

**Appendix 9 - HW Neighbourhood Plan**

# Hadley Wood Heritage and Character Assessment

April 2018



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Revision	Revision date	Details	Name	Position
Draft	22/03/2018	Incorporated internal QA comments	Simon Jenkins, AECOM	Graduate Landscape Architect
Draft	14/04/2018	Incorporated comments from Hadley Wood Neighbourhood Planning Forum	Simon Jenkins, AECOM	Graduate Landscape Architect
Final	25/04/2018	Incorporated final internal QA comments and issued to Locality	Simon Jenkins, AECOM	Graduate Landscape Architect
Final Revision 1	11/05/2018	Incorporated comments from Locality	Simon Jenkins, AECOM	Graduate Landscape Architect

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## 1. Introduction

This report presents a summary of the history and character of Hadley Wood, which lies within the London Borough of Enfield. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Hadley Wood Neighbourhood Planning Forum and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape is a broad, collective term that encompasses natural, rural, urban and peri-urban areas. It is defined by the European Landscape Convention as “... *an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*” Landscape character assessment is used to describe and articulate what is special and distinctive about a particular place. The principles of landscape character assessment apply to all types of landscape, including urban townscape. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focussed on the character of the urban townscape and its rural landscape context.

*“[Townscape is] the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces” (LI, 2017).*

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



## 2. Approach

The approach of this study follows well-established character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “Approach to Landscape Character Assessment” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Townscape Character Assessment, TIN 05/17 (Landscape Institute, 2017);
- Historic Environment: Good Practice in Planning Note 3 (Historic England, 2017);
- Shaping Neighbourhoods: Character and Context (Great London Assembly 2014);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010);
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010); and
- Using Historic Landscape Characterisation (Historic England 2004).

### 3. Context

This section of the report describes the location and context of Hadley Wood and summarises current planning policies which are relevant to the study.

#### 3.1 Location

Hadley Wood is 20km north of central London and lies 2km within the M25. The neighbourhood area covers 2.5km<sup>2</sup> and has a population of 4000. Hadley Wood is surrounded by London’s metropolitan green belt, which includes agricultural and recreational land that separates Hadley Wood from neighbouring settlements of Cockfosters 2.5km to the southwest and Barnet 2km to the southeast.

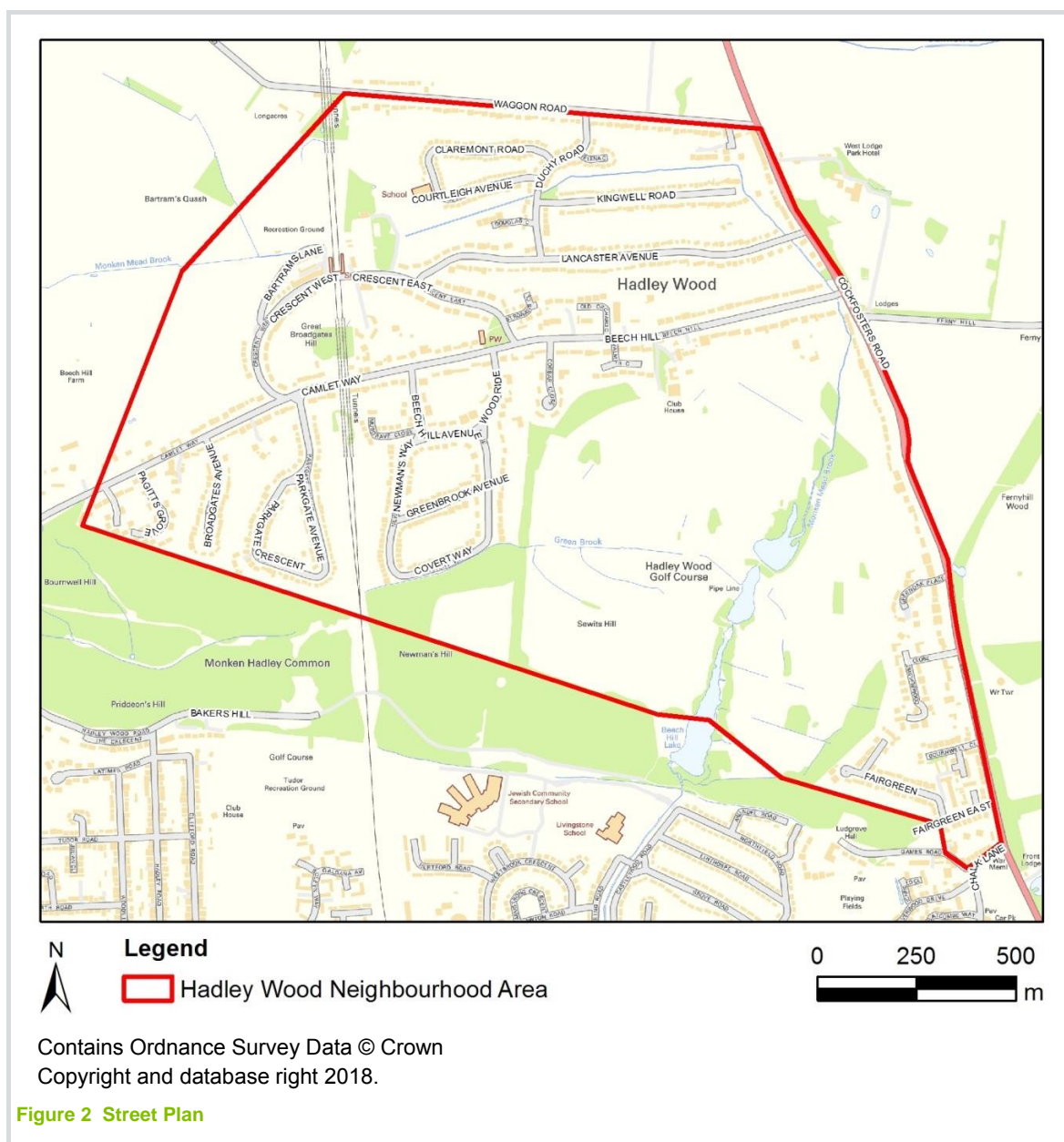


Figure 2 Street Plan

#### 3.2 Planning Policy Context

##### 3.2.1 National Planning Policy

###### 3.2.1.1 National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly

states that local authorities should recognise “*the desirability of new development making a positive contribution to local character and distinctiveness*” and should seek “*opportunities to draw on the contribution made by the historic environment to the character of a place*”. An understanding of history and heritage is therefore important in developing neighbourhood plans, but to the extent that it informs future development and the contribution this makes to local distinctiveness. These points are reinforced by a number of specific policies in the NPPF.

Paragraph 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, which are based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. “*Planning policies and decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*
- *are visually attractive as a result of good architecture and appropriate landscaping*”

Paragraphs 60 is clear that promoting and reinforcing local distinctiveness is important, but that neighbourhood plans should not attempt to “*impose architectural styles or particular tastes*” or “*stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*”. Paragraph 61 goes further, stating that “*although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations*”. It stresses that planning policies should “*address the connections between people and places and the integration of new development into the natural, built and historic environment.*”

Paragraph 64 states that permission should not be given for *development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

The NPPF also includes guidance on developing policies to provide special protection for green areas through Local Green Space designations. Criteria for such designations are provided in paragraph 77.

### 3.2.1.2 Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

(Paragraph 041 Reference ID: 41-041-20140306). It should be distinct to reflect and respond to the unique characteristics and planning context.

## 3.2.2 Regional Planning Policy

### 3.2.2.1 The London Plan, 2016

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for development within the capital to 2036. Policy 7.4 of the London Plan clearly states that “*development should have regard to the form, function, and structure of an area,*



*place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features.” (GLA, 2016)*

### 3.2.2.2 Shaping Neighbourhoods: Character and Context Supplementary Planning Guidance (SPG), 2014

This SPG sets out an approach and process to help understand the character and context of a place (GLA, 2014). The results can inform the planning and design process and guide changes in ways which are responsive to place. The SPG states “*buildings, streets and open spaces should provide a high-quality design response that:*

- has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
- allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and
- Is informed by the surrounding historic environment.

### 3.2.3 Local Planning Policy

The Enfield Plan Core Strategy, 2010-2025

This Core Strategy sets out the policies and vision which will guide development across the borough of Enfield for the 15-20 years following its adoption in 2010. It provides a structure for the scale and location of development and associated infrastructure. It aims to co-ordinate future developments to deliver the spatial vision in an optimally sustainable way. Furthermore, the strategy ties in with the London Plan.

