19th century picturesque planting in the park, not only through the Bowles' tenure, but also since acquisition by the Council's predecessor in 1951.
- 2.5.17 Alterations since 1951 have generally been within the historic framework, like the gardens created within the walled garden, which has added a new layer of interest to the place. Less successful is the car park, and the tendency to urbanise the circulation routes and create other parking areas around the house. Work to soften and improve the landscaping of, and planting around, the car park is underway at the time of writing in 2013. Demolition of subsidiary park buildings followed the general post-war trend in historic parks acquired as public parks, but most of the farm buildings survived and are now being repaired. The structure of the *ferme ornée* is at risk through division of tenure and the growth of woodland in and beyond the west side of the park. New woodland has recently been planted in this area, further obscuring the remains.



Figure 14: Entrance to the service court

Summary of special interest

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

- A designed landscape focused on an early 17th century country house, Forty Hall, the ensemble being of recognised outstanding interest in the national context;
- Superimposed elements of formal 17th and informal 18th-20th century landscape design, forming a park and gardens both instructive and attractive, a key recreational resource for the Borough and included at grade II in English Heritage's *Register of Parks and Gardens of special historic interest in England*;
- Extensive water features along the Turkey Brook, particularly the fish ponds to the medieval Elsyng Palace, reworked through the 17th and 18th centuries as water gardens;
- The buried and earthwork archaeological remains of Elsyng Hall and its landscape;
- An extensive area of nature conservation importance to the north and north-west of Forty Hall;
- The Dower House, an important historic building in its own right.

Problems and pressures

2.5.19 The estate suffered (but not as severely as many) from the problems typical of historic buildings in landscape parks subsequently acquired by local authorities as public parks⁴⁷. These included lack of adequate or appropriate building maintenance, leading to the demolition of some ancillary buildings; ad hoc changes to accommodate public uses, like car parks and tea rooms; and landscape management which, whilst well-intentioned, has evidently not been based on understanding its historic form, design intent and significance.

2.5.20 To address these problems and provide a sound basis for future management, the Council, jointly with Capel Manor College, who lease the agricultural land and buildings, commissioned a *Conservation Management Plan* for the Forty Hall estate in 1998. This has since been updated and incorporated into a Plan covering the house and estate, which was completed in 2008. It set out detailed policies to preserve, and in many areas enhance, their significance.

2.5.21 On the basis of the *Conservation Management Plan* a major two-phase conservation programme was developed. The first phase, to conserve and enhance the house, was completed in 2012 and the house is now fully repaired in a sustainable long-term use as an historic house and museum open to the public.

⁴⁷ See *Park Mansions at Risk in London – a research report*, English Heritage, 2004

2.5.22 Following the re-opening of the house a second phase of work, to restore the park, started in 2013-14, will sustain key elements of the historic landscape, whilst respecting its ecological interest and the needs of current users. A number of features within the park have been identified as requiring conservation. However although a comprehensive master-plan for the park restoration was agreed, some elements have been deferred from the current programme. The key issues affecting the landscape and farm buildings include:



Figure 15: Repaired farm buildings

2.5.23 *The agricultural buildings:* A number of farm buildings were repaired in the 1990s and in 2005-07, for reuse in their original, agricultural uses by Capel Manor, with grant aid from DEFRA, to a high conservation standard. However, others- particularly the range around the yard immediately to the west of the banqueting Suite, are severely decayed, and in some cases, at risk of collapse.



Figure 16: View towards Home Farm from the north front of the house

2.5.24 *Urbanisation of the formal landscape* the cumulative effects of relatively small changes and additions over the years has resulted in the creeping urbanisation of some areas of the formal landscape as a result of the unplanned introduction of such things blacktop paths, bollards, traffic signs and a yellow 'box junction' in front of the grade I listed gateway. (These issues will be addressed as part of the 2013-14 project, and traffic beyond the main car park will be restricted to essential access.) The new greenway cycle route, whilst a useful amenity which increases public access to the park also contributes to the urbanisation of the area, and it is essential that its landscaping and surface treatment remain as soft and green as possible. It should not set a precedent for any more routes for wheeled vehicles within the park.

2.5.25 *Loss of historic form and features in the immediate environs of the house:* planting has been allowed to obscure the historic features of the pleasure grounds, and some of the garden furniture is in poor condition. As part of the 2013-14 project the mid-18th century pleasure ground, with its 'circuitous walks' on gravel and grass paths, will be restored, modern planting and growth being thinned out. The walks on the mound west of the pond will be restored, and all park furniture replaced, with benches relocated to appropriate positions.



Figure 17: New planting and benches to southern side of lawn

2.5.26 *Visual reconnection of house and park:* the vista between the house and park up and down the lime avenue has been interrupted by the modern hedge by the drive south of the pond. An aerial photo of c1965⁴⁸ shows a disconnected scatter of small bushes. The 2013-14 project will restore the vista lowering the modern hedge to exposing a (replacement) iron estate fence (moved from the south to the north side of the drive between 1896 and 1913⁴⁹) at the foot of the terrace slope

⁴⁸ (Gillam 1997, p8)

⁴⁹ Comparison of OS maps.



Figure 18: The house from the avenue

2.5.27 *The water gardens:* One of the most interesting and potentially attractive areas of the historic landscape, the ponds are overwhelmed by the unchecked growth of opportunistic tree species, producing dense cover which is swamping the structure of the wilderness gardens south of the ponds and limiting their ecological value. Their historically mixed and relatively open form is still clear on the 1866 OS map..



