

Proposed Crews Hill Development Heritage Assessment Prepared for Hyas Associates and Enfield Council July 2023



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Introduction

The London Borough of Enfield is bordered by the boroughs of Barnet to the west, Haringey to the south, and Waltham Forest to the southeast. The M25 loosely acts as its northern boundary, beyond which is Hertfordshire.

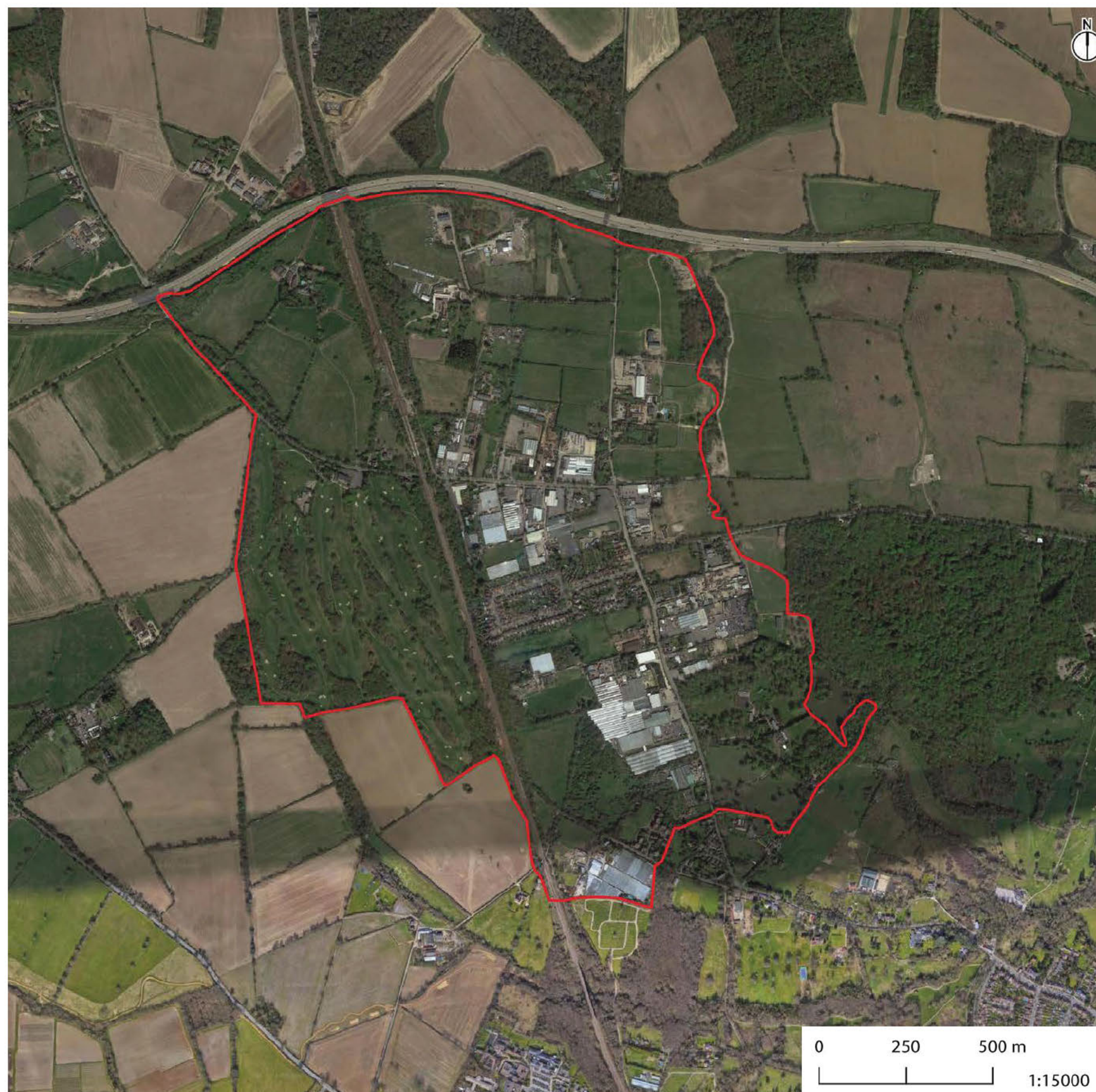
Its main settlements are either of Anglo-Saxon origin (Edmonton and Enfield) or perhaps medieval origin (Southgate and Palmers Green). Enfield's built heritage is most obvious around the Lee Valley and Enfield Town, which developed into a historic market town. However, its rural landscape, historic parks and gardens provide important and attractive historic assets or contributions to built heritage and should also be considered alongside built heritage.

This heritage study has been undertaken in response to the proposed development site at Crews Hill. The study is concerned with understanding the historic development of the site and its environs, and assessing the significance of any designated or non-designated assets within the site or its immediate surroundings (500m from the site boundary). Within this heritage study, the boundary and this 500m buffer zone are referred to as 'the study area'.

Consequently, the study focuses on the history and development of north-west Enfield within a broader understanding of the Borough and region as a whole. This is to provide sufficient depth of analysis for the proposed site and its immediate, surrounding areas.

This report is structured as follows:

1. Understanding the nature and development of the historic landscape
2. Assessing the character and significance of historic landscape character areas and the setting of historic assets
3. An assessment of the emerging proposals to identify opportunities to be explored, or constraints to be resolved
4. Conclusion



Aerial photograph showing proposed Crews Hill site area (marked in red)

1.0 Understanding the nature and development of the historic landscape

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1.1 The origins of the historic landscape

The land that constitutes the northwest corner of the present-day London Borough of Enfield remains a largely rural landscape, defined by its undulating topography. To the south of this rural landscape, there has been steady, encroaching expansion of urban settlements during the 19th and 20th centuries.

1.1.1 Geology, topography and initial settlement

It is likely the area's geology and topography has always had an important influence on the development of its buildings. The area has a strong range of topography, which has undoubtedly influenced the pattern of settlement and development in the area.

The higher ground slopes down from the north and west to the relatively flat valley floor of the Lee Valley (as shown in figure 2, opposite). This higher ground provides long views across the borough from the west. Many of the historic roads follow these high ridges, such as the north-south Ridgeway and the north-south Ermine Road (now Tottenham High Road - a Roman road built to connect London to York). Early settlements emerged on this higher ground, and grew into larger medieval settlements such as Botany Bay and Oakwood. They are interspersed by shallow valleys which drain the hills through small streams that flow eastwards into the River Lee. These brooks are distinctive features in the landscape and remain today, often alongside paths, within woodland, or as key features within an open, rural landscape. To the east of Trent Park, Salmon's Brook meets Merryhills Brook to fall beneath the Bramley Road, eventually joining the River Lee at Tottenham Hale. North of Crews Hill, Cuffley Brook flows southwards and is joined by the Northaw Brook from the west, whilst Turkey Brook flows through the lowest point of Hilly Fields Park and contributes to the character and enjoyment of its open space. Indeed, there are more waterways in Enfield than in any other London Borough.

Although some archaeological finds alongside river banks suggest the presence of hunter gatherers, it is unlikely that the area supported settlement in the pre-historic period. The low-lying areas close to the River Lee were prone to flooding, whilst the higher areas were dense with forests of oaks and hornbeams, with an understorey layer of thick shrub of bramble and hawthorn that sat on London Clay and was not suitable for agricultural cultivation.

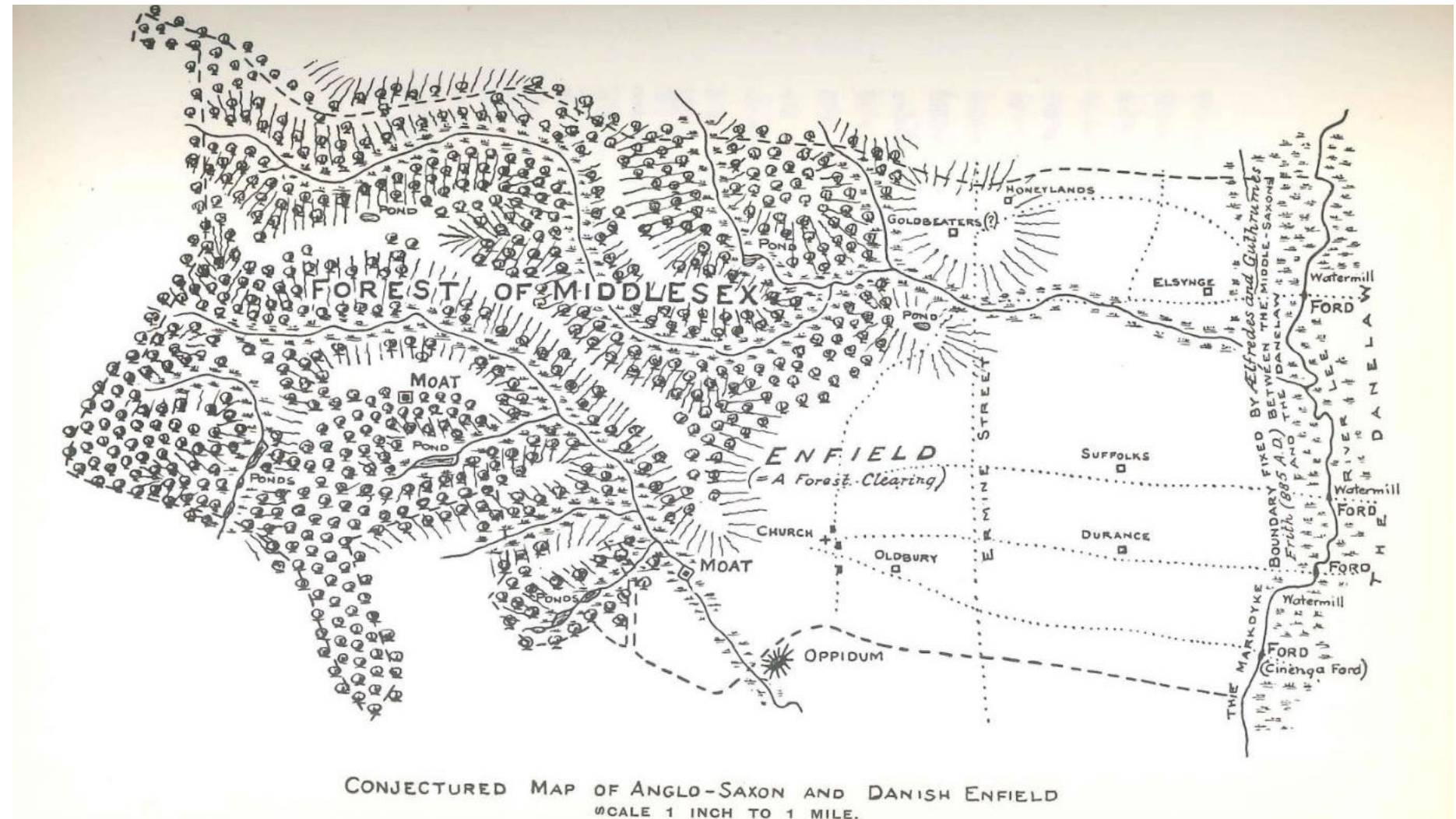


Fig. 1: 1100s (supposed) by Cuthbert Whitaker

However, as tools improved, forests were gradually felled by farmers in the Iron Age, and subsequently by the Romans, who used the low-lying river land for some agricultural cultivation. Following Roman withdrawal, fields were gradually created from forests and organised in small parcels.

By the ninth century, the area had become important for the Kingdom of Mercia, as East Anglia had been invaded by the Danes and strongholds were built to keep the Danes to the east of the River Lea. The area was parcelled into private land, with manorial organisation imposed on the existing community, although access to what became Enfield Chase upheld.

The Domesday Book entries for Enfield and Edmonton reveal that by the 11th century all arable land within the parish boundaries had been cultivated, though large areas of forest still remained. These came to be enclosed in 1136 to form Enfield Chase, a hunting ground that was granted by William the Conqueror to Geoffrey de Mandeville II, 1st Earl of

Essex (1092-1144) – a prominent landowner. Enfield was recorded in the Domesday book as ‘Enefelde’, likely derived from the Old English ‘feld’, with the Old English ēan meaning ‘lamb’, or ‘where lambs are reared’.

The construction of woodcutter’s cottages in the 13th century near Winchmore Hill and Southgate Green were likely the earliest presence of hamlets. The shared access to Enfield Chase was acknowledged and confirmed by the Charter of the Forest in 1217, which established the coexistence of common grazing and foraging rights alongside hunting grounds.

1.1.2 Settlements, relationships and the pattern of historic development

The Borough of Enfield’s historic development has been a response to its important position between urban London and rural Hertfordshire. It has been typified by the gradual urbanisation of its three principal medieval settlements: Edmonton, Southgate and Enfield.

In 1322, to the west and north of these settlements, Enfield Chase was enlarged as common (public) land to become an 8,349-acre area. Throughout the fifteenth century, there was increased tension between landowners and commoners for access to the Chase, with the gradual closing off of much of the land. It was likely around this time that the three lodges were built: East Lodge, South Lodge and West Lodge.

