

## **SITE ALLOCATIONS SA11.1, SA11.3 & SA11.5 CREWS HILL PLACEMAKING AREA, ENFIELD**

### **HERITAGE IMPACT ASSESSMENT (SETTING)**



**Commissioned by: The Enfield Society**

**NGR: TL 310 004**



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(NGR: TL 310 004)

Commissioned by:  
The Enfield Society

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## **SUMMARY**

*This setting impact assessment has been undertaken by ASE to inform proposed development within the northern part of the Crews Hill Placemaking Area, as set out in the draft Local Plan for Enfield (pre-publication version, December 2023). It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the National Planning Policy Framework.*

*Crews Hill is a largely rural landscape c. 1km to the north of the village of Clay Hill, which lies on the northern fringes of the Enfield conurbation. Crews Hill itself is an early 20<sup>th</sup> century suburb concentrated to the east of the train station, dominated by the horticultural trade. The northern edge of Crews Hill is defined by the M25, and it is bisected by the railway line to Hertford. During the late 16<sup>th</sup> and 17<sup>th</sup> centuries, the northern part of Crews Hill lay within Theobalds Park, which was for a time the largest deer park in England, and the site of a major Jacobean royal palace. The dismantling of the park in the mid-17<sup>th</sup> century appears to have brought about the agricultural landscape that survives today.*

*This study has identified four heritage assets (or groups of assets) that have a meaningful spatial or visual relationship with the proposed development. The impact of the proposed scheme upon the setting of these heritage assets was considered, as was the resultant impact upon these assets' heritage significance.*

*This assessment has concluded that the draft Enfield Local Plan has failed to properly recognise the high significance of the three historic farmsteads that lie within the northern part of the Crews Hill Placemaking Area, and has not taken into account the high contribution that the setting of these heritage assets makes to their significance. Its proposed illustrative spatial framework is considered to likely cause substantial harm to the significance of two of these heritage assets, and less than substantial harm to the significance of a third. This runs counter to Paragraph 206 of the NPPF, as well as several draft policies contained within the pre-publication version of the Enfield Local Plan itself.*

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## **1.0 INTRODUCTION**

- 1.1 In January 2024 Archaeology South-East (a division of the UCL Institute of Archaeology) was commissioned by The Enfield Society to carry out a setting assessment of the northern part of the Crews Hill Placemaking Area, Enfield, Greater London, as set out in the draft *Local Plan* for Enfield<sup>1</sup> (NGR: TL 310 004; Figures 1 & 2). This lies within Site Allocation nos SA11.1, SA11.3 & SA11.5, essentially the land between Cattlegate Road and the M25. The focus here is on the impact of the proposed development on the significance and setting of nearby heritage assets.
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements as to the significance of the relevant heritage assets, assesses the contribution of setting to the significance of those heritage assets, and then assesses how the setting of relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework (2023). The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference is also made to *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008) and *The Setting of Heritage Assets* (Historic England 2017a), which are the standard guidance documents for such assessments.
- 1.5 The site was visited by Michael Shapland on the 7<sup>th</sup> February 2023 in order to assess the proposed development sites and to gain an appreciation of its setting. Data on designated heritage assets were acquired from Historic England (National Heritage List); data on non-designated assets were obtained from Enfield Council.

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<sup>1</sup> Pre-publication version, December 2023

## **2.0 SITE LOCATION AND SETTING**

- 2.1 Crews Hill is located along its northern boundary of the London Borough of Enfield. This document concerns designated heritage assets within the northern part of the Crews Hill Placemaking Area (Site Allocation nos SA11.1, SA11.3 & SA11.5), which is bounded to the north by the M25, to the south and west by Cattlegate Road, and to the east by the Cuffley Brook (Figure 1).
- 2.2 Crews Hill is located within the gently undulating South Hertfordshire plateau, which is a subsection of the North Thames basin. This is a largely rural landscape c.1km to the north of the village of Clay Hill, which lies on the northern fringes of the Enfield conurbation. The railway line to Hertford runs through the middle of this landscape. Crews Hill itself is an early 20<sup>th</sup> century suburb concentrated to the east of the train station, dominated by the horticultural trade (Figure 1). Although this has extended to both sides of Cattlegate Road, the landscape immediately north and east remains largely rural. The northern edge of Crews Hill historically lay within the county of Hertfordshire, before it was severed by the M25 in the 1980s.
- 2.3 To the west of the railway line the undulating landscape remains one of open fields and hedgerows, crossed by the Turkey Brook as it flows south and east towards the River Lea. The fields to the south of Cattlegate Road along the railway line are occupied by a golf course. This fieldscape lies within the boundary of the medieval and later hunting ground of Enfield Chase, whose north-eastern limit was defined by Cattlegate Road.

### *Theobalds Park*

- 2.4 During the 17<sup>th</sup> century, the landscape to the north of Cattlegate Road lay within a second deer park, that of Theobalds, which was for a time the largest hunting park in England (Figures 3 & 4). Theobalds originated as a medieval manor-house, which was purchased by Sir William Cecil in 1564 and developed into a major residence within a large estate, which encompassed what is now Crews Hill by enclosing part of the Cheshunt and Northaw common lands (Andrews 1993).
- 2.5 In 1607 James I acquired the estate in exchange for Hatfield House, and set about further expanding the house, gardens and deer park. The royal menagerie was formed here, including flying squirrels, a sable, a white hind, an elephant and five camels sent by the King of Spain with instructions that they were to be exercised in the park daily. It had reached its maximum extent in 1620, when the king ordered the construction of a great brick wall nine and a half miles long to enclose the 2,500 acres of the park. It continued to be used extensively by James and his son Charles I, but it was acquired by Parliament during the Civil War and broken up under the Duke of Albermarle soon after. The palace was demolished, the chase was deforested, and tenant farmers were installed. A patchwork of discrete woodland blocks and relatively rectangular fields of arable land was introduced, a process that removed most traces of the former deer-park (Phillips 1914; Andrews 1993; Hertfordshire County Council 2005).

### **3.0 PROPOSED DEVELOPMENT**

- 3.1 The draft *Local Plan* for Enfield (pre-publication version, December 2023) identifies Crews Hill as one of four main placemaking areas (PL11) that will accommodate a large proportion of the Borough's future development needs (Figure 2). It is anticipated that Crews Hill will be expanded to accommodate approximately 5,500 homes, together with a mix of new local services and transport links.
- 3.2 Although the masterplan for this scheme has yet to be worked out in detail, an illustrative spatial framework is available (Figure 2). Within the detailed proforma for each of the three relevant Site Allocations (nos SA11.1, SA11.3 & SA11.5) the presence of Listed and Locally Listed buildings is identified as a heritage consideration.<sup>2</sup>:
- SA11.1 encompasses the area around Owls Hall. This development is proposed to provide around 800 New Homes, educational facilities including a New School, public open space, formal play and playing pitch provision. Multi-functional community hub including retail as part of a Local Parade.
  - SA11.3 encompasses the area around The Paddocks. This development is proposed to provide around 700 New Homes (440 in the Plan period), public open space, formal play and playing pitch provision.
  - SA11.5 encompasses the area around Glasgow Stud Farm. This development is proposed to provide around 550 new homes (370 in the Plan period), educational facilities including a primary school, public open space, formal play and playing pitch provision.

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<sup>2</sup> Draft *Local Plan*, pre-publication version, December 2023, Appendix C.

## **4.0 PLANNING POLICY**

### **National Planning Policy**

#### **National Planning Policy Framework**

- 4.1 Government policies relating to planning are given in the National Planning Policy Framework (revised December 2023).<sup>3</sup> Section 16 (paragraphs 195-214) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 4.2 The Framework requires that local planning authorities should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment', recognising that 'heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance' (Section 16, paragraphs 195-196). The NPPF is supported by Planning Practice Guidance, launched in April 2014, and updated in July 2019.<sup>4</sup> In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum.<sup>5</sup>
- 4.3 The Framework requires that planning applicants should 'describe the significance of any heritage assets affected' by their application, 'including any contribution made by their setting' (see below, Section 5).

### **Local Planning Policy**

#### **Enfield Heritage Strategy 2019-2024 (adopted July 2019)**

- 4.4 The Enfield Heritage Strategy is a Supplementary Planning Document intended to form part of the evidence base for the new Local Plan, as well as supplementing and elaborating upon Local Plan policies. When that is adopted this document will be revised to reflect the new key policy references.

