

MONKEN HADLEY
CONSERVATION AREA

CHARACTER APPRAISAL
STATEMENT



Church of St Mary the Virgin, Monken Hadley

Designated December 1968

LIST OF CONTENTS

FOREWORD

What is a Conservation Area?	3
What are the Implications?	3
What is a Character Appraisal Statement?	4
Other Controls	
Unitary Development Plan	4
Green Belt	4
Article 4 Direction	5
Statutory and Locally Listed Buildings	5
Areas of Special Archaeological Significance	5
Register of Historic Battlefields	5
Nature Conservation	5
Sites of Metropolitan Importance for Nature Conservation	5
Sites of Borough Importance for Nature Conservation	6
Sites of Local Importance for Nature Conservation	6
Metropolitan Walks	6
Green chains	6
Tree Preservation Orders	6
Advertisements	6

CHARACTER APPRAISAL

1	Location and Population	7
2	Origins and Development of the Area	8
3	Archaeological Significance of the Area	10
4	Prevailing and Former Uses Within the Area and Their Influence on Forms of Development and Building Types	11
5	The Character and Relationship of Spaces Within the Area	13
5.1	Open Spaces and Treescape	14
5.1.1	King George's Fields	14
5.1.2	Hadley Green	14
5.1.3	Monken Hadley Common	15
5.1.4	Old Fold Manor Golf Club	16
5.1.5	Tudor Sports Ground	16
5.1.6	Trees and Woodland	17
6	Building materials	17

7	Character Analysis of Individual Areas	19
7.1	Area 1 - Hadley Highstone	19
7.1.1	Boundaries	22
7.1.2	Trees, Vegetation and Open Space	22
7.1.2	Intrusions/Opportunities for Improvements	22
7.2	Area 2 - Hadley Green	22
7.2.1	The Green	25
7.2.2	Boundaries	25
7.2.3	Trees, Vegetation and Open Space	25
7.2.3	Intrusions/Opportunities for Improvements	25
7.3	Area 3 - Hadley Green Road West and Hadley Green Road East	26
7.3.1	Boundaries	28
7.3.3	Trees, Vegetation and Open Space	28
7.3.2	Intrusions/Opportunities for Improvement	28
7.4	Area 4 - Barnet High Street	29
7.4.1	Boundaries	32
7.4.2	Intrusions/Opportunities for Improvement	32
7.5	Area 5 - The Village Centre	32
7.5.1	Boundaries	35
7.5.2	Trees, Vegetation and Open Space	35
7.5.3	Intrusions/Opportunities for Improvement	35
7.6	Area 6 - Camlet Way	36
7.6.1	Boundaries, Trees, Vegetation and Open Space	37
7.6.2	Intrusions/Opportunities for Improvement	37
7.7	Area 7 - The Common	38
7.7.1	Boundaries	40
7.7.2	Trees, Vegetation and Open Space	40
7.7.3	Intrusions/Opportunities for Improvement	40
7.8	Area 8 - Hadley Woods	40
7.8.1	Boundaries	42
7.8.2	Trees, Vegetation and Open Space	42
7.9	Area 9 - Games Road	42
7.9.1	Trees, Vegetation and Open Space	44
7.9.2	Intrusions/Opportunities for Improvement	44
7.10	Area 10 - Trent Park	44
8	Development Applications in the Conservation Area	46
8.1	Potential development	47
8.2	Before Submitting a Development Application	48
8.2.1	Obtaining Information and Advice	49
8.2.2	Useful Contacts	50
	Appendix - buildings on the local or statutory lists	51

FOREWORD

What is a Conservation

Area? Conservation Areas were introduced through the Civic Amenities Act 1967, and there are now more than 9,000 across the country. They are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Monken Hadley Conservation Area was designated in December 1968 as one of the first four Conservation areas in the borough. Initially, the Conservation Area comprised the small settlement clustered around the church of St Mary the Virgin, Hadley Green and along the Great North Road to Hadley Highstone. In February 1979, the Conservation Area was extended to include the northern end of Chipping Barnet High Street, with its blend of predominantly Victorian commercial and residential properties. These form an interesting contrast with the imposing Georgian buildings of Monken Hadley.

What are the
Implications?

Conservation Area status acknowledges the importance of an area, highlighting its real and potential attractiveness. It also means that the council's efforts in the area are geared to preserving and enhancing its special character.

One way of protecting Conservation Areas is through the planning system, which is designed to protect the local amenity, whatever the area. However, in conservation areas planning legislation requires local authorities to ensure in particular that development proposals do not detract from the character and appearance of the area.

In conservation areas local authorities have more say over minor changes to buildings, trees and gardens. This does not mean that owners cannot change their properties but the controls allow proposals to be checked to make sure they are in keeping with the area.

Grant funding from bodies such as English Heritage and the National Lottery is sometimes available for enhancement projects in conservation areas. However, the priorities for such funding often change and not all work in all conservation areas will be eligible for this type of help.

What is a Character Appraisal Statement?

Conservation areas are designated by Local Planning Authorities after careful local assessment. A character appraisal assessment includes information to explain and justify the conservation area status. It therefore forms a basis for planning decisions in the area and provides the groundwork for any future policies and projects to preserve or enhance the area. The statement does not include any specific projects itself.

Other controls Other designations that affect the Monken Hadley Conservation Area include:

Unitary Development

Plan The Council's revised Deposit Draft 2001 Unitary development plan contains the relevant conservation area policies which apply to Monken Hadley Conservation Area. These are as follows: GBEnv.1, GBEnv.4, HC1, HC2, HC3, HC4. In addition policies HC9, HC10, HC11, HC12 and HC13 will apply to statutorily listed buildings and HC14 and HC15 will apply to locally listed buildings.

The area's status as an Area of Special Archaeological Significance will be protected through policies HC16, HC17, HC18, HC19 and HC20.

Green Belt A stretch of open countryside enclosing Greater London in which development is strictly controlled, which gives definition to the built up area and limits urban sprawl (definition derived from Greater London Development Plan, Greater London Council, 1976). Although it is a residential area, the greater part of Monken Hadley Conservation Area is covered by Green Belt legislation.

Article 4 Direction The Local Planning Authority may make a decision under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 which removes any permitted development specified in the direction. Parts of Monken Hadley Conservation Area are covered by an Article 4 direction relating to domestic alterations.

Statutory and Locally Listed Buildings The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Many of the buildings within the Monken Hadley Conservation Area are listed on the Statutory List of Buildings of Special Architectural or Historic Interest. Many others are included in the Council's Local List. Full details are given in the appendix.

Areas of Special Archaeological Significance This designation recognises areas containing archaeological evidence and remains. These are designated with assistance from English Heritage, the Museum of London and the Hendon and District Archaeological Society. Much of the western part of the Monken Hadley Conservation Area is covered by this designation, as is a section of the Common.

Register of Historic Battlefields Part of the western end of the Conservation Area includes the site of the Battle of Barnet (1471) which is included in English Heritage's Register of Historic Battlefields. It is the only entry on the Register within Greater London.

Nature Conservation The following nature conservation designations can be found within the Monken Hadley Conservation Area. Their designation is based on advice from the London Ecology Unit and they have a hierarchy of importance.

Sites of Metropolitan Importance for Nature Conservation These are sites of London wide significance and are afforded the highest priority for protection.

- Sites of Borough
Importance for Nature
Conservation These are sites significant in a borough-wide context. Any damage would create a serious loss.
- Sites of Local
Importance for
Nature Conservation These are sites of particular value to nearby local residents and schools as they are in areas deficient in wildlife sites.
- Metropolitan Walks London-wide network of long distance, waymarked scenic walks which includes green chains, riverside, civic and countryside walks.
- Green Chains Public and private open space in urban areas which are or can be interlinked.
- Tree Preservation
Orders All works to trees (over 75mm in diameter) must be notified to the planning authority who have six weeks to decide whether or not to control the works. In addition to the provisions that relate to trees generally within the Conservation Area, many trees are included in Tree Preservation Orders.
- Advertisements Certain categories of advertisement are subject to increased controls.

For further information on works in conservation areas, contact
The Tree Team
020 8359 4624
or
The Conservation and Design Team
020 8359 4464/4598

CHARACTER APPRAISAL

1
Location and
Population

The Monken Hadley Conservation Area is located in the north north east part of the borough and coincides on its northern boundary with Hertfordshire and the London Borough of Enfield. To the south of the Conservation Area is the historic market town of Chipping Barnet. The medieval route known as the Great North Road linked London to the north of England, passing through Chipping Barnet (part of the Wood Street Conservation Area), Hadley Green and Hadley Highstone (part of Monken Hadley Conservation Area) before heading north to Potters Bar and beyond.

The population has not increased drastically since the 1950s (at which time it was measured at about 850), due mainly to the strict Green Belt policy which promotes a general presumption against development and therefore restrains the capacity of the area. The occupancy rate of properties is also considered low, which is compatible with buildings in large grounds and the key to the high standard of amenity in the area. A current population figure for the Conservation Area was not available.

The map below locates the Conservation Area within the borough.



2

The Monken Hadley area located within the Borough of Barnet

Origins and
Development
of the Area

The character of Monken Hadley stems from a long association with a predominantly rural society. It was originally part of Middlesex, then later part of East Barnet District in Hertfordshire between 1895 and 1965. It is now part of the London Borough of Barnet. Notable historical buildings, large areas of rough poorly drained common land, winding lanes and scattered groups of oaks and other native trees are reminders of early activity and settlement. The church of St Mary the Virgin is the focal point in Monken Hadley and lies close to the crossing of ancient roads. Views from this spot reveal much of the character of the area.

The earliest references to the area are Anglo-Saxon and it is thought to be of this origin. Before the Norman Conquest it was known as Suthawe-Borham, meaning 'South Wood' and at that time formed part of the Edmonton Hundred. Hadley is the Saxon name for high places which it is thought may refer to Hadley as being part of middle Saxon country, then Middlesex. However, no Saxon dwelling sites or other works have been found. It is believed that the transverse cross-country route from Brockley Hill to Colchester, built by the Romans, corresponds with the alignment of Camlet Way. Indeed, the Roman name for Colchester is Camulodunum. Monken is said to refer to the Abbey of Walden, Essex - a hermitage at Hadley along with a church at Edmonton was given to the Abbey in the 12th Century.

In 1066, William I rewarded his supporters with extensive land holdings and granted Hadley to Geoffrey de Mandeville, first Earl of Essex. (The Earl is believed by some to be the local ghost and there have been various sightings of him in Hadley Woods). The land holdings formed part of an endowment to the Prior of Walden in Essex. The headquarters of this order of monks was at Saffron Walden. In 1539, with the dissolution of the monasteries, the Abbot of Walden surrendered the holdings to Henry VIII.