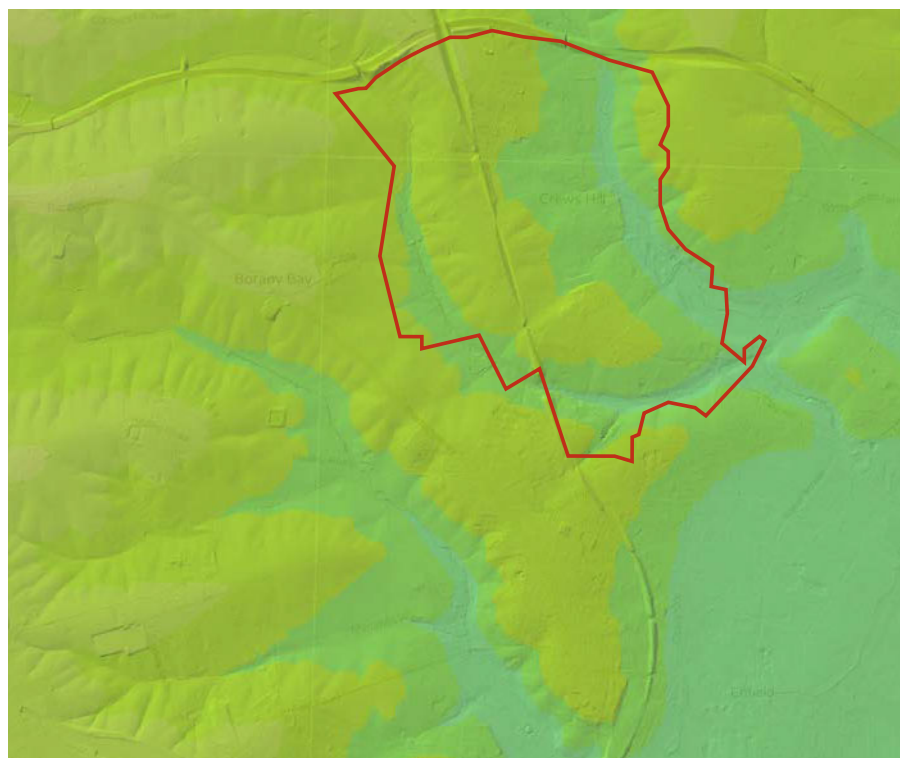


Fig. 2: 2023 'LIDAR' topography map. Proposed Crews Hill site marked.



Fig. 3: Enfield shown within 1593 map of 'Myddlesex' by John Norden



Fig. 4: 1593 map showing Enfield Chase ('Enfeylde Chale')

Enfield Chase was finally, fully enclosed by an Act of Parliament in 1777, with a portion of the area leased by King George III to Sir Richard Jebb, who named the area Trent after Trento, Italy. Jebb built the first Trent House and the grounds were landscaped in the 1780s by Humphry Repton. The Enclosure Act promoted more modern farming methods and farming from isolated houses and hamlets increasingly characterised the economy of the area at this time. The former Elsyng New Park was divided and turned over to agriculture during the enclosure process, but the Forty Hall Estate land to the south was spared and survived as a large expanse of open landscaped parkland.

Houses such as Forty Hall and other nearby houses (such as neighbouring Myddleton House (Grade II listed, no.1078893) became increasingly popular from the late 17th century as rural retreats for the gentry and wealthy city merchants. Consequently, the hamlets of Forty Hill and Bull's Cross grew through the 18th and 19th centuries, and the grand houses were joined by increasing numbers of handsome middling houses, such as Worcester Lodge, and attendant cottages, inns, shops and more modest dwellings.



Fig. 6: 1754 Rocque map, with an artistic impression of the varying topography of the area. The water body (marked) is the present-day Whitewebbs basin in Whitewebbs Wood.

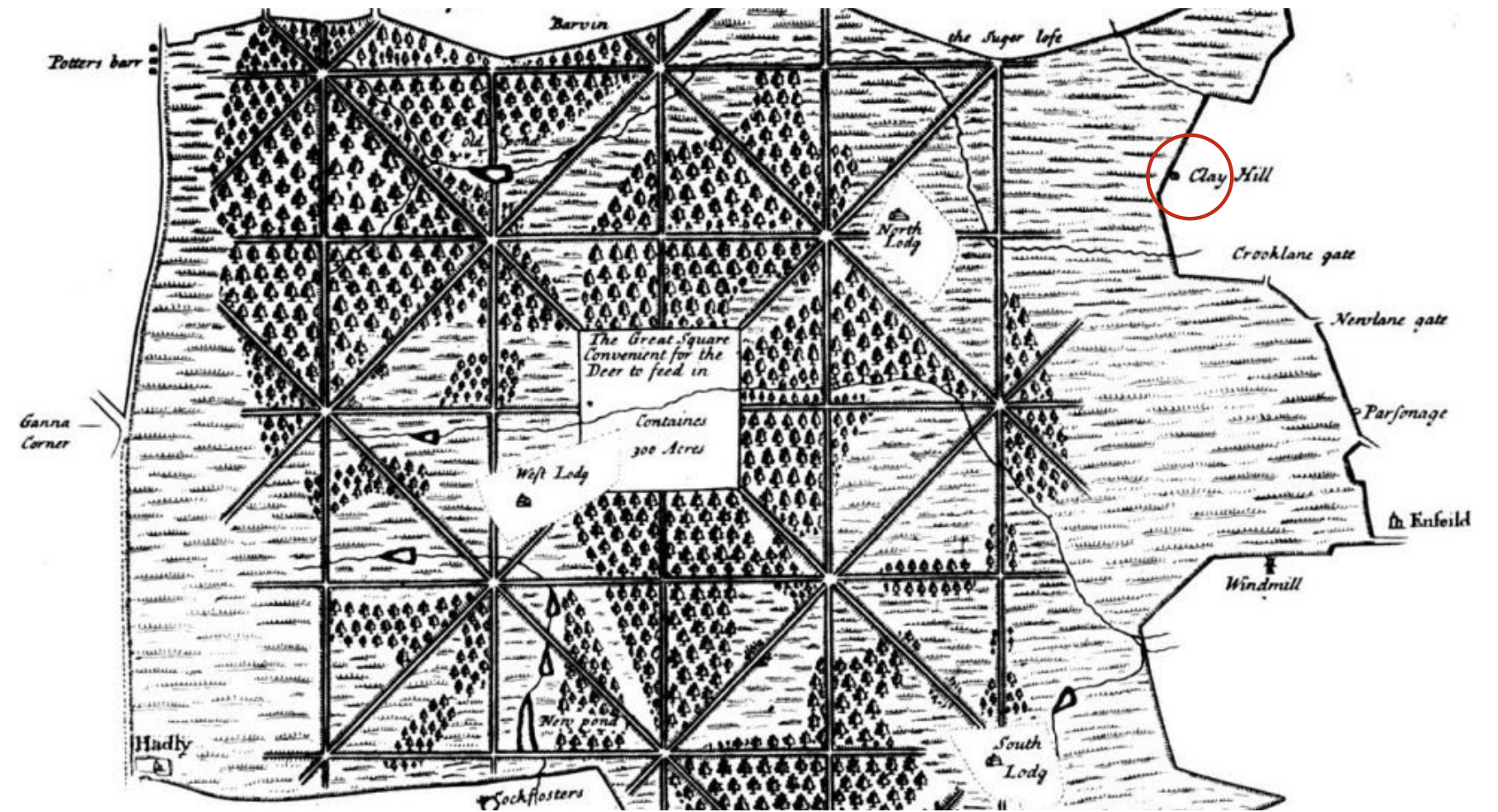


Fig. 7: Crop taken from 1700 map from Hugh Westlake's survey of Enfield Chase. Clay Hill marked in red, which sits just below the proposed Crews Hill site.

Further field enclosure was undertaken in 1773 with the Inclosure Act, which again promoted more modern farming methods. Within Whitewebbs Wood, an aqueduct was built in 1820 to carry the New River over Cuffley Brook and thus shorten its route. However, the Whitewebbs loop was made redundant when the New River was again straightened in the 19th century by the construction of the Docwra aqueduct over Turkey Brook. Following excavations in 1968 by the Enfield Archaeological Society the remains of the cast iron 'flash' are now visible and a Scheduled Ancient Monument (No. 1001989).

More housing was built on the north and western fringes of Enfield town in response to industrial development in the late 18th and early 19th centuries, though this was largely concentrated to the east of the Borough, between the growing town of Enfield and the River Lee, which was an important transport route for goods heading north-south.



Fig. 8: 1800 Ordnance Survey map (Proposed site boundary at Crews Hill marked in red)

From the mid-19th century, the settlements of Enfield, Edmonton Green and Southgate Green to the southeast of the Crews Hill area were expanded by new residential and commercial developments. Crews Hill remained entirely rural during this period, with occasional, isolated farm buildings the only buildings in the landscape. There was modest development at Botany Bay (west) and Clay Hill (southeast of the site), shown opposite on figure 9. The road network that exists today is as shown in figure 9 and is thus has origins from at least 1800.

To the south of Enfield town, there was extensive development of Victorian terraced houses and larger, middle-class villas, a trend accelerated by the arrival of the Northern and Eastern Railway to Ponders End station in 1840 and the Eastern Counties Railway to Enfield (now named Enfield Town) in 1849. It was quickly followed by a parallel line to the west, named the 'Enfield Branch Railway' and built between 1871 and 1924. The first section was developed by the Great Northern Railway as a branch line to supplement their mainline, and connected Wood Green to Enfield (named Enfield Chase from 1924).

The growth of suburban Enfield westwards quickly consumed other smaller medieval settlements that had been aligned with the north-south transport routes, but in Crews Hill, the area remained rural, with minimal new building beyond isolated buildings required for agriculture.

Where new building was undertaken, it was close to road junctions, such as where Flash Lane and Clay Hill meet Theobalds Park Road (shown in figure 9, opposite, just south of the site boundary).



Fig. 9: 1866-1896 Ordnance Survey map [Proposed site boundary at Crews Hill marked in red]

By the end of the 19th century, Enfield town had become so built up that only the north-western areas of the Borough remained agricultural. Here, features such as the steep topography of the land and the presence of Trent Park precluded further encroachment. Because of the retention of mature trees and hedge lines in this and other undeveloped areas, many features of the current landscape are very historic, such as the principal road network which is shown in the 1656 map (figure 5) and may be at least medieval in origin.

The demand for suburban development for commuters in response to the development of new railways resulted in many private estates being sold for development, with much housebuilding taking place on former Chase lands. This began with 'artisan's cottages' built along Chase Side in the 1880s and accelerated following the opening of new stations at Gordon Hill in 1910. Crews Hill station was also opened in 1910, and is shown opposite in the centre of the proposed site, figure 10. Additional land sold off for development included land adjacent to Bush Hill Park station (1880) and to the western side of Enfield Chase station for large detached houses, with larger estates built on the former Gordon Estate at Chase Side.

Despite the arrival of the railway in 1910, Crews Hill still avoided encroachment from Enfield to the southwest, or from the new railway station. Its buildings were still overwhelmingly isolated and for agricultural use.

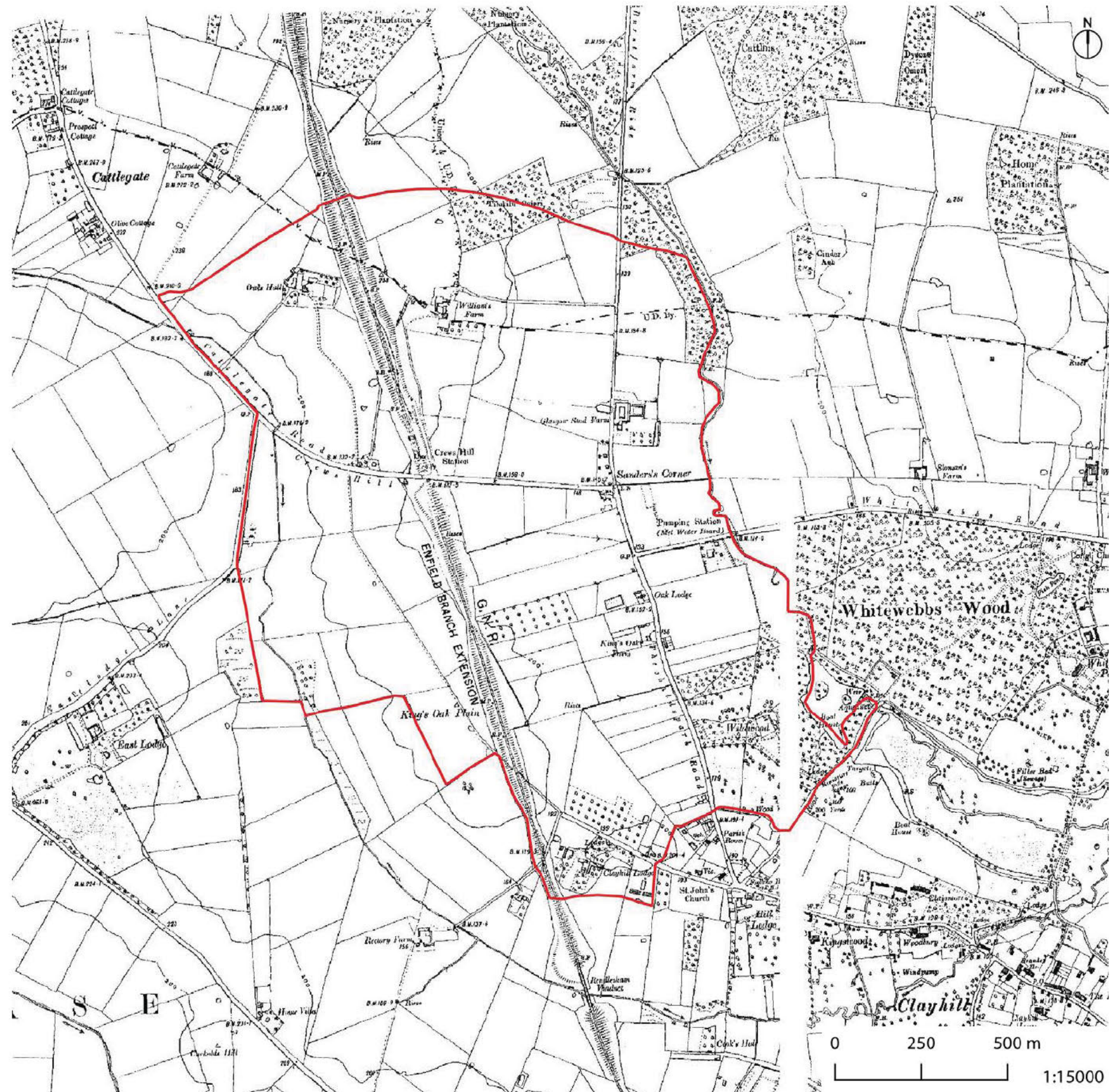


Fig. 10: 1920 2nd Edition Ordnance Survey Map (Proposed site boundary at Crews Hill marked in red)

Elsewhere in Enfield, inter-war residential development represents the largest single land use in the borough and characterises its visual appearance. Interwar houses are evident today as the typical age of many suburban developments that exist on the urban fringe within the Borough. In this context, the retention and presence of open spaces, such as parks, waterways, woodland and paths serve as the key topographical features that provide orientation and consistent legibility within the area.