#### **Draft Enfield Local Plan (December 2023)**

- 4.5 The Enfield Local Plan will provide the local planning policy framework for the borough. It presently exists in pre-publication form (December 2023). Draft policies relating to heritage, relevant to this assessment are as follows:

#### ***DE4: Putting heritage at the centre of place making***

##### *2. Enfield will work in partnership with stakeholders to:*

- a. Promote positive, well-informed and collaborative conservation which recognises and reinforces the Borough's unique heritage;*

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<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<sup>5</sup> <http://historicengland.org.uk/advice/planning/planning-system/>

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- b. realise opportunities to enhance the Borough's cultural, built and landscape heritage;*
- c. better reveal heritage which is not formally recognised, valued or understood;*
- d. seek to enhance heritage assets on the Heritage at Risk Register in collaboration with Historic England and other relevant stakeholders with the aim to remove entries from the Register;*
- e. improve access to cultural, built and landscape heritage for the enjoyment and appreciation of everybody in line with best practice;*
- f. respond to local context in a positive manner which matches in quality those aspects of the historic environment which make a positive contribution to local character and distinctiveness;*
- g. preserve and enhance our historic landscapes and waterways whilst promoting increased public access to, and interpretation of, these invaluable resources;*
- h. recognise, preserve and enhance the contribution of trees, hedging and soft landscaping to local character and the setting of heritage assets;*
- i. utilise the Borough's cultural, built and landscape heritage to realise wider social, cultural economic and environmental benefits for affected communities;*
- j. identify opportunities to improve the energy efficiency of heritage assets and recognise the value of their embodied carbon in line with current best practice.*

**DE10: Conserving and enhancing heritage assets**

1. *Proposals affecting a heritage asset, including through development within its setting, must be informed by an analysis of significance which identifies:*

- a. significance of heritage assets affected by proposals;*
- b. contribution made by their setting;*
- c. extent of the impact of the proposal on the significance of any heritage assets affected (including the contribution of their setting); and*
- d. steps taken to avoid or minimise harm.*

*The level of detail should be proportionate to both the significance of the heritage asset(s) affected and the scale of development. Planning applications with insufficient information will not be validated.*

2. *Great weight will be given to the conservation of heritage asset and consideration of harm will be weighed against all other material considerations.*

3. *Enfield will support development which:*

- a. aligns with the aims and objectives of the Heritage Strategy, Conservation Area Character Appraisals and Management Plans;*
- b. demonstrates an understanding of context and significance;*
- c. conserves and enhances the significance of heritage assets;*
- d. secures the optimum viable use of a heritage asset which is consistent its conservation;*
- e. makes a positive contribution to local character and distinctiveness;*
- f. provides sufficient information on detailing and materiality to demonstrate a high-quality intervention which responds to local characteristics and architectural detailing;*
- g. reflects the historic character, use, scale, grain and appearance of an area;*

*h. responds to the setting of heritage assets in a positive manner which conserves and enhances those elements of setting which make a positive contribution to significance.*

*4. Development proposals which seek to improve the energy efficiency of a heritage asset or introduce alternative energy sources will be required to:*

- a. adopt a 'whole house approach'*
- b. take into account the construction of the building*
- c. identify alterations which are suitable, well integrated, and sustainable;*
- d. demonstrate that proposals have been informed by a detailed understanding of the significance of the heritage asset*
- e. minimise and clearly justify any residual harm*
- f. explain how and when the intervention can be reversed.*

*5. Development which causes harm to heritage asset will be resisted and will require clear and convincing justification. Additional harm to a heritage asset on the Heritage at risk Register must be exceptional.*

*6. Substantial harm, total loss of significance or demolition of a heritage asset must be exceptional. Where demolition is proposed, it should be demonstrated that all options for retention, repair and re-use have been fully explored including those options which may not realise the highest economic viability of the asset.*

**RE1: Character of the Green Belt and open countryside**

*1. Development adjoining to or within close proximity to the Green Belt as shown on the Policies Map will only be permitted where:*

- a. it does not have a detrimental impact on the visual amenity of the landscape and openness of the Green Belt;*
- b. there is a clear distinction between the Green Belt and the edge of the urban area;*
- c. views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are uninterrupted and maintained;*
- d. it establishes and/or extends the Borough's network of greenways and green corridors, retains features of landscape value and incorporates tree planting along transport routes, where possible;*
- e. it complements and improves the quality of existing open space uses and landscaping;*
- f. it enhances the blue and green infrastructure network through better connectivity and the creation of new publicly accessible open spaces, whilst also conserving their natural and historic value;*
- g. it reinforces and better reveals the character, appearance and significance of designated or non-designated heritage assets and the historic landscape.*

*2. Development adjoining the Green Belt and open countryside will be expected to:*

- a. incorporate measures to improve the character of the Green Belt and landscape through environmental improvements such as tree-planting and earth moulding, and consider the removal or replacement of visually intrusive*

*elements, such as buildings, structures, hard standings, walls, fences or advertisements, where feasible;*

*b. retain existing features of landscape and townscape value;*

*c. contribute towards the principles of good place-making set out in policy SS2;*

*d. respond to the wider development opportunities, movement and environmental enhancements within the London National Park City designation (PL8), where feasible;*

*e. conserve and not detract from the open character of Green Belt and surrounding landscape; and*

*f. reinforce and better reveal the character, appearance and significance of designated or non-designated heritage assets and the historic landscape.*

### **Conclusion**

- 4.6 This heritage statement engages with the above policies (draft and adopted) by assessing the heritage assets near the proposed development site and the contribution that their setting makes to their significance, and then by assessing how the setting of these heritage assets may be affected by the proposed development.

## **5.0 METHODOLOGY**

- 5.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the significance and setting of a built heritage asset (historic building) should be considered as part of the planning process:

*200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

- 5.2 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* 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.*

- 5.3 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017a):

**Step 1:** Identify which heritage assets and their settings are affected by the proposed development.

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.

**Step 5:** Make and document the decision and monitor outcomes.

- 5.4 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

### ***Assessment of Significance***

- *Historical* value derives from the way in which past people, events, and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things rarity of survival, the extent of associated documentation, the ability to characterise a period, and association with other monuments.
- *Aesthetic* value derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and

aesthetic qualities arising from design for a particular purpose, but more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.

- *Communal* value is based on the multivalent meanings a place may have for contemporary society. Commemorative and symbolic values are founded in collective memory and historical identity (including reminding us of uncomfortable aspects of national history) while social value often derives from contemporary uses of a place. Spiritual value can come from the customs and teachings of organised religion as well as less formal beliefs and is often associated with places sanctified by a long tradition of veneration.
- *Evidential* value derives from the potential of the site to provide evidence of past human activity. The archaeological resource (both above- and below-ground) and its potential capacity to respond to investigative analysis make the primary contribution to evidential value.

5.5 Within each of these categories of heritage value, the following degrees of significance are adopted here:

- **Exceptional**: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument or being outstanding representatives of important social or cultural phenomena.
- **High**: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
- **Moderate**: elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
- **Low**: elements that are of low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- **Negative**: elements that are actively detrimental to the significance of the place, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

### ***Assessment of Setting***

5.6 Closely allied to a site's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them. Equally, a proposed development can be fully visible

from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017a).

### **Assessment of Impact**

- 5.7 The NPPF requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process.

*201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

- 5.8 The NPPF further states that impact should be assessed in the following manner:

*205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against*

*the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

5.9 The NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category, meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of ‘substantial harm’ set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the upper end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.
- A *Low* impact also equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

## **6.0 IDENTIFYING THE HERITAGE ASSETS**

6.1 For the purposes of this assessment heritage assets within the northern part of the Crews Hill Placemaking Area have been considered (Figures 1 & 2). The sites were individually assessed to determine whether or not they had visually significant attributes, such as designed views or vistas, as well as considering their relationship with the surrounding landscape more broadly. A site visit was then conducted to determine the likely impact of the proposed development sites. The results of this initial assessment are summarised below and presented in Table 1; the building locations are plotted on Figure 1.

6.2 Listed Building data was acquired from Historic England; Locally Listed Building and Conservation Area data was acquired from the London Borough of Enfield.<sup>6</sup>

### ***Listed Buildings***

6.3 There are five Listed Buildings within the Crews Hill Placemaking Area:

#### **1. Owls Hall**

6.4 Owls Hall (Grade II listed building) is located within Site Allocation no. SA11.1. It comprises a two-storey stuccoed villa of early/mid-19<sup>th</sup> century date topped by a belfry (Plate 1). It lies within an historic farmstead with a 19<sup>th</sup> century or earlier barn and stables, and more modern farm buildings to the west. It is the principal architectural focus of a formal landscaped park, which lies principally to the south and west.

6.5 The illustrative spatial framework shows the Owls Hall estate developed with housing and shops immediately to the south and west, and a new school constructed to the east. The land to the north of the farmstead would become wooded.

#### **2 & 3. The Paddocks**

6.6 The Paddocks (Grade II\* listed building) and its two associated barns (Grade II listed building) are located within Site Allocation no. SA11.3. The house is of early/mid-17<sup>th</sup> century date, and incorporates an exceptional assemblage of architectural details and internal fixtures. The two associated barns are of 18<sup>th</sup> century date, joined in an L-shaped layout (Plates 2 & 3).

6.7 The illustrative spatial framework shows The Paddocks developed with housing immediately to the north, south and east, accessed via a new road running west over the railway cutting. A new woodland would be planted adjacent.

#### **4. Glasgow Stud Farm**

6.8 Glasgow Stud Farm (Grade II listed building) is located within Site Allocation no. SA11.5. It is a substantial gentry farmhouse of 17<sup>th</sup> century and later date, to the northern side of which lies a former stableyard, converted into housing (Plate 4).

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<sup>6</sup> <https://www.enfield.gov.uk/services/planning/listed-buildings>

6.9 The illustrative spatial framework shows Glasgow Stud Farm with new housing a short distance to the south-west, and Burntfarm Ride as a principal transport route running immediately to the west.