Paragraph 2.20 (Place shaping) is about making Enfield a place of choice – a place where people choose to live, work, learn and do business. It's about the Council, public and private sector, voluntary and community organisations working together to build a stronger sense of place and identity.

Core Policy 4 & 5 informs future development proposals, design quality, sustainability requirements and aims to respect “*the quality and character of existing neighbourhoods*”.

Core Policy 9 which is about supporting community cohesion, builds upon the place shaping agenda in the London Plan, which has a focus on landscape character and using design to create safe environments in accordance with Core Policy 30.

Core Policy 11 encourages the provision of recreational spaces and retention of existing assets including open spaces.

Core Policy 25 relates to non-motorised access e.g. cycle paths. It gives guidance on the design, quality and safety of public realm and streetscapes; furthermore it gives priority “*to schemes that overcome community severance*”.

Core Policy 30, focuses on maintaining and improving the quality of the built and open environment through ensuring high quality design which reflects the context and reinforces local distinctiveness.

Core Policy 31 aims to protect historic assets and character associated with them.

Core Policy 33 aims to “*... guide appropriate future development that preserves and enhances the character of the green belt.*”

This report is also informed by the Hadley Wood Conservation Area Character Appraisal (Drury McPherson Partnership, 2016). This provides an understanding of the characteristics and sensitivities of first phase of Hadley Wood's development.

### 3.2.4 Historical Development

The suburb of Hadley Wood is located in the former Enfield Chase, which, from the reign of Henry II in the 12<sup>th</sup> century, had spanned 12 miles north from the City of London.

The place name is derived from the village of Hadley, located 1km to the south-west, meaning a heath filled clearing. A hermitage at Hadley was first established by 1136 and development of the village followed taking advantage of the nearby Great North Road.

The Beech Hill Park was established in the 18<sup>th</sup> century after the Enfield Chase was broken up and enclosed following the Enclosure Act of 1773.

In the late 19<sup>th</sup> century the estate of Beech Hill Park was leased by Charles Jack, a farmer. Struggling to compete with cheap foreign grain imports, particularly from the United States, Jack saw instead the potential of the area as a high end suburb. Begun as a commuter settlement and suburb of London, connected by the Great Northern Railway, the suburb remains as such to this day.

1136

Documentary evidence records a hermitage at, what is now, the village of Monken Hadley, west of the Neighbourhood Plan Area.

1300s

The royal deer park at Enfield is recorded as Enfield Chase for the first time.

1781

Francis Russell constructs a mansion at the heart of Beech Hill Park, which survives today as the Hadley Wood Golf Club House.



1867

A settlement had developed at Cockfosters, south of the Neighbourhood Plan Area, mostly comprising cottages.

1884

Charles Jack part funds the construction of a new railway station and its operating costs by exchanging his lease of the wider Beech Hill Estate for a smaller building lease. His funding of the station remained until 50 houses were built.

1154

The park of Enfield, in which the Neighbourhood Plan Area is located, is made a royal deer park by this time and is recorded as extensive forest.

1777

Enfield Chase is inclosed and broken up into individual fields. Beech Hill Park is established as a county estate in the former chase by Francis Russell, Secretary to the Duchy of Lancaster, on land gifted to him as a reward for his work surveying the Chase.

1850

The Great Northern Railway is constructed though the Neighbourhood Plan Area, although no station was built.

1471

The village of Monken Hadley is well established, and is the site of the Battle of Barnet during the War of the Roses.

1800s

The area remains undeveloped, with three large houses in the area comprising the surviving Beech Hill Park, West Lodge and Greenwood.

1880

Charles Jack, tenant of Beech Hill Park, begins negotiations to have a railway station constructed.

1891

The census records the area as the Beech Hill Estate.

1896

Buildings are laid out on Crescent West and East.

1896

Charles Jack dies; the management of the estate passing to a trust continuing the building programme established by Jack.

1909

The Ward of Hadley Wood and Cockfosters is created within the Enfield Urban District.

1914

Development north of Lancaster Road is completed.

1922

Hadley Wood Golf Course is opened at Beech Hill Park.



1923-29

Sir Nigel Gresley resides in Hadley Wood, designing his record breaking Flying Scotsman steam locomotive while living there.



1885



Hadley Wood Station opens, beginning the rapid development of the settlement.

1899

Sixty houses had been built around the station.

1911



The Church of St Paul is constructed, to the designs of Albert Kingwell, serving as the only community facility in the settlement.

**1933**

The Piccadilly Line of the London Underground Railway reaches Cockfosters to the south, remaining the terminus of the line today. The subsequent building boom overwhelms the small rural settlement.

**1939**

300 Houses had been built in Hadley Wood by 1939, however development halts at the outbreak of war.

**1950s**

Green Belt became law after 1947, and the conurbation of London is halted north of Cockfosters with only ribbon development connecting Cockfosters and Hadley Wood. Proceeding development at Hadley Wood takes place within the existing boundaries established by pre-war housing, with the settlement expanding little beyond this boundary.

**1959**

The station is rebuilt and a new tunnel bored to accommodate two new tracks added to the railway line through Hadley Wood.



**1965**

Hadley Wood is largely developed to its present day state, with future development comprising piecemeal infill.

**1965**

The London Borough of Enfield, including Hadley Wood and Cockfosters, is established as part of the Greater London administrative area.

**1974-76**

The railway is electrified through Hadley Wood.

From the Victorian Crescent until the 1960's, development tended to be structured along new streets built on open farmland, with wide plots and large gardens the prevailing characteristics. Subsequent development has been constrained by a lack of greenfield sites, and has seen higher density 'in-fill' within the large gardens of earlier periods. Since 2000 this has intensified, with a trend towards re-build rather than extend, increasing height, closer proximity to adjacent buildings, and more mansion blocks than family homes.

Hadley Wood has remained a suburban settlement with a primarily domestic character, with public facilities primarily focused in neighbouring settlements such as Cockfosters. As from the outset, Hadley Wood today is a commuter settlement with the economy tied to employment in London.

This timeline is not exhaustive and is not designed to cover the entire history of the Neighbourhood Area. It highlights key dates relating to its development, particularly the key buildings and estates that have influenced the heritage and character of the area. Further information on the sources can be found within the reference section at the end of this report.

### 3.2.5 Local Designations

Statutory and non-statutory designations have been reviewed to determine the levels of protection currently given to the landscape within the study area.

Parts of the study area are covered by green belt designation at the national scale, which is directly linked to the core policies of local plan, namely Core Policy 33.

At the local scale there are several designated areas including listed buildings along Camlet Way and Beech Hill. Covert Nature Reserve is a local nature reserve. The centre of Hadley Wood, the area surrounding Crescent West and Crescent East is part of a conservation area and the south east of the study area is part of the Enfield Chase area of special character which is proposed to be deleted as shown in the Area of Special Character Boundary Review (2013). There is a proposed area of special character in the north west of Hadley Wood part of Hornbeam Hills as set out in the Area of Special Character Boundary Review (2013). These designations are considered further in the assessment and character management principles which follow.

- Covert Way Nature reserve;
- Enfield Chase Area of Special Character;
- Listed Buildings (refer to the heritage assets section below).

### 3.2.6 Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 111 Northern Thames Basin, as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- There is a rich diversity in geological landscapes including the wooded Hertfordshire plateaux interspersed with urban areas which have seen expansion;
- There is a range of semi natural habitats which have been fragmented by the expanding urban areas.; and
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.

#### 3.2.6.1 Enfield Characterisation Study, 2011

This study defined several landscape types within the Hadley Wood area:

- **Urban Green Space** - Golf courses, which are characterised by mown fairways, belts of mature trees, water features and patches of ornamental planting. They contribute large green spaces and green infrastructure to the area alongside a sense of affluence and a country retreat character;
- **Residential**
  - Perimeter Blocks – Large Suburb: Very low density development is typical for the area which has "*Generous suburban housing with large plot areas and individual design*";

- Free form Structure – *layout where the relationship between building fronts and edges is not defined by street layout;*
- **Natural/semi-natural spaces:** This landscape type is characterised by mature dense woodland and species rich grassland and are found in the less dense, more affluent residential areas; and
- **Mixed Urban Areas** – Institutions: typical of this landscape type is a “*collection of buildings, often within the middle of a site, and areas of open space which may include playing fields.*”

The study identifies Hadley Wood’s low density of developments, particularly on the main roads, as its key distinguishing feature and notes that a series of increasingly large pseudo-mansion developments exploit the low density. The study suggests that a key issue impacting Hadley Wood is the eclectic mixture of suburban styles as individual plots are heavily modified or completely redeveloped.