In Crews Hill, however, a new phase of development arrived with large fields within the site's agricultural land turned over for commercial food and plant production. The area - specifically Theobalds Park Road - quickly became known as a 'horticultural golden mile'. The only non-commercial development noticeable is the creation of a Golf Course to the west of the railway line and within the site boundary (shown on figure 10). This remains today as Crews Hill Golf Club.

By this time, the former Chase land had experienced a long history of increased enclosure and private interest at the expense of common access, often with tension and division between landowners and local people. This was only finally eased when Middlesex County Council acquired a large tract of former Chase lands in 1936 with the explicit aim of managing the countryside in the public interest. Greenbelt land was designated in 1947, securing what remained of the former Chase lands. Some of the land purchased became golf courses, whilst others, for example at Whitewebbs and Forty Hall, became public parks. The remainder of the Council-owned land was leased to tenant farmers.

Today, while parts of the former Chase at Southgate, Oakwood, and Hadley Wood have been developed, only four stretches of the original Chase remain undeveloped: at Monken Hadley Common, Fir and Pond Woods, Whitewebbs Park, and Trent Country Park. The valleys of Salmon's Brook, Turkey Brook, and Merryhills Brook, as well as Boxer's Lake Open Space in Oakwood and the golf courses at Hadley Wood and Whitewebbs, are also small remnants of the open land that once defined the Chase. The historic form of the Chase is acknowledged in designation through Enfield's Archaeological Priority Areas. This is summarised in chapter 2 and a map is appended in Appendix A.

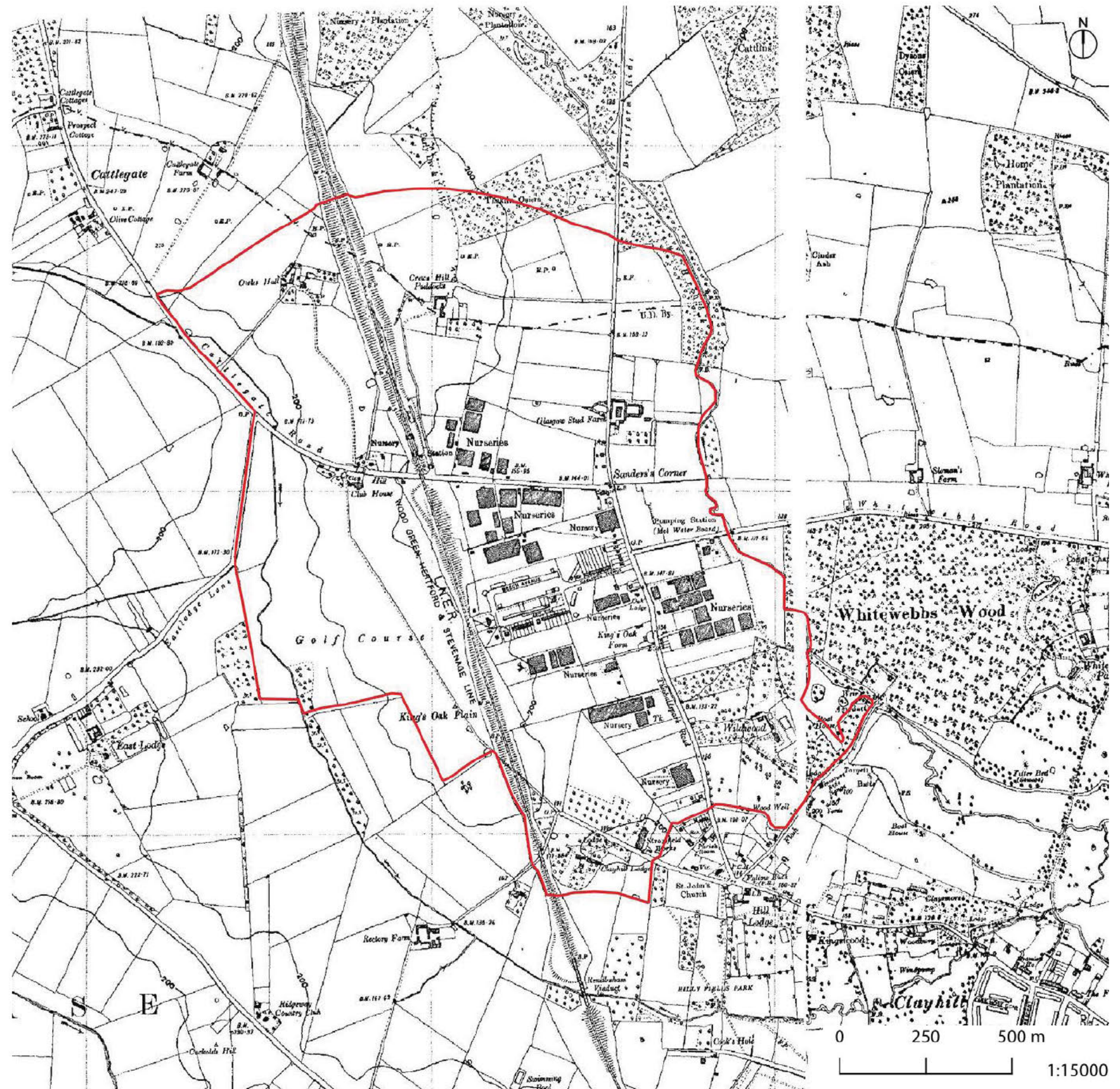


Fig. 11: 1935 Ordnance Survey map [Proposed site boundary at Crews Hill marked in red]

Following the Second World War, development elsewhere in Enfield was initially constrained by the Green Belt, with any speculative developments simply infilling damaged or anomalous plots. Most post-war construction was concentrated in Enfield Town, with a large estate on both sides of the Great Cambridge Road and tower blocks constructed to replace older, demolished terraces, such as at Ponders End station and at Bush Hill Park. The London Borough of Enfield was established in 1965 and initially laid out plans for a large ring road to ease Enfield town of car traffic, though this was abandoned in 1967. Nevertheless, a construction boom precipitated an era of demolition of many older detached houses and their replacement with apartment blocks. This is particularly noticeable at Alderman's Hill and Bowes Park. Concern expressed nationwide at the time at the speed of such demolition across the country was a contributing factor to the passing of the Civic Amenities Act 1967, which enabled local planning authorities to designate conservation areas.

In Crews Hill, post-war development resulted in an intensification of its commercial use, and a decline in agricultural use. Many fields were taken over by plant nurseries, which often enlarged their plots by purchasing former farm land. There was a modest amount of suburban development, with a modest residential estate developed at the junction of Whitewebbs Road and Theobalds Park Road and is shown in the centre of the site within figure 12 (in the centre of the map, to the left of text marked 'Crews Hill'). These houses date from c.1965 and are of modest scale and minimal architectural interest.

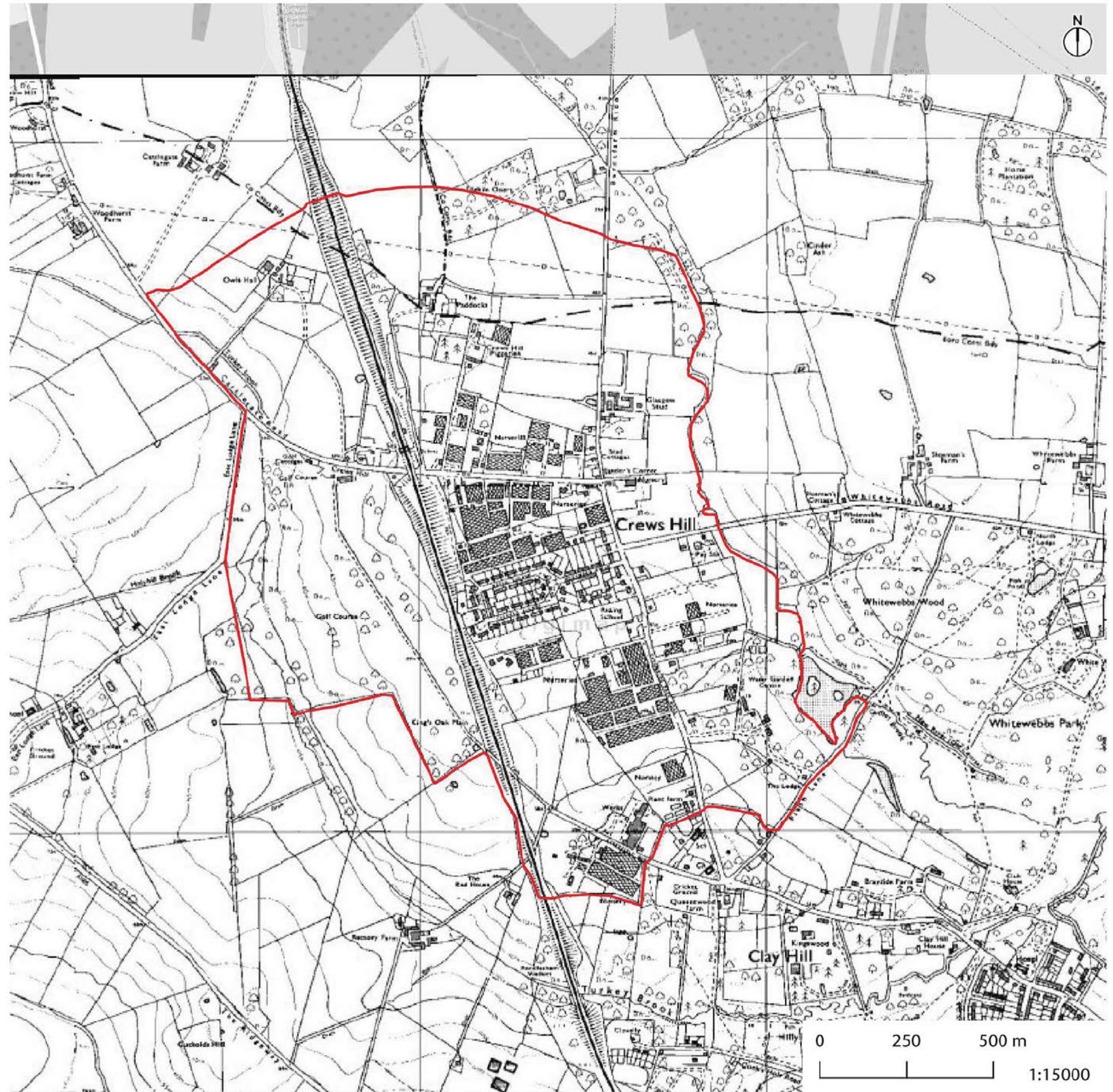


Fig. 12: 1970 Ordnance Survey Map (Proposed site boundary at Crews Hill marked in red)

The phased construction of the M25 finally completed in 1986, has undoubtedly had an impact on the historic landscape character area, bringing noise and additional traffic from junction 24. Mercifully, the motorway was built in a subtle cutting, and is largely screened from roads including The Ridgeway, Cattlegate Road and Whitewebbs Road by rising land and trees and hedgerows along the roads. Other major roads which historically crossed the Borough and connected historic villages remain today, often as major routes. When augmented with public transport and walkways, these routes continue to provide important connections for local residents. As Enfield developed, the importance of the roads increase to connect to settlements in the west, such as Barnet.

Today, Crews Hill has been impacted by minimal post-war development and when compared to other areas on the outer edges of London, there has been minimal developmental change in the post-war era, likely as a result of the area's Green Belt status. The buildings that do exist are mostly commercial and are simple, industrial buildings such as sheds, 'portakabins' or modern greenhouses.

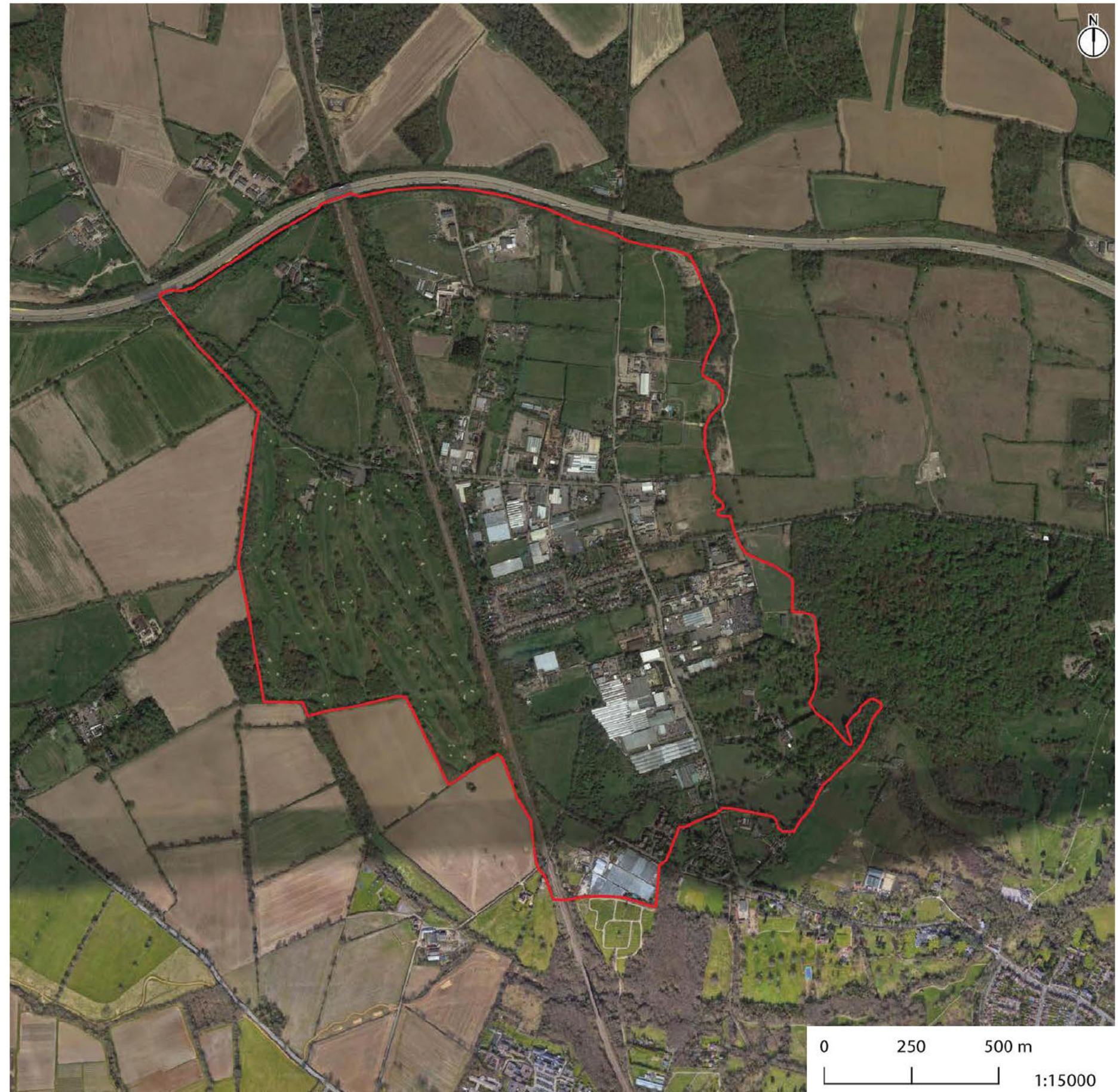


Fig. 13: Aerial photograph (2020, proposed Crews Hill site marked in red)

1.1.3 Land uses within the study area

Today, the Borough of Enfield covers 32 square miles. The character of the borough varies from dense urban and suburban residential areas to rural, open spaces that are exemplified by the proportion of greenbelt land within the Borough.

