

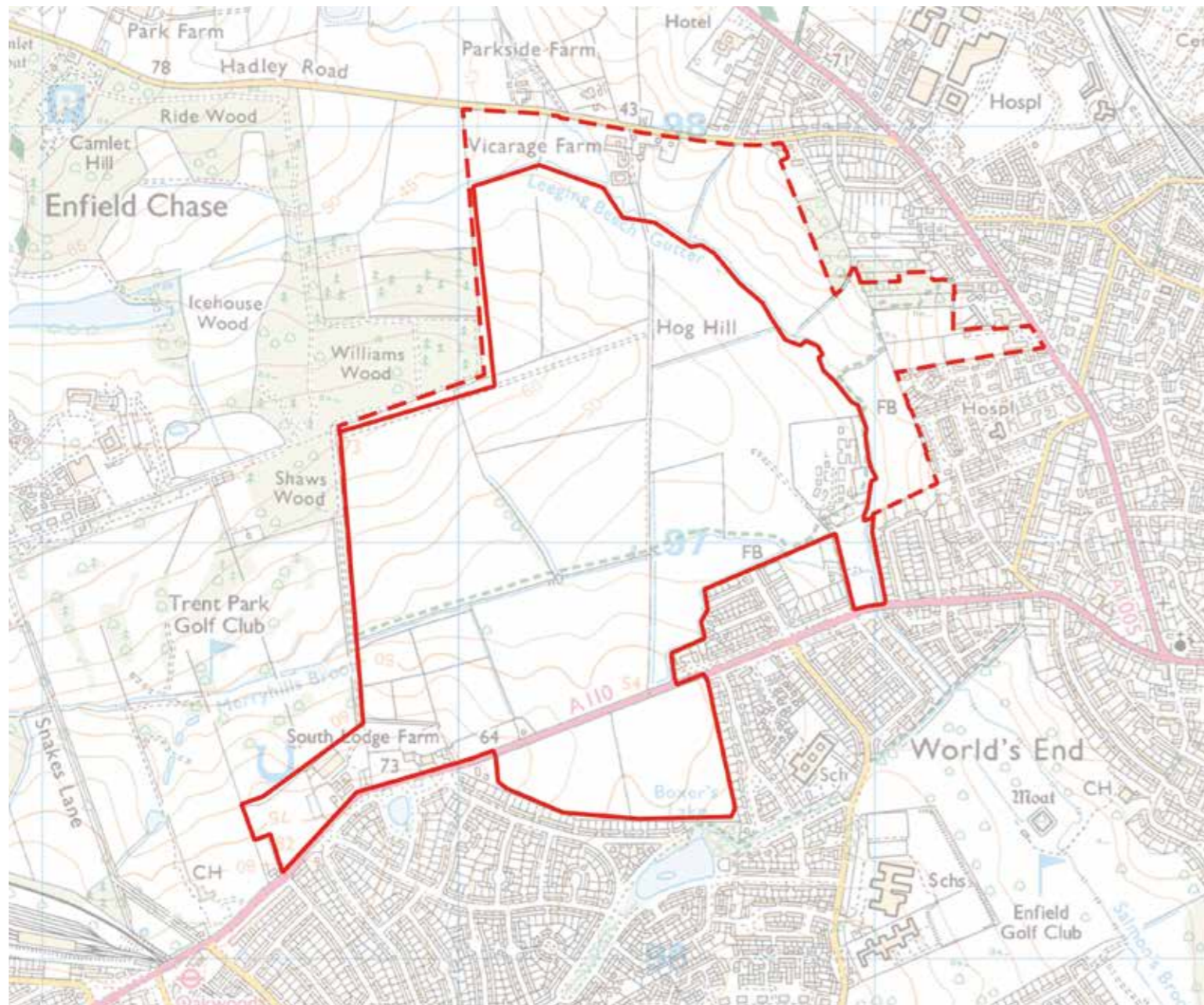
Proposed Chase Park Development  
Spatial Framework Appendix C:  
Heritage Assessment  
Prepared for London Borough of Enfield  
July 2023





# Preamble

This report was produced in Spring/Summer 2023 following Regulation 18 consultation on the draft Enfield Local Plan. The plans and policy references contained within this baseline report reflect the Regulation 18 Placemaking Area boundary and draft policy wording at that time (unless otherwise noted).

Subsequently, the proposed Placemaking Area boundary has been amended for the draft Regulation 19 Local Plan as shown below. These changes are reflected in the Spatial Framework report for Chase Park, prepared separately by Alan Baxter Ltd. This report covers the extended Placemaking Area boundary, in that it forms the immediate context of the previous Regulation 18 Placemaking Area.



-  Regulation 18 placemaking boundary
-  Regulation 19 placemaking boundary

# Proposed Chase Park Development Spatial Framework Appendix C: Heritage Assessment Prepared for London Borough of Enfield 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 Chase Park. 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. A summary of heritage opportunities and constraints
4. Conclusion



2020 aerial photograph (Proposed site boundary at Chase Park marked in red)

1.0 Understanding the nature and development of the historic landscape

# 1.0 Understanding the nature and development of the historic landscape

## 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.

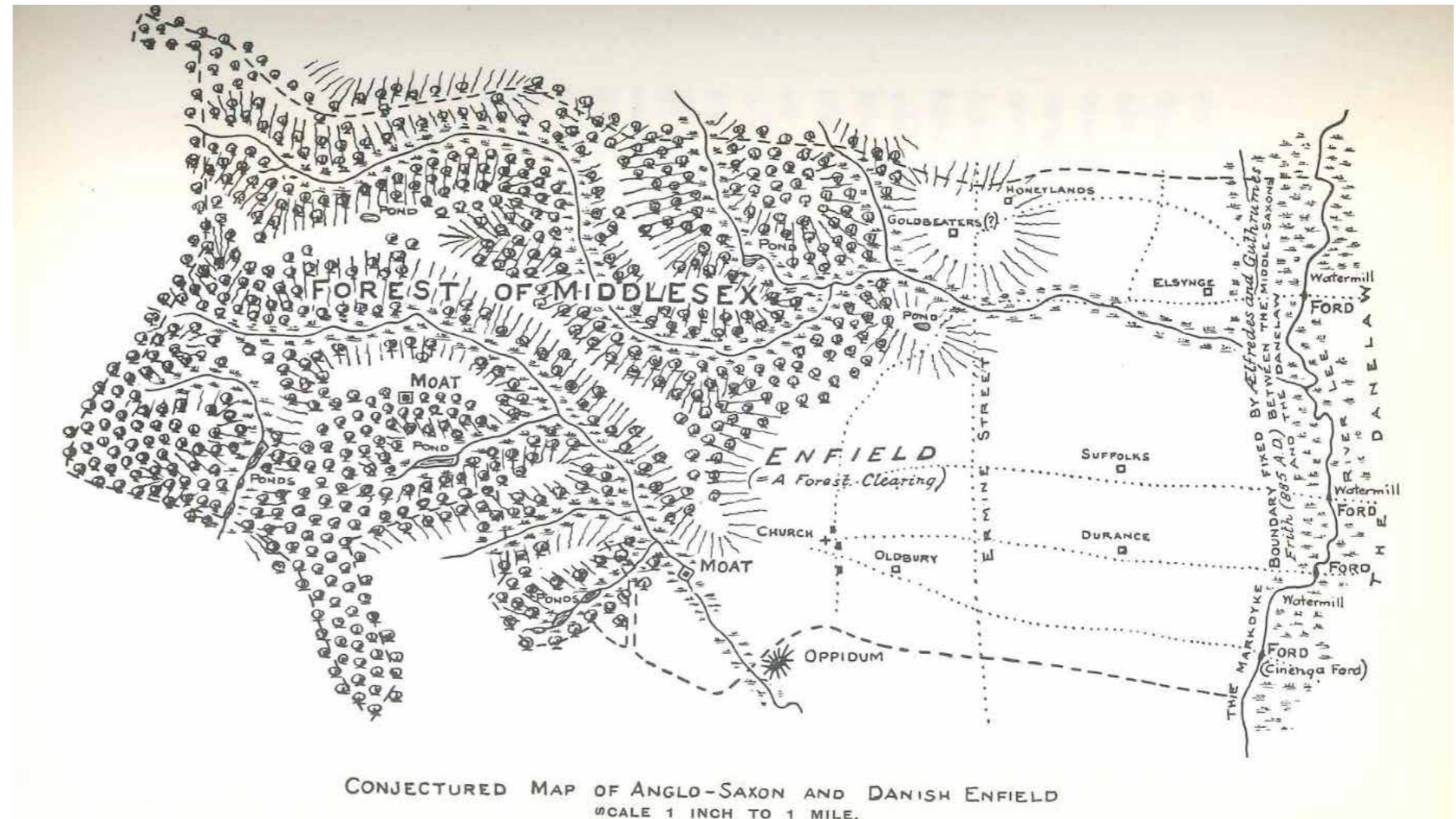


Fig. 1: 1100s (supposed) by Cuthbert Whitaker

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.

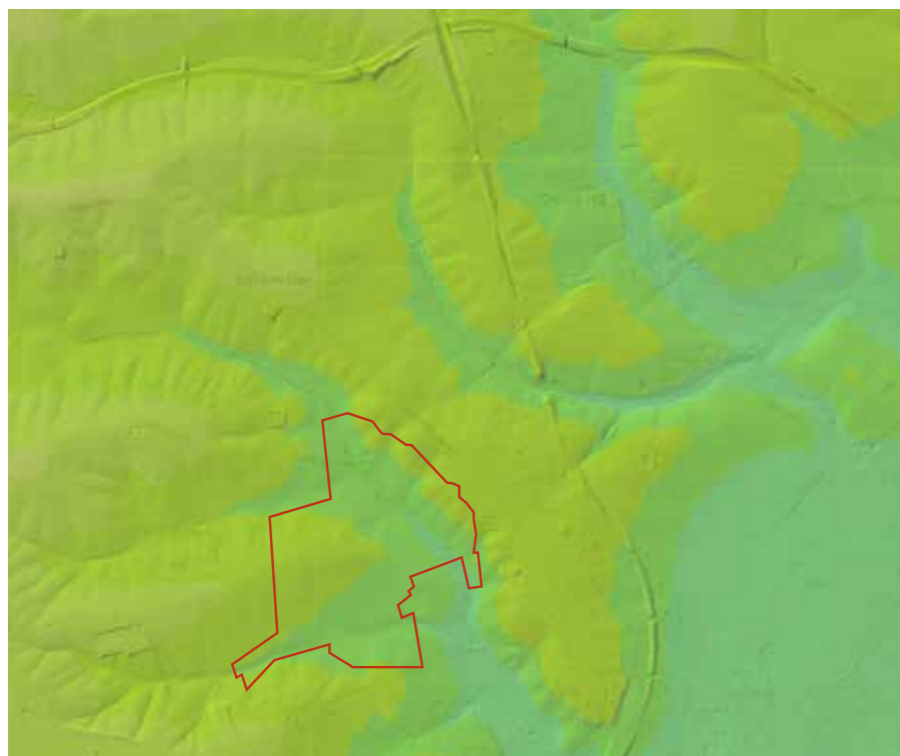


Fig. 4: 2023 'LIDAR' topography map. Proposed Chase Park site marked.