## Character Assessment

### 4. Key Characteristics

Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Hadley Wood are as follows:

- Situated within rolling countryside which creates a verdant backdrop to the elevated area of Beech Hill and the periphery of the settlement;
- Self-contained village surrounded by green belt, isolated within the rural landscape despite proximity to substantial urban areas; namely Barnet, Cockfosters and Potters Bar;
- Characterised by detached houses, streets generally without on street parking
- Each of the development phases of Hadley Wood have a large number of surviving buildings
- Mature street trees and trees in front and back gardens create layers of vegetated structure. Trees often have canopies visible above developments rooflines;



**An example of the layered vegetated structure along Crescent West**

- Community facilities are focussed around the station including a parade of shops and community facilities of the Hadley Wood Association; and
- An eclectic mixture of suburban styles, high quality built form and architectural detailing primarily in the conservation area.





#### Attention to architectural detailing

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and/or human factors. These are considered in turn below in relation to the Neighbourhood Area.

### 4.1 Natural Factors

#### 4.1.1 Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

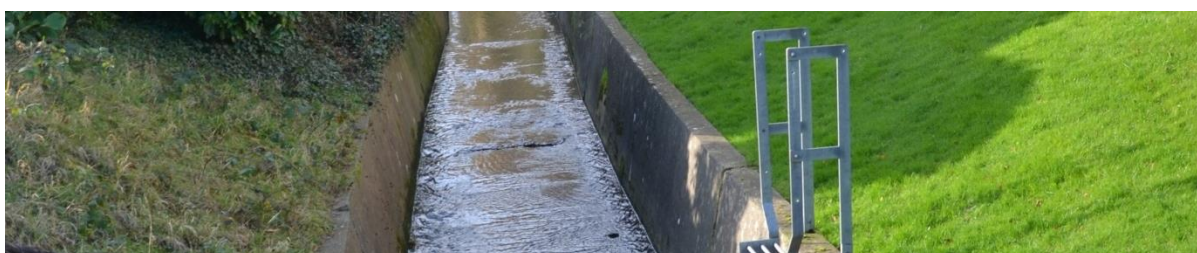
The majority of north London, including Hadley Wood's bedrock geology, is based upon London Clay formation comprising of clay, silt and sand. At the local level a superficial layer of sand and gravel (Dollis Hill Gravel Member) running west east gives rise to Beech Hill. The soils are loamy and the low permeability of the clay causes seasonal wetness and only moderate soil fertility.

#### 4.1.2 Topography and Hydrology

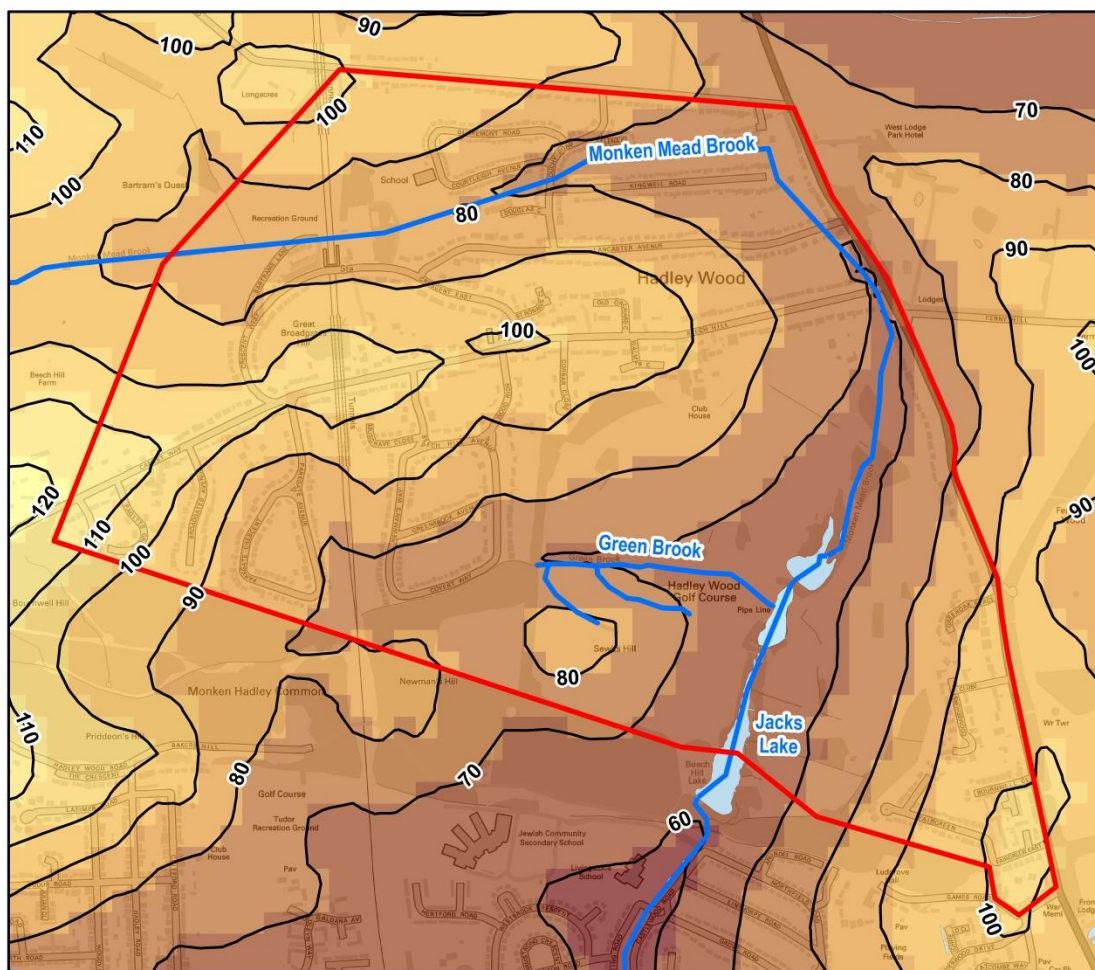
A ridge, which follows Beech Hill Road, crosses the study area starting at 70m above ordnance datum (AOD) in the east of the study area. The ridge reaches 105m AOD at the centre of Hadley Wood and continues to rise along Camlet Way to the highest point at 120m AOD at the south western corner of the study area. The topography falls away from this ridge gradually to the north reaching the culverted Monken Mead Brook, which is generally confined between back gardens.

To the south of the ridge the land falls away more steeply to Green Brook which joins Monken Mead Brook. The brook is held in a series of three small, artificial lakes (Jack's Lake) toward the lowest point of the study area at between 60-65m AOD.

During heavy rainfall, runoff is focussed into a series of bottlenecks which exceeds the drainage system's capacity. This, combined with the poor draining, clayey soils puts Hadley Wood at risk of flooding according to the Environment Agency's flood risk plans.



Monken Mead Brook engineered channel by Duchy Road



**Legend**

Hadley Wood Neighbourhood Area

Watercourse

Contour

Surface Water

**Elevation (m above ordnance datum)**

50 - 60

60 - 70

70 - 80

80 - 90

90 - 100

100 - 110

110 - 120

120 - 130

0 250 500



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**Figure 3 Topography and hydrology**

## 4.2 Cultural Factors

### 4.2.1 Land Use

Hadley Wood is primarily a residential settlement with more than half of the area occupied by properties along quiet residential streets. Each of the development phases in evidence in Hadley Wood exhibit a similarly high percentage of residential land use.

After residential the next most prominent land use is recreational. Hadley Wood Association includes four sports pitches, seven tennis courts and a community centre. This centre, near to the railway station, is used for social and sporting events including playgroup and dance classes. A golf course occupies the southeast corner of the area. The Hadley Wood Golf Course is a large green space with recreational and ecological value. Jack's Lake to the south of the golf course is used for angling and walking.