Figure 19: Overgrown entrance from park to wilderness/water gardens

2.5.28 *The landscape park:* Like the water gardens, the historic character of the landscape has been eroded, by incremental changes and a lack of management, undermining the enjoyment of its qualities. There are various factors that contribute to this: the park is no longer grazed; a combination of secondary growth and new planting, particularly towards the west, is filling it up with trees, rather than providing for succession of parkland trees.

2.5.29 *The agricultural land:* The agricultural land west of the park is still part of the historic and present estate. The *ferme ornée*, which is not yet fully understood and demands further close study, is disappearing under secondary woodland. Public access to this area of the park, for example, along the raised walks is very limited and the historic design, which formed a coherent experience with circulation through the park and gardens, (especially to the north of the farm), is neither easily legible nor accessible..



Figure 20: Aerial photograph showing impact of car park

2.5.30 *The car park:* the uncompromising form of the public car park, as a rectangle of blacktop is unfortunate, although- as established by the design and development of the park restoration plan- there is no practical alternative to this location.

2.5.31 *Wider setting of the Park:* whilst the future of the house now seems secure and a deliverable strategy to restore at least the eastern part of the park, at least, has been adopted, the historic setting of the house is vulnerable to developments outside the designated park. By far most important historical vista from the house, northwards along the avenue, now terminates in the anachronistic suburban clutter of the Tottenham Hotspur Football Club training ground to the west of Myddelton House. The purpose of the 2008 boundary extension has been diluted by its construction. Any further development in this area, or in the landscape beyond it would be very damaging.



Figure 21: Sports grounds terminating the view northwards along the avenue from Forty Hall.

2.6 Character Area B: Myddelton House

Character analysis

2.6.1 Myddelton House is a substantial Regency house (designed by Ferry and Wallen, 1818), set in extensive grounds laid out by the famous late 19th century plantsman, E. A. Bowles and sited just to the north of Maiden's Bridge. All traces of earlier buildings and landscaping have been obliterated by the current buildings and planting. The house is now used as offices for the Lea Valley Regional Park Authority and the gardens are open to the public.



Figure 22: Myddelton House



Figure 23: Gate lodge, Myddelton House

- 2.6.2 The house is hidden from the road by high walls and hedges, giving it an air of seclusion and privacy. A simple entrance lodge, and wrought iron gates, provide an entrance that is dignified rather than ostentatious.
- 2.6.3 The curve of the winding drive, planted with exotic trees and shrubs, hides the house until the forecourt is reached, heightening the informality of the landscaping. The entrance front, whilst large, is not particularly grand. A later extension to the north breaks its symmetry, lessening the visual significance of the building despite increasing its bulk. To the north, the stable block, in an austere yet elegant classical style, capped with a cupola, is of some importance in its own right, whilst remaining subservient to the main house.



Figure 24: Myddelton House from the south; The Market Cross

- 2.6.4 Bowles' garden stands to the south of the house, on a slope leading down to the Turkey Brook. It is an informal and intimate area, consisting of a series of richly planted compartments enclosed by high walls and hedges that exclude long-range views. The early 19th century market cross, which formerly stood in Enfield town market place, forms the centrepiece to one of these spaces. The landscape opens out around the ornamental pond to the south of the house. Here, the south elevation, which is distinguished by a full height bay window, both dominates the garden and features in long range views from Forty Hall, to the south. The southern edge of the formal garden is formed by a terrace overlooking the old course of the New River. Beyond this, and to the south west, the organised planting is replaced by a much less managed landscape of small, untended fields, filled with high grass and nettles, divided by hedgerows. The landscape remains enclosed, with no views out, but it has a role as a backdrop to views out from Forty Hall, along the lime avenue.

- 2.6.5 A substantial new office building was built to the north east of the stable block in 2006-8. Its low-key, contemporary design is sympathetic and it has relatively little impact on the setting of the house whilst having the advantage of screening, to some extent, in views from the entrance drive the service area, glass houses, playing fields and the car park that lie to the north and west of the site. The stable block and other outbuildings have been sensitively converted to a cafe, offices and ancillary accommodation. A large, modern glass-house stands to the south-west, discreetly sited away from the house and gardens.
- 2.6.6 To the west of the house, the farmland has become (c2010) a training centre for a north London football club. The present sports facility buildings that fill the skyline in views west from the house replace a group dating from the 1960s, predating the designation of the conservation area. The playing fields are surrounded by high fencing that dominates the landscape; their closely-trimmed grass gives them a bare municipal appearance. Part of the boundary of Elsyng Park survives in this area, showing on aerial photographs and on maps as a distinctive irregular enclosure, with curved corners. To the north of the house and gardens some level, open pasture land survives.



Figure 25: Old course of New River



Figure 26: Playing fields and training centre to west

Summary of special interest

2.6.7 The special interest of this part of the Conservation Area can be summarised as follows:

- The presence of a historic country house, complete with associated lodge and stables, which are of historic interest in their own right.
- The garden of E. A. Bowles, the importance of which is recognised by its inclusion at grade II in English Heritage's *Register of Parks and Gardens of special historic interest in England*. It also provides an attractive setting for the house.
- The remains of the original course of the New River, including an iron footbridge. This now forms a pleasant rural dry valley.
- The fragmentary remains of the historic, open, rural landscape that forms the setting of the house. Its position at the crown of a ridge above the Turkey Brook means that it features prominently in views north from Forty Hall and Forty Hall Farm.

Problems and pressures

The use of the house as offices by the Lea Valley Regional Park Authority, and the opening of the garden to the public, ensures that house and garden have a sustainable use, and are valued and well maintained. But these uses bring their own pressures, including the Authority's desire to rationalise and expand their office accommodation. Whilst the Authority's own new office block is a discreet and sensitive new building, the new football

training ground to the west of the house has replaced what was previously an undeveloped rural skyline with built development effectively suburbanising this area. Any further built development on open land adjacent to the site would exacerbate the impact of the training ground and put the surviving elements of the historic semi-rural setting of Myddelton House at risk.