Monken Hadley adjoins Enfield Chase, a favourite hunting ground of James I. Records show that the landscape was wild and remained uncultivated for centuries, containing only isolated hamlets, cottages and dwellings. By 1771, Enfield Chase was enclosed and Hadley Woods was allotted to the freeholders and copyholders of Hadley (as remains the case today). The freehold of the Common is vested in the church wardens of Monken Hadley Church in perpetuity in trust for the Commoners.

The existing building on the site of St Mary the Virgin was built in 1494 and refaced in the 19th century. (Pictured on the front cover) The tower has a famous cresset beacon, originally used to guide travellers across Enfield Chase and reputed to have signalled the approach of the Spanish Armada. Nowadays it is lit to celebrate coronations and royal jubilees.

The Battle of Barnet took place in 1471 between the Earl of Warwick and King Edward IV. This was the last but one battle in the Wars of the Roses and took place within sight of the church. An obelisk to commemorate the battle was erected in 1740 by Sir Jeremy Sambrook at the original junction of the Great North Road and the old road to St Albans, now known as Kitts End Road. This was before Telford constructed the present route in 1826 through the yard of the Green Man Public House, by-passing the thriving hamlet of Kitts End. Before this road was built, up to 150 coaches a day would have crossed Hadley Green, fostering a plague of highwayman, including Dick Turpin. The degree of bustle and activity along the route may well have been comparable to conditions pertaining today.

3

Archaeological
Significance of the Area

Monken Hadley contains two broad areas of archaeological interest, which are shown on the map that accompanies this statement:

- Monken Hadley Common (prehistoric), and,
- Monken Hadley Green (medieval) which is contained within the Chipping Barnet Designated Area of Architectural Significance, and includes the Battle of Barnet site.

Within these designated areas there are a number of identified sites, which include:

- The Battle of Barnet. This major battle in the Wars of the Roses, was fought in thick mist on Easter Sunday 1471, with the loss of 1,500 lives. In 1886, two or three dozen horseshoes and bones were dug up in Hall Lane while a sewer was being cut. These finds date from the time of the Battle. In 2001, archaeological digs at various locations on Old Fold Golf Club and Dury Road proved inconclusive.
- The moated site of the medieval Old Fold Manor House (late 13th century), which survives the now vanished home of the notable Frowyk family.
- There are two possible locations for a medieval chapel, built in 1471 for men-at-arms from Barnet.

- The medieval Church of Saint Mary the Virgin, which dates from 1494, and is built on a 12th century site.
- There have been a number of prehistoric finds on Hadley Common; these include flint implements and Iron Age pottery, which are now on display at Barnet Museum. In addition, there is a possibility that the earthworks found on the Common date from the Iron Age.

4
Prevailing and Former
Uses Within the Area
and Their Influence on
Forms of Development
and Building Types

Monken Hadley is still predominantly rural. Its special character stems from development in the 18th and 19th centuries. Large Georgian houses with impressive gardens were built as country residences for the London gentry of the day. These surround the Green and edges of the Common. The scattered groups of mature trees are vestiges of the rural outlook these properties once enjoyed.



Large Georgian country residences were built around the Green and Common

In 1826, the road from Barnet to St Albans was turnpiked. At Monken Hadley the Great North Road was re-aligned from the original route along the west side of the Green to its present route running through Hadley Green, the work reputedly undertaken by the great engineer, Thomas Telford. Consequently the areas bordering the road to the south and north of the Green at Hadley Highstone are lined with groups of small-scale Victorian cottages of stock brick or stucco, together with the old coaching inn King William IV Public House. The cottages form a pleasant and interesting part of the Conservation Area and a definable boundary to the settlement of Monken Hadley.

There are six primary land uses within the Conservation Area, which are; residential, religious, institutional, commercial, recreational and agricultural.

Over half the Conservation Area is agricultural and recreational land, which is also covered by the designation of Green Belt. A designated Metropolitan Walk runs from the far eastern point of the Conservation Area, from the Common, through the Green and beyond the Conservation Area. Also contained within these areas are sites of Borough Importance for Nature Conservation. The large areas of common land, the Green and the woodland in Monken Hadley provide excellent opportunities for informal recreation such as walking and picnicking. The cricket pitch and lakes offer points of interest at either end of the Common. Hadley Green's tussocky acid grasses, scattered trees and frequent ditches makes for a natural habitat and attract walkers. Formal recreational facilities include the Tudor Sports Ground, Old Fold Manor Golf Club, and King George's Field. The golf courses provide a pleasant visual contrast with adjoining land uses.

Approximately a quarter of the land is in residential use, and this extends outwards in ribbons of development along ancient rights of way. The area around the church, which might be considered the historic heart, consists of a narrow corridor of buildings and trees squeezing

the highway in between them and then opening up fine views where the road emerges onto open spaces.

Other land uses include commercial and institutional. Educational and institutional establishments include St Martha's Convent with premises at Hadley Bourne (although this use has at the time of writing become redundant) and Hadley Mount private hospital and primary school in Camlet Way, the children's home in Hadley Wood Road, an old people's home in Dury Road and the Wilbrahams Almshouses on Hadley Green Road.

5

The Character and
Relationship of Spaces
Within the Area

Monken Hadley has managed to retain a rural feel, with so much open space, in sharp contrast with much of suburban London. Its winding lanes and scattered groups of native trees are set among a traditional English landscape of ancient commons, old hedgerows and open fields. Around 75% of the Conservation Area is protected by the Green Belt designation which has influenced the nature of development and conserved the rural environment.

There is a strong relationship between public and private space, particularly around the Green and the Common. In these areas, much of the private space is enclosed but in a quite transparent form. In many cases this creates the experience of being demarked rather than cordoned off. When early houses were built it was intended that views onto and across the open space were uninterrupted except by the trees, vegetation and natural features. Equally this has allowed this relationship to be appreciated by passers by and this is an important characteristic of the Conservation Area.

5.1 Open Spaces and Treescape

5.1.1 King George's Fields

Originally, at the entrance to the fields on Hadley Green, stood a 16th century manor house that was destroyed by a bomb in 1944. The ridge behind the old manor house may have played an important role in the Battle of Barnet.

With most of the fields bought by the Council to celebrate the Jubilee of King George V, this pleasant grassy hillside has a surprisingly rural quality, considering its location within the built-up area of Barnet. It is made up of a patchwork of small fields, intersected by overgrown hedges, narrow strips of woodland and small seasonal streams. A short walk to the top of the hill affords fine views south across London.

The site lies mainly on London clay, capped by a small area of pebble gravel at the top of the hill. Most of the fields are managed as rough meadow, which are composed principally of neutral grassland, with tall coarse grasses and a few common wild flowers. At the top of the hill, the neutral grassland gives way to acid grassland. Around the eastern and western margins of the site, there are several sports pitches with short mown turf.

The combination of mature hedgerows with abundant berry-bearing shrubs, old trees and rough meadows make this an excellent site for birds and other forms of wildlife.

5.1.2 Hadley Green

This charming village green lies between High Barnet and Monken Hadley, on either side of the Great North Road. Apart from the passing traffic, it is a quiet and peaceful spot, ideal for informal outdoor recreation. However, in 1471 it was the site of the Battle of Barnet. A sign on the western section notes the location of the former village stocks

The site lies on high ground, about 120 metres above sea level. The landscape is fairly flat and



One of the ponds on Hadley Green

open, with thinly scattered trees in small groups, often on low mounds. An ancient hedgerow runs down the western boundary. The Green is dissected by ditches, which provide an important habitat. The five old ponds represent former watering points for horses and cattle, and each has developed its own different character. For the naturalist, however, the greatest interest lies in the site's particularly fine example of acid grassland. The Green supports a good variety of birds and butterflies.

5.1.3
Monken Hadley
Common

Monken Hadley Common is an attractive piece of countryside, which stretches along the built up area from High Barnet to Cockfosters. It is the last remaining fragment of the former Enfield Chase, which was elsewhere enclosed for agriculture during the 18th century. It was originally managed as a wood pasture, and a number of local people retain ancient Rights of Common. There is some evidence of earlier settlement, including Bronze Age artefacts. Most of the Common is now mature woodland, with many fine old trees, although there are also some small areas of acid and neutral grasslands. A large artificial lake lies on the northern edge of

the common, with two smaller ponds at the western end.

The site lies mainly over London Clay, with an area of Pebble Gravel to the west. The landscape is undulating, dipping down to a long east-west ditch in the middle of the wood, and rising towards Newman's Hill in the north and Bournewell Hill at the western end. The Great Northern Railway runs through north to south in a deep cutting. The Common is an important area for wildlife, with 41 bird species recorded as breeding in 1985. It also supports various amphibians, mammals, butterflies and grass snakes.

5.1.4

Old Fold Manor

Golf Club

The club was founded in 1910 on land belonging to the Earl of Stafford, an extension of his Wrotham Park estate. It occupies historic ground to the west of Hadley Green, which provided the venue for the Battle of Barnet. Dating techniques have confirmed that a surviving hedge may, as legend has it, have sheltered Lancastrian troops on the night before the battle.

The course is on sand and gravel in a district of clay. At around four hundred feet above sea-level, it maintains a dryness even during the winter months. The standard scratch score is 71, with a challenging 18th hole at 438 yards. Less skillful players are liable to see their shot disappear into the moat that survives the medieval Old Fold Manor.

5.1.5

Tudor Sports Ground

Part of the sports ground is home to the East Barnet Golf Club, which was founded back in 1937. The challenging 9-hole course is some 3,037 yards long. The 3rd and 4th holes occupy ground that was once said to be part of the Maws factory. The Maws factory was founded in 1807 and were manufacturers of surgical supplies. Archive records, however, show no record of a factory in this location. Access to Hadley Woods can be gained between the 2nd and 3rd fairways.