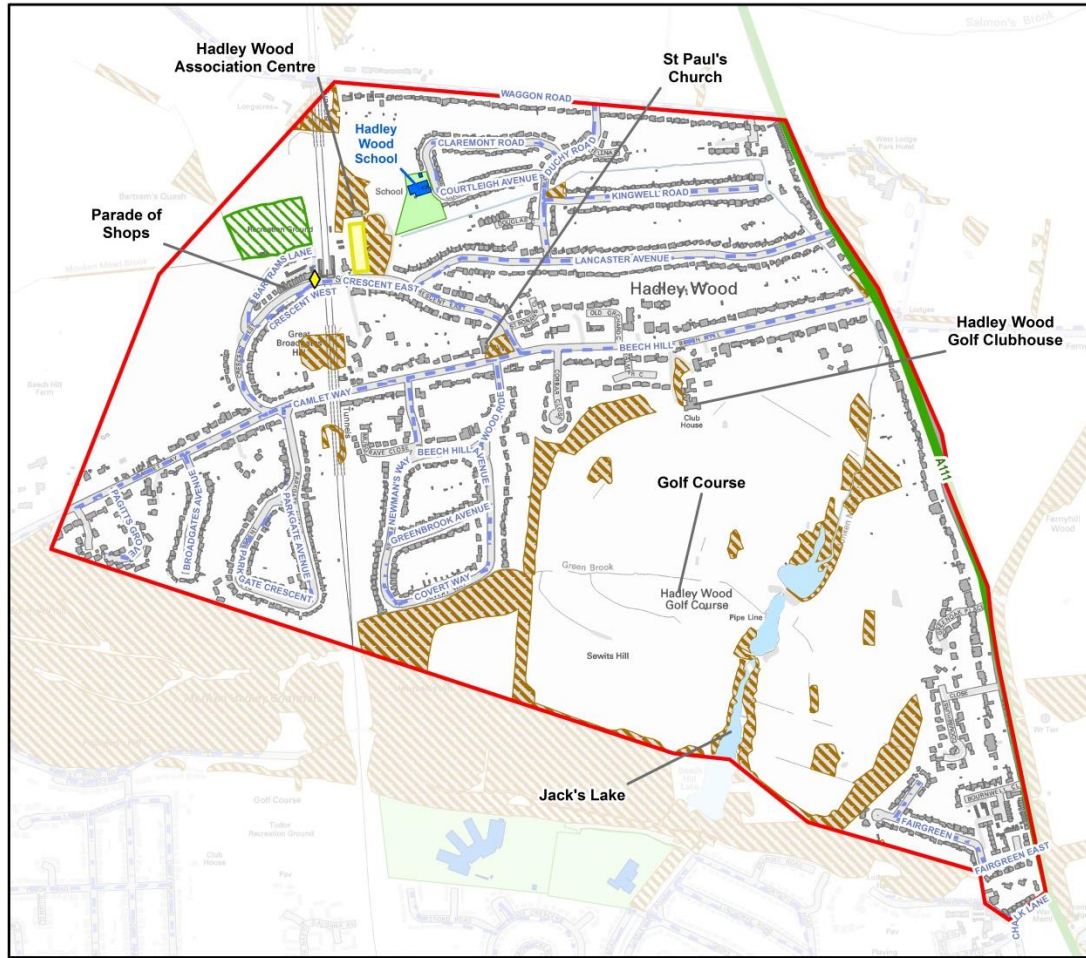


#### **Sports pitches north of Bartrams Lane leased to the Hadley Wood Association**

A railway station is located at the centre adjacent to which is a small parade of shops on Crescent West road which represent the small amount of commercial land use in Hadley Wood.

Covert Way Nature Reserve is a densely wooded area providing habitats and recreational value with a network of walking trails that link Hadley Wood, High Barnet and Cockfosters.

The settlement is bounded by open fields of pasture with tall hedgerows and pockets of woodland and a densely wooded area to the south.



**Legend**

- Hadley Wood Neighbourhood Area
- ◆ Railway Station
- Important Building
- Building
- Primary Road
- Local Road
- Surface Water
- Sports Pitches
- Tennis Courts
- Woodland
- Functional Site**
- Education



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Figure 4 Land cover

## 4.2.2 Movement and Connectivity

Hadley Wood railway station provides an important connection to Welwyn Garden City to the north and central London to the south. The railway line runs through two deep tunnels beneath the rolling landscape, emerging for a short section where the station is located. The line severs the landscape with crossing points limited to the station on Crescent West and Camlet Way in the centre of the area, and Waggon Road at the northern boundary.



**A view from the northbound platform of Hadley Wood Station**

The primary road is the single carriageway Camlet Way/Beech Hill Road, which are lit and include a pedestrian crossing, grassed verges a pavement on the northern side of the road. The road crosses the study area linking it to Cockfosters Road to the east, and to the conurbation of Monken Hadley, Hadley and Barnet to the west. Cockfosters Road is a busy commuter route from the M25 to Cockfosters and Cockfosters underground station, with mini roundabouts at the main junctions into Hadley Wood.



**A roundabout on Cockfosters Road**

Crescent East and Crescent West form a crescent shaped road connecting Camlet Way to the station. The road widens out along Crescent East and Crescent West adjacent to the parade of shops and station. The road is lined by parked cars on both sides and the high walls over the railway bridge make the road feel more enclosed than the rest of the street.

There are a number of bus stops mainly along Camlet Way and Beech Hill which are serviced by the hourly 399 bus between 10:00 and 14:00 connecting the station and a limited number of residential streets. Along Cockfosters road on the eastern boundary of the area, a 15 - 20 minute walk from the centre of Hadley Wood, are two bus stops serviced by a number of different routes serving nearby settlements.



### Parade of shops and services are a focus of activity

Residential streets are typically wide, quiet and lined by grassed verges, pavements and street trees which are often mature such as along Lancaster Avenue. There are either straight or looping roads with some on street parking.

There are number of public rights of way within the area. A notable footpath passes through Hadley Wood and Hadley Common. This leads to the Pymmes Brook Trail and the London Loop just south of the southern boundary in Hadley Common, which is a 240km trail looping around the edges of London. Designated cycle trail 12 on the National Cycle Network connects the railway station to Waggon Road along a traffic free route past the sports pitches by Bartrams Lane and north toward Hatfield along a mixture of on-road and traffic free routes.

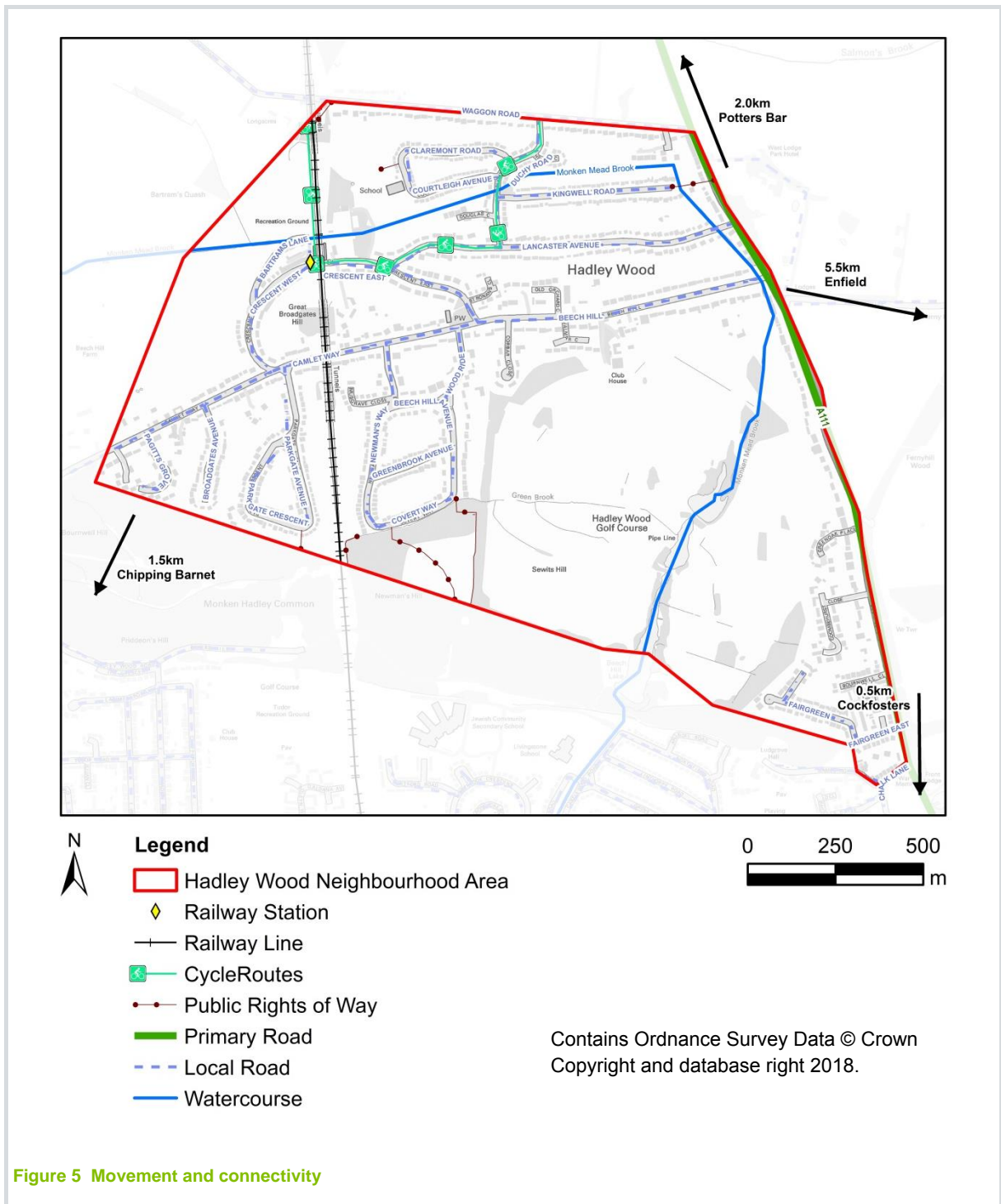


Figure 5 Movement and connectivity

### 4.2.3 Urban structure and built form

Hadley Wood is a compact settlement and its urban structure is strongly influenced by the rolling underlying topography and rural landscape setting. Houses tend to be large and detached or semi-detached and represent a broad range of architectural styles. Attention to architectural quality and detailing is generally high and the individuality of buildings contributes to a rich character in residential areas. Large plots and gaps between buildings give a sense of openness and connection to the surrounding rural landscape