Figure 27: The stable block



Figure 28: The drive, with new office block to rear (right)

2.7 Character Area C: Capel Manor

Character analysis

2.7.1 Capel Manor is a mid-18th century house, set in extensive grounds, that is now the home of the Capel Manor Horticultural College. The house itself is used as the college's main teaching and administration building and the gardens are regularly open to the public. Like the other large houses in the Conservation Area, Capel Manor is physically and visually separated from the surrounding area. A tall boundary wall screens the estate from the road and the main entrance is guarded by imposing gates and a Tudor-style entrance lodge (built in 1876). Inside the gates is flat parkland, now divided into paddocks and studded with oak trees. This is probably a remnant of the original park landscaping associated with the building of the house.



Forty Hill Conservation Area Character Appraisal map 6: Capel Manor, Bull's Cross, Myddelton House and Maiden's Bridge - character analysis

Conservation Area Boundary	Listed building	Building making a neutral contribution to the character of the area	Formal garden
Extent of Scheduled Monument	Locally listed building	Building with a negative impact on the character of the area	Pond/stream
Extent of registered historic park and garden	Landmark building	Open land	Tidal point
Boundary of Tudor Park	Building making a positive contribution to the character of the area	Woodland	Key View



Figure 29: Park landscape

- 2.7.2 The house is informally placed near the western boundary of the estate. Though visible from the gate, it makes a relatively minor impression on the landscape. Its long façade is given an appropriately dignified setting by a substantial front lawn, though the alignment of the drive from the side limits the visual impact of the façade on approach. Cars parked directly in front of the façade, the uninspiring tarmac forecourt, and overly fussy planting detract from the appearance of the building. The rear elevation, which is almost as grand as the front, also benefits from facing a large lawn. This in turn opens onto a large, informal and richly-planted garden that complements the scale and grandeur of the house. Large bushes and trees enclose the lawn, blocking long-range views of the rear of the house.
- 2.7.3 The stable block, with its high clock tower, dominates the area and features prominently in views from all sides. This charmingly detailed, late Victorian building, of red brick to match the house, is distinguished by a complex of steeply-pitched, tiled roofs that create an interesting roofscape below the clock tower. House and stables are linked by a walled garden, which is likely to be contemporary with the house, and a range of offices, in the same style as the stables. The mellow stock brick walls of the walled garden provide a satisfying link between the two buildings, and the network of paths in front of, through and to the rear of the garden form a patchwork of discrete, densely-planted areas that are a delight to explore.



Figure 30: Capel Manor house



Figure 31: Capel Manor stables

2.7.4 The northern and eastern parts of the estate are given over to simple teaching buildings, which are essentially functional sheds, and the main display gardens, which are divided into small plots, each with an individual theme. They are carefully screened from the wider landscape by hedges, minimising their impact. A larger landscaped garden, complete with water feature and a temple, eases the transition from the domestically-scaled display gardens to the parkland beyond. Car parking is tucked away in the north-eastern corner of the site and well landscaped to minimise its impact. The Duchess of Devonshire's Pavilion, a bold, new reception building of contemporary design, provides an attractive gateway for visitors. Throughout, signage is kept to a minimum and surfacing is generally of gravel, which is sympathetic to the character of the area.



Figure 32: Walled garden



Figure 33: Display gardens

Summary of special interest

2.7.5 The special interest of this part of the Conservation Area can be summarised as follows:

- The presence of the intact core of a historic country estate, including house, walled kitchen garden and stable block and its immediate setting of formal gardens and parkland.
- Capel Manor and the Stable block are important historic buildings, with considerable visual presence.
- The high-quality formal and informal landscaping. This has developed over the past two centuries and continues to develop, providing an attractive setting for the key historic buildings.
- The enclosed nature of the estate, which is a discrete unit, effectively cut off from the surrounding landscape.

Problems and pressures

2.7.6 In general, the potentially conflicting pressures involved in maintaining the setting of an historic country house and its ancillary buildings and the needs of an operational college and public gardens have been sensitively managed. The formal gardens around the house itself, and the parkland at the entrance, have been preserved and the necessary ancillary buildings, car parking and small plots of the show gardens are set well away from the house and screened with hedges.

2.7.7 This approach has tended to limit the damaging impact of new development, much of which, with the exception of the Duchess of Devonshire's Pavilion, has, in the past, been somewhat piecemeal. As result, a proportion of the site has lost any special character that it may once have had. Further extension of the show gardens onto the parkland and closer to the house is likely to be detrimental to the character of the area. In recent years a master plan has been developed in response to the need for new facilities. These will be concentrated on the northern edge of the site, so as to avoid any further detrimental impact on the historic core, although none has yet been built. The main façade of the house is jeopardised by the proximity of parked cars and would be greatly improved by the relocation of the car park and re-landscaping of the then front garden.

2.8 Character Area D: Forty Hill

Character analysis

2.8.1 Forty Hill is a straggling linear settlement stretching along a road of the same name, from its junction with Clay Hill and Myddelton Avenue to the south to Maiden's Bridge to the north. At its southern end, the road widens out to form a green (hereafter referred to as Forty Green). Terraces, groups of tightly packed semi-detached houses and blocks of flats surround the green, making it the most densely built-up part of the Conservation Area and the centre of the village, a characteristic reinforced by the presence of the only shops in the vicinity. The varied massing and eaves heights of the buildings combine to form an interesting and informal street scene, concentrating views along the street up Forty Hill.