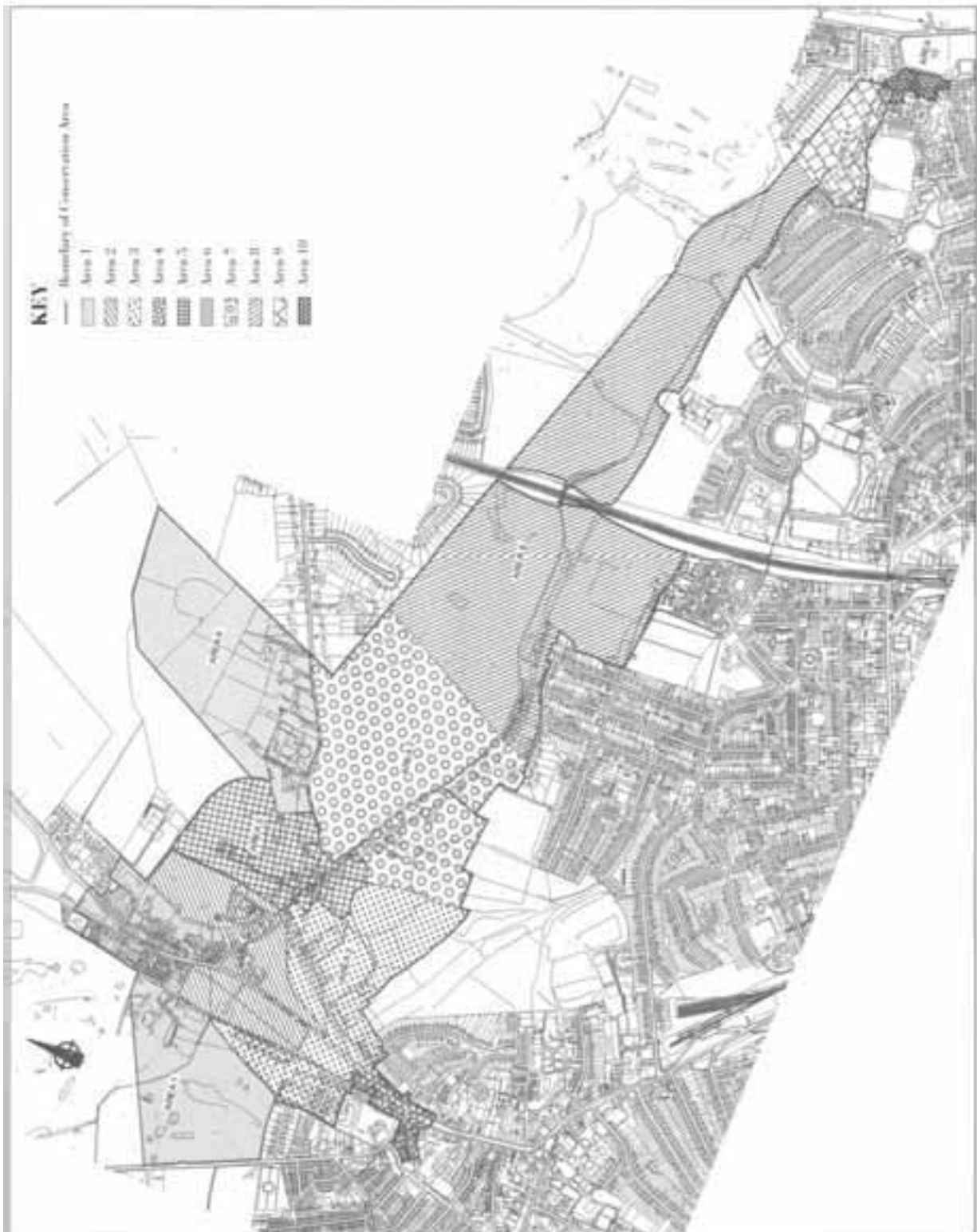
The sports ground also contains tennis courts, a play area for children and a cricket table that is used by East Barnet Valley and Rosslyn Park Cricket Clubs. There are two pavilions that are leased from the Council.

5.1.6

Trees and Woodland The whole Conservation Area is historically rural with built development being mainly introduced as country residences for the Georgians and Victorians. Later Green Belt policy has also helped to preserve the rural landscapes. With the exception perhaps of Barnet High Street (described in the area by area analysis as area 4), trees and woodland are an integral part of the landscape and are very important to the general character and feel of the conservation area. The large informal open spaces as described above and in particular The Common and Hadley Green are interspaced with trees and areas of woodland. Hadley Woods forms a sizeable part of the Common and of the Conservation Area. There is an abundance of many native species which are precious vestiges of the past, as well as considerable more recent planting and landscaping, with deciduous and evergreen species. Landscaped and well planted gardens and grounds make an important contribution throughout the Conservation Area which are typically planted with a variety of evergreens and introduced species as well as native trees. Gardens both large and small provide significant amounts of vegetation, both mature and planted more recently. Cedars and other conifers, in addition to deciduous trees are typically found in larger gardens and many are included in Tree Preservation Orders (see section 8.1). Additionally, there is much boundary vegetation and almost every road is tree lined.

6

Building materials A variety of traditional materials and vernacular building styles has been employed in this area. While the Conservation Area boasts many high quality listed buildings there are no consistent styles or sets of materials that have repeatedly been used or could said to be representative of the area as might be found on an estate development. Therefore, it is suggested that the



The division of sub-areas in Monken Hadley

reader would look to the individual character analysis below (7) for the particular local area in which they are interested to define local styles, materials, textures and colours.

7
Character Analysis of
Individual Areas

The Conservation Area is made up of ten sub-areas, each with its own particular characteristics. Naturally, these characteristics overlap in some parts of the Conservation Area. In order to understand each sub-area and to analyse its built form and local detail, they are considered individually below. The map on page 18 shows the division of sub-areas.

7.1
Area 1 -
Hadley Highstone

Kitts End Road. This is the northern end of the Conservation Area and only a small part of Kitts End Road is included (this is the borough boundary). A notable property, the locally listed Basket's Lot, is set within its own grounds, with highly screened vegetation in the island between Kitts End Road and Barnet Road. There are long views into the Conservation Area from Kitts End Road, almost as far down as the Green. Attractive cottages line the route (although they are considered part of Hadley Highstone).



Cottages lining Kitts End Road

Hadley Highstone (part of the Great North Road). The Highstone obelisk is at the junction of Kitts End Road and Barnet Road. The stone, which as noted earlier, commemorates the Battle of Barnet and was moved here in 1840 from its original position some 200 yards further south. The road is lined by cottages of varying styles although it is notable that on the east side the properties might be considered larger, later and more imposing. There is a greater variation of roof heights with some properties up to three storeys high. Most of the properties are noted for their group value as are several other groups along this side of the road (see main map). The houses fall into natural groups of four to six in terms of their style and as sets of small groups are a variety of traditional styles and materials. They also tend to be set back from the road, accentuating their location. A little further down the road on the same side is the 17th century King William IV pub, an attractive timber framed listed building, sited between two other locally listed buildings, the group being particularly important to the Conservation Area. On the west side of the road a notable group of properties are the redbrick terraces (nos. 15-27) which have retained many of their original features. No.1 Hadley Highstone is a picturesque, locally listed cottage which has a splendid setting and outlook facing the green.



King William IV Public House, Hadley Highstone

Taylor's Lane leads off Hadley Highstone (on the west side), around to Old Fold Lane and contains pretty, modest cottages notable as a group and built in close proximity. There is a strong front boundary. Nos. 7 and 8 are locally listed. Old Fold Lane contains a group of attractive Victorian terraced properties on one side only, facing the high boundary vegetation of the golf course although there are glimpsed views beyond. This part of the Conservation Area is characterised by restricted road widths and a tighter urban grain. This opens out at Old Fold Close and further more onto the Green itself. Old Fold Close branches off from the lane and contains handsome locally listed properties. They are quite enclosed by a strong vegetated boundary with glimpsed views of the houses from all angles. There are direct views into the close from the lane. On the opposite side is the listed Old Fold Manor Golf Club House, two houses of c1820. It was adapted in the early 20th century by Charles Weymouth as a clubhouse with an added central link with four columns. Next door, the listed Old Fold Manor House of c1750 is also a fine stuccoed five bay building which can be glimpsed from the lane through its boundary vegetation. There are the remains of a moat to the west. The Manor faces (although set back) onto the Green and there is a path which leads invitingly onto the Green along the front of the Manor.



Old Fold Manor, Old Fold Lane

Mill Corner. A mixture of old and new properties lead off behind the locally listed Loch Fyne Fish Restaurant providing views from Hadley Highstone. The older terminating building is gated which detracts from the scene.

7.1.1

Boundaries Boundaries in this area tend to be picket fencing, hedging and similar rural features.

7.1.2

Trees, Vegetation and Open Space The main contribution to the street scene is through well planted gardens and boundary vegetation. Trees within gardens and planted by the roadside help to retain a semi rural character and compliment attractive cottages, terraces and larger Victorian properties. Area 1 also includes the top part of Hadley Green and the Old Fold manor Golf Course (see section 5.1.4) and a spectacular outlook onto the mature vegetation of the main part of Hadley Green.

7.1.2

Intrusions/
Opportunities for Improvements Highway treatments and street furniture such as the bus stops, traffic islands and road bollards are not always sympathetic to the quality of the setting, particularly at the northern end of the Conservation Area. There are some infill developments which due to their boundary treatments, style, materials and detailing do not enhance the Conservation Area. Examples of this include: nos. 37-47 Hadley Highstone which are a modern style, with UPVC double glazing; and Hadley Memorial Hall which does not sit well between its two more traditional neighbours; buildings behind the King William IV public houses; and modern red-brick, gated developments at Boundars Close.

7.2

Area 2 -
Hadley Green In a southerly direction, Hadley Highstone becomes Hadley Green (just after Mill Corner). The character of the two areas changes slightly at this point as the amount of development along the two sides of the road peters out and the

setting becomes more rural. The houses bounding the green are built at a much lower density and often on a grander scale than in area 1.

Dury Road contains an impressive range of listed buildings. The properties on Hadley Green are more notable for their variety of scale, texture and positioning in this semi rural location, which is what makes this part of the route so attractive. Viewed from a northerly approach, the first property on Hadley Green, Green View, becomes a focal point. This is an attractive white stucco Georgian house which would seem to mark the beginning of varying styles of development from Hadley Green to Hadley Highstone. The road Hadley Green splices the green while Hadley Green West, (which is included in area 3) provides the western boundary. Dury Road and Hadley Green Road provide the northern and eastern boundaries respectively. The locally listed Windmill House can be accessed from the western side of Hadley Green. Windmill House is a very attractive but restrained Victorian Gothic style. Glimpsed views of this imposing property can be seen from the road through the mature vegetation of the green.