***Locally Listed Buildings***

6.10 There is one Locally Listed Building within the northern part of the Crews Hill Placemaking Area:

5. Pumping Station, Whitewebbs Road

6.11 The pumping station is located within Site Allocation no. SA11.5. It was built in 1898 by the New River Company to supply the former Whitewebbs Loop of the New River. It comprises a substantial two-storey brick structure, now in use as the Whitewebbs Museum of Transport (Plate 5).

6.12 The illustrative spatial framework shows new housing immediately to the west of the pumping station, which would be retained as a museum. A new school would be built to the south, and an existing waste treatment site would be recommended for relocation.

***Other Designated Heritage Assets***

6.13 There are no examples of the following within the northern part of the Crews Hill Placemaking Area:

- Scheduled monuments.
- Registered historic parks and gardens.
- Registered historic battlefields.
- Conservation areas.

**Table 1: Identified Heritage Assets (see Figure 1)**

Name		Designation & Grade	Distance from development	Relationship with development?
<b><i>Listed Buildings</i></b>				
1	Owls Hall	II (1359008)	adjacent	YES
2	The Paddocks	II* (1100968)	adjacent	YES
3	The Paddocks barns	II (1100969)	adjacent	YES
4	Glasgow Stud Farm	II (1078900)	200m	YES
<b><i>Locally Listed Buildings</i></b>				
5	Pumping Station, Whitewebbs Road	n/a	adjacent	YES

***Summary***

6.14 The proposed development lies to the north of the historic settlement of Crews Hill, partially within the important 16<sup>th</sup> and early 17<sup>th</sup> century Theobalds Park. Four statutorily listed buildings and one locally listed building have been identified as having a meaningful spatial or visual relationship with the proposed development.

## **7.0 THE SIGNIFICANCE AND SETTING OF THE HERITAGE ASSETS**

7.1 This assessment will first determine the significance of the identified heritage assets, together with the contribution their landscape setting make to their significance. The foregoing discussion is based on the method outlined above (Section 5).

### 1. Owls Hall

7.2 Owls Hall is a Grade II listed farmstead and gentry residence located within the circuit of Theobalds Park (Plate 1). It occupies the site of a much older farmstead that presumably pre-dates the creation of Theobalds Park. If so, it would have been acquired by Sir William Cecil when he extended his hunting estate to the west during the later 16<sup>th</sup> century. Its farming function is likely to have ceased during this period, leading to the suggestion that it was converted into a hunting lodge, a use that would have continued under James I and Charles I (Martin 2007, 110-113). Below-ground remnants of the great brick wall which enclosed the park have been encountered at the entrance to the drive to Owls Hall (Phillips 1914, 257-8).

7.3 Theobalds Park was broken up during the Commonwealth, and like neighbouring Enfield Chase it was parcelled up between a number of army officers who had prospered during the Civil War, as a reward for their loyalty (Pam 1986). The 1658 map shows it having been acquired by a Capt. Blake (Figure 5). After the Restoration of Charles II, Theobalds Park was not re-established for hunting, but came into the hands of the Duke of Albermarle, who subdivided it into arable fields and leased it out to tenant farmers, one of whom would have occupied Owls Hall. This enduring link between the Theobalds estate and Owls Hall would explain the apparent existence of a re-used fireplace from Theobalds House within the present building.

7.4 By the early 19<sup>th</sup> century Owls Hall appears to have sufficiently increased in status to be regarded as a gentry residence in its own right. The house was rebuilt as a villa in the latest Regency style, which is the form in which it exists today. The house gained a stables and a walled garden, the approach track was realigned into a straight drive, and a ha-ha was constructed around the house to control deer. Whilst all these improvements had functional purposes, they were also intended to proclaim a whole series of messages about the wealth, ambition and ideological beliefs of the inhabitants, sufficient to project their gentry status (Williamson 1995, 7, 77, 112). From the early 18<sup>th</sup> century onwards there was a desire amongst the aristocracy for open expanses of seemly natural parkland, set with trees, rivers and other landscape features. Ha-has were adopted as being necessary to create the illusion of open parkland which swept right up to the walls of the house and was integrated with it, rather than being set apart by a wall or fence. In this way, Owls Hall seems to have become a pocket version of its parent house at Theobalds, with its own modest designed landscape. This would be highly unusual for a mere tenant farmer, making it plausible that Owls Hall was remodelled under the auspices of the Theobalds Estate itself, perhaps as a dower house or similar.

### *Significance*

7.5 Owls Hall is considered to have *high* historical value as an example of a well-preserved Regency villa and farmstead, which was carved out of the largest park in

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England after the Civil War, before being developed by Theobalds Park as a component of its wider designed aristocratic landscape. It perpetuates the site of a medieval farmstead of unknown date and origin, lending it *moderate* evidential value. It has *high* aesthetic value as an attractive example of late Georgian domestic architecture.

- 7.6 The overall heritage value of the upstanding house is therefore considered to be **high**.

*Setting*

- 7.7 From the medieval period onwards, the principal relationship of Owls Hall would have been with its associated farmstead and agricultural buildings to the west, and with the surrounding agricultural landscape. Moving into the late 16<sup>th</sup> and 17<sup>th</sup> centuries, Owls Hall appears to have had an intimate relationship with the vast hunting landscape of Theobalds Park, apparently as a hunting lodge. The site remained as a component part of the Theobalds Park estate, resuming its agricultural function when it was subdivided in the mid-17<sup>th</sup> century. During the early 19<sup>th</sup> century Owls Hall was rebuilt as the focal point of a modest designed aristocratic landscape with a deerpark of its own.

- 7.8 The relationship of Owls Hall with its landscape setting is complex and multifaceted, but many of these aspects are still readable today. The house remains associated with a complex of farm buildings, and retains its ha-ha, walled garden and drive (Plate 6). Although its surrounding fieldscape had been bisected by the M25 and the railway cutting, sufficient remains to provide the house with a coherent rural setting, originating in the medieval period, laid out during the 17<sup>th</sup> century and returned to formal parkland in the 19<sup>th</sup> century. The boundary of Theobalds Park is still clearly defined in the landscape by the course of Cattlegate Road, although its famous wall and relationship with Theobalds House itself has been largely lost.

- 7.9 It is considered that the present setting of Owls Hall makes a **high** contribution to its overall significance.

2 & 3. The Paddocks

- 7.10 The Paddocks is a Grade II\* listed farmhouse located within the circuit of Theobalds Park (Plate 2). It forms part of an historic farmstead which incorporates a pair of 18<sup>th</sup> century barns, which are separately listed at Grade II (Plate 3). Before 1935 this site was known as William's Farm, which appears to have originated in the 1650s when Theobalds Park was broken up during the Commonwealth and the old hunting estate parcelled up between victorious Parliamentary army officers as farms (Pam 1986). As with nearby Owls Hall and Glasgow Stud Farm, the house is understood to incorporate many architectural details and fixtures salvaged from the great Elizabethan and Jacobean palace of Theobalds (Martin 2007, 108-9; Plate 7).

*Significance*

- 7.11 The Paddocks is considered to have *high* historical value as a well-preserved mid-17<sup>th</sup> century house, which incorporates materials and fixtures from the royal palace of Theobalds. These remnants are some of the few remaining traces of this

important palace, lending the present house *high* evidential value due to its potential to inform us about the appearance of that lost building. The house has *high* aesthetic value as an attractive example of Jacobean domestic architecture.

7.12 The overall heritage value of the upstanding house is therefore considered to be ***high***.

7.13 The Paddocks' associated barns are understood to comprise well-preserved examples of 18<sup>th</sup> century barns, of *moderate* aesthetic value. Increased arable production from the 17<sup>th</sup> century to the mid-18<sup>th</sup> century required greater capacity for the processing and storage of crops, which saw substantial building of new barns in the region. Substantially complete examples of farm buildings of the 1750–1840 period are far less common than those from post-1840 (English Heritage 2006, 28-9), meaning that these examples are considered to have *moderate/high* historical value. It is probable that they stand on the site of earlier barns dating from the establishment of the farm in the mid-17<sup>th</sup> century, and may well incorporate building materials from these earlier structures, or potentially from Theobalds House itself. The evidential value of these barns is therefore considered to be *moderate*.

7.14 The overall heritage value of the barns is therefore considered to be ***moderate***

#### *Setting*

7.15 The principal historic relationship of The Paddocks would have been with its associated farmstead and agricultural buildings, including the two listed barns, as well as its working relationship with its surrounding agricultural landscape. As with Owls Hall, this landscape was formed in the mid-17<sup>th</sup> centuries from the dismembering of the vast hunting landscape of Theobalds Park, and the farm would have remained as a component part of the Theobalds Park estate thereafter.

7.16 The house and barns remain associated with a complex of farm buildings, and still lie within a coherent agricultural landscape of fields, woods and hedgerows, as laid out in the mid-17<sup>th</sup> century (Plates 8 & 9). The farm remains distinct from the encroachment of Crews Hill, although the nearby M25 and the railway cutting present a negative impact. The boundary of Theobalds Park is still clearly defined in the landscape by the course of Cattlegate Road, although its famous wall and relationship with Theobalds House itself has been largely lost.

7.17 It is considered that the present setting of The Paddocks makes a ***high*** contribution to its overall significance.