Figure 34: Forty Green looking north

2.8.2 The wide roads and open ground of the green create a spacious ambience: unfortunately, in many ways, the area also feels barren and uninviting. The combination of wide roads and a lack of street trees has resulted in an intrusive swathe of grey tarmac. The post-war flats at the southern end of the area are ugly and overbearing. The focus of the area, the green itself, is distinguished by The Goat public house, a fine building in the Tudor style by A. E. Sewell, dating from 1932, now converted to flats.



Figure 35: The Hermitage



Figure 36: Former Goat PH (now flats)

- 2.8.3 Despite this, the green contains some buildings of exceptionally high architectural quality. A particularly strong group is formed by the grade II* listed Hermitage, a grand late 17th century house and nos. 70-76 Forty Hill, a simple classical terrace dating from 1833. Canister Lodge, an unusual early 19th century building with striking blind arches, also makes a strong impact; as do the ornate decorative railings and gate at the bottom of Forty Hill (listed at grade II), which once guarded the entrance to Gough Park⁵⁰. Also of interest, though mainly for historical reasons, is nos. 27-33 Russell Road. This was formally Bridgen Hall, a grand mid 18th century residence that has been repeatedly extended and is now divided into four properties, much to the detriment of its character and appearance. Most of the other buildings around the green are simple, mid-late 19th century houses of yellow stock brick, with low pitched, slated roofs and sash windows. Whilst unremarkable in themselves, together they make an important contribution to the character of the area.
- 2.8.4 North of the green, the ground rises sharply, the road curves slightly and the settlement pattern becomes less dense. Large, detached houses in substantial plots on the eastern side of the road, all of which are set close to the street, are strong elements in the street scene. On the west side of the road, allotments, Forty Hill park and the extensive front garden of the Dower House give the area a more rural flavour, which is interrupted by the imposing gates at the crown of the hill leading to Forty Hill.
- 2.8.5 A defining feature of this part of the area is its Georgian houses. Each is different and, between them, they illustrate the development of architectural style from the end of the 17th century, from the elaborate Queen Anne-style of Worcester Lodge, through the later 18th century Elsynge Cottage, with its flamboyant array of windows, to the early 19th century, with the more severe neo-classical Forty Hill House. The generous spaces between houses eases the transition between styles, whilst the varied building line and eaves height, the diversity of architectural details and the range of building materials, including yellow stock bricks, deep purple bricks and render, bring interest and a degree of informality to views along the road. Despite this diversity, cohesion is provided by the consistent use of classical forms and proportions.

⁵⁰ These listed gates and railings and other items of interest in the Conservation Area are included in the draft sculpture survey for the London Borough of Enfield, being prepared under the aegis of the Public Monuments and Sculpture Association's *National Recording Project*.



Figure 37: Worcester Lodge



Figure 38: Longbourne

- 2.8.6 Other buildings are generally deferential to the Georgian houses. Most are simple 19th century dwellings in yellow stock brick, with low-pitched slated roofs. Some modern houses in a neo-Georgian style fit in reasonably well with the streetscape. The exception is the Clock House, a tall mid-19th century stuccoed house in an Italianate style opposite the entrance to Forty Hall. This stands close to the road, dominating the crown of the hill. Its use of classical proportion and detailing complements the Georgian houses to the south. The bold massing of the Clock House marks a change in character from semi-urban to rural. To the north, the ground falls before levelling out in the floodplain of the Turkey Brook, and the road winds, taking on the character of a country lane. Buildings are confined to the east side of the road and, as they stand well back from the road behind high hedges, do not feature strongly in the street scene. The buildings eventually give way to an open rural landscape punctuated only by the Jesus Church and the school. However, the wider landscape is all but hidden from the (sunken) road by high hedges that only allow the occasional glimpse out.
- 2.8.7 The less visible buildings, specifically Sparrow Hall and Waltham Cottage, are certainly the best. Their modest stock brick façades are pleasantly proportioned and well-suited to their rural surroundings.
- 2.8.8 Jesus Church, designed by Thomas Ashwell in 1835 in the ‘Commissioners’ Gothic’ style, looks distinctly forbidding, but provides an important local landmark. Its carriage sweep defined by substantial walls and piers gives it an imposing setting. A modern church hall to the south-east of the church was added in 2008. It is a discreet design, low in height and well screened from the surrounding area and as a result it has very little visual impact.
- 2.8.9 The mid 19th century Forty Hill School, originally a charming building with neo-Tudor influences typical of its type and date, has suffered from over-extension and the addition of a large tarmac playground in front of it. Its setting is further damaged by the temporary car park on the adjacent site of the former Parish hall.



Figure 39: Waltham Cottage



Figure 40: Jesus Church

2.8.10 Boundaries play an important role throughout the area. South of the entrance to Forty Hall, these are mainly low brick walls, picket fences or wrought iron railings (many of which are listed in their own right), which give an ordered feeling to the street scene. Hedges on the western side help to prevent the area from becoming urban in character. North of the Forty Hall entrance, there are hedges on both sides, complementing the more rural character of this part of the area. These hedges are the surviving relics of a series of elm trees that once provided a distinctive aspect of the character of the area, but which succumbed to Dutch elm disease. The self-generated hedges still periodically suffer from the disease.