**Newman's Way: views of the surrounding green belt and Covet Way Nature Reserve**

The structure of the Hadley Wood has been influenced by different phases in its developmental history and as a result there is a variety in architectural styles, materials, development layout and boundary treatments. The centre of Hadley Wood stems from the original developments in the late 1800's along Camlet Way and in the crescent around the recently opened train station. Houses are typically constructed in red brick with tiled hip and valley roofs with gable ends which are set well back from the road, often with boundary walls or established hedges to delineate the public and private thresholds. Front gardens are well-vegetated with mature trees and shrubs giving privacy and a soft edge to the street. A second development stage of Hadley Wood; between 1897 and 1914, has similar architectural features but have smaller, vegetated front gardens with modestly detailed, in keeping low brick walls, a slightly increased development density and with a unified design using pebbledash facades on upper storeys with timber detailing, gable roofs, bay windows and chimneys which create built form texture.



**Mature trees in front gardens providing a soft edge to the street on Crescent East**





An example of the typical architectural style of Hadley Wood



A row of houses built in the second development stage of Hadley Wood between 1897 and 1914

Post-war developments have an open street character with grass verges similar to the Victorian streets but the front gardens are smaller and less well vegetated with more area given over to hard surfaced parking. Typically there is a loose grain of development which have large, vegetated back gardens. The architectural style varies widely contrasting with the older parts of Hadley Wood and includes some development that has employed historically referenced architectural styles. When these styles are applied there is little consideration for appropriate proportions, and the types of materials chosen, such as uPVC and other synthetic materials, which are incongruous with the historic fabric and traditional materials used elsewhere in and around the original planned settlement. The architectural quality and materials are generally of a high standard.

The post war street pattern on the south side of the hill tends to run perpendicular to Camlet Way or Beech Hill forming linear streets with a turning circle at the end or looping streets. Post war developments to the north of the ridge largely run parallel with Camlet Way or Beech Hill with a mixture of cul-de-sacs, long linear streets and a looping road. The development density of the post war period is typically higher and set back from the road at a fairly uniform distance creating a regular line of development.

The walls of the large detached houses on Parkgate Avenue are finished in a distinctive white render black timber and are set back behind large front gardens and driveways. Front gardens are open with mature trees, well-maintained lawns and low boundary walls.



**Parkgate Avenue**

Since the 1960's the development trend has been largely infill focused on Cockfosters Road. The 'mansion style' development on Cockfosters Road is very different in scale and character to the earlier development of Hadley Wood. The buildings exhibit an array of architectural styles and are much larger and individual in appearance. The boundary treatments are also not in keeping with the first phases of development which include tall walls or fencing and gates which clearly delineate private spaces, large front and back gardens overlooking the course of Hadley Wood Golf Club.



**An example of the development on Cockfosters Road**

Developments along Beech Hill and Camlet Way vary widely including 'mansion style' houses or larger blocks of flats, elaborate, visibly permeable boundary treatments reaching up to two meters, typically including vegetation. These houses and flats are set back much further from the streets often with vegetation including mature trees in front gardens, are often much wider than is typical for Hadley Wood and include architectural features such as pastiche pediments or lintels with pillars which are not in keeping with developments in the centre of Hadley Wood. These development styles are becoming more prevalent in other areas of Hadley Wood such as along Beech Hill Avenue where individual plots are either modified or completely redeveloped furthering the eclectic mixture of suburban styles.



**An example of a 'mansion style' development on Camlet Way**



An example of a plot which has been completely redeveloped on Beech Hill Avenue

#### 4.2.4 Heritage Assets

The Hadley Wood Neighbourhood Area contains seven listed buildings and the Hadley Wood Conservation Area. A number of buildings have also been identified which are not designated, but which are considered to positively contribute to the character and appearance of the area.

##### 4.2.4.1 Scheduled Monuments

There are no scheduled monuments located in the Neighbourhood Area.

##### 4.2.4.2 Listed Buildings

There are seven listed buildings within the Neighbourhood Area, all of which are considered to be of special interest and are designated grade II listed.

The grade II Hadley Wood Golf Course Club House (NHLE 1294740) lies at the former heart of the Beech Hill Park. The house was constructed in the late 18<sup>th</sup> century house for Francis Russell in an ostentatious Georgian Style, notable for its large Doric porch and Doric pilasters. The stables survive to the north of the house, consisting of the grade II listed stable range to north of Hadley Wood Gold Club House (NHLE 1359017). The stables were constructed in the early to mid-19<sup>th</sup> century in a Georgian style of London stock brick. Elements of the parkland are also preserved, to some extent, in the golf course to the south of the listed buildings.

The third grade II listed building comprises Camlet House (NHLE 1241127). Camlet House was constructed c.1875, prior to the development of Charles Jack's planned settlement, and consists of a rendered Greek Revival house located at the north of Beech Hill.

Three grade II listed buildings comprise former estate cottages, and are located on the north side of Camlet Way. These consist of Pegasus (NHLE 1358748), Number 83 (NHLE 1079464) and Number 87 (NHLE 1241164). Constructed in 1897 in a domestic revival style the buildings are characterised by brown brick ground storeys, with hung tile first storeys, and patterned fish scale roof tiles.

The final grade II listed building within the Neighbourhood Area comprises the access gate to Hadley Common (NHLE 1294734).

Further information regarding listed buildings can be found at the National Heritage List for England.

#### 4.2.4.3 Conservation Areas

A single conservation area, the Hadley Wood Conservation Area, is located within the Neighbourhood Area. The Hadley Wood Conservation Area was designated in 1989 and has been designated in recognition of special architectural and historic interest whose character or appearance is to be preserved or enhanced. This interest derives from extensive survival of the late 19<sup>th</sup> and early 20<sup>th</sup> century planned suburban estate of Charles Jack, built in two successive phases from 1885 to 1914. Further development within what is today the conservation area was restricted by the estate's resident agent.

The areas layout is formed of crescents of residential properties focused around the railway station and buildings in the conservation area are typically large, detached, architect designed houses, constructed of red brick. The domestic revival style is ubiquitous, and a common feature of houses in the area are large stacks, hipped roofs and tile clad upper storeys.

The Hadley Wood Conservation Area Appraisal, approved in 2015 and amended in 2016, is available online and should be consulted for further information.

#### 4.2.4.4 Locally Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans. A formal local list has been adopted by Enfield Borough Council; no buildings within the Neighbourhood Area are identified. However, a number of buildings have been identified within this report which positively contributes to the character and heritage of the area. These are as follows:

- 47, Camlet Road, comprises a timber framed house, with red brick nogging and clay tile roof. The house appears on historic maps dated to 1873. As one of the earliest surviving properties in the Neighbourhood Area, the house is of historic interest to the development of Hadley Wood. The architectural quality contributes to the aesthetic interest of the area; and
- 41 & 43 and 39, Camlet Road are a pair of large detached houses. Dated to the mid-19<sup>th</sup> century, the houses are constructed of stock brick, with hipped roofs, short eaves and large stacks. As with 47 Camlet Road, the houses also contribute to the ability to understand the development of Hadley Wood, and represent the character of the area prior to development by Charles Jack in the late 19<sup>th</sup> century Charles Jack also created Jack's Lake in the 1880's.