#### 4. Glasgow Stud Farm

7.18 Glasgow Stud Farm is a Grade II listed farmhouse of 17<sup>th</sup> century and later date (Plate 4). It has been suggested that the house originated as a lodge marking the southern entrance of Theobalds Park (Phillips 1914). The farm was certainly present by the 1650s when Theobalds Park was broken up during the Commonwealth and the old hunting estate parcelled up between victorious Parliamentary army officers (Pam 1986), in this case a Capt. Mabon/Mabyn (Figure 5). As with nearby Owls Hall and The Paddocks, the house is understood to incorporate architectural material salvaged from the great Elizabethan and Jacobean palace of Theobalds, including

the staircase, fireplaces and doors (Plate 10); the bricks used to construct the house may have come from the Theobalds Park wall when it was dismantled (RCHME 1937, 20-25; Phillips 1914, 258).

- 7.19 During the 18<sup>th</sup> century it was known as Beldames Farm, which is how it is identified on the 1799 Ordnance Survey map (Figure 6). The 1803 enclosure map depicts the house with a large barn to the rear, in addition to other agricultural buildings (Figure 7). The farm was then converted into a specialist stud farm by Lord Glasgow in the mid-19<sup>th</sup> century, which is how it gained its present name (Martin 2007, 126-8). The copious stabling to the rear of the house would have been added at this time, which is how it appears on Ordnance Survey mapping during the later part of the 19<sup>th</sup> century (Figure 8). On 2/3 September 1916, Glasgow Stud Farm was bombed by the German zeppelin Schütte-Lanz SL 11, killing three racehorses, shortly before it became the first airship to be shot down over Britain.

#### *Significance*

- 7.20 Glasgow Stud Farm is considered to have has *high* historical value as a well-preserved mid-17<sup>th</sup> century house, which incorporates materials and fixtures from the royal palace of Theobalds. It is thought to have originated as the southern entrance lodge of Theobalds Park, which forms part of its historical value, as well as lending it *moderate* evidential value. It has *high* aesthetic value as an attractive example of Jacobean domestic architecture.
- 7.21 The overall heritage value of the upstanding house is therefore considered to be **high**.

#### *Setting*

- 7.22 The origin of Glasgow Stud Farm is thought to have been as the southern entrance lodge of Theobalds Park, meaning that the circuit and approach drive to the park make an important contribution to understanding the landscape context of the house. The boundary of Theobalds Park is still clearly defined in the landscape by the course of Cattlegate Road, although its famous wall has been lost, and the historic southern drive through the park remains clearly readable as Burntfarm Ride, which retains a sense of rural seclusion as it extends north from the historic boundary of the park before crossing beneath the M25 into the open countryside of Hertfordshire beyond (Plates 11 & 12). Theobalds Park Road, which extends south to Clayhill, only appears during the later part of the 18<sup>th</sup> century (Figure 6).
- 7.23 From the mid-17<sup>th</sup> century onwards, the principal relationship of Glasgow Stud Farm would have been with its associated farmstead and agricultural buildings to the north, and with the surrounding agricultural landscape. Despite the encroachment of the horticultural trade to the north and south-west of the farmhouse, this agricultural landscape remains readable into the present, especially to the east and west, whilst the house remains separated from the rest of Crews Hill by a paddock to the south (Plates 13-15).
- 7.24 The links between the farm and Theobalds House intensified during the mid-19<sup>th</sup> century, when it was converted into a specialist stud farm for Lord Glasgow, a role which it perpetuated well into the 20<sup>th</sup> century. Although the former stableyard to the

north of the house has since been converted into housing, the origins and layout of these buildings is still clearly apparent.

- 7.25 It is considered that the present setting of Glasgow Stud Farm makes a **high** contribution to its overall significance.

#### 5. Pumping Station, Whitewebbs Road

- 7.26 The Whitewebbs Road pumping station is a Locally Listed structure built in 1898 by the New River Company. Although the New River itself (opened 1613) represents an exceptionally early example of large-scale water provision, this pumping station related to a much later phase of its history, as the last of the sixteen examples built during the 19<sup>th</sup> century by the New River Water Company, at a time when pumping stations were already being provided in large numbers across the country (Historic England 2017b). This example has lost its steam engines and chimney, but is otherwise a well-preserved structure, meaning that its historical value is considered to be *moderate*.

- 7.27 During this period pumping stations were often impressive structures, intended to manifest investment in public health and civic improvement (Historic England 2017b). This example is no exception, with its impressive Neo-Classical front elevation onto Whitewebbs Road, which lends it *moderate* aesthetic value (Plate 5). The ongoing role of the building as a volunteer-run transport museum embedded within its local community means that its communal value is considered to be *Moderate*.

- 7.28 The overall heritage value of the Whitewebbs Road pumping station is therefore considered to be **moderate**.

#### *Setting*

- 7.29 The building's principal historic relationship would have been with the Cuffley Brook, and the New River itself c.3km to the east. The Cuffley Brook still runs adjacent to the site, although the pumping station is no longer active. The imposing front elevation of the building onto Whitewebbs Road is still a local landmark, although it is located within a fairly peripheral part of the present-day settlement of Crews Hill, and is partially concealed behind a belt of trees.

- 7.30 It is considered that the present setting of the Whitewebbs Road pumping station makes a **low** contribution to its overall significance.

**Table 2 – The contribution of setting to the significance of affected heritage assets**

Ref.	Name	Designation	Simplified Significance	Key Aspects of Significance	Key Aspects of Setting	Contribution of setting to Heritage Significance
1	Owls Hall	Listed (Grade II)	<i>High</i>	Well-preserved Regency house on site of medieval farmstead, related to the mid-17 <sup>th</sup> century dismantling of Theobalds Park. Contains remnants of Theobalds Palace.	<ul style="list-style-type: none"> <li>• Historic relationship with Theobalds House and Park, possibly as a hunting lodge and dower house.</li> <li>• Retains relationship with associated farm buildings</li> <li>• Still lies within coherent agricultural landscape</li> <li>• Retains a modest Regency designed landscape</li> </ul>	<i>High</i>
2, 3	The Paddocks	Listed (Grades II* & II)	<i>High</i>	Attractive 17 <sup>th</sup> century and later gentry farmhouse related to the mid-17 <sup>th</sup> century dismantling of Theobalds Park, with a pair of 18 <sup>th</sup> century barns. Contains remnants of Theobalds Palace.	<ul style="list-style-type: none"> <li>• Historic relationship with Theobalds Estate</li> <li>• Still lies within coherent agricultural landscape</li> <li>• Negatively impacted by M25 and railway line</li> <li>• Relationship between house and farm buildings remains intact</li> </ul>	<i>High</i>
4	Glasgow Stud Farm	Listed (Grade II)	<i>High</i>	Attractive 17 <sup>th</sup> century and later gentry farmhouse, possibly former lodge to Theobalds Park. Contains remnants of Theobalds Palace.	<ul style="list-style-type: none"> <li>• Historic relationship with Theobalds Park, possibly as an entrance lodge.</li> <li>• Historic relationship with associated farm buildings and stables still readable.</li> <li>• Still lies within coherent agricultural landscape</li> <li>• Retains relationship with approach drive into Theobalds Park.</li> </ul>	<i>High</i>
5	Whitewebbs Road pumping station	Locally Listed	<i>Moderate</i>	Imposing 1898 pumping station for the New River, now a transport museum. Lacks steam engines and chimney.	<ul style="list-style-type: none"> <li>• Key historic relationship is with Cuffley Brook and the New River to the east</li> <li>• Imposing frontage onto Whitewebbs Road</li> <li>• Peripheral to present-day settlement of Crews Hill</li> </ul>	<i>Low</i>

## **8.0 THE IMPACT OF THE PROPOSED DEVELOPMENT**

8.1 The assessment above indicates that five heritage assets identified in the vicinity of the site have an important landscape component to their heritage significance, and have the *potential* to be affected by the proposed development, even where they are not intervisible. Impact on setting is considered with reference to the method outlined above (Section 5). This section aims to establish the extent of any such impact: its results are summarised below in Table 3.

8.2 The masterplan for the proposed development around Crews Hill has yet to be worked out in detail, so what follows refers to the illustrative spatial framework (Figure 2).

### 1. Owls Hall

8.3 Owls Hall is a Grade II listed Regency house associated with Theobalds Park, of *high* overall heritage significance. Its present setting is considered to make a *high* contribution to its overall significance. Key aspects of this are its historic relationship with its associated farmstead, the coherent agricultural landscape in which it lies, the modest designed landscape created here during the Regency period, and its historic relationship with Theobalds Park.

8.4 The illustrative spatial framework shows the Owls Hall estate developed with housing and shops immediately to the south and west, and a new school constructed to the east. The land to the north of the farmstead would become wooded, and a new road would run a short distance to the south. A new active travel network would run immediately adjacent to the house.

8.5 Although the house and its immediate grounds would not be built over by the proposed development, Owls Hall would effectively lose its agricultural setting, which would become enveloped by housing and a school, and bisected by a new road (Plate 6). It is unknown whether the ha-ha would be retained, but the associated Regency designed landscape and deerpark would become essentially unreadable.