A glimpsed view through the vegetation of Hadley Green of Windmill House

Dury Road branches off from Hadley Green/Hadley Highstone in a south-easterly direction and contains many high quality and listed properties. These include: no.1 - early 18th century plum brick; nos. 3-11, 15 and 17 all timber framed; nos 5-9, Victorian Gothic front, bargeboarded gables and pretty timber Gothic veranda; nos. 1-17 are notable for their value as a group as are the small row of Victorian terraces on the opposite side (nos 4-18) although the former group are of a superior quality. There are glimpsed views up the slip road containing nos 21 and 23, which are small, attractive cottages. No. 29, Thorndon House, is early Georgian. Nos 27 and 31 are of a similar date. From the top of Dury Road there are views as far down as nos 27 to 31. After this there are long views all the way down to the Wilbrahams Almshouses on Hadley Green Road to which the eye is naturally drawn. 39 Dury Road, Stoberry Lodge, c1830 is a stucco villa, nos 41- 43, Hadley Bourne, St Martha's Convent (listed), is of red brick, mid-to-late 18th century and provides a focal point and an impressive view coming up Hadley Green Road or Green Slip Road.



Properties along Dury Road

7.2.1

The Green There are impressive views from all sides into and across The Green, which provides direct views for houses facing onto it. Hadley Green is quite thickly treelined next to the road and both sides of the Green have scattered vegetation which provides a semi-wild habitat. It is an area consequently designated as a Site of Metropolitan Importance for Nature Conservation due to its ecological maturity. Paths throughout the Green are particularly used by local residents and visitors, for jogging, walking or exercising dogs. At the northern end of the Green (Dury Road side) there are two fishing ponds which provide a particularly picturesque setting. From Hadley Green, there is a path that leads along and around the back of Greenview, which ends at the pond.

7.2.2

Boundaries Boundaries in this area tend to be hedging, picket fencing, boarded fencing and some low walling giving the area a pleasant, open, semi-rural quality.

7.2.3

Trees, Vegetation and Open Space There is a change in character in this area as the relationship between open space (namely Hadley Green) and the built environment becomes stronger. Larger properties are built at a notably lower density allowing for more planting in front gardens and by the roadside allowing glimpsed views through trees and vegetation. There are many spectacular views onto the mature vegetation and ponds of Hadley Green.

7.2.4

Intrusions/
Opportunities for
Improvements There are few intrusions in this area of study. The only example can be found on Hadley Green where some newer neo-Georgian properties have unsympathetic boundary treatments and gating which tends to detract from the setting.

7.3

Area 3 - Hadley Green
Road West and Hadley
Green Road East

The Great North Road is flanked on both sides by the Green. This part of the main throughfare in Monken Hadley has no built elements except for the access to the listed Pymlicoe House and Hadley Green West. Hadley Green West and Kitts End Road were the original route of the St. Albans Road. Pymlicoe House which stood on this earlier route, is a stuccoed Georgian property which can be admired through the scattered vegetation from Hadley Green. Originally, this house would have stood alone, but the row of houses which constitutes Hadley Green West now stands either side of it. Both sides are screened so are not visible from Hadley Green. These houses are quite large and of a later construction (possibly from around 1930 onwards). They all range in style and quality of design but are attractive, remain largely unaltered and contribute positively to the Conservation Area. They enjoy a spectacular setting.

The built side of Christ Church Lane is described in area 4. Its undeveloped side forms part of the southern boundary of the Green and might be distinguished from the next area as the transition can be seen from semi-rural to more urban at this point (area 4, is characterised by Victorian development related mainly to the growth of the railway). The transition from the more suburban style of development that took place at Hadley Green West to more urban can also be seen in and around Gladsmuir Road and Hadley Grove. Gladsmuir Road contains large houses of varying styles and ages. Most are of a pleasing design although there have been some unsympathetic alterations and extensions here. The group of Edwardian houses that grace the first part of Hadley Grove are of notable architectural quality and are of value as a group (see map).

Hadley Green Road runs along the south-east edge of the Green beginning on the fringes of High Barnet (branching off the Great North Road). With the exception of four neo-Georgian

cottages, there runs a string of mainly Georgian listed buildings, along the edge of the Green beginning with The Grange (mid 18th century red brick), Ossulton House (1764, red brick) and two cottages with early 19th century fronts. These properties have an attractive outlook onto the Green's southern pond and are situated next to an open space that provides long views and an access route to King George's Field beyond.



Hadley Cote and the Old Cottage on Hadley Green Road

Built at around the time of writing, next to The Grange (mentioned above) is a small scale, Gothic style property. This makes a positive contribution to the Conservation Area blending well into the local context and provides an example of the standard of design required in the conservation area.

Next along, there are four detached neo-Georgian houses. These are good examples of 1950s infill to replace bomb-damaged properties, built in a plain but attractive style which integrates fairly inconspicuously with the listed buildings. Hadley House Cottage provides a focal point alongside Hadley House which was built on a grand scale,

in majestic Georgian style. Apart from the listed, high walled garden of Hadley House, the rest of Hadley Green Road has prominent railings or low boundaries which emphasise the strong relationship that these properties have with the Green. There are further striking, stuccoed and red brick Georgian properties along Hadley Green Road which are mainly listed. The properties Fairhold, Monkenhold, Monken Cottage, Livingstone Cottage and Northlands are notable as a group, due to their attachment and colour, ending with the Wilbraham Almshouses. These are a group of six, early 17th century, red brick cottages. The almshouses are particularly noticeable due perhaps to how unusual they look in contrast to surrounding properties being single storey but extending in length with their steep roofs. They mark the beginning of a funnel like access where the road bends and meets with Dury Road and bends invitingly to the village centre. There is a good view here of St Martha's Convent (on Dury Road) from Hadley Green Road.

7.3.1

Boundaries Boundaries here are railings, low walls and hedging giving an open transparent quality to the area.

7.3.3

Trees, Vegetation and Open Space Again there is a strong relationship between imposing, high quality properties and the outlook onto Hadley Green. This area also includes King Georges Fields, a large open space whose access is defined by some wooden gates and views framed by trees and mature vegetation to the fields beyond. (See also 5.1.1

7.3.2

Intrusions/
Opportunities for Improvement At the northern end of Hadley Green Road, a later addition to Grandon, there is a garage block which is not considered to contribute to the character of the area.

7.4

Area 4 -

Barnet High Street This area begins at the southern boundary of the Conservation Area following the line of Bath Place to the south east and branching off on the St Albans Road in a north westerly direction. This area contains the top end of Barnet High Street, before it merges into the Great North Road/Hadley Green.

This part of the Conservation Area (before the Green) is much more urban being built of a tighter, compact grain and commercial nature than area 3 (in contrast to the predominantly residential nature of the rest of Monken Hadley). This area contains a variety of retail uses, estate agents, restaurants and pubs as well as residential and religious uses. As mentioned, the development of this area relates more to the growth of the railway and therefore the majority of properties are Victorian, as opposed to Georgian. There are almost certainly more intrusive features in this area than any other due possibly to the greater demand for change and modernisation that occurs in a more commercial environment.

There is a great deal of variation of roof and building heights of one to three storeys. This occurs on both sides of the road and the view from the Green end of the High Street in a southerly direction provides an interesting and varied skyline of roof levels and chimneys as well as a great variety of building styles.

The former garage at the corner with Hadley Green Road is a natural focal point due to its positioning, open frontage and design which addresses both the High Road and Hadley Green Road. It represents a change in the built form from the previous area and is of a later era dated 1931 and is an attractive building, although in need of a little repair. This same side of the High Street (the even nos. side) contains at least three sets of buildings which are notable as groups, all of which are shopfronts at ground floor level with attractive terraces above. Some of the shopfronts retain traditional features or have been modernised in a style sympathetic to the

Conservation Area. A characteristic of traditional shopfronts here is their division by glazing bars to small panes. Equally, there are some unsympathetic fascias, signage at first floor level and some totally modernised shopfronts as well as the creeping in of less attractive, modern double-glazing to the flats above. This applies to both sides of the High Street. There are three attractive properties which lead off behind nos. 200-204 the High Street and provide glimpsed views from the road and interesting focal points.

On the odd numbers side, the top boundary of this area is Christ Church Lane. No. 203 High Street addresses both the High Street as a shopfront and Christ Church Lane as a residential property. It is a very attractive Victorian building retaining original features. Its neighbour on Christ Church Lane is of a similar style (although it has a rather unsympathetic extension). Both properties have a very advantageous outlook onto the Green. Their neighbour is the more unusual and rather more imposing, locally listed water and gas pressure tower. It has very tall first floor windows (which are likely to have been associated with its original use) and is attractively bounded with low but creeping vegetation. It has been converted to residential use and provides an almost unexpected focal point on the edge of the Conservation Area.

Returning to the High Street, the first group of properties, interspaced with the Baptist Church, are mainly residential, very attractive and well maintained and some retain original railings. No. 151 is listed, built around 1700 and although it has a projecting modern shop, the original building is of interest. The Exchange Buildings, dated 1891, are of good quality. They were obviously designed in a decorative Victorian style and address the corner well on the fork of The High Street and St Albans Road and provide a good focal point. Unfortunately, the shop fronts at ground level are poor.

The properties on St Albans Road within the Conservation Area are a variety of levels ranging from one to three storeys. No. 4 is a very attractive cottage. On the west side of the road

the Conservation Area boundary extends to include the old market site.

Granted its Royal Charter in 1199, Barnet Market originally occupied the triangular space to the south east of St. John's Church. In 1874, William Kemp established a new market place off St. Albans Road that is still in use.

This historic stall market comprises an open courtyard, around which is a collection of low-quality cattle sheds, in a variety of colours, sizes and styles, constructed of corrugated iron and timber. These are arranged mainly along the northern edge of the site. The market is contained within a defensive brick wall, which is highest along the St. Albans Road frontage. The main access is through two globe-capped pillars, from which hangs a pair of iron gates. As the site turns the corner into Chipping Close, the northern perimeter wall becomes lower and is dominated by two corrugated iron cattle sheds, between which are another pair of iron gates. The cattle sheds, iron work and perimeter wall are all original features of the market.

Occupying part of the same block, and adjacent to the Market along St. Albans Road, is Bruce Road. Bruce Road contains three, two storey properties, with commercial/retail use on the ground floor. These are certainly as old as the market, but would appear to have been extended and altered. This is the periphery of the town centre, and marks a change in townscape towards a smaller, more domestic scale.

Opposite the market in Chipping Close stands a terrace of small, brick built two-storey cottages. These houses have pitched roofs, a single window on each floor and an arched recessed entrance, which offers the only defensible space. They are in keeping with the predominant height of local properties and present a virtually unaltered face to the street, retaining most of their original features.

7.4.1

Boundaries In this area, most of the properties stand at the back of the footway.

7.4.2

Intrusions/
Opportunities for
Improvement The forecourt and signage of the former garage (at the time of writing) at 242 the High Street are negative features which detract from both the building and the Conservation Area.