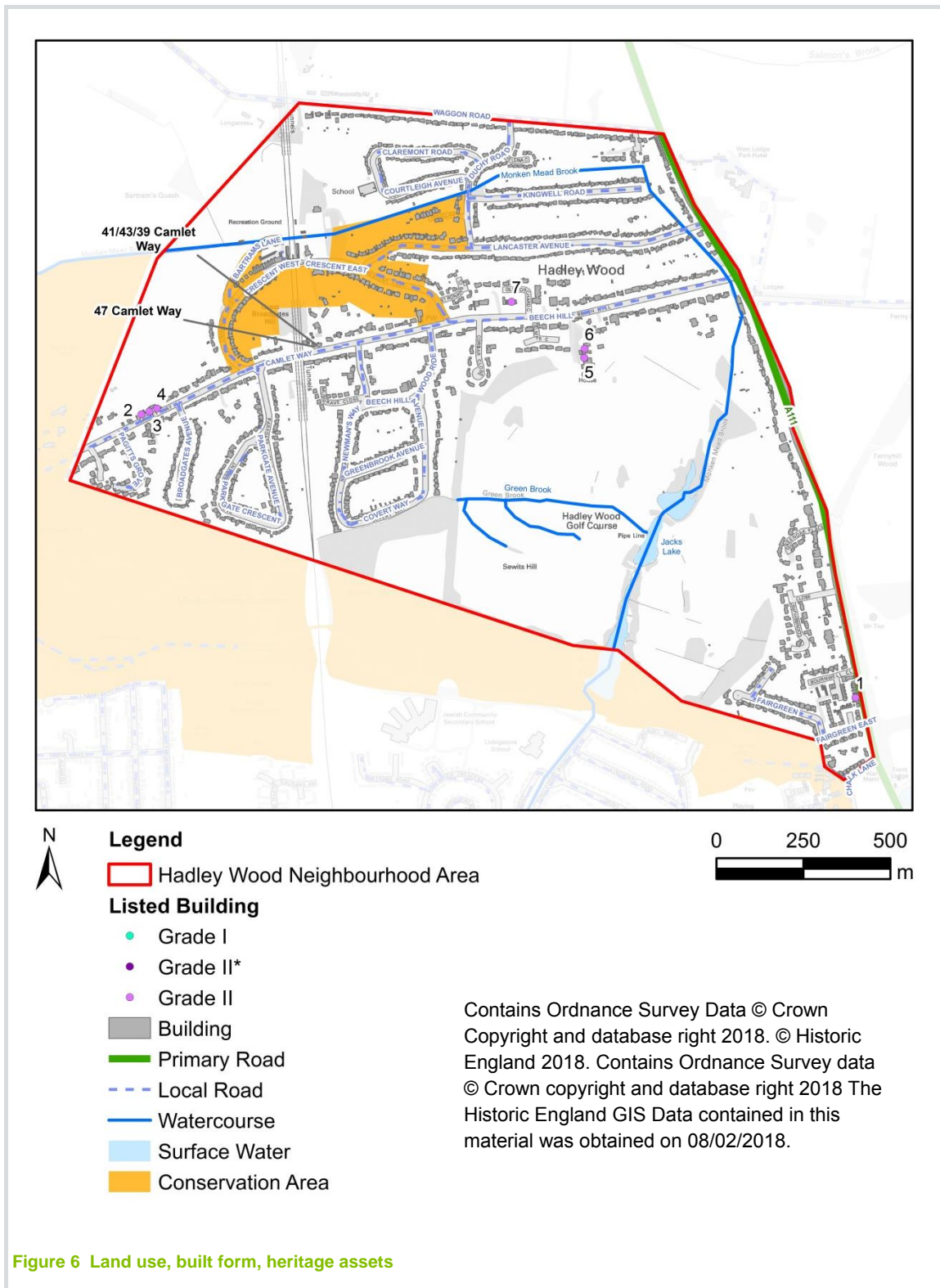


Figure 6 Land use, built form, heritage assets

#### 4.2.5 Green space and public realm

Although Hadley Wood is surrounded by green belt farmland and the protected Monken Hadley Common, public green space within the boundary is limited. The open space to the northwest and the east of the station is leased from Enfield Council by the Hadley Wood Association allowing public access for the whole community. The Covert Way Nature Reserve at the southern boundary adjoins the common land comprising ‘Hadley Woods’. These wooded spaces are connected by the green corridor that passes through the heart of Hadley Wood along the railway embankment and over the tunnel portals .

Within Hornbeam Hills South Area of Special Character (proposed in Area of Special Character Boundary Review, 2013); an area noted for its attractive undulating agricultural land with long distance views, there are four

sports pitches northwest of Hadley Wood Station leading off Bartrams Lane and overlooks the agricultural hillside to the west are adjacent to an area of managed grassland and surrounded by hedgerows and trees. This land is separated and screened from the developed area of Hadley Wood and is a valuable amenity asset.

Near the historic centre of Hadley Wood are seven tennis courts forming Hadley Wood Tennis Club. Between the tennis courts and the primary school is a field with a children's play area. The field is surrounded by trees and sits next to a next to a pocket of woodland which contributes to its rural setting.



### Hadley Wood tennis courts and the playground outside the primary school

The Covert Way Nature Reserve is a relatively young deciduous woodland with an understorey of scrub which is crossed by pedestrian trails. It is linked by the wooded corridor around the rail line to the wooded land on the top of Hadley Wood's southern tunnel which is owned by Enfield Council. The woodland provides a wooded skyline to several streets including the Crescent, Camlet Way and Parkgate Crescent.



### Covert Way Nature Reserve

Many of the streets in Hadley Wood have grassed verges with street trees and some residential streets have small triangles of grass with trees, such as along Beech Hill Avenue. These have limited recreational value but they create open spaces within the built environment and are typical of this age of development.



### Small triangles of grass are common, for example on Beech Hill Avenue

Back gardens vary in size but are typically large with trees and contribute to the green infrastructure of the area. The gardens in the south back on to Covert Way Nature Reserve, Hadley Wood golf course, Hadley Woods and the surrounding rural landscape.

#### 4.2.6 Views

Glimpsed views out of the settlement towards the surrounding rural landscape are a key feature. The elevated position and undulating topography provide many viewpoints to the surrounding green belt and to the skyline of central London. Views over the surrounding green belt both to the north or south of the ridge are possible, particularly down the sloping streets to the south, such as Parkgate Avenue, where the views are not obstructed by the built development.



### Views of the surrounding rural landscapes over the rooflines of local built development

Gaps between buildings allow occasional views through to tall trees and shrubs within well-vegetated gardens.



### An example of the traditional architectural style of Hadley Wood on Crescent West with views between buildings of back garden trees

Framed views by trees along roads, such as Camlet Way, Lancaster Avenue, Waggon Road and Kingwell Road are typical within the residential areas of Hadley Wood. Residential streets are generally wide which gives the area an open nature and pleasant, short to medium distance views.





**A framed view down Kingwell Road**



**A view down Waggon Road**

Houses which are closer to the road or include taller boundary walls shorten views eroding the open character of the residential streets. When houses occupy the full width of the plots, the gaps between buildings is reduced; this restricts trees of the verdant backdrop.



**An example of views of the verdant backdrop between typical buildings of Hadley Wood**

Views from the top of Hadley Wood Golf Course are panoramic and far reaching over Hadley Common to the south. Within the golf course, views are fairly linear, focused north south down the fairways with glimpses of wider angled views.



**A panoramic view from the Hadley Wood Golf Club**



**Large mansion houses with narrow gaps between**

Views identified by Conservation Area Appraisal

The Hadley Wood Conservation Area Character Appraisal included important views down the tree lined Lancaster Avenue, Crescent West and Crescent East and out over the rural landscape of Hornbeam Hills South Area of Special Character to the northwest from the junction of Crescent West and Bartrams Lane. This particular view is partially screened by scrub, ivy and trees.



**An important view from the conservation area by the entrance to Bartrams Lane over the neighbouring fields**

#### 4.2.7 Cultural Associations

Sir Nigel Gresley, the chief mechanical engineer of the London and North Eastern Railway, is rumoured to have been influential in the expansion of the Hadley Wood station in the 1920's when he lived in the area. He is most famous for designing well-known locomotives such as the Flying Scotsman and the 4468 Mallard, which still holds the record of the fastest steam locomotive in the world.

William Booth, the founder of the Salvation Army also lived in Hadley Wood between 1903-1912 and has a commemorative plaque on Lancaster Avenue. (Drury McPherson Partnership, 2016).

## 5. Managing Change

The character of Hadley Wood described previously is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area have changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape and townscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section, therefore, considers various factors which may influence change and inform the policies set out in the Hadley Wood Neighbourhood Plan.

### 5.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the high quality, characterful experience of the residential areas of Hadley Wood which need to be retained or reflected in new development.