8.6 Owls Hall lies within Theobalds Park, the historic boundary of which is still clearly defined in the landscape by the course of Cattlegate Road. The proposed housing would span both sides of this road, meaning that both the former open parkland and the spatial coherency of the park boundary itself would be heavily eroded in the vicinity of Owls Hall.

8.7 The extension of the active travel network as far as the house needs to be handled carefully, as it may further suburbanise this historic farmstead and sever it from its fieldscape, parkland and designed landscape.

8.8 The planting of a woodland immediately to the north of the farmstead would enhance its setting, by providing a buffer against the nearby M25.

8.9 It is considered that the proposed development would have a **High** impact upon the setting of Owls Hall. This is anticipated to lead to substantial harm to the significance of this heritage asset.

### 2 & 3. The Paddocks

- 8.10 The Paddocks is a Grade II\* listed farmhouse of *high* overall heritage significance. It is associated with a pair of Grade II listed 18<sup>th</sup> century barns, of *moderate* overall heritage significance. The present setting of these heritage assets is considered to make a *high* contribution to their overall significance. Key aspects of this are their survival as a coherent farmstead surrounded by a readable agricultural landscape to the north, south and east, and its historic relationship with Theobalds Park.
- 8.11 The illustrative spatial framework shows The Paddocks developed with housing immediately to the north, south and east, accessed via a new road running a short distance to the south. A new woodland would be planted to the south-west.
- 8.12 Although the farmhouse and barns would not be built over by the proposed development, the historic farmstead would effectively lose its historic visual and functional relationship with the surrounding agricultural landscape, and be further suburbanised by the creation of a new road immediately to the south (Plates 8-9). The planting of new woodland to the south-west of the house is unlikely to mitigate these impacts, since this would not shield the house from either the road or the housing to the north, or from the existing negative impact of the railway line to the west.
- 8.13 The Paddocks lies within Theobalds Park, which partially extends south of the M25 into Enfield. The proposed road and housing would further erode what remains of this important former hunting park, which would in turn have a negative impact upon the legibility and understanding of the farmstead of The Paddocks, which was historically closely related.
- 8.14 It is considered that the proposed development would have a **High** impact upon the setting of The Paddocks. This is anticipated to lead to substantial harm to the significance of this heritage asset.

### 4. Glasgow Stud Farm

- 8.15 Glasgow Stud Farm is a Grade II listed farmhouse of *high* overall heritage significance. Its present setting is considered to make a *high* contribution to their overall significance. Key aspects of this are its historic relationship with its former associated farmstead to the north, the coherent agricultural landscape in which it lies, and its historic relationship with Theobalds Park, for which it may historically have served as an entrance lodge in the 16<sup>th</sup>/17<sup>th</sup> centuries, as well as a stud farm in the 19<sup>th</sup> century. The boundary of Theobalds Park is still clearly defined in the landscape by the course of Cattlegate Road, and the southern drive through the park remains readable as Burntfarm Ride, both of which run adjacent to the house.
- 8.16 The illustrative spatial framework shows Glasgow Stud Farm with new housing a short distance to the south-west, and Burntfarm Ride as a principal transport route running immediately to the west. New housing developments would lie c.200m to the west and south, partially on the site of existing industrial units.

- 8.17 Although the farmhouse and former stables would not be built over by the proposed development, the agricultural landscape surrounding the historic farmstead would be eroded by the creation of new housing estates. A buffer of open land would be retained to the west and south, meaning that Glasgow Stud Farm would not be engulfed, but the result would still further suburbanise this landscape. An existing industrial unit which lies immediately to the north of the house would be retained, missing an opportunity to benefit the setting of this heritage asset (Plate 15).
- 8.18 Glasgow Stud Farm lies within Theobalds Park, with which it has a close historic relationship, including as a possible entrance lodge. The historic boundary of this park is still clearly defined in the landscape by the course of Cattlegate Road, and its southern drive by Burntfarm Ride. The proposed housing would span both sides of this road, meaning that both the former open parkland and the spatial coherency of the park boundary itself would be further eroded in the vicinity of Glasgow Stud Farm. The present readability of Burntfarm Ride as a rural lane and suspected former approach drive would effectively be lost by its proposed role as an arterial transport route (Plates 11-12).
- 8.19 It is considered that the proposed development would have a **Moderate** impact upon the setting of The Paddocks. This is anticipated to lead to less than substantial harm to the significance of this heritage asset, albeit towards the upper end of that category.

#### 5. Pumping Station, Whitewebbs Road

- 8.20 The Whitewebbs Road pumping station is a Locally Listed structure built in 1898, of *moderate* overall heritage significance. Its present setting is considered to make a *low* contribution to its significance, which primarily concerns its functional relationship with the adjacent Cuffley Brook, although its imposing frontage onto Whitewebbs Road is impressive.
- 8.21 The illustrative spatial framework shows the pumping station retained as a museum. New housing is proposed immediately to the west and a new school to the south, but neither would affect the building's historic functional relationship with nearby watercourses. If the adjacent waste treatment site is relocated, this would enhance the setting of the pumping station by improving the visitor experience.
- 8.22 It is considered that the proposed development would have a **Neutral** impact upon the setting of the Whitewebbs Road pumping station. If the adjacent waste treatment site is relocated, the impact of the proposals would be **Positive**.

**Table 3 – The Impact of the Proposed Development**

<b>Ref.</b>	<b>Name</b>	<b>Simplified Significance</b>	<b>Contribution of setting to Heritage Significance</b>	<b>Impact of proposals on Setting</b>	<b>Overall Impact on Heritage Significance</b>
<b>1</b>	Owls Hall	<i>High</i>	<i>High</i>	<i>High</i>	<i>High</i>
<b>2, 3</b>	The Paddocks	<i>High</i>	<i>High</i>	<i>High</i>	<i>High</i>
<b>4</b>	Glasgow Stud Farm	<i>High</i>	<i>High</i>	<i>Moderate</i>	<i>Moderate</i>
<b>5</b>	Whitewebbs Road pumping station	<i>Moderate</i>	<i>Low</i>	<i>Positive</i>	<i>Neutral</i>

## 9.0 CONCLUSIONS

- 9.1 This heritage impact assessment has been undertaken by ASE for the northern part of the Crews Hill Placemaking Area. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the *National Planning Policy Framework*. The proposed works are taken to be those outlined in the illustrative spatial framework, contained within the draft *Enfield Local Plan* (pre-publication version, December 2023).
- 9.2 Crews Hill is a largely rural landscape c.1km to the north of the village of Clay Hill, which lies on the northern fringes of the Enfield conurbation. Crews Hill itself is an early 20<sup>th</sup> century suburb concentrated to the east of the train station, dominated by the horticultural trade. The northern edge of Crews Hill is defined by the M25, and it is bisected by the railway line to Hertford. During the late 16<sup>th</sup> and 17<sup>th</sup> centuries, the northern part of Crews Hill lay within Theobalds Park, which was for a time the largest hunting park in England, and the site of a major Jacobean royal palace. The dismantling of the park in the mid-17<sup>th</sup> century appears to have brought about the agricultural landscape that survives today.
- 9.3 This study has identified four heritage assets (or groups of assets) that have a meaningful spatial or visual relationship with the proposed development. The impact of the proposed scheme upon the setting of these heritage assets was considered, as was the resultant impact upon these assets' heritage significance.
- 9.4 The results of this assessment can be summarised as follows:
- Owls Hall, The Paddocks, Glasgow Stud Farm and the Whitewebbs Road pumping station are identified as the principal heritage assets of relevance to the proposed development.
  - Owls Hall is a Grade II listed Regency house on the site of a medieval farmstead and suspected hunting lodge for Theobalds Park, of *high* overall heritage significance. Its present setting is considered to make a *high* contribution to its significance. Key aspects of this are its historic relationship with its associated farmstead, the coherent agricultural landscape in which it lies, the modest designed landscape created here during the Regency period, and its historic relationship with Theobalds Park.
  - The proposed development is anticipated to effectively suburbanise Owls Hall, and render its Regency designed landscape and deerpark unreadable. This would have a **High** impact upon the setting of Owls Hall, and cause **substantial harm** to the significance of this heritage asset.
  - The Paddocks is a 17<sup>th</sup> century farmhouse with associated 18<sup>th</sup> century barns, listed at Grades II\* and II, of *high* overall heritage significance. Its present setting is considered to make a *high* contribution to its significance. Key aspects of this are the survival of these buildings as a coherent farmstead surrounded by a readable agricultural landscape to the north, south and east, and the site's historic relationship with Theobalds Park.
  - The proposed development is anticipated to sever The Paddocks from its surrounding agricultural landscape, and further erode what remains of Theobalds Park. This would have a **High** impact upon the setting of The

Paddocks, and cause **substantial harm** to the significance of this heritage asset.

- Glasgow Stud Farm is a Grade II listed 17<sup>th</sup> century farmhouse which is thought to perpetuate the entrance lodge to Theobalds Park, of *high* overall heritage significance. Its present setting is considered to make a *high* contribution to its significance. Key aspects of this are its historic relationship with its former associated farmstead to the north, the coherent agricultural landscape in which it lies, and its historic relationship with Theobalds Park and its southern approach (now Burntfarm Ride).
- The proposed development is anticipated to suburbanise the agricultural landscape in the vicinity of Glasgow Stud Farm and further erode what remains of Theobalds Park, including the present readability of Burntfarm Ride as a rural lane and suspected former approach drive. This would have a **Moderate** impact upon the setting of this heritage asset, and cause **less than substantial harm** to its significance.
- The impact of the proposed scheme on the significance of the Whitewebbs Road pumping station is considered to be **Neutral**.