For the purpose of this heritage study, the land use within the study area can be split into four distinct land uses:

- **Housing** - comprising suburban estates, that may have encroached on open land.
- **Agricultural** – comprising private farms and their associated buildings, including farmsteads, outbuildings and sheds.
- **Commercial** - comprising public or commercial land, such as isolated car garages, garden centres and plant nurseries.
- **Managed landscapes** – comprising public parks that have been designed and landscaped to varying degrees, including Lavender Hill Cemetery and Hilly Fields Park.

Housing

The range of housing is minimal, and exist as isolated groups of houses. These include the post-war suburban development on Rosewood Drive, and the group of houses that define the linear settlement of Clay Hill, to the south of the study area.

Agricultural

Some active farms remain, such as Botany Bay Farm and Ganwick Farm. Some active and closed farms include designated historic assets, such as Holly Hill Farm (Farmhouse listed Grade II, no. 1188655), Owls Farm (listed Grade II, no. 1359008) and Cattlegate Farm (farmhouse listed Grade II, no. 1100967)

Commercial

The primary commercial use of the immediate area at Crews Hill (running east of the station along Cattlegate Road) is for garden centres and nurseries. There are also isolated schools in the area, including St John's Senior and Preparatory Schools (separate sites, both on The Ridgeway). St John's was established in 1988 on the site of the former New Cottage Farm, where the 18th century 'North Lodge' remains and is Grade II listed, no. 1260834). Some commercial sites appear to occupy the plot and buildings of former farms, which have been converted for commercial use. Examples include Naybur Brothers site on The Ridgeway, and a car workshop and storage units on the site of Kiln Farm, off Burntfarm Ride. The farm and buildings at Glasgow Stud (off Burntfarm Ride) are now a group of residential and commercial units. Although somewhat more civic than commercial, the New River Pumping Station on Whitewebbs Road (constructed 1898) should be noted as a distinctive building in the area that remains in use today as the Whitewebbs Museum of Transport.

Managed landscapes

In this study area and its environs, this land use mostly constitutes public parks and woodlands, such as Hilly Fields Cemetery and Whitewebbs Park. Other isolated examples include the Crews Hill Golf course, built 1915, and an equestrian centre on Theobalds Park Road and Cattlegate Road. Lavender Hill Cemetery is beyond the study site boundary and its buffer zone, but is evidence of a managed, historic landscape.

2.0 Assessing built heritage and the wider historic landscape

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This chapter assesses the character and significance of historic landscape character areas and the setting of designated and non-designated historic assets.

2.1 Methodology

2.1.1 Local Policy

2021 Enfield Local Plan

2.3 Spatial vision and objectives

A distinct and leading part of London – A place of safe growing neighbourhoods whose valuable character, heritage and natural environments are celebrated, managing new development to sustain beautiful places. By ensuring that growth is supported by infrastructure and improved blue and green networks, new developments will enhance both town and country. We will be a place that leads London in access to nature, intergenerational communities and quality of life.

Strategic objective no.20

To draw on the valuable character and heritage of Enfield's communities in managing growth. To use place-based policies to put local distinctiveness at the heart of placemaking and manage proposals for tall buildings to ensure that new development can be sensitively accommodated. To ensure that designated heritage assets and views (strategic and local) are protected and enhanced.

Strategic Policy PL09 - Land at Crews Hill:

82.40ha hectares proposed for approximately 3,000 new homes including associated community and social infrastructure, and enhanced open space (it must retain the existing riding school). (pages 75-780; 346)

Placemaking vision

Crews Hill will become an important gateway to north Enfield's part of the 'London National Park City', providing access to re-wilded landscapes, sustainable eco-tourism, sport and recreation for the Borough's residents and visitors from further afield. Development here will facilitate sustainable connections to the rest of the Borough and wider region along an east-west green corridor following the route of the London Loop. Building on the area's horticultural and agricultural history, Crews Hill will offer a healthy and inclusive environment supported by access to green space and nature.

Residential-led redevelopment of brownfield sites will integrate with the area's horticultural and food-producing industries, creating a unique identity and function, with residents contributing a range of skills, and benefitting from education, training and employment opportunities close to home, reducing the need to commute to work.

Strategic Policy SP SS2: Making Good Places states that:

1. All development should positively contribute towards sustainable development that enhances the Borough's character and contribute to the places in which they are located.
2. All development, regardless of scale will be expected to:
 - a. be of high-quality design and make a positive contribution to creating a high-quality environment that respects and enhances its landscape, townscape and/or heritage context; and
 - b. be inclusive and accessible, making a positive contribution to the lives of Enfield's communities.
3. Larger scale developments (of 50 homes or more or 500sqm for non-residential uses) must:
 - a. demonstrate how it contributes to the vision for the placemaking area it is located within;
 - b. make the best use of land, integrating a mix of uses where appropriate to create vibrant and lively places; and
 - c. create healthy places which promote active and healthy lifestyles.
4. Development proposals must:
 - a. contribute to the provision of social, green and blue, transport and utility infrastructure to support communities, including on-site provision where there is evidence of need;
 - b. promote and support the Borough's rich heritage and cultural assets, contributing to the creation and maintenance of local distinctiveness and demonstrate how this has been achieved; and
 - c. enhance local wildlife and biodiversity, and actively include opportunities for nature recovery.
5. The Council will ensure that development is planned and implemented in a coordinated way in the identified placemaking areas, guided by Supplementary Planning Documents (SPD), Area Investment Plans, Masterplans and/or planning briefs where appropriate. Pending the preparation of and adoption of Masterplan SPDs for the identified

placemaking areas and Borough-wide design guide, proposals for major development will be considered on the basis of good growth principles and policies included in this plan and the London Plan.

6. In small areas or clusters of sites below 100 units, the development of broad concept plans or masterplans prepared with stakeholder groups and developers will be supported. The approval process for such plans will be mainly via a Supplementary Planning Document (SPD) legislation.

SP DE4 : Putting heritage at the centre of placemaking states that:

1. The Council will continue to review and update local heritage designations including conservation area designations, appraisals and management proposals, the local heritage list and archaeological designations, on the advice of the Greater London Archaeological Advisory Service (GLAAS). Designations will be according to published criteria.
2. New development within the Borough should:
 - a. align with the aims and objective of the Heritage Strategy;
 - b. respond to the cultural, built and landscape heritage of existing communities and take opportunities to integrate it into the sustainable growth agenda;
 - c. better reveal heritage which is not formally recognised, valued or understood;
 - d. seek to remove heritage assets from the Heritage at Risk Register in collaboration with Historic England and other relevant stakeholders;
 - e. improve access to cultural, built and landscape heritage. Proposals should demonstrate how inclusive design to heritage assets has been assessed and integrated; and
 - f. contextual development affecting heritage assets or their setting should be of sufficient design quality to become future heritage.
3. Development proposals should demonstrate a clear understanding of the heritage significance of the site and its surrounding context and how proposals will conserve and enhance that significance, using available published and archival resources including the GLHER. Heritage statements must demonstrate:
 - a. the significance of heritage assets affected by proposals;
 - b. the contribution made by their setting;
 - c. the extent of the impact of the proposal on the significance of any heritage assets affected; and

- d. any supporting information required to assess the impact of proposals.

The level of detail should be proportionate to both the significance of the heritage asset(s) affected and the scale of development.

4. Non-designated heritage assets identified as part of the planning process should be assessed in line with the local heritage list criteria.
5. Where a development has the potential to impact archaeological remains, developers should submit with their application an Archaeological Desk Based Assessment and potentially an evaluation report in order to assess the significance of the archaeological resource.
6. Archaeological remains of national significance should be preserved in situ. Where a proposal affects archaeological remains of regional or local significance, developers should mitigate harm as appropriate in relation to the significance of the remains and record evidence to be deposited with the Greater London Historic Environment Record and the local archive.
7. A full understanding of the impacts of the proposals on the setting of the heritage asset at a scale appropriate to the significance of the asset and scale of proposed development. Appropriate techniques for assessment may include annotated photos; 3D wirelines or wireframe; photomontage; verified views; 3D modelling software. Applicants are encouraged to take advantage of new technology to demonstrate accurately the impact of a development upon a heritage asset or its setting. The level of detail required will depend upon the scale of development / change. Through preapplication advice services we will work with applicants to clarify and define what information will be required to assess development proposals.
8. Where development is of a sufficient scale to affect area character as identified in the Enfield characterisation studies and conservation area character appraisals a characterisation study will be required. This will demonstrate impact on historic character typologies as identified in the Enfield Characterisation Study (2011) and conservation area character appraisals or subsequent emerging and adopted documents.

Policy DM DE10: Conserving and enhancing heritage assets states that:

1. Development proposals will be required to:
 - a. conserve and enhance the significance of heritage assets, and put this to the Borough's heritage resource to realise wider social, cultural, economic and environmental benefits for affected communities;
 - b. make a positive contribution to local character and distinctiveness;
 - c. draw on the contribution made by the historic environment to the character and identity of a place; and
 - d. demonstrate the value of embodied carbon within existing heritage assets as part of a 'whole house' approach.
2. Enfield will expect development proposals to make a positive contribution to the Borough's regeneration and unique character as described in the Local Plan evidence base including, but not limited to the Enfield Characterisation Study and Character of Growth study, Heritage Strategy SPD, masterplans, conservation area character appraisals and management proposals.
3. Great weight will be given to the asset's conservation and consideration of harm will be weighed against all other material considerations.
4. The Council will support proposals which respond to the setting of heritage assets and conserve and enhance those elements of the setting that make a positive or neutral contribution to the heritage asset.
5. When considering the impact of proposals, there should be regard to the cumulative effect of minor changes on heritage assets and consideration of past harm.
6. Proposals affecting heritage assets should:
 - a. take opportunities to conserve, enhance or better reveal heritage significance through directed through section 106 contributions to secure heritage benefits (public benefits) where harm cannot be improved or otherwise mitigated;
 - b. improve the overall environment where there is evidence of a 'whole house approach' which has balanced the significance of the heritage asset and identified alterations which are suitable, well integrated, and sustainable;
 - c. conserve and enhance heritage at risk to secure a long term and sustainable use appropriate to its significance.

Designation as an Area of Special Character

The Enfield Chase Heritage Area of Special Character (AoSC) was designated in 1994, following the recommendation of the Countryside Commission, English Nature, English Heritage and the London Ecology Unit, based on its combined landscape, historical and nature conservation interests.

The AoSC is divided into a number of 'character areas' including the Salmons Brook Valley, the Turkey Brook Valley, the Merryhills Brook Valley, Clay Hill, the Theobalds Estate South, Whitewebbs and Forty Hall, Hornbeam Hills South (adjoining Hadley Wood) and Trent Park. The AoSC was designated in order to protect the existing character of Enfield Chase as an area comprising woodlands, streams, designed parklands and enclosed farmland.

The Enfield Development Management Policies Development Plan Document (a statutory planning document), adopted in 2014, states in policy DMD84 that:

new development within the Areas of Special Character will only be permitted if features or characteristics which are key to maintaining the character of the area are preserved or enhanced.

Designation as an Archaeological Priority Area

Archaeological Priority Areas (APAs) are areas where there is significant known archaeological interest or potential for new discoveries. APAs are used to help highlight where development might affect heritage assets.

The Greater London APAs were created in the 1970s and 1980s either by the boroughs or local museums. They are now being comprehensively updated using up to date evidence and consistent standards to comply with National Planning Policy. The new system assigns all land to one of four tiers denoting different levels of sensitivity to development indicated by an archaeological risk model.

A large APA covers the sites at Chase Park and Crews Hill. It follows the historic form of Enfield Chase. A map showing the full extent of APAs in Enfield is included in Appendix A.

Further information about APAs can be found in the Historic England publication *Greater London Archaeological Priority Area Guidelines* (2016).

2.1.2 Assessing the significance of designated and non-designated heritage assets

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic, it is essential to effective conservation and management because the identification of buildings and landscapes of high and lower significance enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

Regarding non-designated assets, these are defined as buildings, structures and sites which have special local interest, but which are not included in the national list of buildings of special architectural or historic interest, or in the national register of historic parks and gardens.