There are several properties on both sides of the High Street which do not positively contribute to the Conservation area. These include: Hadley Parade shops; No. 165 which is a bulky design which does not merge well with other designs in the street, spoilt mainly by its features such as bays, dormers and windows (as opposed to the use of inappropriate materials), nos. 202-204, a single storey modern building currently used as a car showroom and would appear to have been purpose built.

There are some poor quality shopfronts, with poor quality signs and fascias and some signage on buildings at first floor level. Examples include the Exchange Buildings, and various shopfronts between nos. 170-200 High Street.

There are several intrusive gaps (see map).

The highway treatment at the fork of the High Street and St Albans Road is unsightly and does not enhance the southern end of the Conservation Area or the Exchange Buildings.

7.5

Area 5 -

The Village Centre This area contains the remaining part of Hadley Green Road as it curves around the corner at the junction with Dury Road. To the rear of the properties in this area is agricultural land which also neighbours the aforementioned Battle of Barnet site (contained within an area of archaeological significance).

There are strong tree-lined boundaries defining the route along both sides of Hadley Green Road up to the site of the Church. On the church side

of the road, the houses are set back from the road, with wider pedestrian access while on the other side is dense vegetation with a narrow pavement and providing pedestrian access. This area is the focal point of the village of Monken Hadley containing the ancient church site of St Mary the Virgin. Views to and from the church are impressive. The current church on the site is grade II* listed, dated 1494 on the west tower although there are many 19th century additions. The church is constructed in an attractive and irregular flint and ironstone and the aforementioned copper beacon on top of the west tower is a great rarity. The churchyard contains many chest tombs and some wooden headstones as well as the contemporary tombs of some well-known people. There are paths around the church and churchyard and it is possible to walk through to the other side, providing access to the Common.



Access through the church graveyard leads to the Common on the other side. Pagitts Almshouses are in the background.

The houses which lead to the church after St Martha's Convent (area 3) include on the one side, two large, neo-Georgian houses (The Cedars and Little Pipers) next to The Grove (listed) which are all set in their own walled

grounds. These properties are quite enclosed and set back behind vegetation and tall brick walls, although views of the houses are possible through their front gates. Beacon House and Grove Cottage are nestled in between The Grove and the Church and are highly attractive timber framed buildings behind later brick facings. The churches other neighbours are the impressive Pagitt's almshouses of Gothic flint appearance, alongside the Gate House and Rectory buildings. The Gate House is considered as being the beginning of Hadley Common and is an early Victorian house with listed timber barred gates across the road acting as a pinch point and traffic calming measure. The Rectory buildings are also of a Gothic appearance in red brick and are locally listed.



The Gate House, Monken Hadley Village

Opposite the church is White Lodge, an imposing white stuccoed house next to the modest, timber framed Church Cottages. To the rear of the Cottages is an attractive area with

glimpsed views to the property beyond. The variety of attractive properties which make up the village centre are of important group value with the church and provide a number of focal points within the village. One has to pass this concentration of properties to appreciate the view which opens out onto the Common with Hadley Wood as the background.

7.5.1

Boundaries Boundaries to properties nestled around the church are picket fences and low walls adding to the village/cottage atmosphere. Camlet Way branches off to the north east providing a strong vegetated boundary on the left hand side. The other side of the road provides a more open boundary with views onto the Common.

7.5.2

Trees, Vegetation and Open Space The rural feel of the village centred is aided by the trees by the sides of the roads, planting to the boundaries and fronts of properties, the open graveyard of the church and sweeping views onto the Common and to the Hadley Woods beyond.

7.5.3

**Intrusions/
Opportunities for
Improvement** Informal car parking in front of Beacon House/the church does little to enhance the village centre or the setting of the church. Monken Gotthard, the property next to the Church Cottages is an unobtrusive building within this location but of no great architectural merit. Its garage fronts the road and is not a positive feature of the village and actually detracts from the house itself. The volume of traffic that passes through the village centre, although slowed by the gates at the entrance to The Common, can detract from the overall quality of this rural environment. The new Hadley Lodge, which replaced the earlier listed building which burnt down in 1981, is a little too robust and self assured for many tastes.

7.6

Area 6 -

Camlet Way Having passed through the village centre (area 5), the tree-lined Camlet Way branches off to the north east from Hadley Green Road and reaches beyond the boundary of the Conservation Area. This is a narrow lane, but with a pedestrian walkway and green verge on the built side. The southern side remains an open boundary with sweeping views onto the Common and across towards the houses on the other side of Hadley Common and Hadley Woods to the east.

Built development along the north side of Camlet Way begins with a large new house which is set back from the road. Next to this is the recent neo-Georgian Grove End House. There are extensive areas of TPO trees around Grove End. St Martha's Convent School is probably the most notable building along this lane. An imposing, 18th century red brick building set in its own grounds in front of a pond, the main building is listed. Beginning at the convent school, the boundary line along the built side of the road is very strong being highly vegetated and screens the convent from view. There are several large properties which continue along Camlet Way with long driveways and some with high, locked wrought iron entrance gates and railings. Coupled with screening boundary vegetation these properties are in some cases obscured from view so although they provide a strong boundary line, they also give a sense of total privacy and prohibited access, a characteristic that is not so pronounced with the Convent. The high boundary is broken at the property White Webbs, views of which can be seen over the boundary hedge and up the driveway. This is a large Tudorbethan house with leaded light fenestration and is locally listed. Listed gates that act as an entrance/exit to the Common are situated on the boundary of the Conservation Area.

The land to the north of the properties in Camlet Way and area 5 is almost completely undeveloped agricultural land, included in the Green Belt. There are clear field boundaries seen

in area 6 to the northern-most tip of the Conservation Area. Although, as noted below, Rectory Farm (which is to the rear of the Convent school) has become derelict and indeed at the time of writing contains a series of dilapidated sheds and out buildings. An assessment of the landscape around the farm has shown that this is an historic landscape characterised by ponds and small fields. The field boundaries are long established, as evidenced by hedgerows and hedgerow Oaks. It is likely that the field patterns reflect early enclosure which makes them of considerable historical significance. There are also extensive areas of tree preservation orders around Rectory Farm.

At the boundaries with the road, the Common is of a less wild nature than the Green. It is not tree-lined and incorporates a cricket pitch and is well used by dog walkers and joggers for informal recreation. The grass is kept shorter and is less tussocky. Viewed from Camlet Way the Common becomes more wooded in a southerly direction (this is Hadley Woods). The woods also border the opposite side of the road just beyond St Martha's Convent School. Hadley Woods are an important part of this very rural location and are an established and diverse habitat.

7.6.1

Boundaries, Trees,
Vegetation and
Open Space

The above are described within 7.6. The open space and mature vegetation form a significant part of this area. Monken Hadley Common is also described at 5.1.3.

7.6.2

Intrusions/
Opportunities for
Improvement

Grove End House is a neo Georgian style and although of an acceptable style and proportions would have blended more inconspicuously into the setting if a modern garage door had not been incorporated into the front elevation as this detracts from its' design.

Boundaries to Monken Hadley Church of England School are not in keeping with the character of the Conservation Area. Rectory Farm (set behind the Convent School) has become derelict.

A restrained reduction in some of the boundary vegetation on the built side of Camlet Way would allow glimpsed views of these quite attractive properties and reduce the solid nature of the border (formal consent may be required - see 8.1).

7.7

Area 7 -

The Common The road named The Common leads from the village gate on Hadley Green Road (area 5) providing a boundary for The Common. As with the Camlet Way boundary this is undeveloped on the side of the road that adjoins The Common itself and so allows sweeping views across from the developed side of the road and gives the overall feeling of a rural setting. The Common also adjoins and blends with Hadley Woods and becomes entirely wooded opposite to the properties Hurst Cottage and Aynho.

The relationship of the large extent of green space to the houses as well as the high quality of architecture are vital to the character of the area (there are several very fine and varied listed buildings along this part of The Common). There is a mixture of imposing larger Georgian and Victorian villas and houses as well as attractive cottages. This area differs from the other areas due to the sheer scale of the properties, their siting back from the road behind greens and their spacious landscaped surroundings. There are also opportunities to catch glimpses of the properties from the gravel path which runs in front of the houses, and more sweeping views of the architecture on the horizon when looking across from The Common.

Assessing each property individually, travelling in a north-easterly direction up towards the village centre, the listed Hadley Hurst is the first focal point after the previously highly vegetated boundary. This encloses some late 20th century

properties which are of little architectural merit and are quite highly screened by vegetation. Hadley Hurst is a large, three storey, imposing c1700 red brick property that neighbours Hadley Hurst Cottages (18th century) which were originally stables for Hadley Hurst. Also listed, they are again on quite a large scale and centred around a tall archway. The next cluster of listed buildings provides an interesting combination beginning with the white stuccoed Georgian, The Chase, with its central doorway and large broad framed windows; then the more modest Aynho which is a cottage of 2 storeys with a large central chimney and two front gables. Next is the larger Hurst Cottage, again a white stuccoed Georgian building, slightly less grand than The Chase but not dissimilar. The last listed building in sub-area 7 bringing one back towards the village, is Gladsmuir, which is a c1830 red brick villa with a shallow roof and deep eaves. Gladsmuir is Victorian and notably different in character to the other properties



Hadley Hurst, The Common

7.7.1

Boundaries Boundaries within this area are tall brick walls or hedging with a few houses set back with little or no boundary treatments, creating open 'greens' at the front.

7.7.2

Trees, Vegetation and
Open Space

By far the largest expanse of area is the open space created by the Common and Hadley Woods. The properties on the built side of the road continue the relationship with open space with greens at the fronts, landscaped and planted grounds and views which are glimpsed through scattered trees and vegetation. As with the previous area, the feel is very rural.

7.7.3

Intrusions/
Opportunities for
Improvement

The Chase has an uncharacteristically solid boundary, which detracts from the view to the house.