9.5 This runs counter to the following draft policies contained within the pre-publication version of the Enfield Local Plan:

***DE4: Putting heritage at the centre of place making***

2. *Enfield will work in partnership with stakeholders to:*

- f. respond to local context in a positive manner which matches in quality those aspects of the historic environment which make a positive contribution to local character and distinctiveness;*
- g. preserve and enhance our historic landscapes and waterways whilst promoting increased public access to, and interpretation of, these invaluable resources;*

***DE10: Conserving and enhancing heritage assets***

3. *Enfield will support development which:*

- c. conserves and enhances the significance of heritage assets;*
- g. reflects the historic character, use, scale, grain and appearance of an area;*
- h. responds to the setting of heritage assets in a positive manner which conserves and enhances those elements of setting which make a positive contribution to significance.*

5. *Development which causes harm to heritage asset will be resisted and will require clear and convincing justification.*

6. *Substantial harm, total loss of significance or demolition of a heritage asset must be exceptional.*

***RE1: Character of the Green Belt and open countryside***

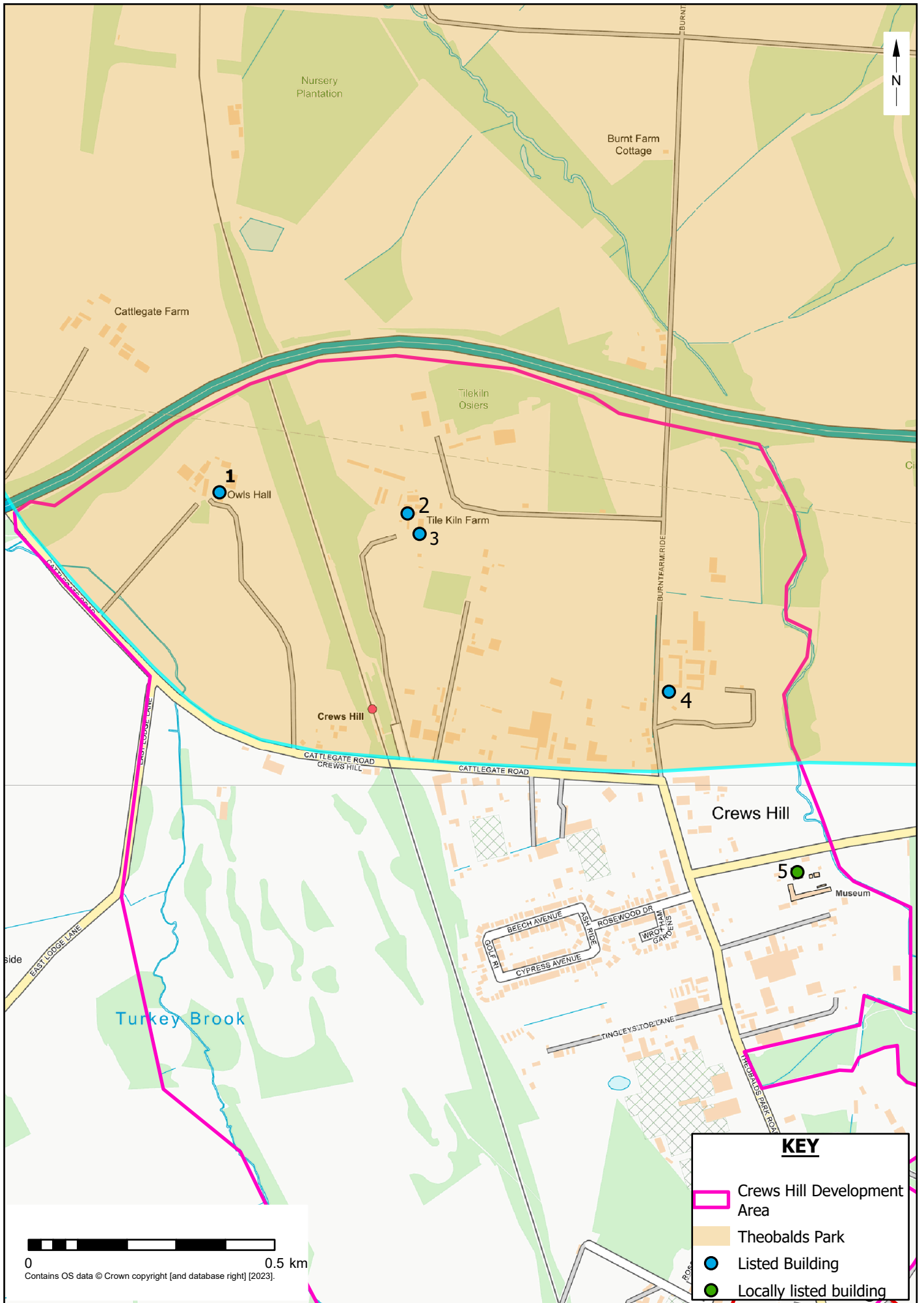
1. *Development adjoining to or within close proximity to the Green Belt as shown on the Policies Map will only be permitted where:*

- g. it reinforces and better reveals the character, appearance and significance of designated or non-designated heritage assets and the historic landscape.*

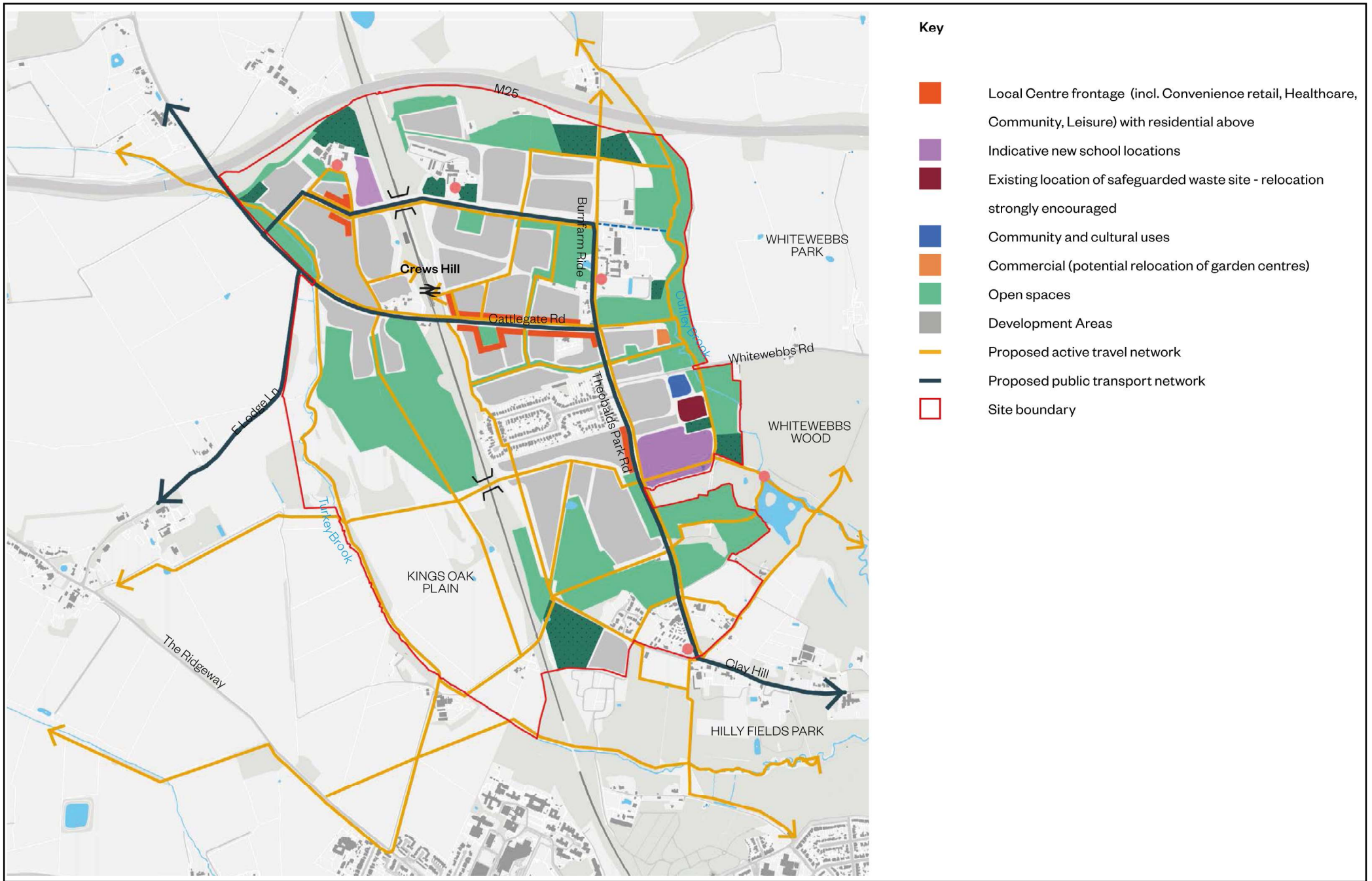
2. *Development adjoining the Green Belt and open countryside will be expected to:*  
f. *reinforce and better reveal the character, appearance and significance of designated or non-designated heritage assets and the historic landscape.*
- 9.6 The proposals also run counter to Paragraph 206 of the NPPF, which considers that: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*
- 9.7 It is conclusion of this report that the draft *Enfield Local Plan* has failed to properly recognise the high significance of the three historic farmsteads that lie within the northern part of the Crews Hill Placemaking Area, and has not taken into account the high contribution that the setting of these heritage assets makes to their significance. Its proposed illustrative spatial framework is considered to likely cause substantial harm to the significance of two of these heritage assets, and less than substantial harm to the significance of a third.