Assessing their setting

Setting is defined in the NPPF (2021, Annex 2: Glossary) as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

This means that all heritage assets have a setting, separate from the concept of curtilage, character and context. However, the contribution made by the setting to the significance of heritage assets varies considerably and is subject to change over time.

Defining the extent, nature and contribution of a heritage asset’s setting can be challenging. Historic England offers guidance on this in its *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition): The Setting of Heritage Assets (December 2017). This advises that one common way of understanding setting’s contribution to the significance of a heritage asset is through views. However, the setting of a heritage asset encompasses more than just this purely visual impression. It is also influenced by other environmental factors and the historic relationships between places.

To assess setting, the following levels of heritage value as a contribution to overall significance have been ascribed:

Heritage Value (based on setting)	Description
Positive contribution	The building’s setting makes an important and significant contribution to enhancing the site’s historical significance.
Moderate contribution	The building’s setting makes a somewhat positive contribution to enhancing the site’s historical significance.
Minimal contribution	The building’s setting makes little to no contribution to the site’s historical significance.

2.1.3 Assessing the character and appearance of Conservation Areas

Unlike other forms of designated heritage asset, the special architectural and historic interest of conservation areas is commonly expressed in terms of character and appearance. This is based on Section 72[1] of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that when local authorities exercise their planning functions in the context of conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Much like setting, defining the extent and nature of a conservation area's character and appearance can be challenging, and is often based on a combination of tangible and intangible factors.

Historic England's *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (Second Edition, February 2019) offers guidance on how character and appearance can be defined, suggesting the following categories as examples of reasons for designation of conservation areas:

- Areas with a high number of nationally or locally designated heritage assets and a variety of architectural styles and historic associations.
- Those linked to a particular individual, industry, custom or pastime with a particular local interest.
- Where an earlier, historically significant, layout is visible in the modern street pattern.
- Where a particular style of architecture or traditional building materials predominate.

Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of the wider historic area, and historic parks and gardens and other designed landscapes.

Within the 2021 Enfield Local Plan, section 7.10.4 of *Policy DM DE10:*

Conserving and enhancing heritage assets states that

Development in conservation areas should demonstrate how the proposals are consistent with identified priorities and their distinctive place character. Article 4 directions exist for a number of the borough's conservation areas and are an important tool in the management of development and to protect their significance. In conservation areas particular regard will be had to shopfronts and advertisements.

Additionally, 7.10.7 states that

The conservation and enhancement of heritage will anchor successful place making as part of growth. This can include but is not limited to the contribution to area-wide placemaking from distinctive landmarks, scale and grain, architectural design, texture and mix of material and architectural detail, distinctive patterns of development, characteristic patterns of use, public realm and landscape and waterway design and features.

Enfield Council has published a Character Appraisal and Management Plan (CAMP) for each conservation area in the Borough. These are described further in section 2.3.1.

2.1.4 Assessing historic landscape character

Landscape character assessments describe what makes an area unique and often include guidance on measures to protect and improve local distinctiveness. Landscape character assessments can also highlight sensitive landscapes and/or landscape elements and features and inform decisions about how adverse effects from new development can be mitigated.

This is important, as understanding the prevailing character of a landscape, and the natural and cultural forces that have created it, should mean that characteristic features are retained and protected, and that newly created assets are more resilient to the effects of a changing climate and able to deliver a range of ecosystems goods and services. Consideration of the local vernacular, built form and materials and patterns of settlement and infrastructure are also likely to mean new development can be integrated into its surroundings and contribute to positive placemaking.

Within the context of the National Character Areas Profiles published by Natural England, local planning authorities have published landscape character assessments that provide added detail and guidance. These include:

- Lee Valley Regional Park Landscape Character Assessment, May 2019.
- Enfield Characterisation Study, February 2011
- South Hertfordshire Landscape Character Assessment, 2005. (Specifically, area 26, Hornbeam Hills (Enfield Chase).

2.2 Designated and non-designated heritage assets

This section summarises the types of historic assets within and 500m from the proposed site (see figure 14, opposite).

The types of assets are first summarised, before each asset is listed alongside its assessed heritage value in section 2.2.2.

Assets that are private, inaccessible properties

Five assets could not be surveyed for this initial report as they are private properties beyond secure perimeters. As subsequent design work is undertaken for the area, future heritage analysis will be required in greater detail. It is our view that at that stage, such properties may be visited in person. These assets are noted in section 2.2.3.

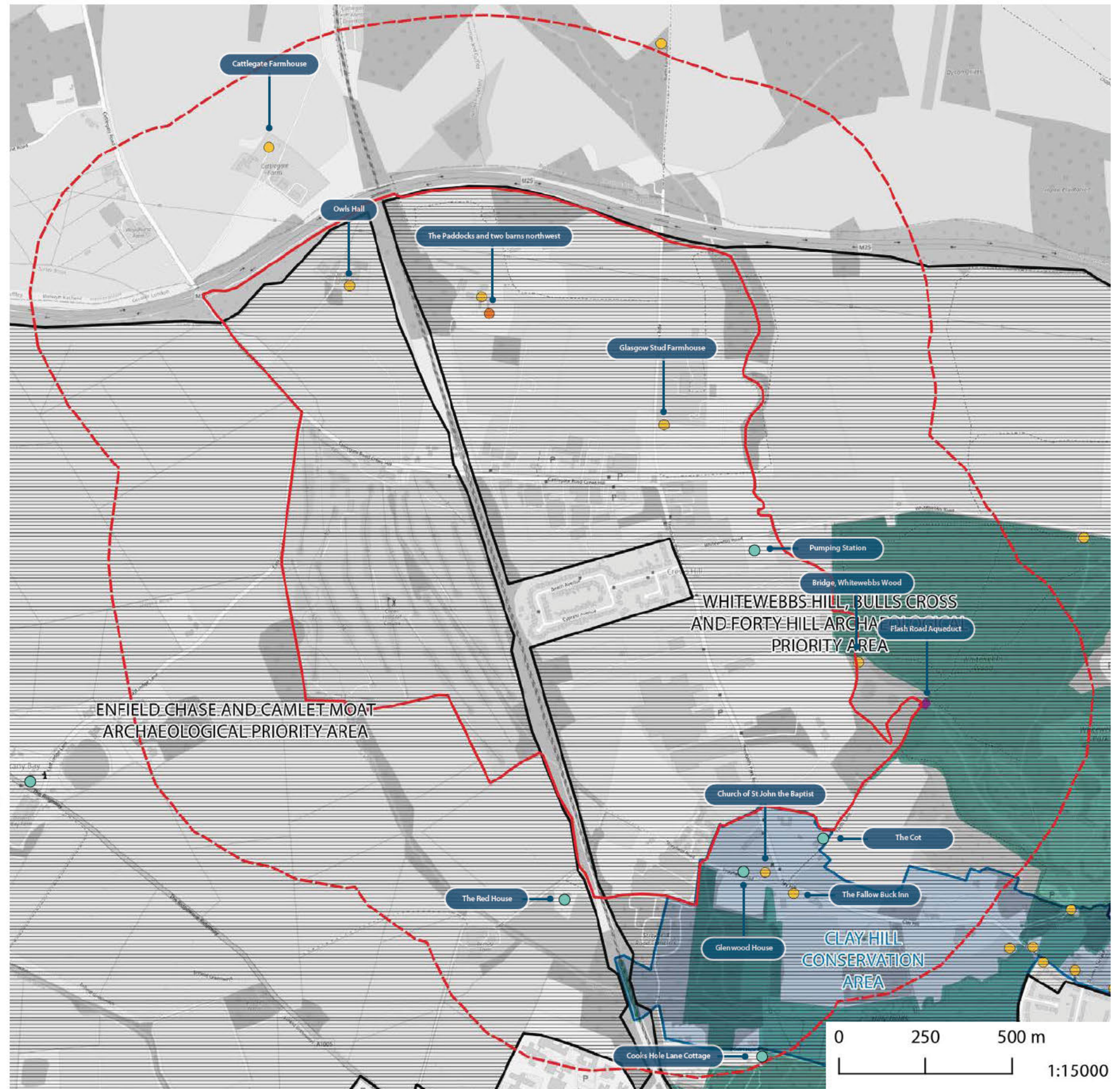


Fig. 14: Heritage designations (based on GIS data provided by London Borough of Enfield)

2.2.1 The assets

Designated assets

There are nine designated historic assets within or surrounding the proposed site boundary at Crews Hill. The Clay Hill Conservation Area is situated on the southern boundary of the site.

The designated assets are summarised and assessed in section 2.2.3.



Fig. 15: Grade II listed St John the Baptist Church within the Clay Hill Conservation Area, which sits southwest of the proposed Crews Hill site



Fig. 16: Flash Lane Aqueduct, a Scheduled Ancient Monument on the edge of the proposed site boundary that lies within Whitewebbs Wood and dates to the mid-19th century



Fig. 17: Grade II listed Theobalds Farmhouse, which sits within the proposed Crews Hill site



Fig. 18: Grade II listed Fallow Buck Inn within the Clay Hill Conservation Area, which sits southwest of the proposed Crews Hill site

Non-designated assets

In 2018, Enfield Council prepared a Local Heritage List, alongside the Enfield Society, Enfield Conservation Advisory Group, Enfield Local History and Historic England.

There are 263 entries, of which 10 fall within the Crews Hill site or within 500m from its boundary. These are summarised and assessed in section 2.2.2.

The former New River Pumping station (figure 22, constructed 1898) should be noted as a distinctive building unlike others within the study area. It is located on Whitewebbs Road and following its sale by Thames Water, it was purchased and converted for use as the Whitewebbs Museum of Transport.



Fig. 19: Glenwood House, Strayfield Road



Fig. 20: Entrance to Lavender Hill Cemetery



Fig. 21: The Cot, Flash Lane



Fig. 22: Former New River Pumping Station (1898)

Conservation Areas

Enfield has 22 conservation areas that range from small, local residential areas to grand parkland and former estates.

The Conservation Area that is relevant to this study is:

Clay Hill – a scattered, linear settlement which has some origin to the medieval period. It is significant in serving as an urban fringe between greater Enfield and the rural landscape that stretches north to Goffs Oak and Cheshunt in Hertfordshire. It was designated a conservation area in 1983. For further information about the Clay Hill Conservation Area, please refer to the *Clay Hill Conservation Area Appraisal*, prepared by Drury McPherson Partnership in 2014.



Fig. 23: Rose and Crown on Clay Hill, looking northwest

2.2.2 Assessing the setting and heritage value of assets and views

Location	Property name and/or address	Address	Type	Description	Designation and Grade	Contribution of setting to overall heritage value
Within proposed site	The Paddocks	THE PADDOCKS, CATTLEGATE ROAD EN2 9DU	Domestic Detached House	Private property beyond public access, could not be visited Farmhouse. Early mid C17. Extension on N of C17, altered c1920	Grade: II* List Entry Number: 1100968	Minimal (assumed, based on aerial photography)
Within proposed site	Two barns, northwest of farmhouse at The Paddocks	THE PADDOCKS, CATTLEGATE ROAD EN2 9DU	Agriculture and subsistence barn	Private property beyond public access, could not be visited Barns, joined in L plan. C18	Grade: II List Entry Number: 1100969	Minimal (assumed, based on aerial photography)
Within proposed site	Owls Hall	Enfield EN2 8AZ	Domestic detached house	Private property beyond public access, could not be visited Early mid-19th century stuccoed villa, two storeys.	Grade: II List Entry Number: 1359008	Minimal (assumed, based on aerial photography)
Within proposed site	Glasgow Stud Farmhouse	Enfield EN2 9BB	Agriculture and subsistence Farmhouse	Mid C17 house of two storeys and attic with 19th century alterations.	Grade: II List Entry Number: 1078900	High
Within 500m buffer zone	Church of St John the Baptist	Theobalds Park Road, Enfield EN2	Religious, ritual and funerary	Parish church. Chancel C15, remainder rebuilt 1842 by Scott and Moffatt. Enlarged 1876 by C. H. Thornton. Organ chamber 1876. Vestry 1897. C15 Perpendicular style.	Grade: II List Entry Number: 1358717	High
Within 500m buffer zone	Bridge at west end of lane, Whitewebbs Wood (being part of Wild Woods Garden Centre)	Theobalds Park Rod, Crews Hill, Enfield EN2 9BP	Public foot bridge	Private property beyond public access, could not be visited Early-mid C19 ornamental footbridge	Grade: II List Entry Number: 1188976	Minimal (assumed, based on aerial photography)
Within 500m buffer zone	The Fallow Buck Inn	226 Clay Hill, Enfield EN2 9JD	Domestic detached building	Two storeys and attic. Shallow U-shaped C17 building with side projections gabled and 19th century alterations	Grade: II List Entry Number: 1188920	Moderate
Within 500m buffer zone	Flash Road Aqueduct	Flash Ln, Enfield EN2 9JH	Civil infrastructure	C19 cast-iron trough, which rests on the central pier of a two-arch brick bridge with stone dressings	Scheduled Ancient Monument List Entry Number: 1001989	Minimal
Within 500m buffer zone	Cattlegate Farmhouse	CATTLEGATE FARMHOUSE, CATTLEGATE ROAD, EN6 4QZ	Agriculture and subsistence Farmhouse	Private property beyond public access, could not be visited Farmhouse. Early C18 with C19 alterations and extensions	Grade: II List Entry Number: 1100967	Minimal (assumed, based on aerial photography)
Conservation Area name	Year designated	Type	Description	Period	Designation and Grade	Contribution of setting to overall heritage value
Clay Hill Conservation Area	1983	Conservation Area	A predominately rural area centred on a small, scattered, linear settlement with origins in the medieval period.	Broad range, but mostly mid-late 19th century.	N/A	Moderate