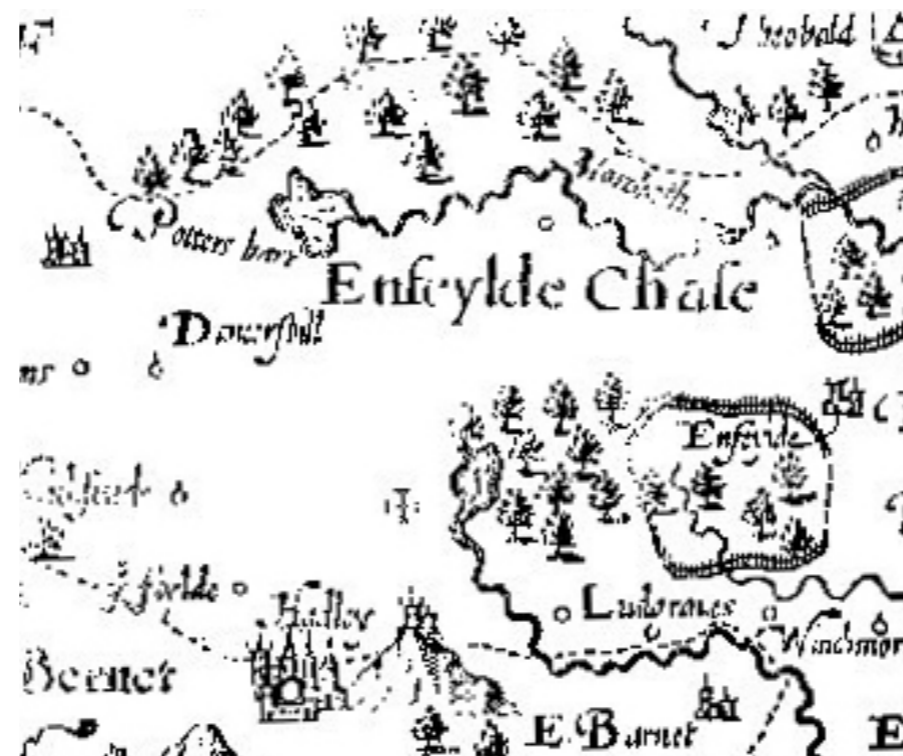


Fig. 2: Enfield shown within 1593 map of 'Myddlesex' by John Norden



Fig. 3: 1593 map showing Enfield Chase ('Enfeylde Chale')

Located on the Chase, Enfield House (Elsyng Palace) passed through a number of different owners throughout the fifteenth century before being purchased by Henry VIII in 1539. There was significant amount of land redistribution at this time, with much land surrounding the Chase reassigned following the dissolution of the monasteries. For example, an estate in Southgate, which formerly belonged to the nunnery of St. Mary Clerkenwell, was transferred to private hands, becoming the Arnos Grove Estate (the last remnant of this survives as Arnos Park). Furthermore, post-medieval land enclosure in the 16th century then altered the pattern of field enclosures and boundaries.

The Chase remained a hunting ground into the reign of Queen Elizabeth I (1558-1603), though by this time the demand for wood had increased to the extent that the remaining woodland was acknowledged as an important Royal asset. The Chase's increased value led to further restrictions of public access during the reign of the Stuarts (1603-1714) whereby those who lived outside the immediate settlements lost access. A punishment of death could be handed out for allegedly taking wood from the Chase.

In the 17th century, rising pollution in the Thames necessitated a need for clean drinking water in London. The 'New River' was completed in 1613 to bring fresh water from springs near Ware to reservoirs near the city. Its course has since been changed to accommodate development, but an abandoned loop, much of it still holding water, can be seen in Whitewebbs Park.

In 1636, a large house was built on Forty Hill (south of a 14th century Manor House that became the Royal Palace of Elsyng, which sat in the c. 375 acre Elsyng New Park, itself created in 1539). The new house was built for Sir Nicholas Rainton, a wealthy City merchant and Lord Mayor of London, and named Forty Hall. The house was rebuilt during the 18th century and remains today as Grade I listed house and museum (listing no. 1294469).

As a notable Royal asset, the Chase suffered much abuse during the English Civil War (1642-1652), and was pillaged by armies, landowners and locals alike. By the end of the war, no deer remained and many of the remaining trees had been felled. By the end of the 17th century, Elsyng New Park had been extended to enclose the Forty Hall Estate, with the Whitewebbs site (parts of which today comprise Whitewebbs Wood) lying north of the curved boundary of the New Park. By 1786, Whitewebbs formed part of the Forty Hall Estate.

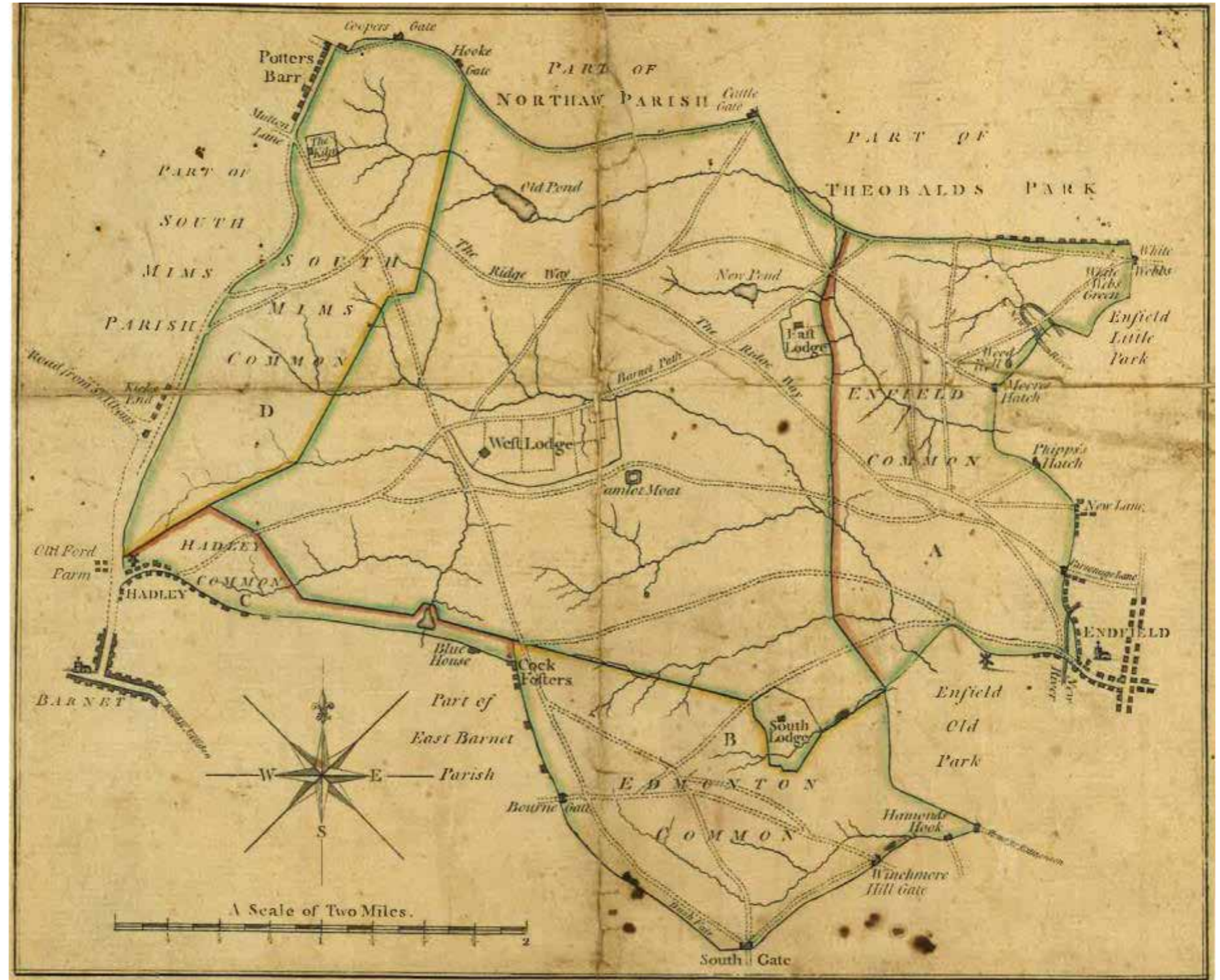


Fig. 5: 1656 map of Enfield Parish, showing 'White Webs Green', the site of the present Whitewebbs Wood and the emerging road network around the area marked 'Enfield Common', the area of the proposed Crews Hill site.



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 - and additional enclosure as a result of the 1801 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.

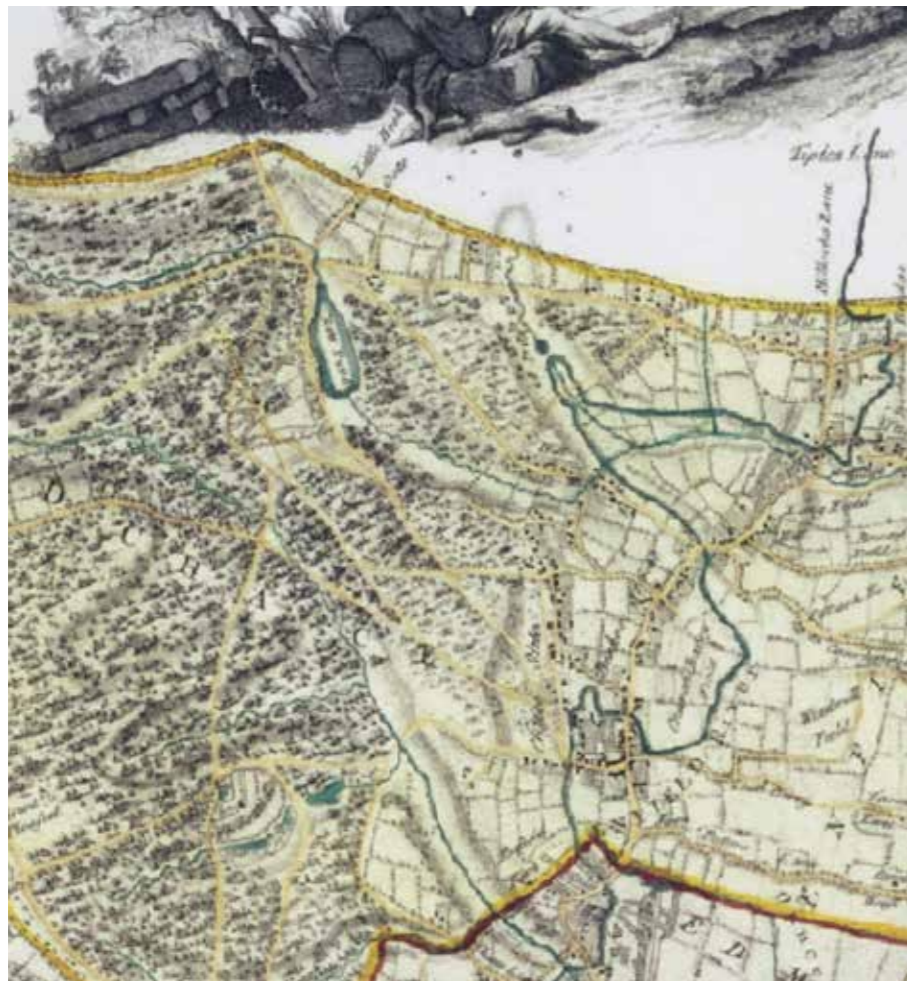


Fig. 6: 1754 Rocque map, with an artistic impression of the varying topography of the area. Enfield town is shown as a clustered settlement at a junction of roads with the New River bending around its western and northern edge