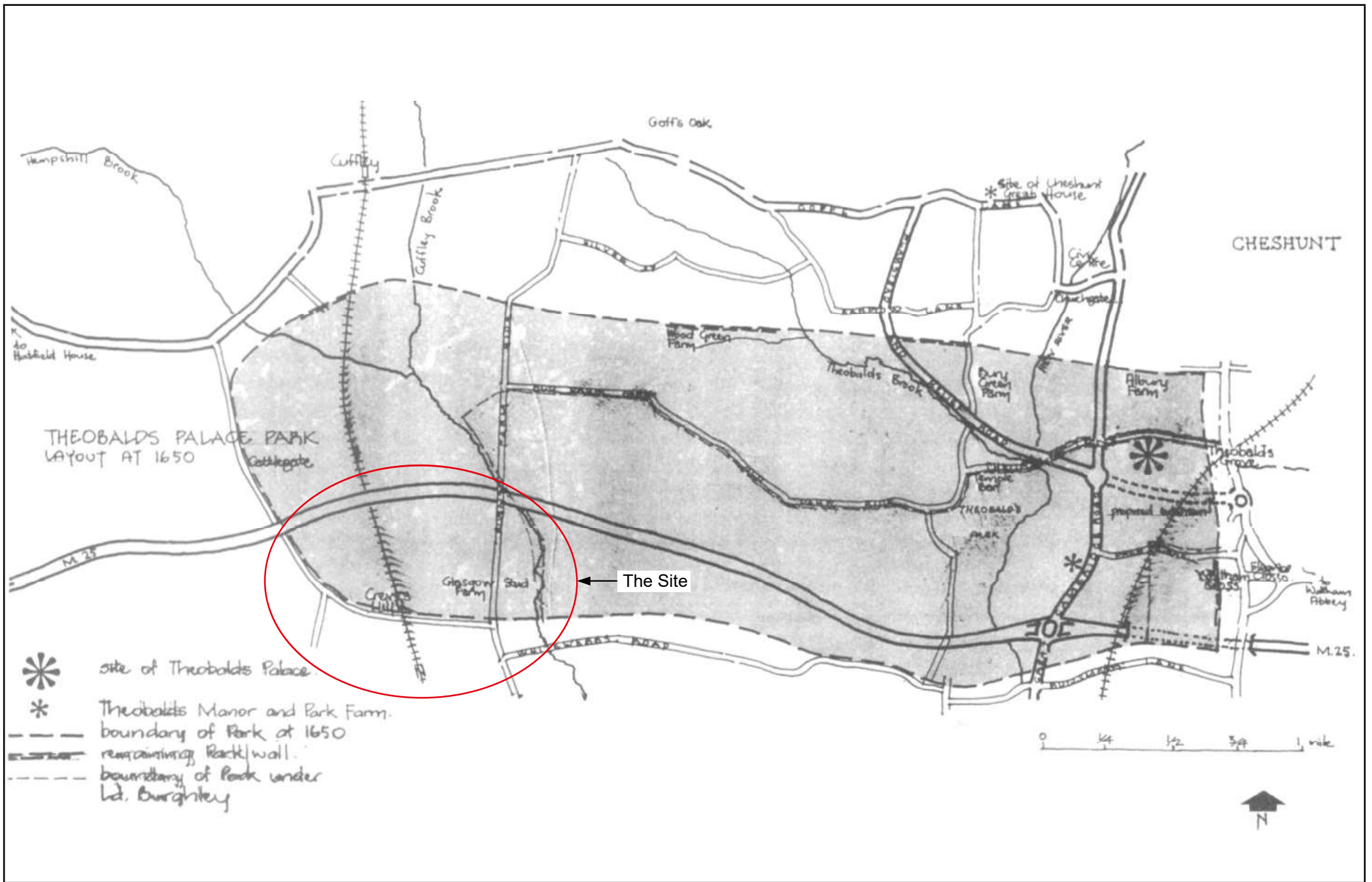
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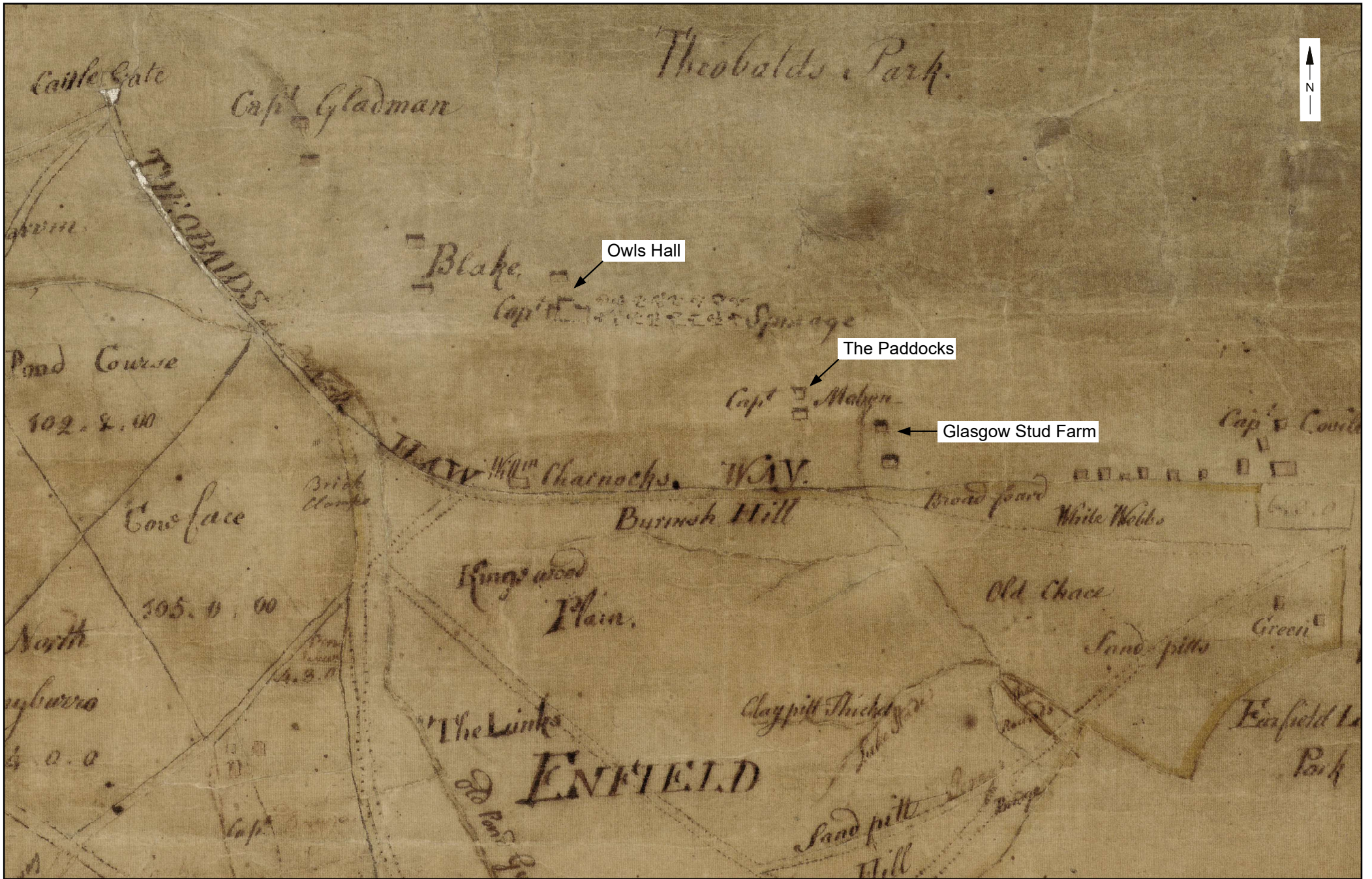