Summary of special interest

2.8.11 The special interest of the Forty Hill character area can be summarised as follows:

- The retention of the character and appearance of a genteel, rural hamlet. Despite 20th century development at the southern tip of the Forty Green, much of Forty Hill has changed little since the early 19th century.
- The presence of a significant number of important historic buildings. Forty Hill contains a good group of houses ranging in date from the 17th to the 19th century, most of which remain largely in their original form. The consistent use of a classical architectural style gives the area a cohesive and very distinct character.
- The generous planning and spacing of properties. Large gardens and the wide road give the area a spacious air, in strong contrast to the more intense suburban development to the south and east.
- The high quality treatment of property boundaries. In the southern part of the area, the use of iron railings and brick walls in front of houses gives them a sense of spaciousness and privacy that is appropriate their semi-rural setting: many of these railings are of historic interest in their own right. High hedges bordering the allotments and the grounds of Forty Hall reinforce the semi-rural qualities of the area. To the north, further high hedges make an important contribution to this part of the area's rural character.

Problems and pressures

2.8.12 While in general this part of the Conservation Area remains in good physical condition, there is one major detrimental feature and several lesser negative factors that detract from its special character:

- i) The block of flats at 22-68 Forty Hill has been derelict and boarded up for a number of years. It is serious blight, all the more so as it forms the gateway to the Conservation Area. At the time of writing

(Spring 2013) discussions are taking place between a possible developer and the Council for a residential redevelopment of the site, although no firm proposals have yet been agreed. The later 20th century sheltered housing, Bridge House, on the opposite side of the road (to the south of Forty Hill) is merely utilitarian, but development in this area is generally of poor quality.

- ii) The generally poor quality of the ground surfaces. In particular, the large area of tarmac surrounding Forty Green appears barren and uninviting. It is a relict of the time when heavy traffic passed through the Green; the layout could be reconfigured now that traffic is diverted to the east.
- iii) The loss of original architectural details. The appearance of a few unlisted properties has been marred by insensitive alterations, including the rendering of brick façades, the replacement of timber windows with PVCu units of an inappropriate design, and the replacement of original clay tile or slate roof coverings with concrete tiles.
- iv) The periodic decimation of the hedgerows by Dutch elm disease. This could be ameliorated by replanting with a different species.
- v) In the northern part of the area, the destruction by fire of all but the modern rear extension to the former Parish Hall has left an unsightly levelled site, used as rough car parking for the adjacent school.

2.9 Character Area E: Maiden's Bridge

Character analysis

2.9.1 Maiden's Bridge is a more compact settlement than Forty Hill and lines the eastern side of Bull's Cross from the bridge over the Turkey Brook (Maiden's Bridge) to the Junction with Turkey Street. The area around the bridge is rural in character, with low hedges and fences allowing views of the arable fields to the east and west. The nucleus of the hamlet is a group of close-set cottages slightly up the hill from the bridge. North of these, the settlement is more dispersed, with the houses set farther back from the road. The high brick wall surrounding the grounds of Myddelton House runs along the west side of the road, physically and visually separating the estate from the hamlet, restricting views up and down the road and giving the area an enclosed feel. The settlement stops abruptly immediately north of Turkey Street, beyond which the landscape is more rural. Again, high walls and hedges screen the wider landscape from the road.



Figure 41: Boundary Wall to Myddelton House (to right)



Figure : 5 and 6 Maiden's Bridge Cottages

2.9.2 The vernacular Maiden's Bridge Cottages, with their brown stock brick, steep-pitched tiled roofs, projecting eaves and situated hard on the road, give this part of the Conservation Area a less formal character than Forty Hill. Garnault, a mid Victorian Italianate house, and the mid-18th century classical Gatehouse, East Lodge and West Lodge (formerly Winterton Lodge, a single building) are more polite, but high brick walls and hedges create a semi-rural ambience around them. Maiden's Bridge itself, with its circular floor arches, provides an interesting landmark when approaching from the south. The bridge probably dates from 1795,⁵¹ but the parapets were extensively rebuilt in 1968.



Figure 42: Turkey Street, entrance and pavilion to sports ground

⁵¹ VCH *Middlesex* V, 209; Carter, V. *Treasures of Enfield* (Enfield Preservation Society 2000) gives the date of 1761, which looks architecturally too early.



Figure 43: East Lodge

2.9.3 In Turkey Street, which branches off to the east, fields lined with high trees and hedges dominate. Here, the appearance of the area is marred by poor quality buildings. Winterton, an early 19th century house, (possibly the former stable block to Myddelton Cottage), now East Lodge and West Lodge, has been altered to such an extent that it has lost most of its original character and the low-lying sports pavilion on the south side of the road, though hidden behind a screen of trees, is a thoroughly unattractive building. At the eastern end of the Conservation Area, where Turkey Street crosses the New River via a listed foot bridge, a sports ground, with a large car park and an open field, have a barren, uncared for, appearance. This is accentuated by the utilitarian gates and railings and the large amount of rubbish present in the street, which together form a poor entrance to the area.

Summary of special interest

2.9.4 The key characteristics that contribute to the special interest of the Maiden's Bridge character area can be summarised as follows:

- The retention of the overall character and appearance of a linear rural hamlet, which has changed little since the mid 19th century.
- The presence of a group of attractive historic buildings. Most of the buildings make a positive contribution to the character of the area as a

whole. Maiden's Bridge Cottages are particularly important, giving the area a strongly vernacular flavour.

- The compact plan form, with a tight cluster of buildings set close to the road, which contributes strongly to the surviving atmosphere of a rural hamlet.
- The high brick walls around the larger properties which give these buildings a sense of privacy and provides the road running through the settlement with a strong feeling of enclosure. On the edge of the hamlet, hedges give the roads leading the settlement a sense of enclosure.

Problems and pressures

2.9.5 In general, this part of the Conservation Area remains in good physical condition. However, the area where Turkey Street crosses the New River, with its industrial style fencing and poor street-works, has an uncared for and bleak appearance. In the south of the area, the security fences around the New River viaduct over Turkey Brook and the associated works give the adjacent footpaths an intimidating quality.