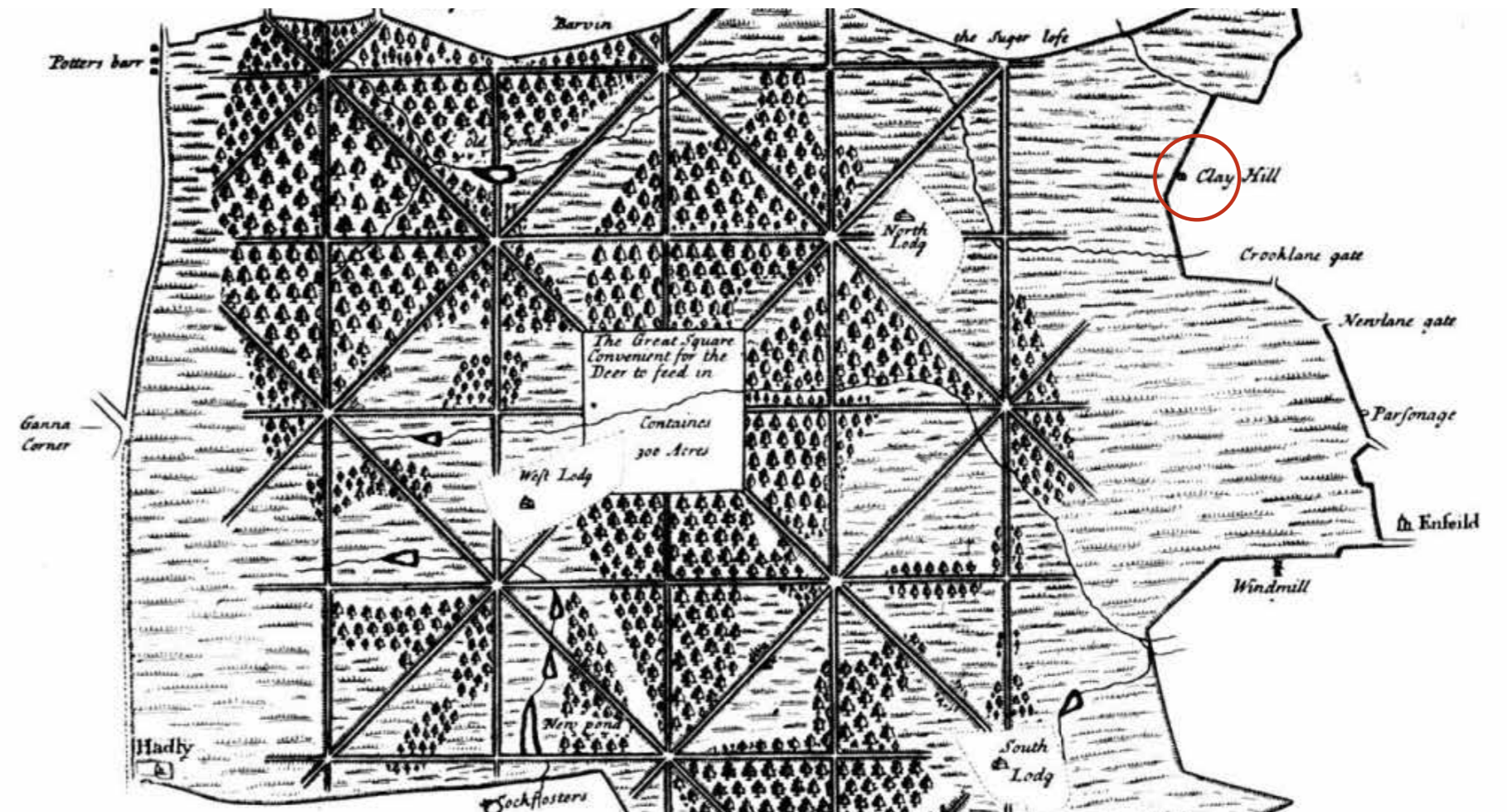


Fig. 7: Crop taken from 1700 map from Hugh Westlake's survey of Enfield Chase. Clay Hill marked in red, which sits to the northeast of the proposed Chase Park site .

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 Chase Park marked in red)

From the mid-19th century, the settlements of Enfield, Edmonton Green and Southgate Green to the east of the Chase Park area were expanded by new residential and commercial developments. Chase Park remained entirely rural during this period. There was modest development at Botany Bay (north) and Clay Hill (northeast of the site), shown opposite on figure 9. The road network that exists today is as shown in figure 9 and 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 Chase Park, the area remained rural.

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).

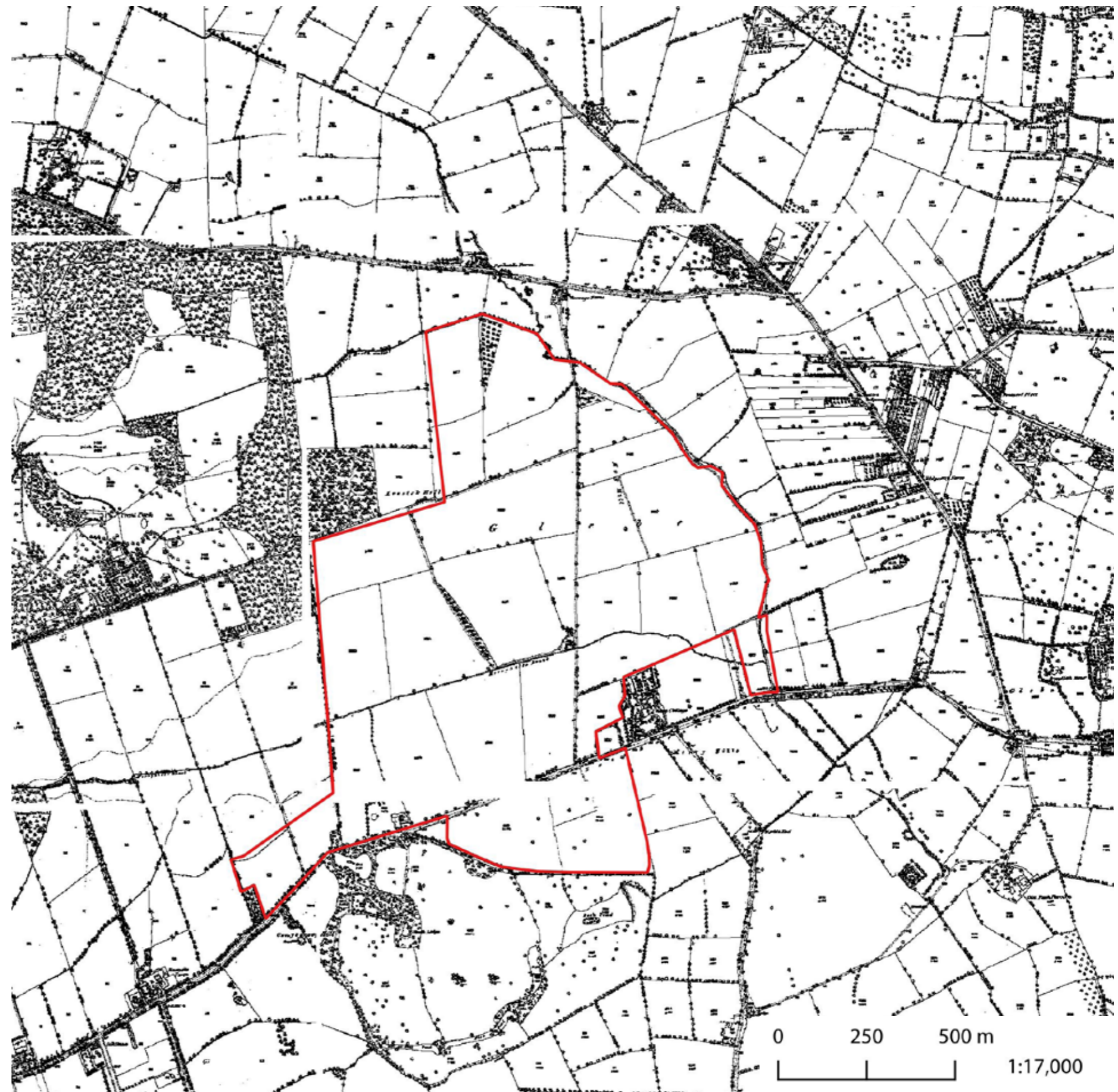


Fig. 9: 1866-1894 1st Edition Ordnance Survey map (Proposed site boundary at Chase Park marked in red, Trent Park estate on its western edge)

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.

In 1909 the house and the 320ha grounds at Trent Park were bought by the Bevan family, before being sold (with the entire estate) to Sir Edward Sassoon. Sassoon made significant changes to Trent Park. The Victorian additions to the original house were demolished or altered between 1926 and 1931, and new projecting wings were added to the main (south) elevation. These alterations were undertaken in a neo-Georgian style and provided a house where Sassoon could entertain distinguished guests from London and the nation.

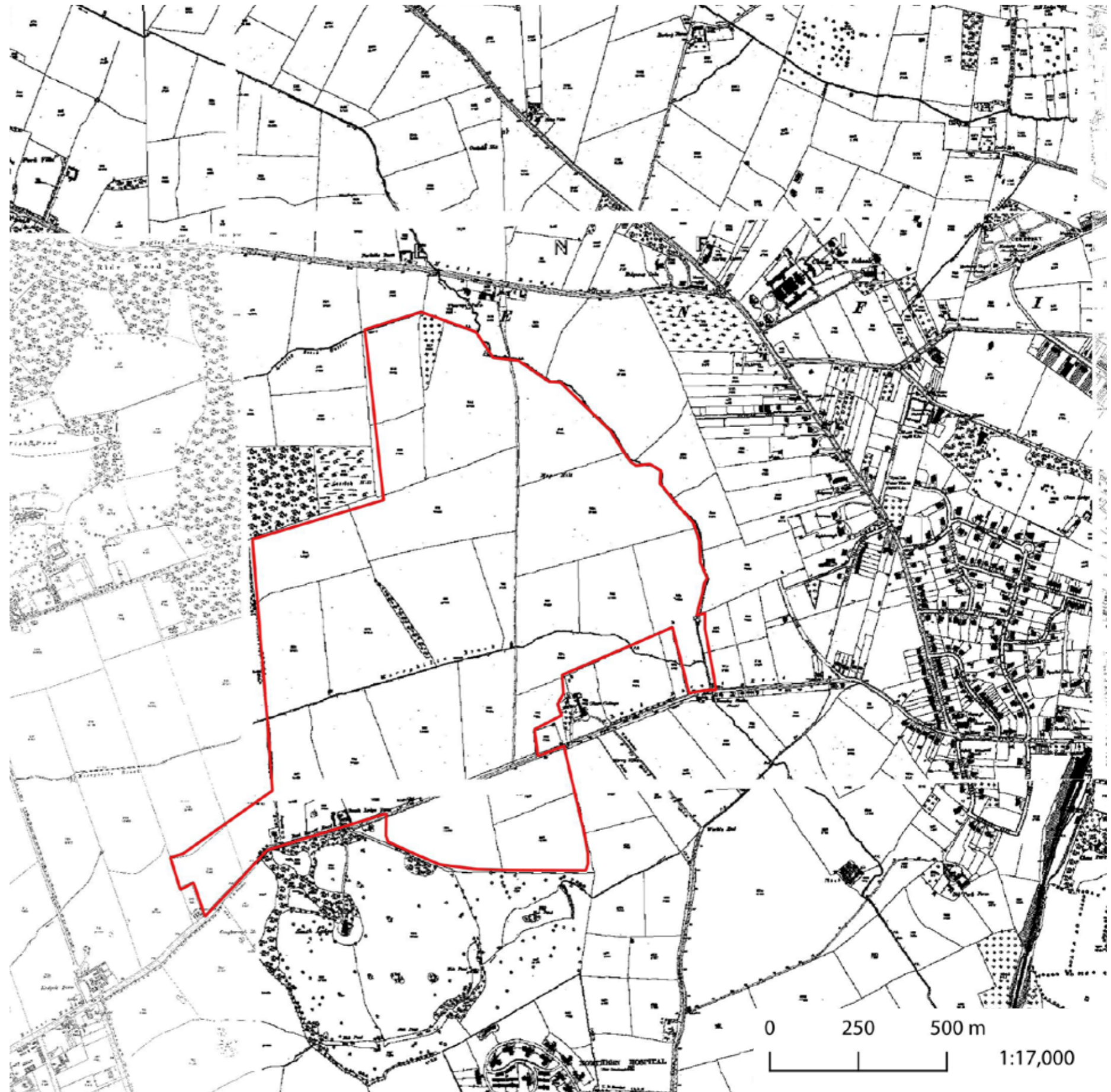


Fig. 10: 1896 2nd Edition Ordnance Survey Map (Proposed site boundary at Chase Park marked in red)

South of Trent Park, the extension of the Piccadilly Line to Arnos Grove, Southgate, Oakwood and Cockfosters in 1933 and the Government's ambitious housing plans following the First World War led to a rise in home ownership from the mid-1920s and an acceleration of speculative, residential development in the 1920s-30s aimed at relatively well-paid working class and middle-class owners. The home ownership available in the suburbs offered a more self-sufficient way of life which appealed to such owners and speculative developers were inventive in answering consumer demand for cheap houses. Builders courted potential buyers through the use of architectural details such as bays and rural motifs such as half timbering, which were intentionally distinguishable from council or rented housing. Suburban growth coupled the rise of motor vehicle ownership and a Council desire to entice factory owners to establish bases in Enfield. This resulted in radial and arterial road networks developing, with the completion of the Great Cambridge Road in 1924 and the North Circular Road in 1931.