- Views with a verdant backdrop are visible across the area, particularly from the higher ground along Camlet Way and the roads descending into the valleys of Monken Mead and Green Brook to the north, east and south;
- The contribution of vegetated front and back gardens to the overall verdant character of the area;
- Surrounding landscape with semi-natural, or agricultural character which acts as a buffer separating Hadley Wood from other urban areas;
- High quality architecture of traditional buildings, such as those within the conservation area, with a strong urban structure in scale, form and layout and more recent developments which are sympathetic to these characteristics;
- Numerous recreational features including sports pitches, golf course, tennis facilities a play area and various trails linking the settlement to the rural landscape;
- Spacious, often tree lined streets softened by green verges and medium to large, well-vegetated front gardens;
- The use of either low boundary treatments, or higher visually permeable boundary treatments which incorporate railings, provide visible permeability between front gardens and the public spaces.
- A large number of buildings survive from each period of Hadley Wood's short developmental history. These positively contribute to the character and appearance of the area, particularly in the core of Hadley Wood, which has been recognised in the designation of the area as a conservation area;
- The domestic revival style, favoured amongst the buildings of the planned Hadley Wood settlement, prevailed well into the 20<sup>th</sup> century in the wider settlement. A number of high quality buildings in this style are located across the area which contribute to its distinctive character and appearance;
- The crescents within the conservation area create a sense of enclosure within the core of the settlement;
- Views along streets and between buildings highlight changes in the built form and the architectural diversity of the area;
- Streets are generally wide, with a large green element, and are generally uncluttered; and
- Buildings are typically two storeys in height, reinforcing the domestic character of the settlement as a whole and reducing the visual impact of individual properties.

### 5.2 Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the developments which are unsympathetic to the existing built form in size, style, layout and materials.

- Boundary treatments which are not in keeping with the traditional vernacular, height, visual permeability and materials of Hadley Wood;

- Only a small number of public amenities along Crescent West and within walking distance of Hadley Wood residential areas;
- Poor drainage of amenity spaces reduces their usability;
- Limited parking spaces to the row of shops along Crescent West and the area surrounding the railway station fills with parked cars during the day;
- Many front gardens have been paved over to accommodate off-street parking which may increase surface water runoff and flood risk and reduce the verdant character of the streets;
- Modern additions to houses, such as security systems, outdoor lighting or air conditioners can be conspicuous;
- The former Beech Hill Park entrance lodge is in a poor state of repair The significance of the building, which is visually conspicuous on a key route through the area and one of only a handful of buildings dated to before Charles Jacks' development of the area, heightens the impact of this neglect;
- The proliferation of white uPVC windows, doors and drainage goods, as well as other low quality modern materials, across the settlement detract from the distinctive character and appearance of the area; and
- Some new development has employed historically referenced architectural styles. The application of these styles with little consideration for appropriate proportions, and the types of materials chosen, such as uPVC and other synthetic materials, is incongruous with the historic fabric and traditional materials used elsewhere in and around the original planned settlement.
- Damage to narrow grass verges caused by car parking and vehicles working on construction sites is common;



An example of damaged green verges

### 5.3 Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the loss of historic form and character of traditional Hadley Wood.

- The conservation area is of particular historical value;
- The traditional parts of Hadley Wood along Crescent West, Crescent East and the western end of Lancaster Avenue, have a very regular rhythm and consistent built form spacing;
- The views of the verdant backdrop and back garden trees are sensitive to buildings in close proximity to the front or side boundaries of the plot;
- Mansion style developments and blocks of flats are becoming increasingly prevalent throughout Hadley Wood. Should such a trend continue, the cumulative effect may to result in these large scale properties becoming the norm, and therefore erode the traditional character found along Crescent East, Crescent West and Lancaster Avenue;
- Increasing flood risk due to the densification of development and increasing of impermeable surfaces, notably front gardens and the effect of basement extensions;

- The small row of shops on Crescent West, the station and the Hadley Wood Association building which provide the only public amenities; and
- Due to the low density of the built environment within the area, and the lack of undeveloped plots, development pressure may result in the subdivision of plots to the detriment of the loose grain of the settlement. Development pressures for buildings above two storeys in height may also result, which will equally cause a detrimental impact upon the character and appearance of the area in locations where there is not already precedents for such developments.

## 5.4 Character Management Principles

Hadley Wood's positive characteristics stem from its cohesive traditional developments with spacious green residential streets surrounded by a rural setting; distinctive and separate from the surrounding residential areas in north London. It is these characteristics that are under threat by an increasing number of unsympathetic developments which do not respond to the local settlement character, breaking the typical urban rhythm, increasing density and limiting views towards the countryside beyond the settlement edge.

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which preserve the urban structure, form, scale and thereby maintaining the characteristic views of the verdant backdrop to Hadley Wood. The following principles should be considered when defining policies with respect to heritage and character:

- The footprint and position of buildings within a plot, roof shape and pitch and extensions should generally be consistent with other buildings in the street;
- New buildings and extensions to existing buildings should retain characteristic views of through to well-vegetated rear gardens and, where relevant, the rural landscape beyond;
- Existing street trees and grass verges should be maintained and incorporated in future developments;
- Proposals for development in private gardens should minimise the loss of green space and avoid the loss of mature trees. It should consider the proximity of neighbours and provide adequate screening to maintain privacy.;
- Boundary treatments of new developments should be consistent in height with existing buildings. Developments without gates are preferable;
- Areas of open space with amenity and ecological value e.g. west of Hadley Wood Primary School, should be protected;
- Developments with zero net runoff off of surface water. The water table should be carefully considered when basements are to be proposed;
- Commercial land uses around the station need to be preserved as a social hub for Hadley Wood;
- New development should seek to conserve and enhance the distinctive character of Hadley Wood. Materials, height, scale and massing should be sympathetic to the existing fabric of the area, and should consider the relationship between neighbouring buildings;
- Remedial action should be taken concerning buildings considered at risk in order to prevent further deterioration of the historic fabric. This should be discussed with the local authority. Historic England has published 'Stopping the Rot: A guide to enforcement action to save historic buildings' (HE, 2016) which could help guide consultation with the local authority;
- New development, which takes a considered and appropriate approach to design, in a contemporary style, is more sympathetic to the historic fabric and landscape of the suburb than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing, should be considered less appropriate. Innovation and originality should be encouraged that responds to the local character and history of the area, and which reflects the identity of local surroundings and materials; and
- The list of non-designated heritage assets, which have been identified within this report as positively contributing to the character of the Neighbourhood Area, should be considered in the production of any formally adopted list of non-designated heritage assets. Historic England has published 'Local Heritage Listing' (HE, 2016); this should be used as a guide. Any list of non-designated heritage assets should be created in conjunction with Enfield Council.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having the potential to be brought forward by CIL, S106 or other means include:

- Surface Water Management Strategy;
- Measures to enhance public open space and Hadley Wood Association;
- Improve the public realm outside of the parade of shops on Crescent West;
- Create step free access from the southbound platform;
- Improved lighting on Hadley Wood Association land; and
- Improve walking, country trails and cycling routes within the neighborhood and to surrounding areas by continuing the paved footpath along Duchy Road to Waggon Road and making improvements to the pavement on Waggon Road.

## 6. Next steps and sources of further information

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Hadley Wood Neighbourhood Planning Forum Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Enfield Local Plan.

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes:

- Further development of distinct character areas within Hadley Wood based on the “Hadley Wood Typologies” plan by the Hadley Wood Neighbourhood Planning Forum;
- Existing greenspace survey to identify spaces for local greenspace designation
- Design guidelines which specify the types, scale and size of development; and
- A detailed architectural study of buildings of merit.