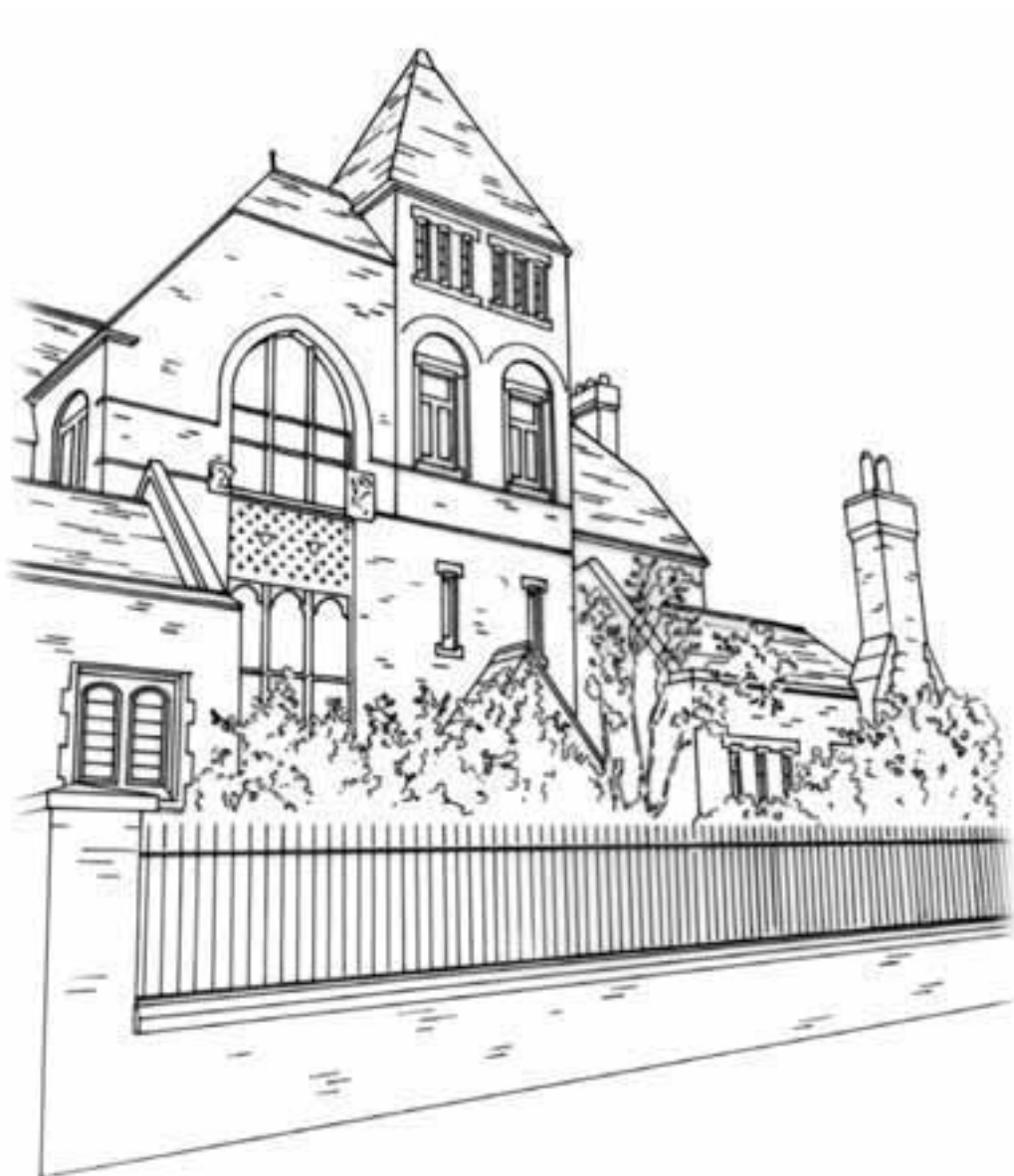
Monkenmead is a 1970s house situated next to the listed Hurst Cottage. This is not particularly characteristic of the Conservation Area or of great architectural merit.

7.8

Area 8 - Hadley Woods

This area directly adjoins area 7 continuing along The Common. On the undeveloped side of The Common it is now entirely wooded (Hadley Woods). On the developed side, The Crescent is set back and highly screened by trees and vegetation and is accessible at both ends through listed access gates. The Crescent does represent a change in the built form from the luxurious villas of area 7 to the beginnings of the more suburban type of development to the south of the Conservation Area boundary. The Crescent contains some interesting Victorian architecture as well as mock Tudor and Georgian. With perhaps one or two exceptions the properties retain many original features and are well designed and maintained. Most notable perhaps and unusual in style is the locally listed Monkenhurst (no. 15), an 1880 romantic Gothic building of three storeys with a tower over the main entrance and attractive stained glass windows. The tower roof can be viewed

journeying up Bakers Hill. Nos.1 and 2 are also fine Victorian properties. The last property on The Common is an uncharacteristic modern block of flats for the Conservation Area called Hadley Heights. The Common then becomes Bakers Hill. Hadley Wood continues on the north side of The Common while on the other side, there are two private roads leading off Bakers Hill (one of them is named The Spinney) which contain later neo Georgian houses. There is one elegant exception called Witchings, a 3 storey rendered house of an earlier era (possibly around 1920s).



Monkenhurst, The Crescent

To the south of The Common and to the east of The Spinney is the Tudor Sports Ground and Golf Club, which is included within the Conservation Area boundary. Although these are two differing types of open space, the Golf Course is screened with a few glimpsed views by wooded vegetation and the area appears almost entirely rural. The road ends in a car park at the Golf Course and from this point one would have to take the footpath which continues through to the very eastern end of The Common/Hadley Woods and the Conservation Area. The Common is spliced by the railway line just after the car park area (the line is excluded from the Conservation Area).

7.8.1

Boundaries Boundaries in this area are in a variety of materials, low to medium in height and taking on a more urban quality.

7.8.2

Trees, Vegetation and Open Space The gardens of The Crescent are largely planted and the road screened by tall mature vegetation which has the feeling of being part of Hadley. This area continues on from the previous area containing entirely wooded common. The Tudor Sports Ground, a large and key recreational open space is described above and at 5.1.5.

7.9

Area 9 - Games Road Walking along the footpath into the tongue of land at the eastern edge of The Common, one reaches area 9. The footpath is very much part of The Common, enclosed and with a strong rural feel. A dark stained, close-boarded wooden fence topped by trellis partially conceals the new residential development behind the historic local landmark that is Ludgrove Hall.

The locally listed Ludgrove Hall, dates from the 1830s, and has been added to throughout the 19th century. The building displays a variety of styles and finishes and has been converted into apartments. The development is enclosed by contemporary lightweight railings, set into a grey concrete kerb and strung between capped, brick built pillars. Two pairs of large double gates

provide access. The boundary treatment permits a view of the large brick-built houses, which can be seen behind the main house. These are untypical and unsympathetic in this location due to their 'cul-de-sac' style arrangement, and the feeling of enclosure created by the perimeter treatment. Although their appearance is not offensive in terms of the design and materials, they do not blend in with the location, which is otherwise open with informal boundaries.

The large turning circle in front of the Ludgrove Hall development forms the most suburban section of Games Road. Originally part of an ancient bridleway which ran from Monken Hadley to Cockfosters, this historic route gives legibility to the area. The simple tarmacked road is an integral part of The Common and not a boundary. It is flanked by grassed and wooded areas on both sides, with no pavement or kerb. Short, white-capped wooden posts serve to pick-out the edge of The Common. There are a variety of buildings along the southern side of Games Road that help to frame The Common and create a definable border to the woods.

Nos. 56, 54 and 52 Games Road are modern detached houses built in a variety of styles. Standing well back from the road behind cultivated lawns, they have no formally defined boundaries apart from a few strategically placed rocks.

Cheyne House, is an imposing although perhaps architecturally undistinguished, red brick, neo-Georgian property. It is set back behind a closely cropped front lawn. The house is partially screened behind an informal boundary of trees and hedges, offering nice glimpsed views.

The Grange is a modern block of neo-Georgian flats and garages, designed in an institutional style, and built on the site of an older house. This typically suburban style development is set back from the road, fronting The Common from behind its formally landscaped lawns with a few boundary trees.

Although the trees and green spaces on this southern side of the road are within residential curtilages, they are an integral part of the area and contribute to its quiet, almost rural character.

Nos. 10 to 18 Games Road are an attractive terrace of modest cottages, built in 1750. Front porches have been added to two of the properties. They have no formal boundaries. Outside of no. 10, marking the most easterly edge of The Common, is one of four wooden gates which stand at the access points to The Common. Originally erected in 1824, this white painted, five bar timber gate is included on the statutory list.

7.9.1
Trees, Vegetation and
Open Space

The walk through the mature Hadley Woods to this part of the Conservation Area is extremely pleasant and free from development and the influences of traffic. The footpath through the woods comes out into Games Road, and as with the two previous areas development is confined to one side only and the Common continues almost to the top of Games Road. On the built side, the housing is at a low density, set back behind greens and blends well into the rural scene with mature planting, trees and vegetation.

7.9.2
Intrusions/
Opportunities for
Improvement

As mentioned, the development behind Ludgrove Hall fails to reflect the character and appearance of the Conservation Area.

7.10
Area 10 - Trent Park

Trent Park was previously designated as a separate Conservation Area. However, the development of the grounds of the locally listed West Farm Court has resulted in a change to its character. The remaining unchanged areas are of a similar character to that of area 9 of the Monken Hadley Conservation Area and in fact adjoin it. The Monken Hadley boundary has therefore been extended to include this part of

the Trent Park Conservation Area and the remaining new development removed from the Conservation Area status.

Sub-areas 9 and 10 provide an approach to The Common. Trent Park includes: nos. 2 to 6, and 8 (office buildings) Games Road, the Cock and Dragon public house which is located on the corner of Chalk Lane and Games Road, as well as nos. 4,6,8 and 10 Verwood Drive, the locally listed West Farm Court and no. 1 Gatcombe Way (The Gatehouse at West Farm Court).

The grounds of West Farm Court have been developed during the last few years and have now been proposed to be removed from the Conservation Area. These comprise the rest of Gatcombe Way and Verwood Drive. Elements of West Farm Court can be seen reflected in some of the designs.

Nos. 2 to 8 Games Road is an unusual, handsome building of long, thin appearance, which is now used as offices (previously residential). It is 3 storeys, built mainly in red brick with a mixture of other colours giving an overall terracotta appearance. The building has a steeply pitched roof and the ground floor has some large Georgian style windows which curve around the end of the building. The original building has a partially matching extension that retains an earlier stone arched door surround. The roof does not match the original building.

The Cock and Dragon Public House was built in 1915 and was originally named The Cock Inn. This is a plain, symmetrical building with bay windows on either side of a central arcade. Perhaps the building's most remarkable features are its green pantiled roof and clock tower, which is topped by a large weathervane.

West Farm Court, is a locally listed, 2 storey, elegant Georgian building. It is a long, rendered building dating from the early 1800s with tall ground floor windows and high white chimney stacks. The house has been converted into apartments with a new porch added in 1995.