There was also development of council estates, largely as a result of Enfield's Labour council, first elected in 1919. The first estate of semi-detached houses was erected at Lavender Gardens in 1920. Edmonton's council was also active, building over 200 houses on the Hyde estate by 1925. Southgate Council also built two estates, at Green Road and east of Green Lanes at Highfield Road. Oakwood was built by the Council as a collection of large suburbs, including Oakwood Park, in 1927. East of Oakwood and south of Trent Park, early public post-war housing is characterised by slender concrete porches, lintels and elements of metalwork that suggest an embracing of modern, post-war elements. To the south of this, is the site of the former Highlands Hospital, south of Trent Park and east of Oakwood, originally constructed in 1997 as the Northern Convalescent Fever Hospital and built on former Chase land. It has since been redeveloped for housing but retains its Victorian hospital buildings and the surrounding area is now designated as 'Highlands Village' conservation area. The last major developments on what was once Enfield Chase took place at South Lodge (now the Lowther/Merryhills Drive area) in 1935-39. The South Lodge Estate provides fine examples of a typical inter-war suburb, with a mix of modern motifs such as curving glass bay windows alongside more conventional Arts and Crafts-influenced designs. Boxers Lake and Lakeside, once part of South Lodge, are the only remaining open spaces of what was once part of the former Chase.

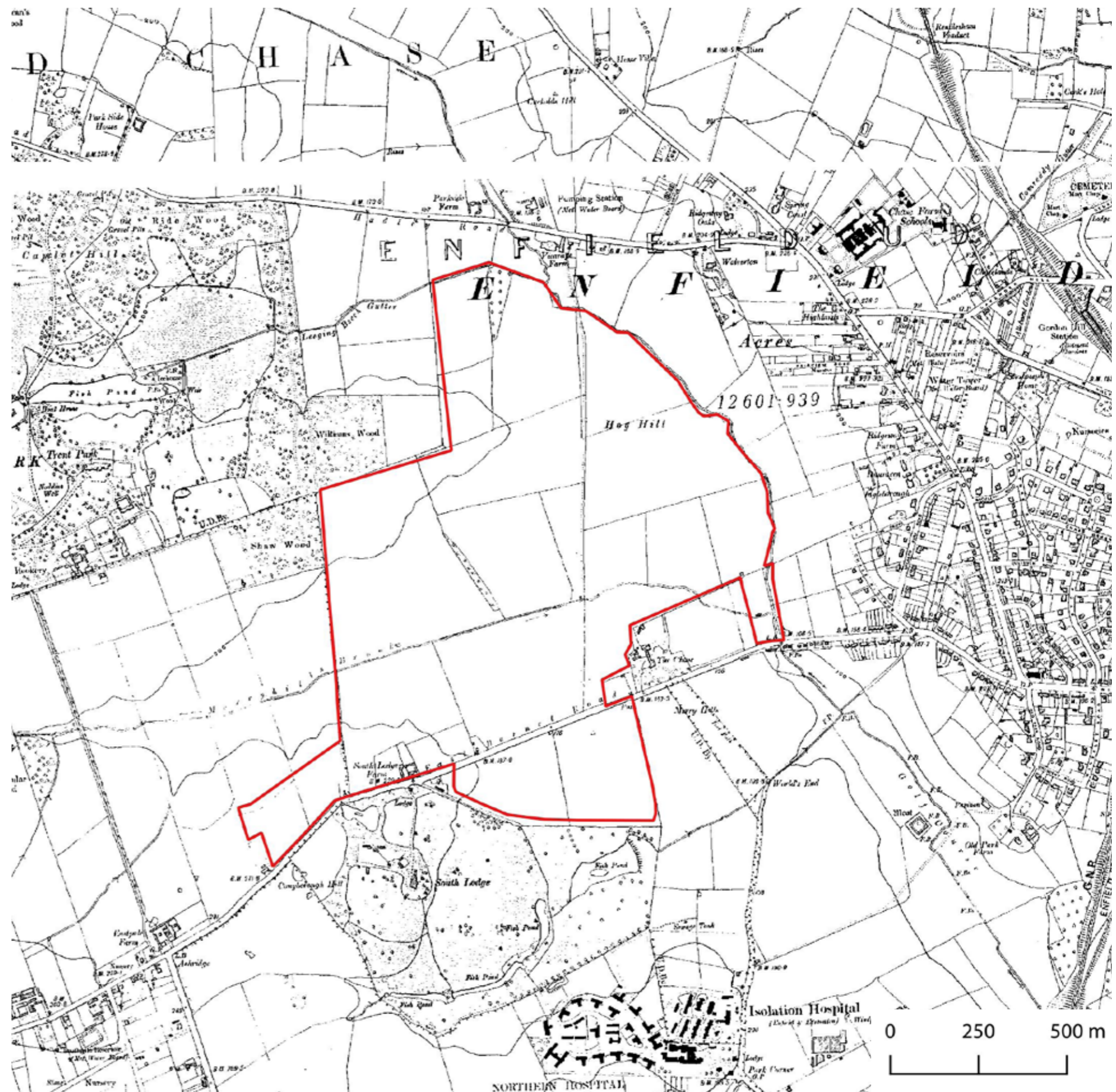


Fig. 11: 1920 Ordnance Survey map (Proposed site boundary at Chase Park marked in red)

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.

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.

During the Second World War, a British Army camp and anti-aircraft battery was established at Slades Hill, north of Enfield Road and equidistant between Merryhills Brook and Salmon's Brook, it is accessed from Enfield Road along a track now known as Camp Road. The anti-aircraft battery was set within concrete emplacements and formed part of London's defence against German air attack. Following the War the camp was converted into an army records office before being vacated and lying abandoned. Today, there are remnants of simple buildings and the gun emplacements on the site, which is still accessed from Camp Road. The battery and road are shown within the map in figure 13, running north then northwest from Enfield Road.

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.

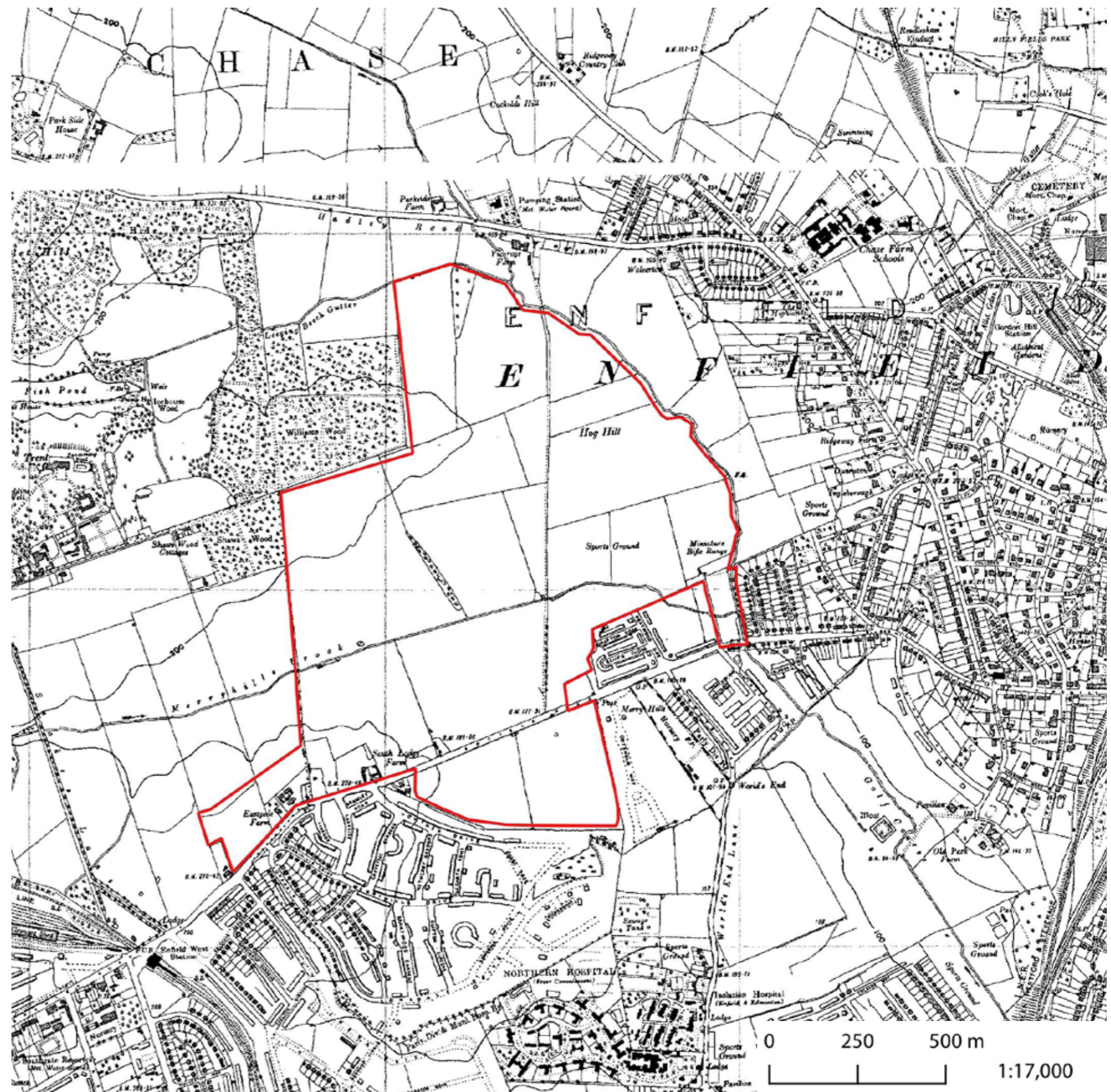


Fig. 12: 1935 Ordnance Survey Map (Proposed site boundary at Chase Park marked in red), showing the significant 1920s and 1930s suburban expansion from the south and east.

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.

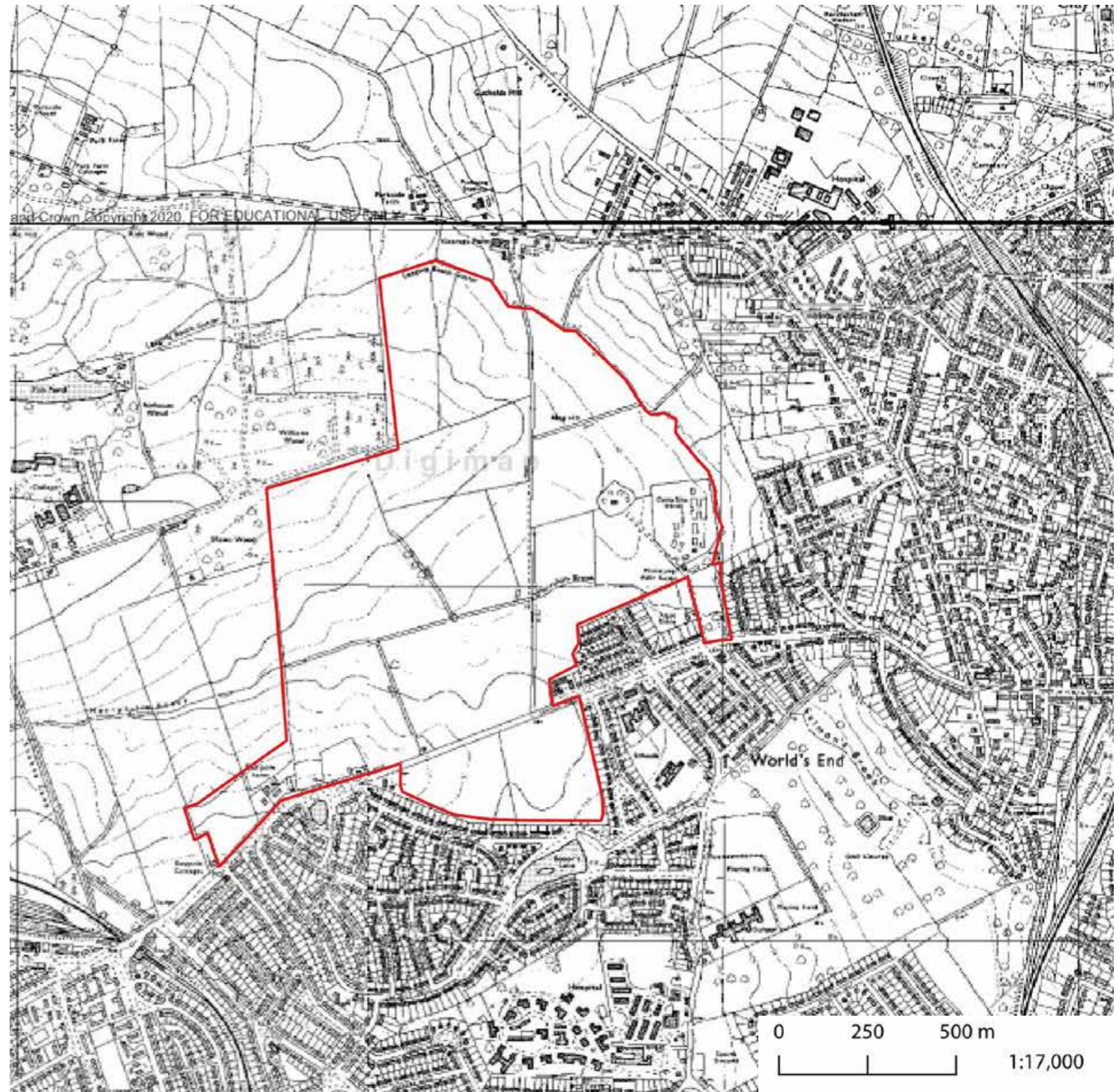


Fig. 13: 1970 Ordnance Survey Map (Proposed site boundary at Chase Park marked in red)

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.