Location	Property name	Address	Postcodes	Type	Description	Designation	Contribution of setting to overall heritage value
Within 500m buffer zone	Kingswood	Clay Hill	EN2 9JB	Dwellinghouse	Further information and photos required. Kingswood was reported to be modernised and in poor condition (Roger Elkin, volunteer surveyor August 2015)	Locally Listed	Minimal
Within 500m buffer zone	Glenwood House	Strayfield Road, Enfield	EN2 9JF	Dwellinghouse	Glenwood House is an attractive private dwelling originally built in 1867 as the Vicarage for St. Johns Church. It was designed by J Piers St. Aubyn, who also designed the church (now Grade II listed) The house has yellow and red polychromatic brickwork	Locally Listed	Moderate
Within 500m buffer zone	The Cot	Flash Lane, Enfield	EN2 9JH	Dwellinghouse	Charming building in the countryside - built prior to 1930 according to Kellys Directory. May have additions but does have charm and quality.	Locally Listed	Moderate
Within 500m buffer zone	Cooks Hole Lane Cottage (No4)	Cooks Hole Lane, Enfield	EN2 0UD	Dwellinghouse	Thatched cottage, which is very unusual in Enfield. Private house maintained in very good condition.	Locally Listed	Minimal
Within 500m buffer zone	The Red House, Rectory Farm	The Ridgeway, Enfield	EN2 8AA	Farmhouse	The Red House is a large and handsome red brick farmhouse, c. 1900, standing at the bottom of a farm track on its own in rolling countryside east of The Ridgeway. From the main road, there are lovely views across the farm fields and down towards the house	Locally Listed	Minimal
Within 500m buffer zone	Pumping Station, Whitewebbs Road	Whitewebbs Road	EN2 9HW	Water pumping station	1898 New River Company pumping station, built to supply the now dry Whitewebbs Loop of the New River. Now the Whitewebbs Museum of Transport. Red brick. Single storey projecting front porch with dentilled pediment. Large arched windows.	Locally Listed	High
Within 500m buffer zone	Whitewebbs Park	Whitewebbs Road, Enfield	EN2 9HW	Golf course / Country park	Gardens including stable block.	Locally Listed	Minimal
Within 500m buffer zone (partially)	Lavender Hill Cemetery	Cedar Road, Enfield	EN2 0TH	Public gardens	Enfield Burial Board was established in 1870 when St Andrew's Churchyard was overflowing. The Board acquired a large piece of land near the top of Lavender Hill which was laid out as a cemetery in 1872. The work was carried out under the supervision	Locally Listed	High
Within 500m buffer zone (partially)	Hilly Fields Park	Phipps Hatch Lane, Enfield	EN2 0UD	Public park	The bandstand in Hilly Fields Park was built in 1921 by the Enfield Urban District Council at a cost of £400. In 1997 it was threatened with demolition due to its poor condition, but The Friends of Hilly Fields was set up in 1998 with the aim of rest	Locally Listed	Minimal
Within 500m buffer zone	Rendlesham Viaduct	Strayfield Road Cemetery (west of)	EN2 0UD	Railway viaduct	Rendlesham Viaduct is an imposing local landmark, with its 14 arches rising 70ft above the bottom of the valley. Its piers were constructed of mass concrete faced with brindled brick. It was opened to rail traffic in April 1910 when the Great Northern R	Locally Listed	Minimal

2.3 Historic Landscape Character Areas

This section identifies four historic landscape character areas, which is necessary to understand the broader context of the landscape and how it relates to and informs the care of built heritage.

These character areas have been informed by

- the four land use types identified within section 1.1.3
- the designated and non-designated historic assets (including Conservation Areas) described in section 2.2
- the Enfield Characterisation Study report (2011)

These have been balanced against the assessment criteria outlined in section 2.2 to create definitions of local landscape character and its relationship to built heritage.

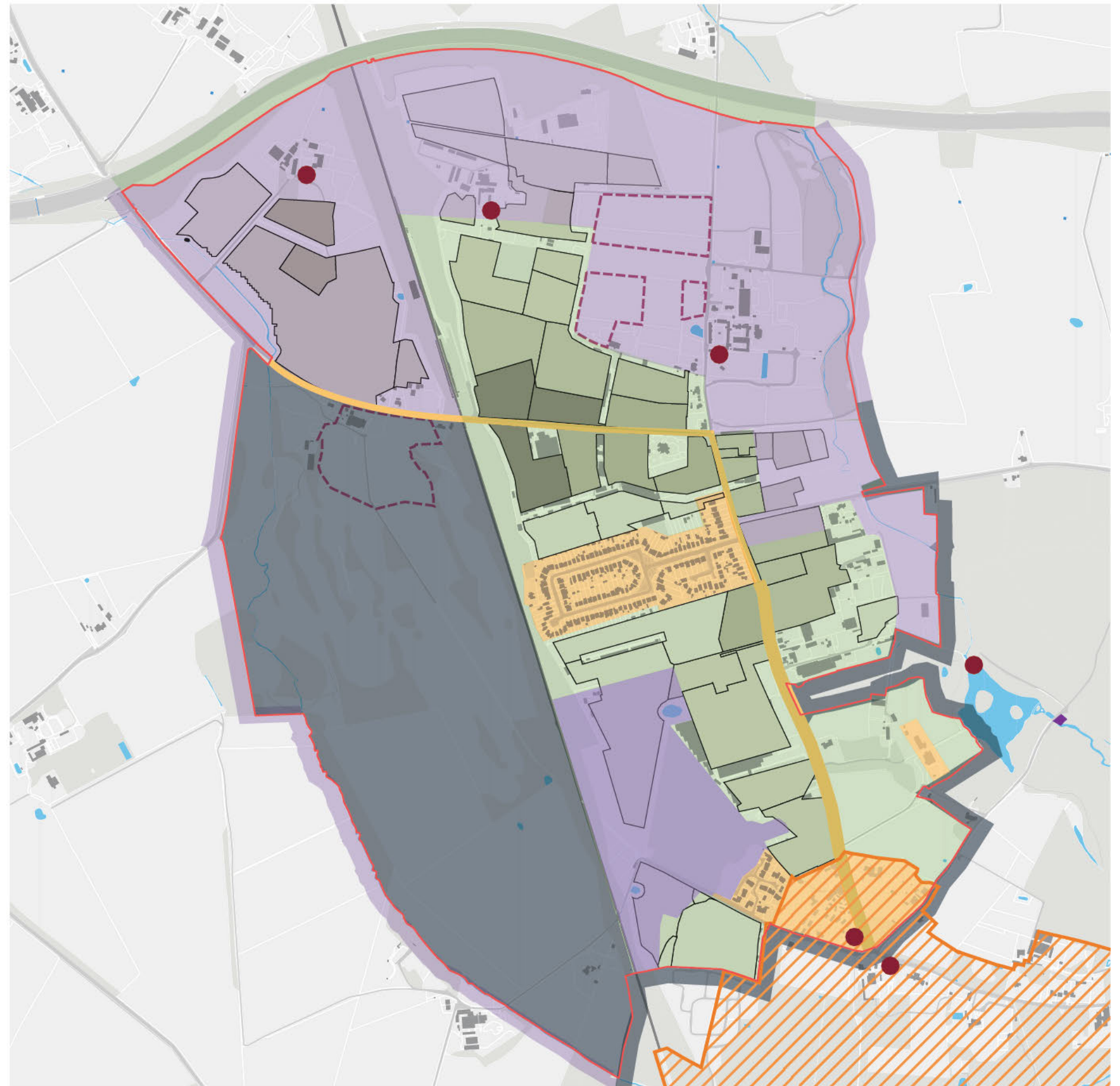
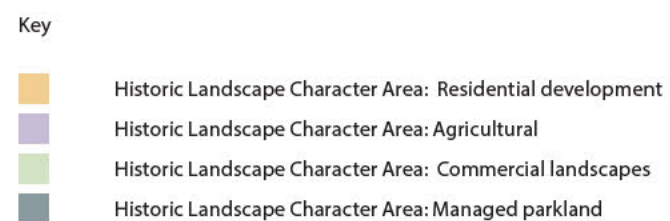


Fig. 24: Historic Landscape Character Areas (HCLAs) at Crews Hill

2.3.1 Urban fringe landscape and heritage

A key feature of the Borough as a whole is the presence of urban fringe areas, where residential areas and main roads form a sudden boundary between lower density suburban housing, classic inter-war suburbs and large suburbs with more generous housing and undeveloped, greenbelt land that is overwhelmingly rural in character. These strong edges are most apparent on the edge of the Lee Valley.

The urban areas across the London Borough of Enfield meet the Green Belt in various ways, each with a particular character. Today, a higher density of residential development is found on the low-lying valley floor to the east of the Borough, typified by historic districts such as Enfield Town, Southgate Green and Winchmore Hill. These are a mix of older suburban housing with higher-density areas with at least medieval cores that also include Victorian terraces and inter-war Garden City style housing, whilst there is more evidence of freeform and street-based housing estates generally arranged around a string of linear centres and edged by a band of large-scale industrial development along the Lee Valley. Meanwhile, there is looser, isolated development on the sloping and higher ground to the north. Altogether, there are many areas comprising historic buildings or conservation areas of note and these contribute to the attractive nature of the surviving historic centres within the urban areas of the borough.

However, at Crews Hill, there is minimal-to-no urban fringe landscape. This is because the proposed site is surrounded by a rural area, with minimal suburban development and consequently few designated historic assets. The densest urban area is Clay Hill, to the southeast, but this is a historic, linear settlement that was built up pre-war, and remains as detached houses at a distance from each other.



Fig. 25: Detached homes along Theobalds Park Road, looking northwest at the junction with Whitewebbs Road and within the proposed Crews Hill site boundary



Fig. 26: Entrance into Rosewood Drive, a residential cul-de-sac

2.3.2 Agricultural, open land and heritage

The rural landscape in the north of the Borough consists of gently rolling hills formed of ridges running from east to west, interspersed by shallow valleys drained by small streams flowing eastwards into the River Lee. It is divided into small fields and patches of woodland concentrated around the streams and on hill tops.

In the east of the Borough, the New River remains a scenic element in the district, and landscaping, footpaths, and recreation sites have transformed the Lee valley into a green corridor extending deep into the East End of London. However, in the west, the pathways that cross this open land are informal, with basic wayfinding.

At Crews Hill, this is historically a dominant landscape type, though since the c.1920s it has gradually evolved into a commercial landscape. As a result of its historic use, there is very little remnant built heritage, and historic buildings which do remain are chiefly isolated farmhouses surrounded by open land. The only designated historic asset available to view from a public road is Theobalds Farmhouse (figure 17). Other built heritage includes modest former workers cottages that often exist in small groups or alone (figure 25). However, the historic character of the area is still intact and discernible, with large areas of agricultural fields that still exist in their post-1800 enclosure pattern.



Fig. 27: Looking southwest on Burntfarm Ride Lane, showing former workers cottages associated with Theobalds Farm. Located within the proposed Crews Hill site boundary



Fig. 28: Looking east from Cattlegate Road, open, rural land that is interspersed with commercial land nearby. Located within the proposed Crews Hill site boundary



Fig. 29: Looking east on Burntfarm Ride Lane, showing redeveloped farm buildings formerly associated with Theobalds Farm, now private residential houses. Located within the proposed Crews Hill site boundary



Fig. 30: Looking north from Whitewebbs Road, showing rural, open space within the 500m buffer from the proposed Crews Hill site boundary

2.3.3 Commercial landscapes and heritage

At Crews Hill, many commercial buildings exist as generally single buildings, or collections of buildings. There are no examples of large mass developments such as large hypermarkets or car parks.

The land use of the study area has evolved over the last 100 years from commercial nurseries to customer-facing garden centres and other types of businesses. As a result, the buildings are mostly post-war and likely date from the late twentieth century. They are modest and simple buildings that facilitate their use simply.

Although some buildings may appear historic and of moderate architectural interest, the imitation use of traditional materials and pitched roofs is often a pastiche of an arts and crafts or 'traditional' garden centre aesthetic and has little value.



Fig. 31: A garden centre on the southern edge of Cattlegate Road. Located within the Crews Hill site boundary



Fig. 32: A garden centre on the northern edge of Cattlegate Road. Located within the Crews Hill site boundary



Fig. 33: A series of large industrial sheds on the eastern edge of Cattlegate Road, looking east. Within the proposed Crews Hill site boundary



Fig. 34: Trade supplies yard on the northern edge of Cattlegate Road. Located within the Crews Hill site boundary

2.3.4 Managed parkland and historic estates

In the context of the historic enclosures of areas such as Enfield Chase, the northwest area of Enfield and southern Hertfordshire has a long history of managed estates, initially for hunting, and latterly for pleasure and prestige. Trent Park is an example of such an estate, with a clear arrangement and order to the grounds that surround the main house.

Near to Crews Hill, both Hilly Fields Park and Whitewebbs Wood are managed public leisure spaces, either as open spaces or managed woodland that were both recognised as locally listed assets in 2018. Hilly Fields Park in particular enjoys a dramatic change of topography, entered from either side (north and south) on high ground, descending steeply to Turkey Brook and a woodland in the centre, where a path runs through the park.

Lavender Hill Cemetery sits just outside of the 500m buffer for Crews Hill, but should be noted as a locally listed site that comprises three designated historic assets that are all Grade II listed. The cemetery can only be accessed from the south (Cedar Road) and is formally enclosed, with railings, walls or tall hedgerows around its perimeter. Its development reflects the suburban expansion of the area from Chase Side (to the south) in the nineteenth century.

In addition to managed parkland, the area's popularity for leisure activities is evident through the managed use of land such as Crews Hill Golf Course, which falls entirely within the proposed site.