2.10 Character Area F: Bull's Cross

Character analysis

2.10.1 This is another compact, linear settlement, grouped on the west side of the road around the junction with Bullsmoor Lane. High hedges line the eastern side of the road, blocking views of the Bulls Cross open space beyond and reinforcing the rural character of the area. Approaching from the south, detached and semi-detached houses in medium sized plots give way to tightly packed terraces. The settlement abruptly stops after The Orchards and the landscape again becomes rural. Here it is more open, with low hedges and fences giving clear views over the fields.

2.10.2 The buildings are generally modest later 19th century terraced cottages, mostly built of brown stock brick with low-pitched roofs. Original timber sash windows have occasionally been replaced by uPVC casements and there are a few examples of concrete tiles having replaced the original roof coverings, generally slates. Whilst these houses are not of any particular distinction individually, together they form an attractive street scene. Prominent individual buildings are the Pied Bull public house and The Orchards, both 17th century timber-framed buildings in a vernacular style, Myddelton Farm, an early 19th century farmhouse in a modest classical style, with an interesting range of contemporary timber framed farm buildings behind it, and the early 20th century no. 3 Bull's Cross (once owned by the famous plantswoman, Frances Perry). The latter stands out due to its unusual deep red tile hanging and tiled roof, casement windows,

symmetrical massing and grand Tuscan porch, which together form an unusual juxtaposition of classical and vernacular elements.



Figure 44: Myddelton Farm



Figure 45: Bulls Cross

2.10.3 As with other settlements in the Conservation Area, boundaries make an important contribution to the character of the area. Generally, these consist of low walls or picket fences in front of buildings, and high hedges bounding the surrounding fields. The brick wall and railings in front of no. 3 strike an overly suburban note, whilst the large expanse of tarmac in front of the Pied Bull appears rather barren.

2.10.4 Bullsmoor Lane branches off Bull's Cross Road at the north end of the settlement. It was widened dramatically in the early 20th century, presumably in anticipation of becoming part of a major route extending westwards, but it remains now as a forlorn relict of a highway engineer's dream⁵². The surrounding landscape becomes more suburban in character. On the south side of the road is the Bulls Cross open space. This is of benefit as open space for the community but, at present, its urban-style boundary of steel railings and regimented row of poplar trees detract from the generally informal character of the area. The buildings in the adjacent area, a bungalow, a modern nursery and school, are low, bulky structures that are of no particular architectural merit.



Figure 46: Bullsmoor Lane

⁵² On map evidence, this happened between 1914 and 1935, so was probably contemporary with the building of the Great Cambridge Road in 1923-4, which would fit with the concrete bridge over the New River.



Figure 47: Pied Bull PH

Summary of special interest

2.10.5 The key characteristics contributing to the special interest of the Bull's Cross character area can be summarised as follows:

- The retention of the character and appearance of a linear rural hamlet, which has changed little since the late 19th century.
- The presence of a group of attractive buildings. Most of the buildings make a positive contribution to the appearance of the area as a whole and have a cohesive vernacular character. The two earliest buildings, The Pied Bull public house and The Orchards are of particular historic interest.
- The compact plan form of the settlement, with a tight cluster of buildings set close to the road, makes a strong contribution to the atmosphere of a rural hamlet.
- Property boundaries, generally white painted picket fences, give the area a uniform and distinctive appearance.

Problems and pressures

2.10.6 The principal issues facing this part of the Conservation Area are the loss of original architectural details and alterations to boundaries. To several

properties, walls originally intended to be exposed brickwork have been rendered, timber sash windows have been replaced with PVCu casements and slated roofs with concrete tiles. This seriously mars the appearance of these properties and detracts from the character of the area in general. Additionally, suburban-style boundary walls capped with poor quality modern railings, which look quite out of keeping in what is essentially a rural area, have been built in front of some houses. The bleak, municipal appearance of the south side of Bullsmoor Lane, coupled with its excessive width and the poor architectural quality of the buildings on the south side of this road, also detracts from the character of the area. Narrowing the carriageway and planting trees in the space gained could achieve a considerable improvement. The high volume of traffic, particularly HGVs, and the large number of cars parked on Bullsmoor Lane also detract from the rural atmosphere of the area. The northern part of the Bull's Cross open space has potential for enhancement to provide more of the character of a 'village green' rather than municipal playing fields.

2.11 The public realm

2.11.1 The public realm constitutes an important element of the overall Conservation Area. It can be summarised as follows:

- *Roads and footways* – Tarmac is used for road and footway surfacing throughout the Conservation Area and is generally sympathetic to its rural context. Curbs are generally of concrete, although granite is used occasionally, making a positive contribution to the street scene. Often, surfaces have been extensively patched - although, as the area is very informal, this does not detract significantly from its character. The area also has an extensive network of public footpaths with informal surfaces typical of country paths, including much of the path along the New River and parts of the 'London Loop'. This informality makes an important contribution to the rural character of the area, but some maintenance is required to prevent erosion into a deep muddy rut, as has happened to part of the New River path north of Maiden's Brook.
- *Signage and road markings* – In general, these are minimal, a factor that reinforces the rural appearance of the area. There is little evidence of unnecessary signage and road markings are limited to those required to denote parking restrictions and junctions. Only around Maiden's Bridge does signage become intrusive, where traffic lights are necessary to control single file traffic across the narrow bridge.
- *Street furniture* – This is limited to simple lighting standards in galvanised steel and concrete, which, whilst not of particular merit in themselves, are unobtrusive, and a group of bollards to the north of Maiden's Bridge. Whilst these are of a traditional design, they look out of place in the rural context and, in such numbers, are overwhelming. An important individual item of street furniture is the K6 red telephone kiosk adjacent to Bridgen Hall. Also of interest are three post boxes, in

Russell Road, Bullsmoor Lane and in the side of the Clockhouse. The Clockhouse post box is particularly interesting as a rare example dating from the reign of Queen Victoria.