In 1947 the Trent Park estate became a training college for teachers, evolving into a constituent college of the University of London, Institute of Education. In 1951 the entire estate was compulsorily purchased by Middlesex County Council as Green Belt land, with the Greater London Council taking over the administration of the park 1965, whilst the newly-created London Borough of Enfield took over the college. The grounds were opened up to the public as Trent Country Park in 1973 and remain open to this day. The training college survived and became part of Middlesex Polytechnic in 1974, which itself became Middlesex University in 1992. In 2012 the University vacated the buildings and the site, and in 2017, planning permission was approved for 262 residential units on the site, which include restoring and upgrading the main house to include a museum on its two lower floors. As of 2023, this work is approaching completion.



Fig. 14: 2020 aerial photography (Proposed site boundary at Chase Park 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 steadily grew from existing medieval settlements and 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 the designated Grade II Registered Park and Garden at Trent Park, as well as the wider Trent Country Park.

#### **Housing**

Housing is mostly inter-war and post-war suburban development. Where historic settlements have grown, they remain mixed-use, providing retail, employment, community and residential uses.

#### **Agricultural**

In the north west of the boroughs, 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). At Chase Park, these are beyond the proposed site and its environs and there is minimal evidence of agricultural activity.

#### **Commercial**

Within the suburban estates surrounding Chase Park, there are many retail and commercial units for the that serve the housing estates within which they sit. Isolated public houses, often built in a mock Tudor style are also situated on main roads, such as the the Jolly Farmers on Enfield Road. Trent Park Equestrian Centre sits within the proposed site boundary, also on Enfield Road as well as falling within the Trent Park Conservation Area.

#### **Managed landscapes**

The study area includes a distinctive estate landscape at Trent Park, where designated historic assets include Trent Park House (Grade II listed, no. 1078931) whilst Trent Park is a Grade II Registered Park and Garden (listing no. 1000484). Here characteristic features such as open parkland, formal and designed gardens, and a high density of woodland and brooks differentiate the land use from the surrounding areas. The use of a land immediately to the south for Trent Park Golf Club is a commercial endeavour, but in acknowledgment of its historic relationship with Trent Park and its formal, conscious, control of the landscape, it should be considered a managed landscape.

## 2.0 Assessing built heritage and the wider historic landscape

## 2.0 Assessing built heritage and the wider historic landscape

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

#### Draft 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 PL10 - Land at Chase Park:

59.74ha hectares proposed for approximately 3,000 new homes including new homes and associated non-residential uses including social infrastructure. (pages 75-780; 347)

#### Placemaking vision

*Chase Park will become an exemplar development which, through careful attention to its townscape and landscape setting, density and high-quality design, creates a new neighbourhood that positively addresses the relationship between the existing urban area and its rural landscape setting. Shaped by the brooks, woodlands and green spaces that define the area, and its relationship to the adjoining historic landscape at Trent Park, Chase Park will provide a mixture of homes supporting people through all stages of their lives. Provision of doorstep workspaces and links to existing employers such as Chase Farm hospital to the north will provide employment opportunities for new and existing residents. Located on the main east-west route through the Borough to Enfield Town, with access to Oakwood, Enfield Chase and Gordon Hill stations, the National Cycle Network and London Loop, Chase Park will facilitate access to the rural landscape and London National Park City initiative in north west Enfield, prioritising active travel modes and benefitting the health and well-being of residents and visitors alike. It will provide opportunities to link the wild places within the site and in Enfield Chase to the north, down into the urban areas to the south – extending green and blue infrastructure networks, improving their quality and access to nature, benefitting existing residents in the Borough and new residents alike.*

#### 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 them to viable uses consistent with their conservation;
  - b. utilise the Borough's heritage resource to realise wider social, cultural, economic and environmental benefits for affected communities;
  - c. make a positive contribution to local character and distinctiveness;
  - d. draw on the contribution made by the historic environment to the character and identity of a place; and
  - e. 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 minimised or otherwise mitigated;
  - b. improve thermal and energy efficiency 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 named the 'Enfield Chase and Camlet Moat Archaeological Priority Area' 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 2.2.3.

Please note this plan has been updated to reflect the revised Regulation 19 Placemaking Area boundary.

- Chase Park place-making area
- Chase Park 500m buffer
- Scheduled Monument (proposed)
- Scheduled Monuments
- Registered Parks and Gardens
- Conservation Area
- Listed Buildings
  - Grade I
  - Grade II\*
  - Grade II
- Local Heritage Assets 2018
- Archaeological priority

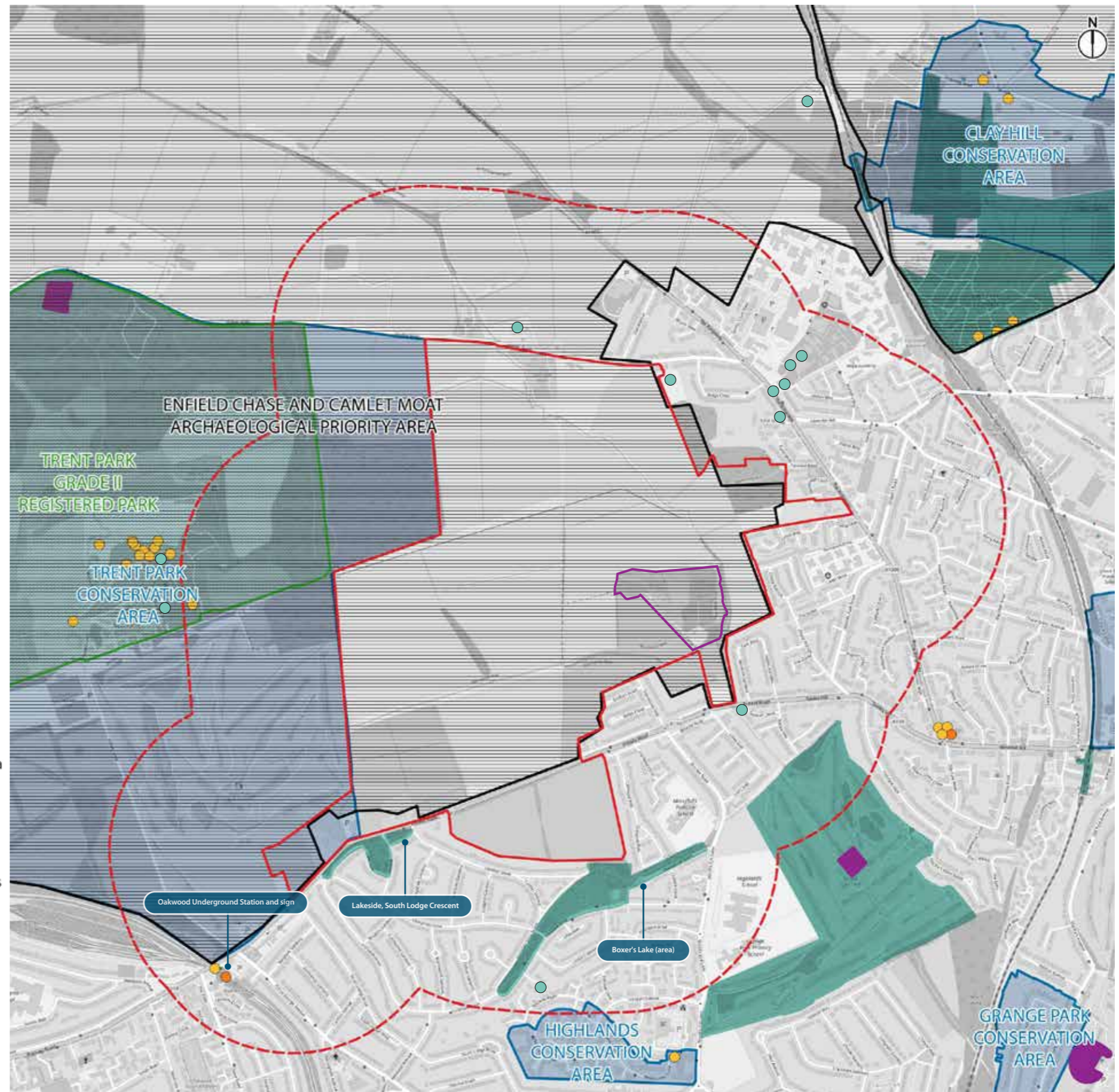
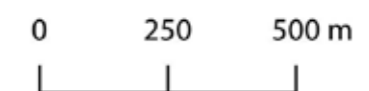


Fig. 15: Heritage designations (based on GIS data provided by London Borough of Enfield)





2.2.1 The assets

**Designated assets**

The study area sits adjacent to the Trent Park Conservation Area, which includes the original great house at Trent Park and a number of statues and other structures located within the grounds (such as the Orangery), all of which are Grade II listed buildings.

The former Slades Hill Army Camp and battery (now abandoned and without use) is currently the subject of a Scheduled Monument application (1485382). This site is also a SINC (Site Of Importance For Nature Conservation).

The site is also designated as Metropolitan Green Belt and Trent Park (though not the entire Conservation Area) is listed at Grade II within the Register of Parks and Gardens of Special Historic Interest in England. These are summarised and assessed in section 2.2.2.



Fig. 16: Grade II\* listed Oakwood station, which sits southwest of the proposed Chase Park site



Fig. 17: Grade II listed stone monument dating from early 18th century at the eastern end of the avenue approaching Trent Park House



Fig. 18: A CGI showing the redeveloped Grade II listed Trent Park House. The house is currently under development, behind scaffolding and beyond public access



Fig. 19: Grade II listed front lodge at the western end of the main drive into Trent Park Country Park, which falls within the Trent Park Conservation Area (listing no. 1387178)

**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 16 fall within the Chase Park site or within 500m from its boundary. These are summarised and assessed in section 2.2.3.



Fig. 20: No.5 Tarnbank, Oakwood, Enfield



Fig. 21: Lavender Hill Cemetery



Fig. 22: The Clocktower Building, Chase Park Hospital



Fig. 23: Hadley Road Pumping Station

**Conservation Areas**

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

The Conservation Areas that are relevant to this study are:

**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.

**Trent Park** – historically associated with Trent Park House, this parkland landscape includes the immediate gardens and access roads that surround the house, as well as isolated, ancillary buildings once associated with the estates. The conservation area was first designated in 1973 and extended to include Cockfosters Cottages in 1990 and the area around Chalk Lane in 1993.



Fig. 24: The main avenue leading towards Trent Park House and associated buildings, looking east and within the centre of the Trent Park Conservation Area



Fig. 25: Shaws Wood Cottages, former workers cottages associated with Trent Park House and the estate, now private residential homes. Photographed on Rookery Lane, looking west and within the Trent Park Conservation Area



Fig. 28: The open - but managed - parkland within Trent Park, looking southeast from the main avenue.



Fig. 26: Grade II listed monument to the west of Trent Park House, near the west end of the Avenue, which falls within the Trent Park Conservation Area (listing no. 1078932)



Fig. 27: Former park lodge now in use as a café and wildlife centre. The building falls within the Trent Park Conservation Area



Fig. 29: Open parkland, photographed from Snakes Lane, looking east and within the Trent Park Conservation Area

**Highlands Village** – a large site that originally comprised two related hospitals dating from 1883. The main Highlands Hospital has since been converted into flats, whilst the South Lodge was demolished and replaced with modern housing and a supermarket in 1993. It was designated in 1986.