Fig. 35: Entering Hilly Fields Park from the south, looking north. A public park that sits south of Whitewebbs Forest and west of the Clay Hill Conservation Area

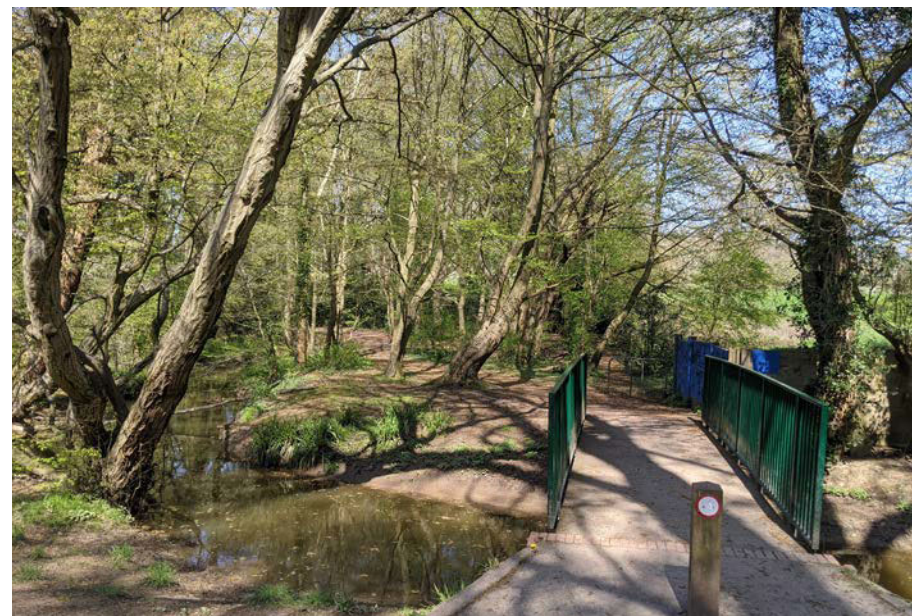


Fig. 36: A crossing over Turkey Brook within Hilly Fields Park, looking north

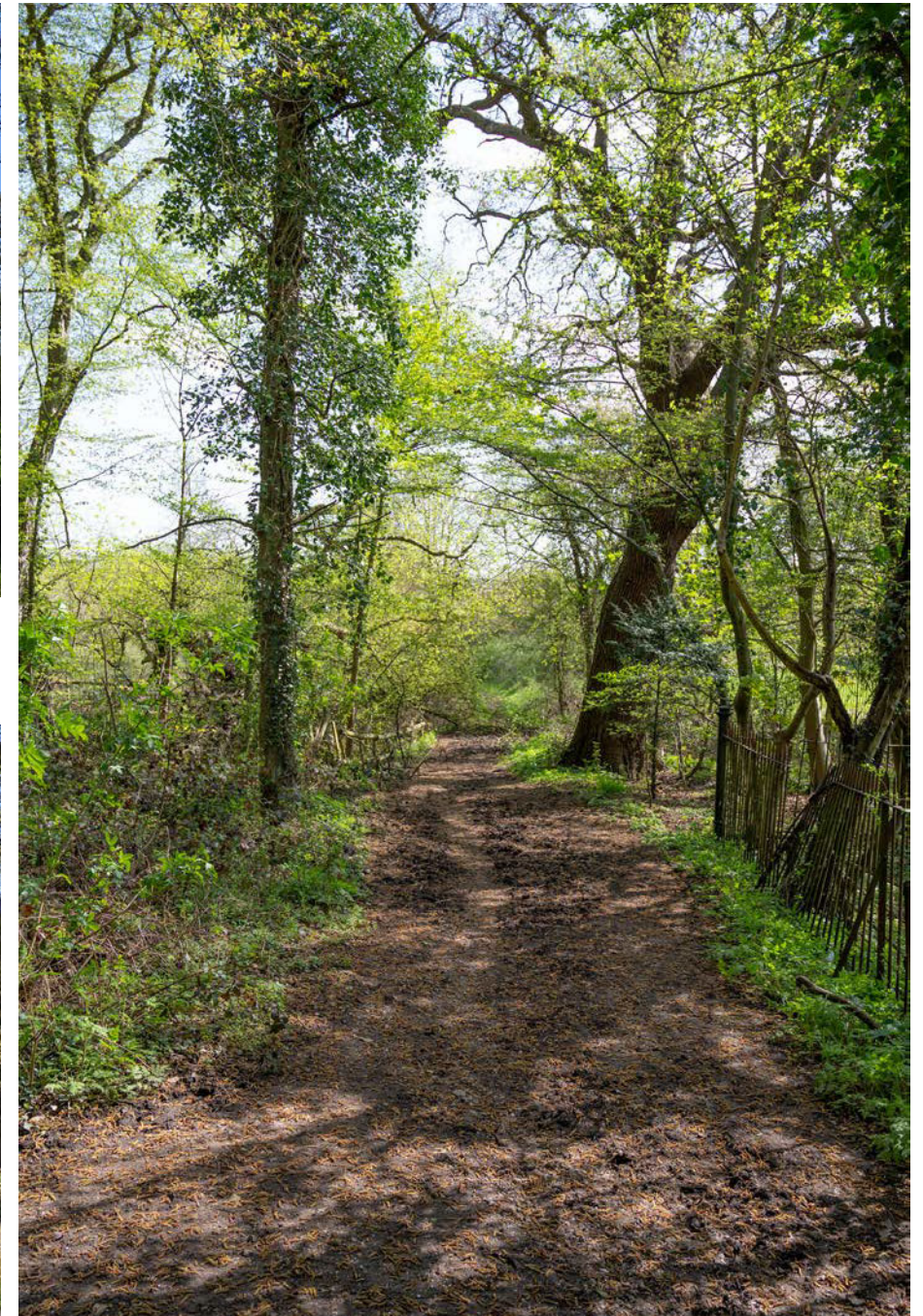


Fig. 37: A public bridleway within Whitewebbs Forest, looking north

3.0 The proposals: Opportunities and constraints

3.0 The proposals: Opportunities and constraints

This chapter considers the analysis and emerging proposals for the Crews Hill site, produced by We Made That. It considers how they have responded to the heritage assets within and surrounding the study area and how opportunities have been established for their enhancement. It also outlines constraints placed on the proposals with regards to heritage, and how these have been mediated.

This chapter should be read in conjunction with We Made That's report, entitled *Crews Hill Spatial Framework*.

4.3.1 Opportunities

Vision

The area's long historic association with horticulture is acknowledged in the proposals, which will be augmented to provide access to re-wilded landscapes, sustainable eco-tourism, sport and recreation for the Borough's residents. The historic road pattern, which has existed since at least the 1600s, will be retained. This satisfies Strategic Objective no.20 within the 2021 Local Plan: *To draw on the valuable character and heritage of Enfield's communities in managing growth. To use place-based policies to put local distinctiveness at the heart of placemaking and manage proposals for tall buildings to ensure that new development can be sensitively accommodated.*

Placemaking

The Rural Enfield Placemaking Vision established that by 2039, the arc of open spaces and woodland that historically defined Enfield Chase should be transformed into an outdoor countryside destination. Furthermore, Strategic Policy SP PL9 of the 2021 Local Plan established that *Crews Hill will become an important gateway to north Enfield's part of the 'London National Park City', providing access to re-wilded landscapes, sustainable eco-tourism, sport and recreation for the Borough's residents and visitors from further afield.*

Rather than proposing another encroaching form of suburbanisation, the proposals acknowledge the existing rural character of the Crews Hill area and its role as serving as a series of important, linked green and blue spaces that define the greenbelt where it borders suburban Enfield to the south and east. The proposals seek to retain this character, with design and spatial moves that prioritise green, open spaces.

Spatial Moves - Proposals

Create distinctive settlement defined by the topography

The proposals are inevitably defined by built development. However, this respects the site's existing natural environment and its historic agricultural use, such as its post-1800 field boundaries, which remain today. The proposals also acknowledge the topography of the area and the boundary presence of the Turkey and Cuffley Brooks.

Provide incremental growth building on existing infrastructure

Designated historic assets at Crews Hill are isolated and remnants the area's agricultural history. The proposals conceive of these significant historic buildings as serving as prominent, retained buildings within redevelopment. This is in contrast to the majority of the commercial buildings within the study area, which are of a poor quality and would benefit from redevelopment to improve the spatial quality of the area.

Deliver mixed use local centres along public routes

Surrounding Crews Hill, both Hilly Fields Park and Whitewebbs Wood were identified through this Heritage Statement as managed landscapes that have heritage value. The proposals recognise the need to improve connections into these areas by expanding the movement network and link fragmented pedestrian and cycle routes across the site. The enduring commercial use of Cattlegate Road is also upheld through a proposal to make its east-west section the new high street, whilst a local parade is proposed along Theobalds Park Road, close to the border with Clay Hill.

Stitch together neighbourhoods and strategic routes

The historic road pattern and plot structure still exists and provides a positive contribution to the area's historic character and distinctiveness. This is retained in the proposals, with Cattlegate Road and Theobalds Park Road serving as strategic routes through the site.

Stretch catchments to unlock regeneration opportunities

The agricultural landscape in Crews Hill has historically evolved into a commercial landscape. Its future as a residential-led development will be enabled through an increased permeability through the area, established through new connections with neighbouring areas.

Activate margins along green and blue infrastructure

The historic lack of suburban expansion into the site area has limited historic civic buildings, except on the southern boundary with Clay Hill. The proposals will create new defined boundaries by improving access for residents to Cuffley and Turkey Brooks, establishing a clear boundary for the area that respects its rural heritage.

Opportunities for Spatial Moves in the context of policy

The spatial moves as described above are in line with established local policy for the area and region. This includes *Strategic Policy SP SS2: Making Good Places* - which states that larger-scale developments must "demonstrate how they contribute to the vision for the placemaking area it is located within and make the best use of land, integrating a mix of uses where appropriate to create vibrant and lively places."

Furthermore, the spatial moves satisfy *Strategic Policy DE4: Putting heritage at the centre of placemaking*, which states that developments should "respond to the cultural, built and landscape heritage of existing communities and take opportunities to integrate it into the sustainable growth agenda and better reveal heritage which is not formally recognised, valued or understood." These proposals achieve this, for example by allowing for public views and potential access to designated historic assets that are currently private and beyond access, or by improving access into Whitewebbs Wood to the east and the relationship with Clay Hill to the south.

The development also satisfies *Policy DMDE10: Conserving and enhancing heritage assets* which states that Enfield will expect "development proposals to make a positive contribution to the Borough's regeneration and unique character as described in the Local Plan evidence base including, but not limited to the Enfield Characterisation Study and Character of Growth study, Heritage Strategy SPD, masterplans, conservation area character appraisals and management proposals." The production of this Heritage Statement has informed We Made That's proposals, which have ensured great weight has been given to the area's conservation and that consideration has been weighed against all other material considerations.

Finally, in referencing the historic landscape character areas across the site and the importance of both designated and non-designated landscape assets, the proposals are in line with *The Enfield Chase Heritage Area of Special Character (AoSC)*, which was designated in 1994.

4.3.2 Constraints

This assessment is based upon the emerging Spatial Framework produced by *We Made That* - a strategic document which establishes the principles and key moves for any subsequent development of the site. As more detailed proposals emerge for the site, updated heritage assessments will be required to fully assess the impact of any proposals.

Vision

The area has a long historic association with the historic form of Enfield Chase - once common land that was gradually enclosed until 1947 when it was re-designated as Greenbelt land. As a result, any private or commercial development of this historic landscape should prioritise the creation of public spaces that allow for sitewide access and movement, which restore historic access for local people. The historic form and border of the Chase is relevant and the legibility of its historic form could be retained in the proposals.

Placemaking

The London Borough of Enfield's 2021 Local Plan establishes that Crews Hill will serve as a sustainable rural gateway settlement providing access to countryside activities. It should be noted that the area is characterised by the sequence of historic, rural landscape types that exist around and within the study area and this is formalised within designations such as SINC, Ancient Woodland and Greenbelt land. The aspiration for residential development will inevitably limit the amount of open space that can be retained within the site as well as impacting setting of heritage assets. However, the development of Crews Hill should respect these neighbouring landscape types, especially along boundary areas.

Spatial Moves - Proposals

Create distinctive settlement defined by the topography

The proposals recognise that due to access, the strong boundary of the M25 to the north and the surrounding rural landscape character, Crews Hill is distinct from other built areas in the north of the Borough in its rural appearance and lack of suburban development. This defined topography is heightened by the Turkey Brook valley which runs from west to east. This brook - and Cuffley Brook in the east - will be activated as margins that define the site.

Provide incremental growth building on existing infrastructure

The proposals acknowledge that many of the existing buildings are of limited historic value and it is instead the historic landscape features such as road pattern, field size and remnants of agricultural use that hold the greatest historic interest. Retaining these in the context of development proposals is challenging and proposals need to ensure open spaces and access to important landscape features (along with their setting) are retained.

Deliver mixed use local centres along public routes

The proposed road network follows the historic road pattern, but was developed to support rural, agricultural use and not a large housing development. To overcome this, the proposals seek to create a new east-west route north of Cattlegate Road to support movement through the area and provide a new local parade. This will be augmented by new pedestrian and bicycle access across the site. The preservation of the historic road pattern will be an important act in respecting the settlement pattern and historic evolution of the site.

Stitch together neighbourhoods and strategic routes

The relationship between the study area and the existing landscape means development needs to be respectful of boundary conditions, particularly to the south where there is suburban development at Clay Hill.

Stretch catchments to unlock regeneration opportunities

Despite the presence of historic roads, there is limited pedestrian access across the site, and no access into the areas north of Cattlegate Road, where many designated historic assets are currently beyond public access. This will be altered through new north-south connections. Although these will improve permeability and enable development of new areas close to the site's boundaries, they should not lessen the legibility of the area's existing road pattern.

Activate margins along green and blue infrastructure

Clay Hill Conservation Area and Whitewebbs sit to the east and south of the site. They are sensitive landscapes that may be impacted by future development. Careful consideration should be given to the interface of the proposed development with these areas.

Constraints for Spatial Moves in the context of policy

SP DE4 : Putting heritage at the centre of placemaking states that Non-designated heritage assets identified as part of the planning process should be assessed in line with the local heritage list criteria. There are 18 locally listed assets in and around Crews Hill.