The locally listed West Farm Court

The Gate House and nos. 4-12 Verwood Drive date from the 1990s. These are quite attractive properties built to reflect and perhaps complement the style of West Farm Court. They are all white rendered with grey slate roofs. The Gate House is a plain but smart style, with an attractive porch and nicely detailed windows.

8
Development
Applications in the
Conservation Area

Applications for development in the Conservation Area must be of a high standard of design. The area has been highlighted as being of high quality and interest and containing many buildings of architectural and historic merit, often in rural, landscaped or highly vegetated settings. While there are many listed buildings within the Conservation Area which have additional protection policies, the area is also recognised for its collection and grouping of buildings, spaces and views between buildings, vistas, scaling and detail, pedestrian access, thoroughfares and open spaces, trees and landscaping.

All these issues need to be considered when an application is submitted. Attention to the planning, design and quality of the proposal can result in a successful development which contributes positively to the Conservation Area. An applicant must ask themselves the following questions. Will the proposal preserve and enhance the character and appearance of the Conservation Area? Will it make a positive contribution? If the answer is no, then it should go back to the drawing board.

8.1

Potential development The following provides some broad pointers on types of development and issues which should be considered:

Demolition and new development. It is almost never acceptable to demolish buildings which contribute positively to the Conservation Area. Even when there is no objection to demolition it will rarely be considered without a high quality proposal for its replacement. A new building must respect its context but can be of a traditional style or provide a high quality contrast. So long as the proposal is well designed and harmonises with its setting it will be looked at positively. Mediocre, purely functional buildings, or buildings which seek only to maximise internal space and pay little or no attention to the requirement for good design are unlikely to be considered favourably.

Extensions. Extensions should normally be subordinate to the main building. In the Conservation Area there are many large houses in large grounds. Often applications are received for large extensions which completely change the character of the original house, pinch important glimpsed views or unbalance the relationship between the built and natural environment. These are highly unlikely to get permission. Extensions need to be thoughtfully designed and relate to or appear as though they are part of the original development and sit comfortably in their setting. This applies to the rear as well as the front of buildings. Although the front elevations are the most important, as they have the most impact on the Conservation Area, the rear of the

property has usually been designed with as much care as the front. There will always be a limit to the amount of extensions a building can be considered to take.

Tree Preservation Orders and works to trees. Treatment of trees included in a Tree Preservation Order requires the formal consent of the Local Planning Authority. However, for proposed works to other trees the Council requires six weeks notice in writing. (Unauthorised treatment of protected trees is a criminal offence which may carry a heavy penalty). The treescape is an integral part of the Monken Hadley Conservation Area and with few exceptions contribute positively to its character and appearance throughout. The removal of trees deemed important to make way for development, to “clear” an area, formalise the landscaping or turn it into a hard surface area are in almost all circumstances, not acceptable. Restrained reduction in vegetation is more often permissible but applications would be assessed on the contribution made by the vegetation to the Conservation Area.

8.2 Before Submitting a Development Application

In general applicants need to consider in the design of any new proposal:

- Size - of the proposal in relation to the size of the plot, the footprint of any existing buildings, any existing spaces between buildings, and the relationship to the surroundings.
- Bulk - this is the volume of development that a plot can comfortably accommodate without it appearing overbearing or becoming over dominant.
- Scale - the scale of existing and adjacent properties must inform any new properties.
- Proportion - the proportion of adjacent and existing properties and their features must inform any new proposals.
- Form - the design and form should create visual interest and variety.
- Style - the use of innovative forms of design is not discouraged.

- Materials - materials should match the existing building except in cases where a contrast is being promoted. Where traditional materials are being used, every effort should be made to obtain the best possible match.
- Detailing - this includes, windows, doors, and decorative features. These are an important part of the design and greatly contribute to its finished character and appearance. Generally, as with materials these should match the existing building or show a creative use of high quality contemporary materials. Where a contrast is being sought however, the use of UPVC related products is rarely an acceptable material.
- Original features - which are considered to be worthy of retention on a historical or architectural basis should be retained and restored.
- Relationships between buildings and groups of buildings - should be noted and respected when designing a building.
- Trees and vegetation - if trees are being affected by development the applicant must inquire if this will require a separate application.
- Boundary treatments - the boundary treatments have been described in most of the areas of analysis. Attention should be paid to the character of local boundary treatments and forms of enclosure. New or replacement boundary treatments should be designed in a sympathetic way which respects the character of the area.

8.2.1 Obtaining Information and Advice

- If in doubt or if further advice is needed, speak to a planning officer, a conservation officer and/or a tree officer before submitting an application.
- Obtain the character appraisal document for the area.
- Check to see if there is design guidance available in relation to the form of development you are proposing
- In the case of listed buildings a Conservation Plan (on which guidance is provided) is required to explore the merit of the proposal in relation to the historic and architectural fabric of the

building. Listed Building applications without a Conservation Plan are not accepted.

- Look at the policies in the Unitary Development Plan relating to design and conservation areas.
- Check to see if the development affects important trees and vegetation.
- Overall, it is worthwhile doing a small amount of research before submitting an application in order to understand the local context opportunities and constraints when proposing development or change in the Monken Hadley Conservation Area. The emphasis is on good design, whether traditional or contemporary which fits well into its surroundings.

8.2.2

Useful Contacts Conservation and Design 020 8359 4464/4598
Planning (Development Control) 020 8359 4627
Planning Policy (Strategic Planning) 020 8359
4657
Trees and Landscaping 020 8359 4624

Appendix - buildings on the local or statutory lists

Area 1

Basket's Lot, Kitts End Road - Locally Listed

The main part of the house is probably Regency or soon after, added on to a modestly sized dwelling of perhaps a century earlier. The stables are of brick and timber and could be 16th century, although the pantiled roof is later. The house is a survivor of Kitts End hamlet.

Number 1, Hadley Highstone - Locally Listed

Hadley Highstone, Great North Road - Grade II

Erected in 1740 by Sir Jeremy Sambrooke, the Highstone commemorates the famous Battle of Barnet fought in 1471. The 12ft high, Portland Stone obelisk is inscribed 'Here was fought the famous battle between Edward IV and the Earl of Warwick, April 14th 1471, in which the Earl was defeated and slain'. Originally erected some two hundred yards further south, the Highstone was relocated to its present site around 1840.

Number 22, Hadley Highstone - Locally Listed

William IV Public House, 18 Great North Road - Grade II

17th century and later. Picturesque timber framed and weatherboarded pub. Two storey, two bays. Left hand bay weatherboarded. Right hand bay rendered, and ground floor additions to south (right). Tiled roof, shaped bargeboard with finial.

Numbers 7 and 8, Taylors Lane - Locally Listed

Old Fold Manor, Old Fold Lane - Grade II

This five-bay, two-storey, stucco fronted Georgian house was built around 1750. Beyond the back garden still exists the moat that once protected the original medieval manor house. The front of Old Fold Manor has a curving drive behind a belt of trees and a fence of open wooden palings. Steps with railings lead up to the heavy front door with its characteristic fanlight. The windows are narrow and closely spaced. There is a large formal style garden with an ancient well pump.

Old Fold Manor Golf Club, Old Fold Lane - Grade II

Circa 1820. Originally two yellow brick houses linked by a narrow passageway. This is now blocked up and only the door to the north house remains. Each has a hipped slate roof. Three windows, two storeys. Two semi-circular brick bays, carrying through two storeys with three light sash windows. Semi-circular headed door, with good fanlight and sidelights. Adapted in the early 20th century as a clubhouse. Occupies historic ground on which it is likely that the Battle of Barnet took place.

Area 2

Number 2 Hadley Highstone - Grade II

18th century, two storey, plum brick. Tiled roof. One window to Dury Road. Altered elevation to Hadley Green. Near flush sashes with margin panes. Gauged segmental arch to ground storey. Part of No. 1 Dury Road.

Number 1 Dury Road - Grade II

18th century, two storey, plum brick building. Old tiled roof. Projecting wing to left stuccoed. One window to right with tiled lean-to porch. Part of No. 2 Hadley Highstone - the two houses were originally built as a single Georgian dwelling.

Number 3 Dury Road - Grade II

Probably 18th century. Small, timber framed house. One window with entrance to right. Canted bay to ground storey. Tiled roof. Stuccoed. Included for group value.

Numbers 5, 7 and 9 (Gothic Place) Dury Road - Grade II

18th century, timber-framed houses. Weatherboard rear. Two storey 19th century front with No. 9 projecting. Each house, one bay with timber 'Gothic' fretted veranda and canted bay. Gables with fretted bargeboards and imitation timbering. No. 9 single first-storey window and door under. Included for group value.

Numbers 11 and 15 Dury Road - Grade II

18th century. Timber-framed pair of houses. Two storeys, pantile roof. Stucco ground storey. Roughcast first storey. No.11 has two windows with central doorway. No. 15 has two windows with door to left. Included for group value.

Number 17 Dury Road - Grade II

Much altered 18th century, L-shaped, timber-framed house. Two storeys, gabled tile roof. White painted weatherboarding. Addition to right. Included for group value.

Number 29 (Thorndon Friars) and Numbers 27 and 31, Dury Road - Grade II

Early 18th century, five window wide, two storey house. Brown brick faced with hipped tiled roof and wood eaves cornice. Bracketed wood doorcase. Six panel door. Sashes with glazing bars in centred heads. Original 'fire mark' on front wall. Nos. 27 and 31 form later, stuccoed, two window wide wings. Slightly recessed. Hipped tiled roof. Two storeys. Sashes with glazing bars. These have been rebuilt since 1950.

Number 39 Stoberry Lodge, Dury Road - Grade II

Circa 1830. Stucco villa. Three windows wide, two storeys symmetrical with hipped slate roof.

Numbers 41 and 43 (Hadley Bourne), Dury Road - Grade II
Mid/late 18th century. Red brick with slate roof, parapet with cornice. Two storeys, five windows set forward to left. Plain sashes, large windows in late 19th century bay on west. Doorway central to main section, panelled door with fanlight. Tuscan surround with broken pediment.

Number 2, Dury Road - Locally Listed
White-rendered, Regency style house with sash-windows, decorative modillions, plaster moulding and a fine carved doorcase.

Windmill House, Hadley Green West - Locally Listed
Built in 1870, Windmill House stands on the site of the old Hadley Windmill.

Area 3

Pymlicoe House, Hadley Green West -Grade II
Late 18th century, white stuccoed around mid 19th century. Symmetrical three window wide, two storey house with one window wing to right. Later bay window to ground floor left. Central entrance door with rustic porch, with a carriage entrance of plain iron gates set in stone pillars. Steep slate roof behind parapet. Hipped over wing. At the heart of the house are the remnants of a much older dwelling which could be 16th century, or even earlier. The house features in A. J. Church's Victorian novel 'The Chantry Priest of Barnet'.