Fig. 31: A former hospital building within the Highlands Village Conservation Area. Credit: Mill Hill Historical Society

## 2.2.2 Views

**Topography**

The undulating nature of the landscape within and around the site creates short-range views from the east and west looking south into the three shallow valleys. Today, these hillsides are wooded and form ecological and visual boundaries in contrast to lower-lying land.

**Historic views**

The historic presence of much woodland across the area - most notably in the historic form of Enfield Chase - would have limited many long-range views from within the study area looking afar. Furthermore, wooded areas to the north and west would have limited views from higher ground looking inwards, across lower ground to other settlements or areas on higher ground.

Although there was subsequently emerging development to the east in Enfield town, and there were neighbouring historic estates to the northwest, such as Forty Hall, it is unlikely any informal long-range views existed from within or towards the study area. It is certainly very unlikely formal views arranged between key built heritage features or estates.

Rather, short-range views characterise the study area, from the immediate, wooded higher ground looking down into the shallow valley land that occupies the three Brooks. These can also be characterised as wide-range views that would have created a sense of enclosure within these small, shallow valleys.

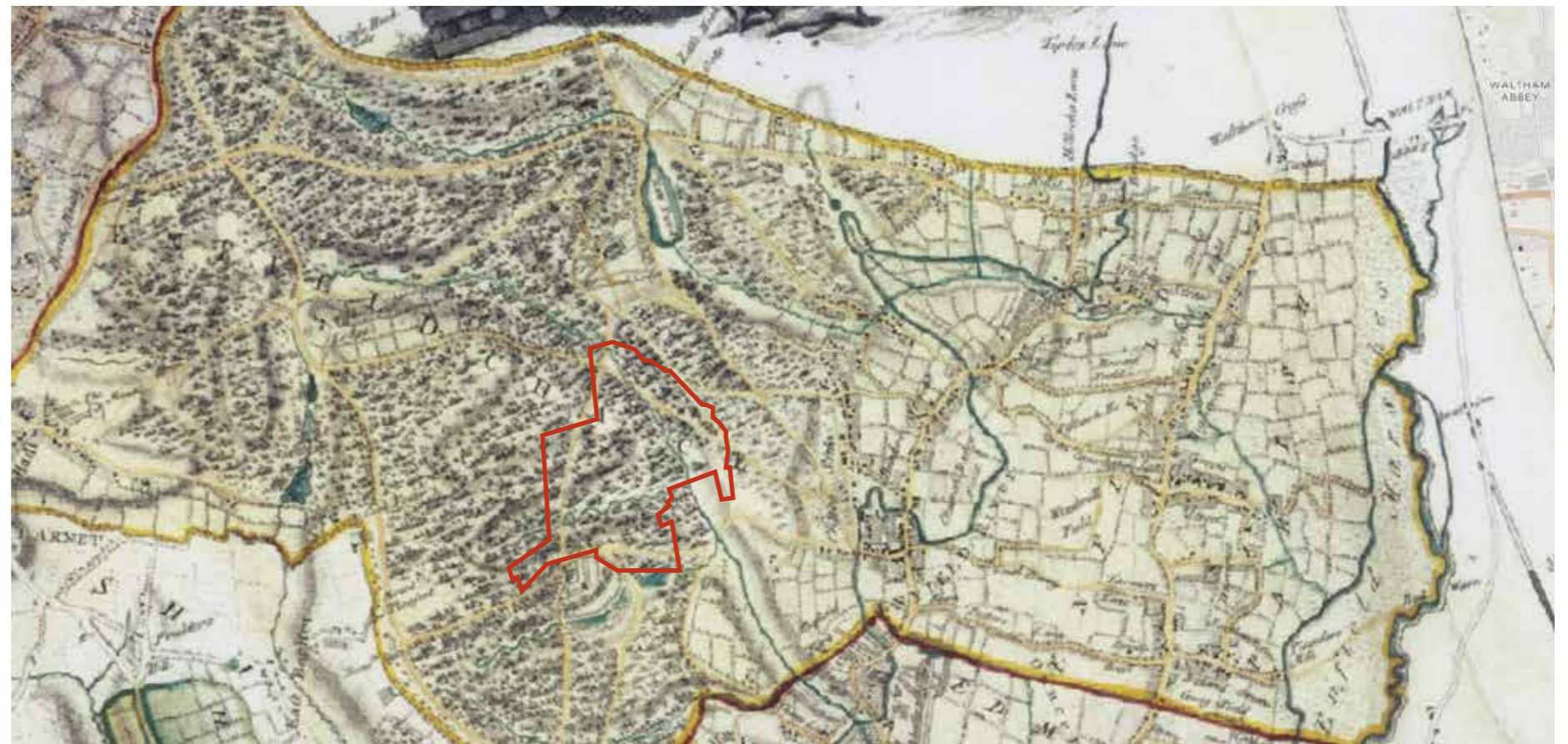
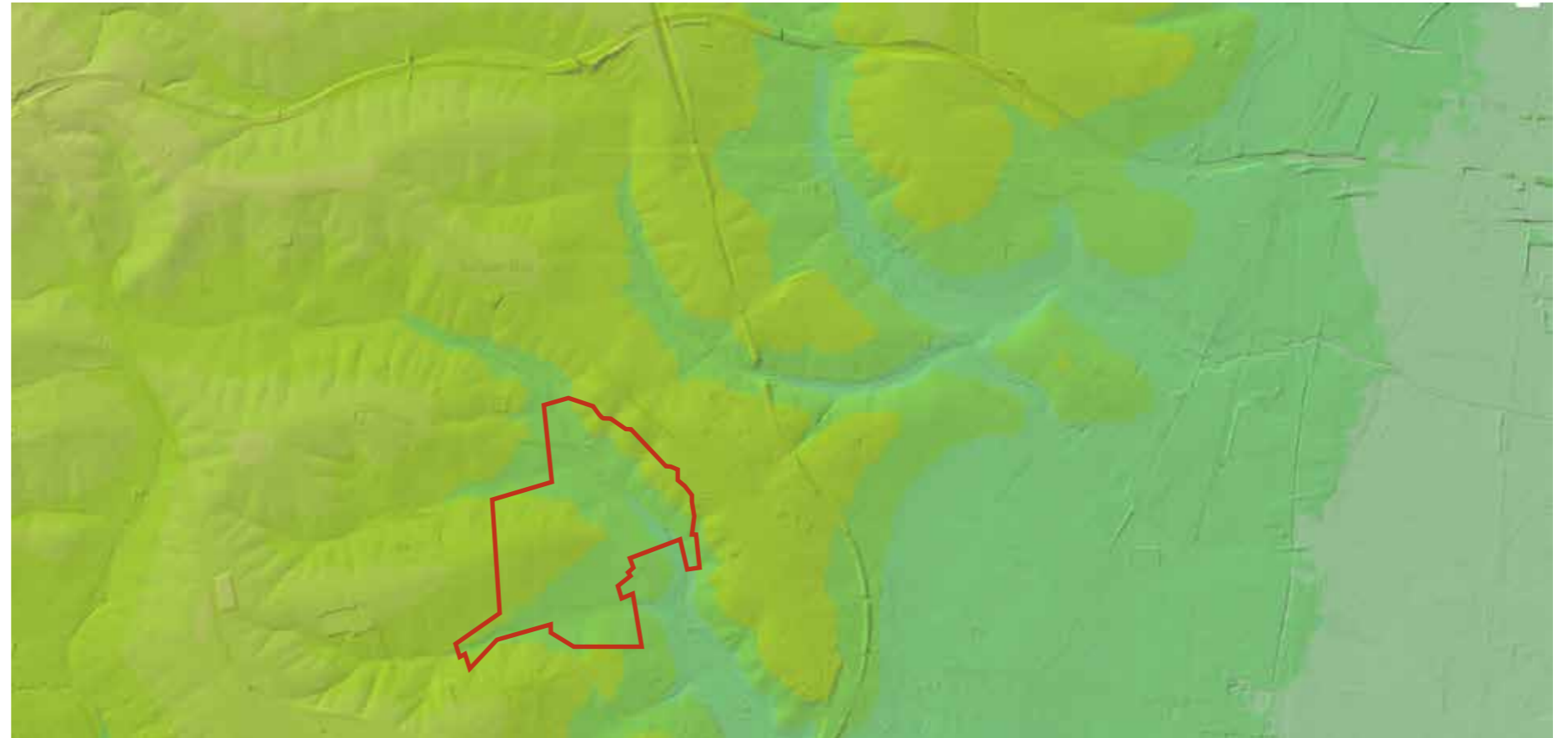


Fig. 32: Top - LIDAR map showing site and area topography with Chase Park site marked  
 Fig. 33: Bottom - 1754 Rocque map with an approximation of Chase Park site marked

## 2.2.3 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 500m buffer zone	Trent Park	331 Cockfosters Road, Barnet EN4 0JY	Park or Garden	Late C18 landscape park, lakes and woodland, developed throughout the C19, and further developed early C20 by Sir Philip Sassoon	Grade: II List entry: 1000484	High
Within 500m buffer zone	Pergola, known as Wisteria Walk to south east of former stable block at Trent Park	Barnet EN4 0JY	Landscape feature	C20 pergola reusing medieval columns within formal gardens	Grade: II List Entry Number: 1358746	Minimal
Within 500m buffer zone	Gate pier with gate at south east end of Wisteria Walk at Trent Park	Barnet EN4 0JY	Landscape feature	Gate piers and gate of cast and wrought iron hung from brick-piers. C18 gate on piers of c.1915.	Grade: II List Entry Number: 1079462	Minimal
Within 500m buffer zone	Station sign to north of Oakwood Station	Bramley Road, London N14 4UT	Signage	Reinforced-concrete construction with pedestrian shelter at base of post carrying sign on Bramley Road	Grade: II Listing Entry Number: 1358982	Moderate
Within 500m buffer zone	Oakwood Underground Station	Bramley Road, London N14 4UT	Transport infrastructure building	Underground railway station, 1933 by Charles Holden and Charles H James. Minor later alterations and addition of step-free access gantry in 2006-7.	Grade: II* Listing Entry Number: 1078930	High

Location	Conservation Area name	Year designated	Type	Description	Designation and Grade	Contribution of setting to overall heritage value
Within 500m buffer zone	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	Minimal
Within proposed site	Trent Park Conservation Area	1973	Conservation Area	The Trent Park Conservation Area is focused on Trent Park House (the mansion) and its estate. This includes the parkland landscape, gardens surrounding the mansion and ancillary buildings and farmland associated with the estate. Most of the northern half of the Conservation Area is included on the Register of Historic and Garden Parks and Gardens at Grade II. Parkland and associated buildings. Late 16th century origins. 19th century alterations. Main house and outbuildings date from early 20th century.	N/A	High
Within 500m buffer zone	Highlands Conservation Area	1986	Conservation Area	Comprises the site of two late-19th century former isolation hospitals: Highlands, now converted into flats, and South Lodge, which has since been demolished and replaced by modern residential and retail development. The South Lodge site was removed from the Conservation Area in 2008. Late 19th century, Victorian.	N/A	Minimal