SP DE4 also states that "A full understanding of the impacts of the proposals on the setting of the heritage asset at a scale appropriate to the significance of the asset and scale of proposed development."

The proposals have fully assessed the significance of the designated and non-designated heritage assets within the study area and will inform subsequent detailed proposals for the site beyond this spatial framework. Examples include the retention and integration of the existing, isolated farmhouses which are currently beyond public access and are important symbols of the area's agricultural heritage. Furthermore, in establishing proposals based on the historic landscape character areas and significance outlined in Chapter 3 of this Heritage Statement, the proposals acknowledge the presence of heritage in historic settlement patterns and landscape, rather than solely built heritage.

The proposals also acknowledges **Policy DM DE10: Conserving and enhancing heritage assets** - such as through an effort to "conserve and enhance heritage at risk to secure a long term and sustainable use appropriate to its significance."

4.0 Conclusion – Built Heritage and Crews Hill

4.0 Conclusion of Baseline Study – Landscape and Built Heritage at Crews Hill

The research for this report has drawn on site visits, desktop-based research, historic source material and a review of the designated and non-designated historic assets that fall within and around the study area.

The area in which the proposed development at Crews Hill sits has a long history as a rural landscape that has resisted and remained distanced from encroaching suburban expansion. It has long remained a rural area, and now serves as a clear barrier between suburban London to the south and rural Hertfordshire to the north.

The historic land use of the Crews Hill area was agricultural, with the first movement routes between farms and hamlets constituting bridleways and roads. These are shown on historic maps and some still remain today as the principal roads through the area, namely Cattlegate Road running east-west, Theobalds Park Road running north-south, and Whitewebbs Road running east-west.

Despite the arrival of the railways into Enfield in the 19th century, and then into Crews Hill itself in 1910 (with a direct connection into London), there was no suburban development at Crews Hill and the area has remained largely agricultural and rural in appearance, though commercial in activity. The suburban development to the southeast at Clay Hill has not grown significantly since its early nineteenth century origins and it has not encroached on the Crews Hill area.

Crews Hill remained predominantly agricultural until the early twentieth century, when many horticultural nurseries were constructed along its principal historic roads. This brought commercial land use to the area and since this time, the land use and economy has remained consistent for around 100 years. Today, some plant nurseries are still arranged along these roads, though many have diversified into garden centres and other trade yards.

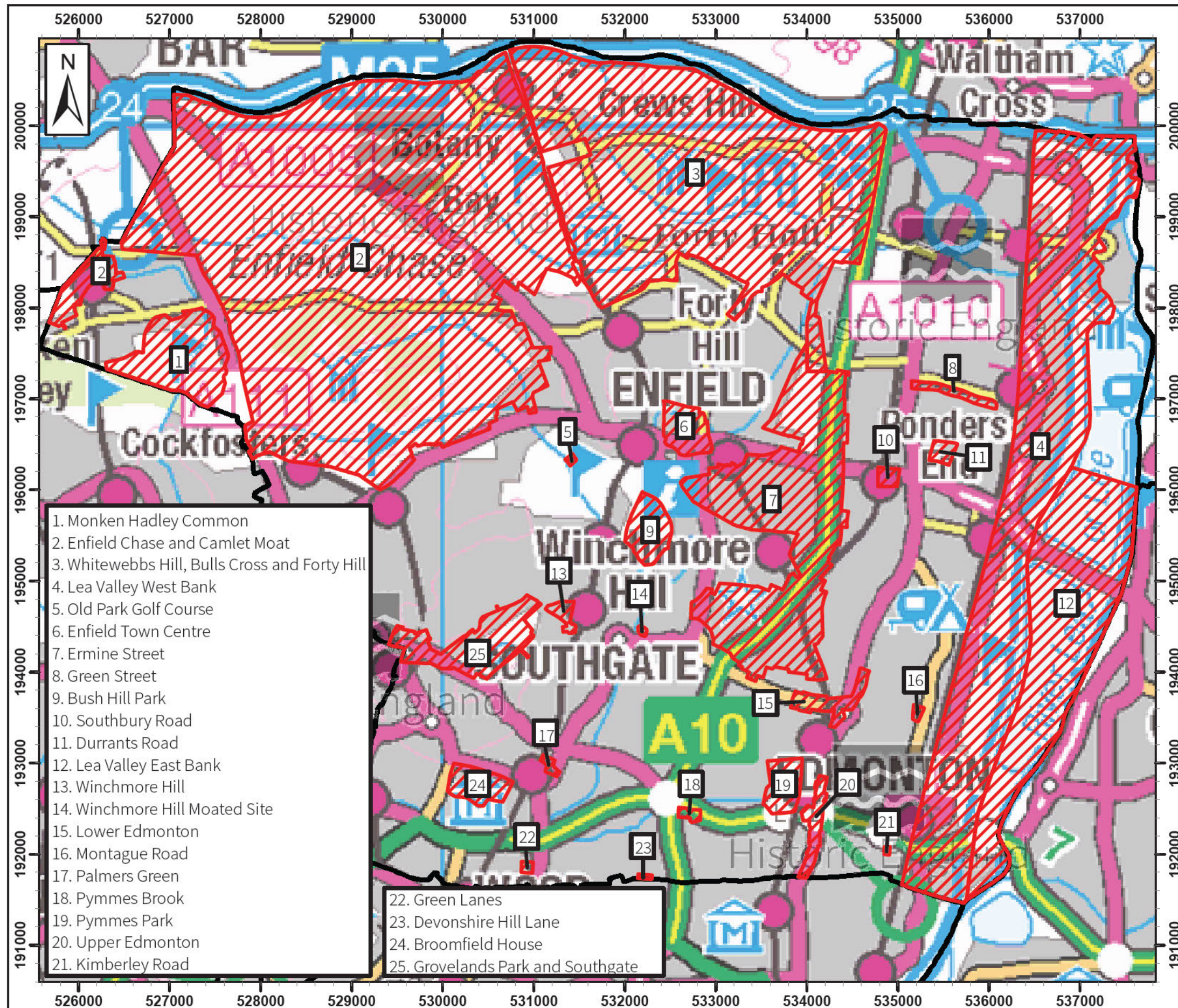
The quality of buildings in the area is poor and is predominantly industrial sheds and modern greenhouses. Due to the lack of suburban development, there are no churches or other active civic buildings within the site boundary, though a church exists just south of the boundary within the Clay Hill Conservation Area to the south. The nearest school is an independent school established in 1988 to the northwest. Where residential buildings do exist, they are simple, mid-twentieth century buildings of little to no historical or architectural interest.

There are very few designated historic assets within the site boundary and only one non-designated asset, comprising a section of Whitewebbs Wood. Where designated assets do exist, they are often isolated, detached properties. Regrettably, many of these properties are beyond public access or view and could not be surveyed for this assessment.

Despite the limited number of assets, there are still positive contributions made to the area's historic character and distinctiveness. These are principally the designated assets that do exist; the historic road pattern that is still discernible today; and the surviving agricultural field boundaries which have altered little since post-1800 enclosure. Further contributors are the Clay Hill Conservation Area to the south (which contributes moderate heritage value) and the ten non-designated assets in the 500m buffer zone, four of which have moderate or high heritage value. A key contributor to the area's local distinctiveness is its horticultural heritage, which has characterised its use throughout the twentieth century and remains today. Altogether, these should be noted as positive contributions made by the historic environment to the character and identity of Crews Hill.

Finally, the emerging spatial framework prepared by We Made That positively responds to the designated and non-designated assets on the site, as well as the Historic Landscape Character Areas. It also satisfies key aspects of Local and Regional Policy.


Appendix A: Archaeological Priority Area in Enfield



1. Monken Hadley Common
2. Enfield Chase and Camlet Moat
3. Whitewebbs Hill, Bulls Cross and Forty Hill
4. Lea Valley West Bank
5. Old Park Golf Course
6. Enfield Town Centre
7. Ermine Street
8. Green Street
9. Bush Hill Park
10. Southbury Road
11. Durrants Road
12. Lea Valley East Bank
13. Winchmore Hill
14. Winchmore Hill Moated Site
15. Lower Edmonton
16. Montague Road
17. Palmers Green
18. Pymmes Brook
19. Pymmes Park
20. Upper Edmonton
21. Kimberley Road

22. Green Lanes
23. Devonshire Hill Lane
24. Broomfield House
25. Grovelands Park and Southgate

Archaeological Priority Areas in Enfield

 Archaeological Priority Area

Scale (at A4): 1:55,000

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Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority area(s) shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



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Appendix B: HER search results

ID	Name	Broad Group	Type	Sub-type	Attributes	Formerly	Change Epoch	Borough
189	Trent park	POS	Historic Parks		University		nd	Enfield
190	Crews Hill Golf	POS	Golf Courses			Farmland	OS epoch 4	Enfield
191	Hadley Wood Core	Settlement Core	Self Seeded		Late Vic Villas	Farmland	OS epoch 1	Enfield
192	Hadley Golf	POS	Golf Courses			Farmland	OS epoch 3	Enfield
193	Hadley Wood Expands	RES 2	DST		Villas	Farmland	OS epoch 3	Enfield
194	North West Enfield	Open Countryside	Farmland		Settled farmland, small woods		nd	Enfield
195	Crews Hill	RES 3	DST			Farmland	OS epoch 3	Enfield
196	Crews Hill Hort	Open Countryside	Horticulture		Glasshouses	Farmland	OS epoch 3	Enfield
197	Forty Hall park	POS	Historic Parks				nd	Enfield
198	Whitewebbs Golf	POS	Golf Courses			Farmland	OS epoch 4	Enfield
199	Whitewebbs POS	Open Countryside	Farmland		Woodland		nd	Enfield
200	Fortly Hill Farmland	Open Countryside	Farmland				nd	Enfield
201	Enfield Core	Settlement Core	Pre London	Early Mod			nd	Enfield
202	Enfield Tall	RES 3	TLR				nd	Enfield
203	Enfield East	RES 3	MRD				nd	Enfield
204	Enfield East 2	RES 3	MRD				nd	Enfield
205	Enfield North	RES 2	DST			Mixed	OS epoch 3	Enfield
206	K George Reservoir	Water Bodies	nyd			Farmland	OS epoch 2	Enfield
207	Lea Industry	Industry	nyd			Works	OS epoch 3	Enfield
208	Freezy Water	Settlement Core	Self Seeded			Works	OS epoch 1	Enfield
209	Enfield lock	RES 3	MRD			Works	nd	Enfield
210	Enfield Highway	RES 2	DST			Farmland	OS epoch 3	Enfield
211	Ramney Marsh	POS	Rough Land				nd	Enfield
212	Ponders End Industry	Industry	nyd			Farmland	OS epoch 3	Enfield
213	Enfield playing	POS	Sports			Farmland	OS epoch 4	Enfield
214	Edmonton Fields	POS	Sports		Fields		nd	Enfield
215	Edmonton Cemy	POS	Cemeteries			Farmland	OS epoch 3	Enfield
216	Jubilee Park	POS	Public Parks			Farmland	OS epoch 3	Enfield
217	Bush Hill	POS	Golf Courses			Farmland	OS epoch 2	Enfield
218	World's End	POS	Golf Courses			Farmland	OS epoch 3	Enfield
219	Oakwood Park	POS	Public Parks			Farmland	OS epoch 3	Enfield
220	Grovelands Park	POS	Historic Parks			Parkland	OS epoch 3	Enfield
221	Broomfield Park	POS	Historic Parks				nd	Enfield
222	Arnos Park	POS	Public Parks			Farmland	OS epoch 4	Enfield
223	Pymmes Park	POS	Historic Parks				nd	Enfield
224	Up Edmonton Cemy	POS	Cemeteries			Farmland	OS epoch 2	Enfield
225	Low Edmonton	Settlement Core	60s Redo			RES 1	OS epoch 4	Enfield
226	Pymmes Brook	RES 3	MRD			Works	nd	Enfield
227	Edmonton Tall	RES 3	TLR		Tall Buildings	RES 1	OS epoch 4	Enfield
228	Northern Hospital	Institutional	Hospitals			Farmland	OS epoch 2	Enfield
229	Southgate Core	Settlement Core	Pre London	Early Mod	Buildings, Street		nd	Enfield
230	Southgate Early	RES 1	LVT			Plots	OS epoch 2	Enfield
231	Southgate Redo	Settlement Core	60s Redo			RES 1	OS epoch 4	Enfield
232	Southgate Uni	Institutional	Universities & Colleges				nd	Enfield
233	Southgate Expands	RES 2	DST			Farmland	OS epoch 3	Enfield
234	Winchmore Core	Settlement Core	Pre London	Early Mod			nd	Enfield
235	Winchmore Expands	RES 1	LVT			Farmland	OS epoch 2	Enfield
236	Colney Hatch	RES 1	LVT&S			Farmland	OS epoch 1	Enfield
237	Bush Hill Park	RES 1	LVT			Farmland	OS epoch 2	Enfield
238	Enfield Redo	Settlement Core	60s Redo			RES 1	OS epoch 4	Enfield
239	Plowman Close	RES 3	MRD			Rough	OS epoch 4	Enfield
240	N MiddX Hosp	Institutional	Hospitals			Workhouse	OS epoch 2	Enfield
241	Hosp Works	Industry	nyd				nd	Enfield
242	Snells park Etc	RES 3	TLR			RES 2	OS epoch 4	Enfield
243	Edmonton Expands	RES 1	LVT			Mixed	OS epoch 2	Enfield
244	Upper Edmonton	RES 1	LVT			Mixed	OS epoch 2	Enfield
245	Edmonton Later	RES 2	DST			Farmland	OS epoch 3	Enfield
246	Ponders End	Institutional	Universities & Colleges				nd	Enfield
247	Ponders Tall	RES 3	TLR		some MRD		nd	Enfield
1136	Yeading Lane	RES 3	TLR			Farmland	OS epoch 5	Enfield
1144	Worlds End School	Institutional	Schools				OS epoch 5	Enfield
1145	Lea Industry (part)	Industry	nyd			Works	OS epoch 3	Enfield

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