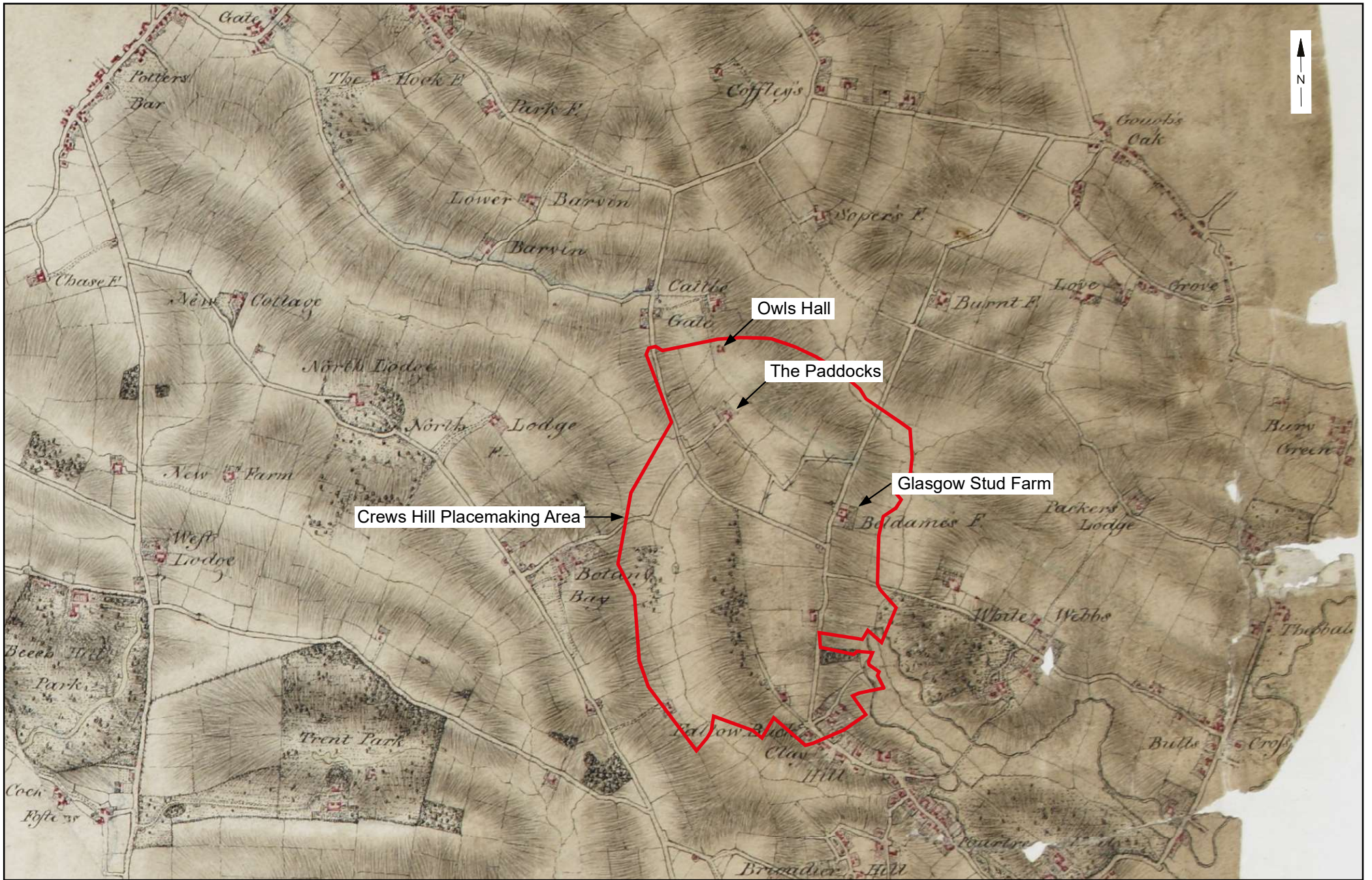
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Project Ref: 230708	Feb 2024	Heritage assets	
Report Ref: 2024035	Drawn by: MGS		











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Crews Hill Placemaking Area (North), Enfield

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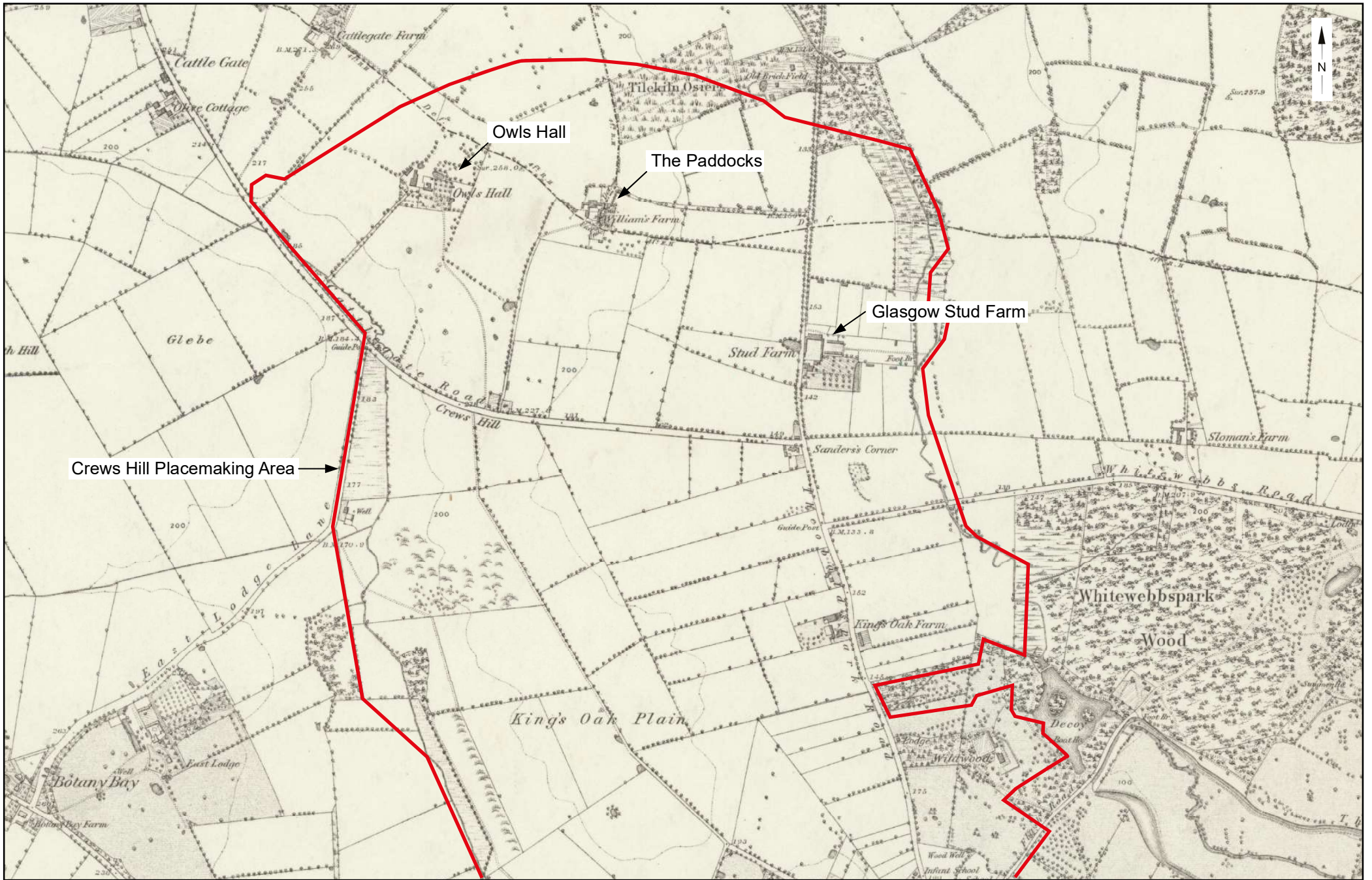
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Ordnance Survey draft map, 1799

Fig. 6



© Archaeology South-East		Crews Hill Placemaking Area (North), Enfield	Fig. 7
Project Ref: 230708	Feb 2024	Enclosure map of Enfield, 1803 (Enfield Record Office)	
Report Ref: 2024035	Drawn by: MGS		



© Archaeology South-East		Crews Hill Placemaking Area (North), Enfield	Fig. 8
Project Ref: 230708	Feb 2024	Ordnance Survey 1:2,500 map, 1866	
Report Ref: 2024035	Drawn by: MGS		

**PLATES**



**Plate 1** – The front elevation of Owls Hall.



**Plate 2** – The Paddocks in 1950 (Enfield Record Office).

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**Plate 3** – The Paddocks barn in 1950 (Enfield Record Office).



**Plate 4** – Glasgow Stud Farm, view looking north-east from Burntfarm Ride.



**Plate 5** – Whitewebbs Road pumping station, front elevation.



**Plate 6** – Owls Hall (indicated) in its agricultural landscape, looking north-east.



**Plate 7** – The Paddocks, elaborate fireplace suspected as originating from Theobalds Palace (Enfield Record Office).



**Plate 8** – The Paddocks in its agricultural landscape, looking north-west from Burntfarm Ride.



**Plate 9** – The Paddocks in its agricultural landscape, looking west from Burntfarm Ride.



**Plate 10** – Glasgow Stud Farm, elaborate fireplace suspected as originating from Theobalds Palace (RCHME 1937).

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**Plate 11** – Burntfarm Ride c.1900 in the vicinity of Glasgow Stud Farm.



**Plate 12** – Burntfarm Ride in the vicinity of Glasgow Stud Farm, looking north.

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**Plate 13** – View towards Glasgow Stud Farm from Cattlegate Road, looking north-east.



**Plate 14** – View of the landscape to the south of Glasgow Stud Farm from Cattlegate Road, looking east.

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**Plate 15** – View of the landscape to the south of Glasgow Stud Farm from Cattlegate Road, looking south-east.

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