Location	Property name	Address	Postcodes	Type	Description	Designation	Contribution of setting to overall heritage value
Within 500m buffer zone	Lakeside, South Lodge Crescent	South Lodge Crescent	EN2 7NW	Public gardens	The small lake at Lakeside was once within the C18th landscape park of South Lodge, which originated as one of the 3 lodges built for keepers when Enfield Chase was divided into 3 walks c.1419. William Pitt acquired the lease of South Lodge in 1747	Locally Listed	Moderate
Within 500m buffer zone	Chase Farm Receiving Ward (Postgraduate medical centre)	The Ridgeway, Enfield	EN2 8JL	Probationary ward	The Postgraduate Medical Centre of Chase Farm Hospital was built as a receiving wing for newly arrived orphans at "Chase Farm Schools", built by the Edmonton Union Board of Guardians as a workhouse / orphanage in the 1880s.	Locally Listed	Minimal
Within 500m buffer zone	5, Tarnbank, Oakwood, Enfield	Tarnbank, Oakwood, Enfield	EN2 7JX	Dwellinghouse	Rare example of an unaltered two-storey pre-fabricated dwelling built shortly after the 2nd World War. Most of its contemporaries have been altered with modern windows, cladding and extensions. This example appears to have its original windows and porch	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	82, Slades Hill, Enfield	Slades Hill, Enfield	EN2 7DY	Dwellinghouse	C. 1890 pump mans house. 2 storeys, double-fronted yellow & brown stock brick with slate roof and two chimneys to opposite gables, both with two pots; original windows replaced.	Locally Listed	Moderate
Within 500m buffer zone	Hadley Road Pumping Station	Hadley Road	EN2 8JZ	Water pumping station	1902-3. Two storey building in red, brown and blue brick with stone detailing. Arched windows with decoration around in red brick. Side entrance has steps and set back door with fan light. Associated buildings of simpler design in matching materials.	Locally Listed	High
Within 500m buffer zone	Wolverton (Cedar Park Nursery, No 50)	Hadley Road, Enfield	EN2 8JY	Dwellinghouse	Early C20th country house. Two / three storey with rooms in roof. Brick. Tiled hipped roof. Three Chimney stacks. Central Dutch gable to rear. Dentilled eaves. Contrasting quoin detail. Part vertical tiling. Central verandah on columns	Locally Listed	High
Within 500m buffer zone	The Lodge (No 127), Chase Farm Hospital	The Ridgeway, Enfield	EN2 8JL	Lecture theatre and boundary wall	The Chase Farm lodge building sits prominently on the south side of The Ridgeway entrance to Chase Farm Hospital. It is a single storey building with a complicated roofline with dormer windows in the roof. Built of yellow stock brick with an arched doorway	Locally Listed	Moderate
Within 500m buffer zone	The Clock Tower building, Chase Farm Hospital	The Ridgeway, Enfield	EN2 8JL	Workhouse/ orphanage	Opened in 1886 as Chase Farm Schools, an orphanage for workhouse children. Designed by Edmonton Board of Guardians own architect T. E. Knightley. Gradual closure from 1930, 1938 became an old people's home and in 1939 a hospital.	Locally Listed	Minimal
Within 500m buffer zone	The Highlands (No 82)	The Ridgeway, Enfield	EN2 8JQ	Dwellinghouse	Built around 1840 in a commanding position in a generous plot. Set back from The Ridgeway it is a landmark building on a major approach road to Enfield Town. Externally it remains true to its original design. The coach house (to the side), although co	Locally Listed	Minimal
Within 500m buffer zone	Enfield Golf Course	Old Park Road, Enfield	EN2 7DA	Golf course	Enfield Golf Course (in common with Bush Hill Park Golf Course) lies in Old Park, the Home Park of Enfield Manor which was in existence at the time of the Domesday survey (1086) and pre-dates Enfield Chase. Enfield Golf Club was established in 1893.	Locally Listed	Minimal

Location	Property name	Address	Postcodes	Type	Description	Designation	Contribution of setting to overall heritage value
Within 500m buffer zone	Boxer's Lake	Lonsdale Drive, Enfield	EN2 7JZ	Public gardens	Originally in the grounds of South Lodge, one of the 3 lodges built for the keepers on Enfield Chase. The house was leased to William Pitt for 6 years from 1747 and was later a private school. In 1935 the estate was sold to Laing's for housing.	Locally Listed	Minimal
Within 500m buffer zone	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	Moderate
Within 500m buffer zone	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
Within 500m buffer zone	Chase Farm Probationary Ward	The Ridgeway, Enfield	EN2 8JL	Probationary ward	"Chase Farm Schools" was built by the Edmonton Union Board of Guardians as a workhouse / orphanage in the 1880s. The site has been an NHS hospital since the 1940s. This Victorian building, on the north side on the main (Ridgeway) entrance to the Chase F	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.

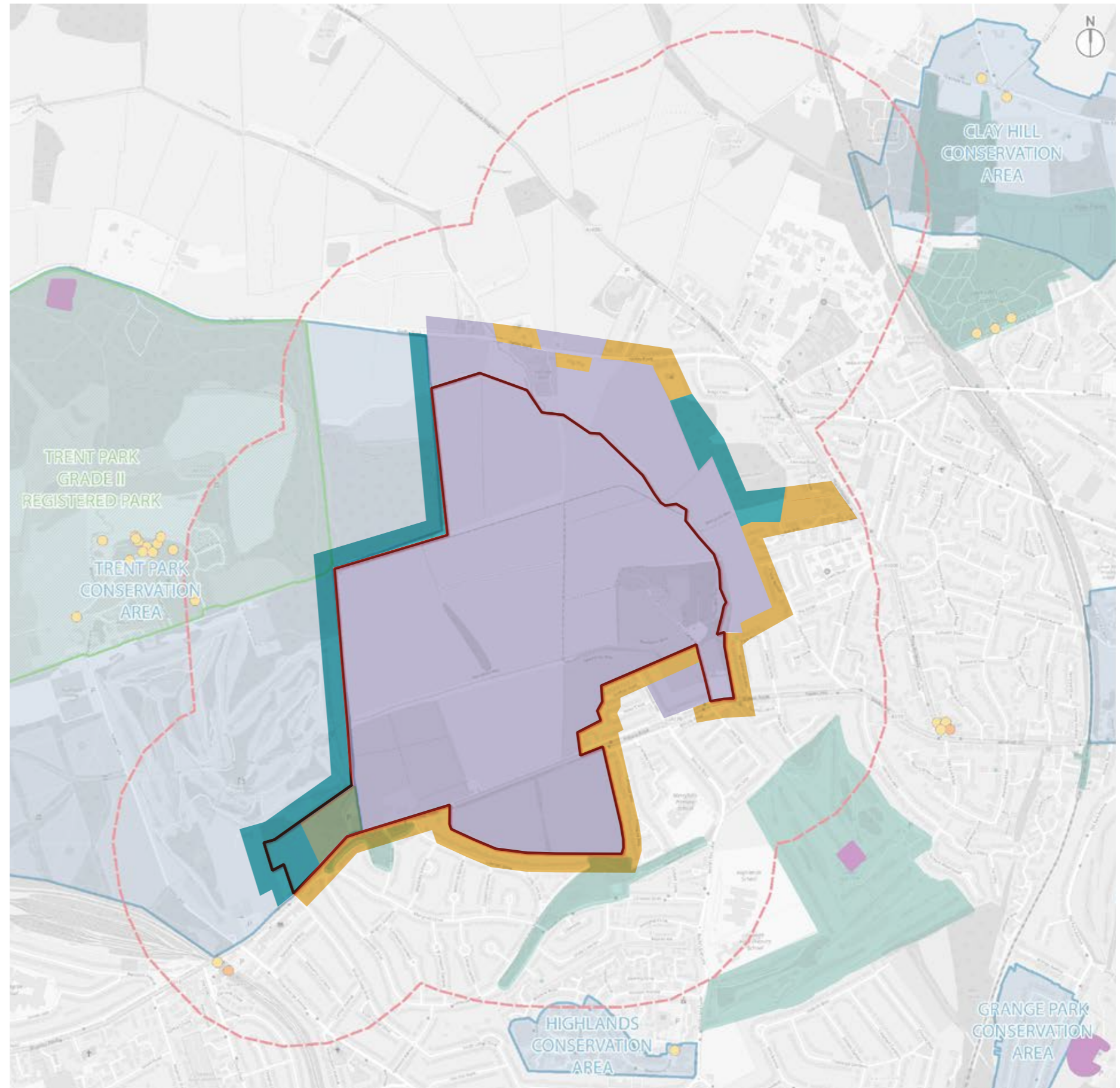


Fig. 34: Historic Landscape Character Areas (HCLAs) at Chase Park

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.



Fig. 35: Looking southeast from the A110 (Enfield Road), the limit of residential development immediately south of the proposed Chase Park site



Fig. 37: Looking southwest from the A110 (Enfield Road) towards a post-war colonnade of shops and apartments, just south of the proposed Chase Park site



Fig. 36: Looking north from the A110 (Enfield Road), showing residential and commercial buildings within the proposed Chase Park site



Fig. 38: Homes along Enfield Road, just off the A110 and immediately adjacent to proposed Chase Park site boundary

At Chase Park, the site is surrounded to the south and east by suburban development from different historical periods, which constitutes an urban fringe landscape. The areas of Cockfosters and Oakwood are both separated from the Green Belt by infrastructure including railway sidings. Their presence, alongside Bramley Road, Enfield Road and the conservation area status of Trent Park appear to limit any significant future development.

Altogether, there are many areas of urban fringe 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.



Fig. 39: Homes along Trentwood Side, just off the A110 and immediately adjacent to proposed Chase Park site boundary



Fig. 40: Homes along Enfield Side showing shared cycle way and pavement, just off the A110 and immediately adjacent to proposed Chase Park site boundary



Fig. 41: (Right) Grade II\* listed St Mary Magdalene designed by William Butterfield and dating from 1883 for the growing suburban development encroaching west from Enfield. The church is situated at the southern tip of The Ridgeway at the junction with Slades Hill (listing no. 1294385)

### 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 Chase Park, there is very little remnant, built heritage within the site area. Although the character and appearance of the study area is rural, there is little evidence of active agricultural use of the land today. However, the historic character of the area is still intact and discernible, with large areas of agricultural fields that do exist still in their post-1800 enclosure pattern.



Fig. 42: Looking north from the A110 (Enfield Road), showing rural, open space within the proposed Chase Park site



Fig. 43: Looking northeast from the A110 (Enfield Road), showing rural, open space within the proposed Chase Park site

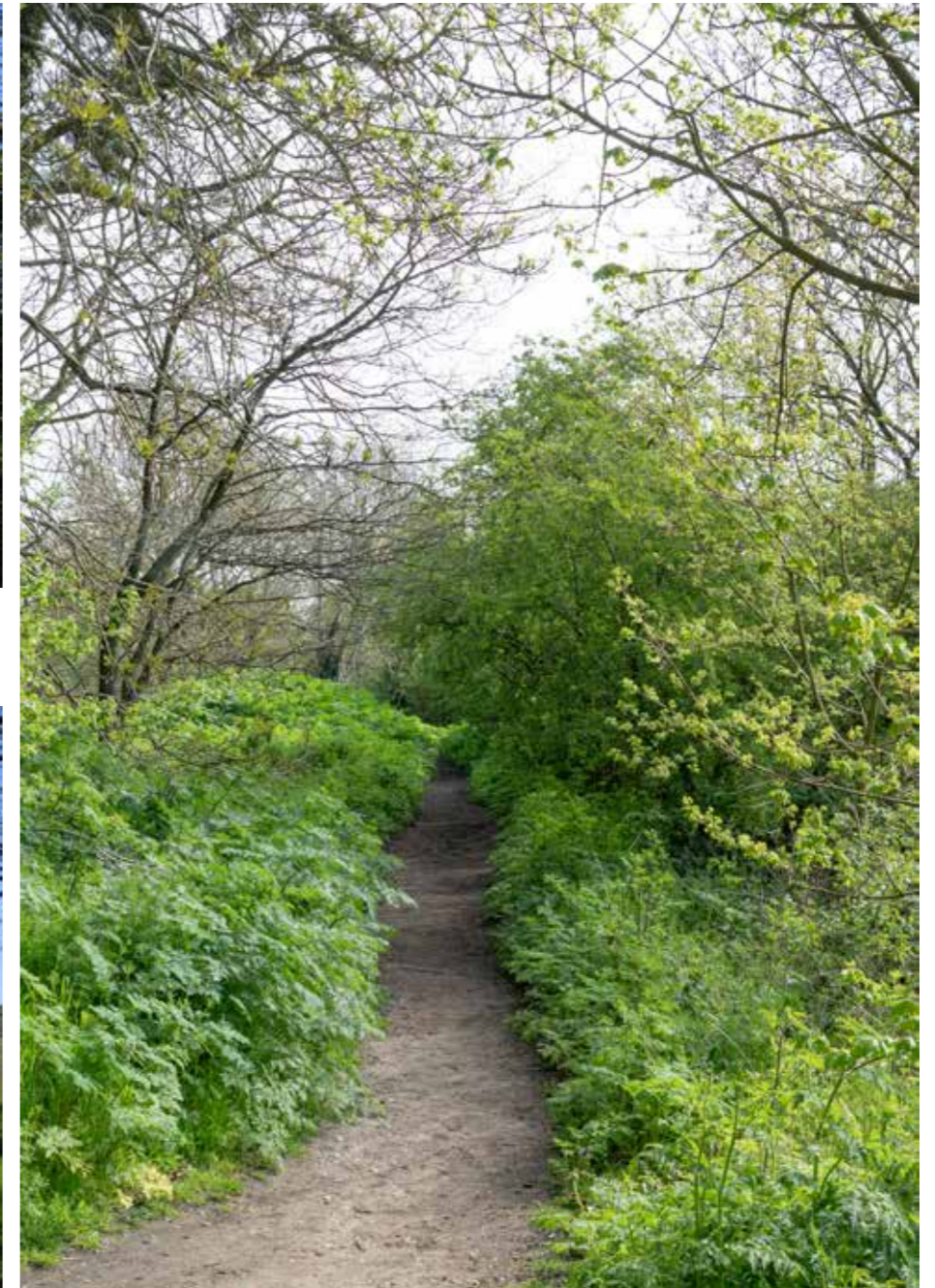


Fig. 44: Looking east from Snakes Lane, showing rural, enclosed and overgrown pathway within the 500m buffer from the proposed Chase Park site boundary

### 2.3.3 Commercial landscapes and heritage

Alongside residential developments at Chase Park, many commercial buildings exist that enable and access within the immediate rural, open space. These are generally single buildings, or collections of buildings and there are no examples of large mass developments such as large hypermarkets or car parks.