A wealth of further information and support is available to assist Hadley Wood Neighbourhood Planning Forum in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Needs Assessment (HNA)
- Site options and assessment
- Masterplanning
- Design including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Evidence Base and Policy Development
- Plan Health Check Review

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



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<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

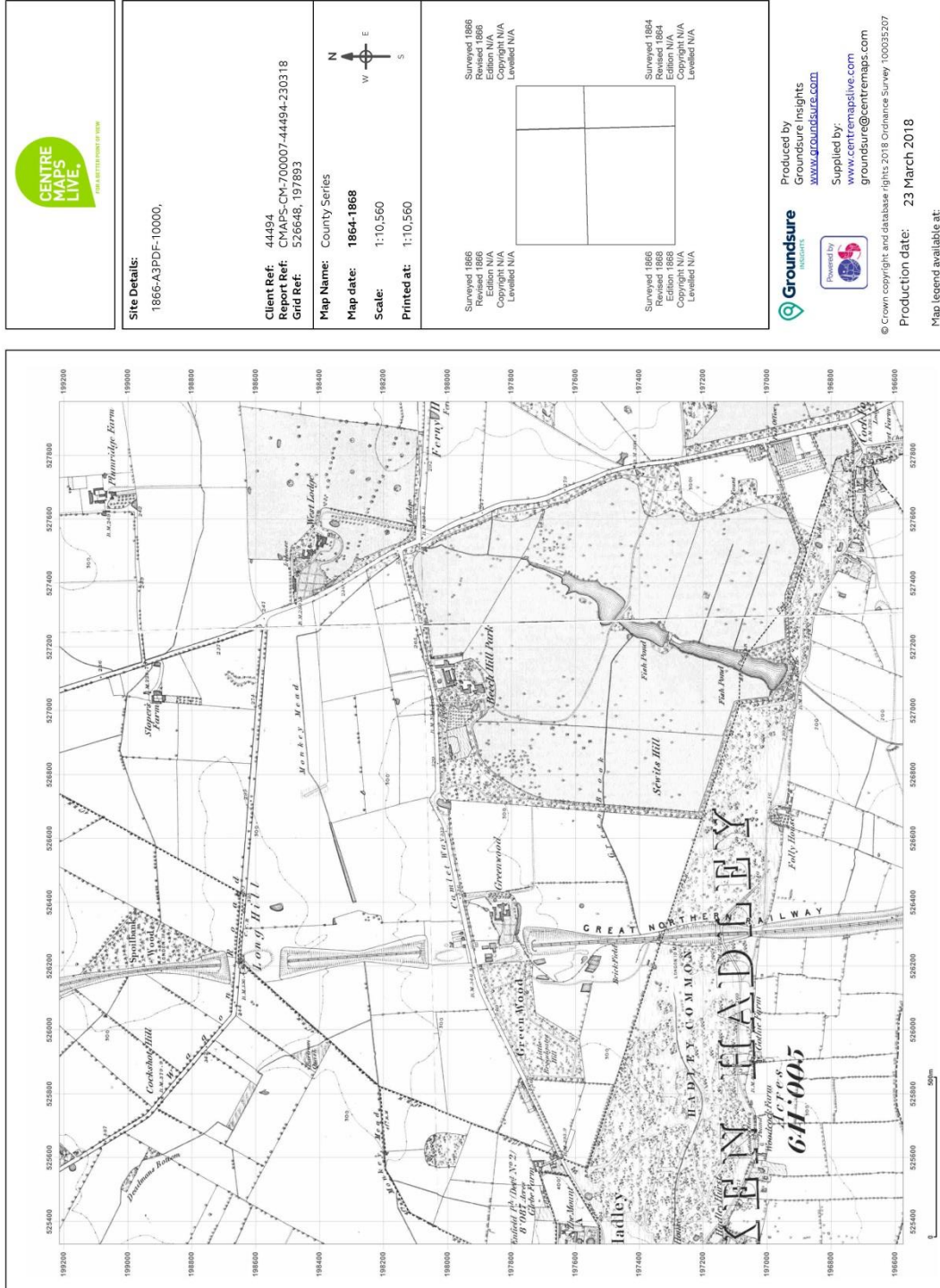
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# Appendix A - Historic maps





**Site Details:**

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**Report Ref:** CMAPS-CM-700005-44494-2303 18  
**Grid Ref:** 526648, 197893

**Map Name:** County Series

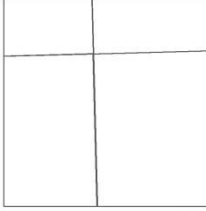
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**Scale:** 1:10,560

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 Revised 1938  
 Edition N/A  
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 <p><b>CENTRE MAPS LIVE.</b> <small>FOR A BETTER POINT OF VIEW</small></p>	<p><b>Site Details:</b> 1966-A3PDF-10000,</p>	<p><b>Client Ref:</b> 44494 <b>Report Ref:</b> CMAPS-CM-700006-44494-230318 <b>Grid Ref:</b> 526648, 197893</p>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Surveyed N/A Revised 1967 Edition N/A Copyright 1966 Levelled N/A</p> </div>
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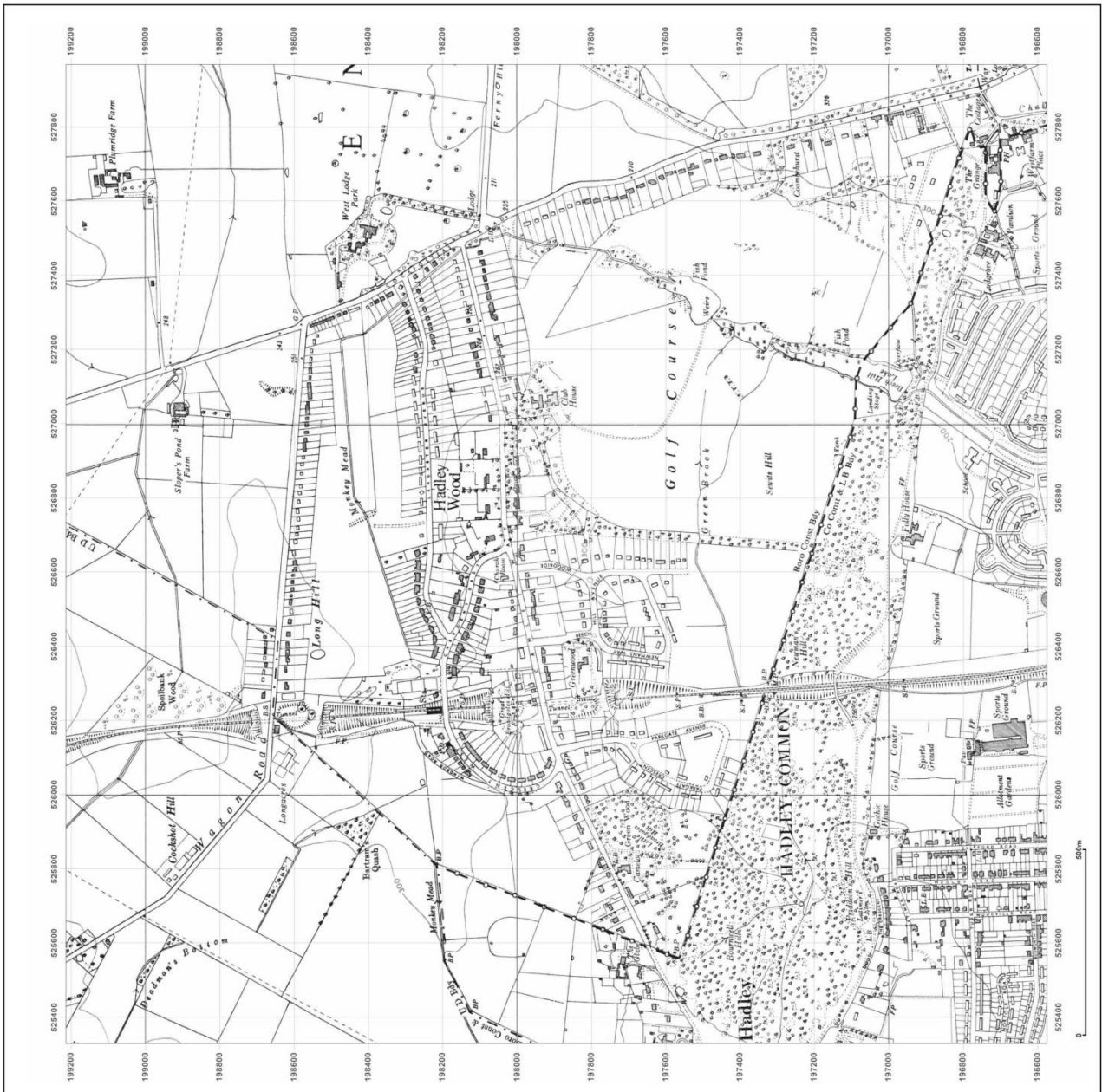
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## Appendix B - Schedule of heritage assets

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
1	1079465	325-335, COCKFOSTERS ROAD	II	527845	196940.3608	01/08/1991
2	1358748	PEGASUS	II	525791	197755.3608	01/08/1991
3	1241164	NUMBER 87 AND ATTACHED WALL, GATE PIER, AND GATE	II	525814	197763.3608	01/08/1991
4	1079464	NUMBER 83 AND ATTACHED WALL, GATEPIER AND GATE	II	525836	197772.3608	01/08/1991
5	1294740	HADLEY WOOD GOLF CLUB HOUSE	II	527065	197918.3608	31/01/1974
6	1359017	STABLE RANGE TO NORTH OF HADLEY WOOD GOLF CLUB HOUSE	II	527066	197944.3608	31/01/1974
7	1241127	CAMLET HOUSE	II	526856	198079.3608	01/08/1991