- *Street greenery* – Thick hedgerows, mainly of elm and hawthorn, are evident in all parts of the area and make an important contribution to its rural character. In many areas, the hedges have regenerated from elm trees that succumbed to Dutch elm disease and themselves periodically fall victim to fresh outbreaks of the disease.
- *Boundary walls* – High stock brick boundary walls are also a consistent feature throughout the area and make an important contribution to its character.

3 SUMMARY OF SPECIAL INTEREST OF THE CONSERVATION AREA

3.1.1 The key characteristics that give the Forty Hill Conservation Area its special interest can be defined as follows:

- *The long history of occupation.* With continuity of occupation back to medieval times, and evidence of use in the Roman and prehistoric periods, Forty Hill is an area rich in history and archaeology, with clear evidence of time depth.
- *The presence of the intact core of three historic country estates* - including the houses, kitchen gardens, stables and immediate settings of formal gardens and parkland.
- *The survival of three historic hamlets, each with a distinctive, linear settlement pattern.* Two of these, Bull's Cross and Maiden's Bridge, have a vernacular character. The third, Forty Hill, has more the character of a genteel suburb. In all the areas, the low density of development, often including large spaces between buildings, is an important factor.
- *The presence of extensive open land.* This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land rather than playing fields. The setting of Forty Hall and Myddelton House are particularly enhanced by the shallow valley around the Turkey Brook, which facilitates good views of both houses.
- *The architectural quality of many of the buildings.* The Conservation Area contains a variety of important historic buildings, ranging from simple vernacular houses and spacious classical houses, to a house (Forty Hall) of outstanding national importance. Together, these buildings make a major and significant contribution to the character and appearance of an interesting and attractive area.

- *Distinctive property boundaries.* A mixture of high walls, hedges, railings and picket fences gives each character area a highly distinctive appearance. In addition, high boundary walls or hedges define and enclose the public frontages of the three country estates.
- *The relative absence of modern development in the area.* The appearance, superficially at least, of much of the area has not significantly altered since the 19th century. This creates the pleasing impression that the area has been bypassed by modern life. A major recent exception is the football training ground, which intrudes on what was previously an undeveloped agrarian landscape, of considerable archaeological and historic significance.

4 SUMMARY OF ISSUES

4.1.1 Each character area has a very different nature and each is therefore subject to different pressures. However, there are various issues that are common to a number of the areas:

- *Inappropriate alterations to buildings* – A minority of buildings has been disfigured by the loss of original architectural details. Mainly, this has involved the inappropriate replacement of windows, although there are some examples of the replacement of roof coverings and the painting, rendering, or cladding of façades. These changes have generally taken place on residential properties and are therefore within householders' permitted development rights.
- *Poor quality treatment of property boundaries* – Existing boundaries, particularly hedges, picket fences, high walls and - in the case of Forty Hill - railings, form an important element of the street scene and enhance the appearance of the area. In a few residential properties, traditional boundaries have been replaced with unattractive modern walls of poor quality brickwork, with unconvincing, reproduction railings. A more widespread problem is the use of utilitarian chain link fence or steel railings around agricultural land and playing fields, which gives parts of the area an unpleasant, municipal air.
- *Poor quality streetworks* – Some parts of the area, particularly around Maiden's Bridge, Forty Green, and Bullsmoor Lane, suffer from insensitive, and overly urban, street works, such as an over-abundance of bollards or large, uninviting areas of open tarmac. Street furniture and ground surfaces are universally neutral rather than positive features.
- *Derelict or untidy buildings or land* – The derelict block of flats at 22-68 Forty Hill is a major eyesore, as is the site of the former Forty Hill Parish hall, which has been used as a temporary car park for a number of years. There are several other areas of unkempt land that detract from the appearance of the conservation area as a whole, especially around Maidens Bridge.
- *Loss of the traditional settlement pattern* – At the northern and southern extremities of the Conservation Area, the traditional settlement pattern of small-scale, linear settlements, separated by open land, has begun to break down. To the south, blocks of flats have replaced detached houses, giving the area a more urban character than it had previously. Additionally, some infill and backfill developments have reduced the space between properties. To the north, bungalows, nurseries and schools have encroached upon open land.
- *Deferral of the conservation and restoration of elements of Forty Hall park (notably the farm buildings, water gardens and ferme ornée)* - the exemplary success of the conservation of Forty Hall, and impending restoration of the eastern parts of the park, is diminished by inadequate or inappropriate

maintenance of the remainder of historic landscape. It continues to experience pressure for development (particularly infrastructure) which has the effect of urbanising the historic landscape.

- *The impact of municipal-style playing fields and the football training grounds west of Myddelton House* – playing fields are a key element of this area, particularly in the north. While these make a valuable contribution in terms of preserving open space, poor quality boundaries, prominent infrastructure, utilitarian ancillary buildings and large areas of featureless, close-cropped grass give them a municipal and urban appearance which is detrimental to the area's special character.
- *The conversion of single dwellings into multiple-occupancy dwellings* – Several large dwellings in the area have been converted into flats. The architectural character of some of these buildings has been damaged, either directly, by poorly designed conversions, or indirectly, through the loss of front gardens to accommodate increased parking.