Adjacent to Chase Park, such uses include an Equestrian centre on Enfield Road which falls within the Trent Park Conservation Area. This, and other examples of commercial uses do not utilise designated historic assets and are not based within buildings of architectural or historical interest. The most significant commercial development adjacent to the Chase Park site boundary is Chase Farm Hospital. Although the hospital site is predominantly late twentieth century buildings of limited architectural interest, the site does include locally listed buildings along The Ridgeway.



Fig. 45: Looking north from the A110 (Bramley Road), showing an equestrian centre within the proposed Chase Park site



Fig. 46: Trent Park Golf Course, seen looking east from Snakes Lane. The site falls within 500m from the Chase Park site boundary and a portion of the Golf Course is within the site boundary

### 2.3.4 Managed landscape 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.

When compared with the open, rural and unmanaged open space that surrounds Trent Park to the east and north, the contrast is striking, and the formal arrangement of Trent Park contributes to its character and sense of place. Such features are recognised in the historic garden's Grade II listing and the wider Conservation Area in which it falls within.

Lavender Hill cemetery sits outside of the 500m buffer for Chase Park, 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 in the nineteenth century.

In addition to managed landscape, the area's popularity for leisure activities is again evident through the managed use of land such as Trent Park Golf Course and Enfield Golf Club, which is locally listed and arranged around a medieval moated site, now a Scheduled Ancient Monument (listing no. 1001972) with a scheduled ancient monument.

Another category of managed landscape which lies to the east of Chase Park is managed woodland. This wooded strip of land separates rural open land to the west and residential housing to the east.



Fig. 47: The landscaped grounds within the Grade II listed Trent Park, surrounded by a mix of historic buildings and new-build residential homes



Fig. 48: Open parkland within Trent Country Park, a Grade II listed park and garden. Although left as open fields, such spaces form part of the overall care and management of Trent Country Park

## 3.0 Summary of Heritage Opportunities and Constraints

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### Contributions and Distinctiveness

Despite the lack of more than one designated historic asset within the site, and the minimal number of designated assets in the surrounding buffer zone, there are still positive contributions made to the area's historic character and distinctiveness. These are:

- The presence of neighbouring Trent Park and its management as a parkland, effectively as a portioned descendant of Enfield Chase. The historic form of the Chase is acknowledged in designation through Enfield's Archaeological Priority Areas, whilst Trent Park is designated as a Conservation Area.
- The historic road pattern is still discernible today and the surviving field boundaries have altered little since post-1800 enclosure.
- Where designated historic assets do exist within the 500m buffer zone, they are often clustered together as related groups. Examples include Oakwood Underground Station to the southwest, the Church of St Mary Magdalene Church to the east, and the collection of historic buildings centred around Trent Park House, including the house itself.
- The Highlands Conservation Area to the south and the 16 non-designated assets in the 500m buffer zone, six of which have moderate or high heritage value.

### Opportunities and Considerations for any future development

- Any development should respond to the sharp topography of the area and the historic and continued presence of the Salmon's and Merryhills Brooks. Indeed, the historic presence of brooks through Enfield is an important feature of its rural character and their presence in the landscape should be upheld.
- Rather than proposing another phase of encroaching suburbanisation, development should acknowledge the shared historic rural and agricultural character of the area to the north and west. This could take the form of including a sequence of blue and green spaces and connections through any development that contribute to a diversity of uses and character.
- Reflecting the rural character and historic land use of the area, proposals should consider linked green and blue spaces that improve connections into these areas by expanding the movement network and link fragmented pedestrian and cycle routes that already exists within suburban areas to the south and east.
- Proposals should acknowledge the significance and setting of the main house at Trent Park, and the numerous designated assets that surround the main house. Indeed, the highest concentration of designated assets are clustered adjacent to the main house. Deference should be shown to the formal gardens within Trent Park Conservation Area and the woodland that bounds these to the west, notably Williams Wood and Shaws Wood. These historic, managed landscapes are an important feature of Trent Park's history and the character of its Conservation Area.
- The historic road pattern, which has existed since at least the 1600s, should be retained, with Enfield Road and the Ridgeway remaining the primary transport routes east-west and north-south. Consequently, to offset disrupting the rural and agricultural character of areas to the north and west, development could augment existing suburban encroachment or commercial land use. Examples are the current Equestrian Centre south of Trent Park Golf Club (a commercial land use which falls within the Trent Park Conservation Area) or the land south of Enfield Road (enclosed on three sides by existing suburban development).



## 4.0 Conclusion – Built Heritage and Chase Park

## 4.0 Conclusion – Built Heritage and Chase Park

The research for this study 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.

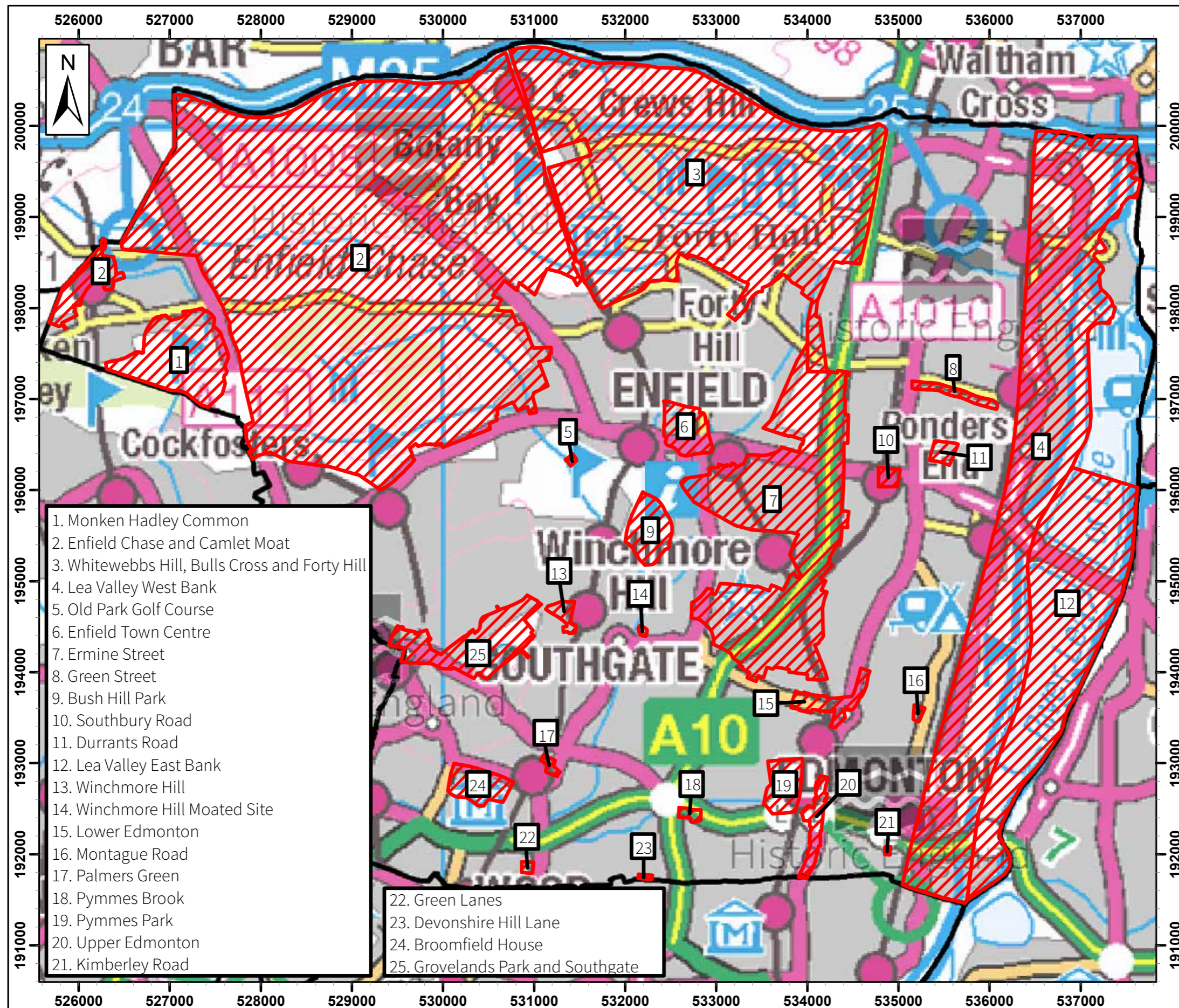
The area in which the proposed development at Chase Park sits has a long history as a rural, open space surrounded by encroaching suburban expansion. It has long served as an informal barrier between suburban London and rural Hertfordshire beyond, and there has been continuous presence of open rural areas to the north and in Trent Park – a managed, estate landscape to the west. Furthermore, the area’s long history with hunting and forestry dates back to at least the ninth century.

In the east, Enfield was recorded at the time of the Domesday survey (1086) and has grown steadily. This suburban growth westwards from the mid nineteenth century – accelerated by the arrival of the railways – has resulted in the sense of a hard, urban fringe to greater London, a sense exacerbated by the busy arterial road of the A110. Although a historic road dating to at least the medieval period, this road is now a busy connection that has severed the sense of connection between historic features of the landscape to the south – such as the lakes on Lonsdale Drive and Lakeside – and the rural open space to the north. Although there are isolated buildings of historic interest and architectural merit within these suburban areas, very few contribute to the historical significance of the proposed site, which is confirmed by the scarcity of designated historic assets.

Despite the lack of more than one designated historic asset within the site, and the minimal number of designated assets in the surrounding buffer zone, there are still positive contributions made to the area’s historic character and distinctiveness. This is principally the presence of neighbouring Trent Park and its management as a parkland, effectively as a portioned descendant of Enfield Chase. Additionally, where designated historic assets do exist within the 500m buffer zone, they are often clustered together as related groups. Examples include Oakwood Underground Station to the southwest, the Church of St Mary Magdalene Church to the east, and the collection of historic buildings centred around Trent Park House, including the house itself. Additionally, the historic road pattern is still discernible today and the surviving field boundaries have altered little since post-1800 enclosure. Further contributors to historic character and distinctiveness are the Highlands Conservation Area to the south and the 16 non-designated assets in the 500m buffer zone, six of which have moderate or high heritage value.

Any development should respond to the topography and Brooks in the area and acknowledge the shared historic rural and agricultural character of the area to the north and west. Proposals should consider linked green and blue spaces that improve connections into these areas. Of significant importance is that any proposals should acknowledge the significance and setting of the main house at Trent Park, and the numerous designated assets that surround the main house. The highest concentration of designated assets are clustered adjacent to the main house. Deference should be shown to the formal gardens within Trent Park Conservation Area and the woodland that bounds these to the west, notably Williams Wood and Shaws Wood. These historic, managed landscapes are an important feature of Trent Park’s history and the character of its Conservation Area. Development could augment existing suburban encroachment or commercial land use. Examples are the current Equestrian Centre south of Trent Park Golf Club (a commercial land use) or the land south of Enfield Road (enclosed on three sides by existing suburban development).

## Appendix A: Archaeological Priority Area in Enfield



- 1. Monken Hadley Common
- 2. Enfield Chase and Camlet Moat
- 3. Whitwebbs 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				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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