5 BIBLIOGRAPHY AND CONTACT DETAILS

5.1 Bibliography

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

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

Enfield Archaeological Society (Ed. Dearne M.J.) *Reports on Archaeological Excavations And Watching Briefs At Forty Hall, Forty Hill, Enfield*, 2003, 2004, 2005, 2006 and 2011

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

Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy Framework (2012)

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

English Heritage PPS 5 Practice Guide (2010)

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

The Enfield Plan: Core Strategy (adopted 2010)

The Enfield Plan: Draft Development Management Document (2012)

The Enfield Plan (Evidence Base): *Areas of Archaeological Importance Review*, English Heritage/GLAAS, 2012
 Enfield Unitary Development Plan (1994) (saved policies current until DMD is adopted)

5.2 Contact details:

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

6 APPENDICES

6.1 Listed buildings

Clay Hill:

Walls to the north of Gough Park Cottage	grade II
Wall, east end near junction with Forty Hill	grade II

Forty Hill:

Wrought iron screen and railings, near junction with Clay Hill (Gough Park railings)	grade II
29 (Canister Lodge)	locally listed
70-76	grade II GV
78 (The Hermitage, including stable building)	grade II* GV
Forecourt and garden walls, The Hermitage	grade II GV
Worcester Lodge	grade II
Forty Hill House	grade II
The Dower House and Atherton House	grade II
Garden wall at the Dower House	grade II
Longbourn	grade II
Garden wall and railings to Longbourn	grade II
Elsynge House and Elsynge cottage	grade II
Clock House flats 1-9	locally listed
Clock House Nursery Cottage	locally listed
Wall along north boundary of garden of Clock House	locally listed
Waltham Cottage	grade II
Sparrow Hall	grade II
Forty Hill School	locally listed

Forty Hall:

Forty Hall	grade I
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Screen wall, gateway and north pavilions	grade I
Entrance gateway	grade II
Barns and walls to Forty Hall Farm	grade II
Stable Ranges west of Forty Hall	grade II
<i>Turkey Street:</i>	
The Gatehouse	grade II
Wall to the west of The Gatehouse	grade II
West Lodge	grade II
East Lodge	grade II
Bridge over New River	grade II
<i>Myddelton House Grounds:</i>	
Myddelton House	grade II
Stable Block	grade II
Lake Terrace	grade II
Market Cross	grade II
Bridge over New River	grade II
Wall to the east of House grounds	grade II
<i>Bull's Cross:</i>	
Maiden's Bridge	grade II
Scout Hall adjacent to 3 Maiden's Bridge cottages	grade II GV
4 & 5 Maiden's Bridge cottages	grade II GV
6 Maiden's Bridge cottages	grade II GV
7 Maiden's Bridge cottages	grade II GV
Garnault	grade II
Myddelton Farm	locally listed
The Pied Bull public house	grade II
The Orchards	grade II
<i>Capel Manor, Bulls Moor lane:</i>	
Capel House	grade II*
Garden walls to the east of Capel House	grade II
Stables and former coach house	grade II
<i>Scheduled monuments</i>	
Elsyng Palace (GL 59)	
<i>Registered historic Parks and Gardens</i>	
Forty Hall	grade II
Myddelton House	grade II
Capel Manor	locally registered

Extract from LBE *Enfield Sites Importance for Nature Conservation Citations*
(March 2013)

Forty Hall Park and Estate

Grade: Metropolitan Reference: M155

Grid reference: 532970, 198990

Size: 61.4 hectares

Access: Free public access to the majority of the site

Main habitats: Broadleaved woodland, acid grassland, lowland meadow, ponds and lake, rivers and streams, veteran trees

Citation

Forty Hall Estate is a large section of relict countryside, apparently inhabited since the 13th Century, with a 17th Century manor house. The site includes important grassland communities of London-wide significance, hedgerows, scrub, secondary woodland and a number of pedunculate oaks of considerable antiquity. The most important meadow areas are covered in a mosaic of acid and unimproved grassland. One meadow includes a large population of harebell (*Campanula rotundifolia*), as well as pignut (*Conopodium majus*), early hair-grass (*Aira praecox*), burnet-saxifrage (*Pimpinella saxifraga*), cuckoo-flower (*Cardamine pratensis*) and bird's-foot (*Ornithopus perpusillus*), all of which are scarce in Enfield. Additionally, there is a significant population of heath woodrush (*Luzula multiflora*), which is rare in Greater London. An avenue of ancient trees contains mistletoe (*Viscum album*), a London Biodiversity Action Plan priority species. Musk-mallow (*Malva moschata*), another locally scarce plant, occurs in a meadow to the west of Bull's Cross. The invertebrate fauna appears to be important, especially in the ancient parkland trees; several nationally scarce species including the jewel beetle (*Agrius pannonicus*) are found here. The site contains a diverse range of breeding birds, including song thrush, blackcap and garden warbler. There is an area of largely unmanaged old secondary woodland to the north of the site with significant numbers of ivy-clad trees, as well as standing and lying dead wood. No less than nine species of bats are known to fly in or near this area, including a possible record of the very uncommon Barbastelle (*Barbastella barbastellus*). The stag beetle (*Lucanus cervus*), a UK BAP species, is also known from this area; it is uncommon in north London. The Turkey Brook here is clean with natural banks and a natural course, and kingfishers probably breed alongside. Some species indicative of ancient woodland are present (and in parts of the adjacent parkland) including bluebell (*Hyacinthoides non-scripta*) and wood anemone (*Anemone nemorosa*). Ponds within the site support the specially-protected great crested newt. There is full public access to the parkland but access elsewhere is on footpaths only. The site is managed by Capel Manor College.

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

Appraisal review undertaken by Paul Drury and Michael Copeman; maps prepared by Richard Peats