The Grange, Hadley Green Road - Grade II
Mid 18th century. Red brick with stone stringcourses that become brick bands along the entrance front. Three storeys with roof not visible behind the parapet. Entrance front has three windows, sashes with glazing bars in cambered heads. Central door with plain doorcase. Two large external stacks with offsets flank the central bay. Street front of one window width. There are four bricked-up windows, known as 'Pitt's Pictures' because Pitt the Younger increased the tax. (Houses with less than seven windows were exempted in 1792).

Ossulton House, Hadley Green Road - Grade II
Ossulton House dominates the group of mid-18th century dwellings opposite Joslin's Pond at Hadley Green. It is a red brick construction with projecting stringcourses and slate roof. Three storeys and basement, with three widely spaced windows. Central semi-circular headed doorway with stucco rustications all around. Six panel door with two glazed panels and a typical arched fanlight. There are steps to the door and some iron railings. Wood modillion eaves cornice. Brick end stacks. Bricked-up windows in one of the back walls. The Earl of Tankerville once owned the house.

The Old Cottage, Hadley Green Road - Grade II
18th century front on a probably 17th century range which continues as part of Hadley Cote. The front of this modest two-storey Georgian dwelling

is stucco-rendered. There are four windows, with sashes and glazing bars. Panelled door with a plain doorcase. The property has a tiled roof with a massive brick central stack. Internally, much of the house has large-panelled walls, which originally came from the cabin of a ship commanded by Admiral Byng, of Wrotham Park. The Old Cottage was once owned by Thackeray's mother, for whom the novelist is said to have purchased the property after the death of her second husband.

Hadley Cote, Hadley Green Road - Grade II
Late 18th century cottage which was very altered in the 20th century. Rendered. Two storeys, two windows with modern tripartite sashes. There is a central panelled door with plain surround and blank window over. Slate roof. Behind is an older parallel range of probably 17th century, which is part of the same building as The Old Cottage. Hadley Cote is included for this range, and for the group value of the front section.

Hadley House, Hadley Green Road - Grade II*
Built on the site of a much older Manor House of Hadley, this stately mid-Georgian property dates from circa 1760. A large redbrick house constructed on the grand scale. Two storeys and five windows wide to main block. Centre three set forward under a pediment. Sashes with glazing bars. Fluted Doric columns to entrance porch, with continuous fanlight, panelled door and sidelights. Central pediment and parapet, stone dressings. Three storeys, four windows wide block, full height bow sashes with glazing bars. Garden front with three full height iron and tented verandas. Home of L.C. Tennyson d'Eyncourt.

Hadley House, Stable Block - Grade II*
Circa 1760, contemporary with Hadley House. Half H-shaped. Red brick with tiled roofs. Two storeys. Central archway with clocktower over, two windows to either side then one-window projecting wings. Graded for its group value with the main house.

Hadley House, Garden Wall - Grade II
Late 18th century and probably contemporary with the main house. Red brick wall about 8ft high and 50ft long. Included for group value.

Fairholt, Hadley Green Road - Grade II
Built in 1767, the house has a characteristically Georgian façade. Rendered with first floor platband, moulded brick cornice, parapet with low central pediment. Three storeys, five windows, sashes with glazing bars, the central three under the pediment are set slightly forward. Pedimented Doric doorcase, six-panelled door with raised and fielded panels, intersecting fanlight. The roof is not visible behind the parapet.

Fairholt, Gate and Railings - Grade II
Late 18th century. Tall wrought iron railings with cases on main stanchions. Wrought iron gate with overthrow. Brick piers.

Monkenholt, Hadley Green Road - Grade II

Late 18th century. Rendered brick house with hipped slate roof. Three storeys, five windows, sashes with glazing bars. The central window of the top five is false, added for balance. Large ground floor bay with three light sash windows, balcony railing above; this is a later alteration. Central panelled door in a semi-circular head. Later bay added to right. End stacks. Spearhead wrought iron railings and gate with overthrow and lantern.

Livingstone Cottage and Monken Cottage, Hadley Green Road - Grade II

Late 18th century/early 19th century. Stuccoed two storey and basement, three windows wide with ground floor extension to north. Later entrance sashes with glazing bars. Later mansard roof with larger dormer. Plaque on wall inscribed: 'David Livingstone, born 1813 died 1873, missionary and explorer lived here in the year 1857'. Adjoins above house. Stuccoed, two storeys plus dormers in tiled roof. Sashes with glazing bars. Entrance in later extension to right. Spear head railings to road.

Hollybush, Hadley Green Road - Grade II

Circa 1790. Yellow brick with slate roof. Two storeys, five large windows, sashes with glazing bars. Arched door surround, six-panel door with sidelights and fanlight. End stacks to roof. Earlier section to left, now heightened and reroofed. Red brick with blue headers. Two storeys, three windows, slate mansard with three dormers. Garage doors inserted.

Grandon, Hadley Green Road - Grade II

Early 18th century. Colourwashed brick with first floor band, hipped tiled roof. Two storeys, five irregularly spaced windows, flush framed sashes with glazing bars in cambered heads. Two blank window spaces with a further filled in over door. A glazed Victorian porch replaces the earlier doorway. The house features a plaque to Fanny Trollope, mother of Anthony.

Wilbraham Almshouses (Nos. 1 to 6), Hadley Green Road- Grade II
Early 17th century. Six single-storey, red brick cottages with tiled roof. Each with a two light mullioned window with brick mouldings. Paired plank doors. Roof with verges and kneelers to each gable and paired diagonal set stocks. The almshouses were founded by Sir Roger Wilbraham in 1616 for 'six decayed housekeepers' and are still administered under the original charity.

Area 4

Number 151, Barnet High Street - Grade II

Circa 1700 with alterations. Brick, painted in front, rendered on cross-gabled rear elevation. Clay tiled roof, rebuilt north end chimney and rendered chimney to south. First floor band. Two storeys, two windows, gauged flat brick arches on ground floor; stone sills. Sash windows, glazing bars lost. Brick buttresses at left. At right projection a modern shop which is not of special interest.

Interior shows on ground floor a room with wainscoting of a simple late 17th century type with panels of even size, and similar panelling painted on first floor room above, also a corner fireplace with simple chimneypiece of period. Balusters replaced to stair with closed string.

Water and Gas Pressure Tower, Christchurch Lane - Locally Listed
Now converted for residential use.

Area 5

White Lodge, Hadley Green Road - Grade II

A rambling and irregular house, built in two sections. Each is rendered with a slate roof, two storeys and three sash windows with glazing bars. The right section is early 18th century with a fine doorcase that may have been moved. Rusticated surround with richly covered frieze and pediment, altered by a small modern hood. Six-panel door. The left section is late 18th century. The overall paint scheme has had a unifying effect.

Church View (Nos. 1 and 2), Hadley Green Road - Grade II

Late 17th century or early 18th century. Two storey, three windows wide, much altered house. Roughcast, tiled roof. Ground floor with late 19th century canted bays flanking doorway. Large central stack. Included for group value.

Church Cottages (Nos. 1, 2 and 3), Hadley Green Road - Grade II

Mid 19th century, two storey, yellow stock brick cottages in a terrace. Tiled roof. Nos. 1 and 2 have one window with offset, semi-circular headed doorway. No. 3, symmetrical two windows with centre door. Segmented gauged window heads to ground-storey. Included for group value.

Pagitt's Almshouses (Nos. 1 to 6 consecutive), Hadley Green Road - Grade II

Founded by Justinian and Antonina Pagitt. Late 18th century or early 19th century (rebuilt 1832, Thorne). Originally a pair of red brick almshouses, but now a Gothic façade of flint of early 19th century character. Two storeys, three windows, Gothic tracery, two quatrefoil windows above. Two doorways with original doors. North gable has large Y tracery feature on wall. Stepped gable. Plaque commemorates the founding of the almshouses in 1678.

Parish Church of St. Mary the Virgin, Hadley Green Road - Grade II*

Dated circa 1494 on west tower, and built on the site of an earlier church. Flint and ironstone with many 19th century additions. Heavy-handed restoration circa 1848-50 by G.E. Street, his first church restoration. The interior is mainly 19th century. Four bay nave with hammerbeam roof. Notable for the very rare copper cresset beacon on tower, which dates from 1799 and replaced the original which was thought to be Elizabethan. Stained glass by Warrington 1846. Small brasses and monument to Sir Roger Wilbraham by Nicholas Stone 1616. The churchyard contains

contemporary tombs including those of W.M. Thackeray, Ms Hester Chapone and John Monro M.D.

Beacon House and Grove Cottage, Hadley Green Road - Grade II
17th century and early 18th century timber-framed, two storey houses. Three windows and one window faced in red brick and stucco. Mostly sashes with glazing bars. Two doorcases. Panelled doors. Slate roofs. Early 19th century brick, two storeyed canted bay to the garden, sash window in each face. Important group value with the church.

The Grove, Hadley Green Road - Grade II
Circa 1800 but very altered in the 20th century. Yellow brick with green slate roof. The basic house of two storeys and five bays, the left-hand bays now obscured by a modern block in matching materials and style. Sash windows with glazing bars. Double doors central to the original block. Enough of the original house remains to merit listing and there is also important group value in the village centre.

Gate House and brick wall fronting The Cedars and Little Pipers, Hadley Green Road - Grade II
At roadside, once within grounds of "The Grove" (q.v.). Late 17th century. Gate House gates entry now gone; one window wide to road. Horizontal sliding sash window to side. Steps externally, to raised floor, cellar under at rear. Red brick with tiled roof. Brick wall partly 18th century. 8ft. high. Built mostly mid-20th century after the demolition of the Priory, which fronted the road. Included for group value.

The Rectory, Rectory Close, Hadley Green Road / The Common -
Locally Listed

The Barn at Rectory Close, Hadley Green Road / The Common -
Locally Listed

The Gate House and Gate, Hadley Green Road / The Common -
Grade II
Early 19th century, two storey house. Gothic style; tiled roof. Timber barred gate with pedestrian gates left and right. One of five access gates leading onto Hadley Common. The Common and Hadley Woods are surviving extents of the once wild and wooded Enfield Chase, and are administered and regulated by Trustees appointed under an Act of 1777. The original purpose of the gates was to prevent the horses and cows that pastured there from straying onto the residential streets.

Area 6

Access Gate to Hadley Common, Camlet Way - Grade II
Timber five bar gate divided into three parts vertically. Kissing gate on north side. Square posts with chamfered arrises to main gate. Other posts octagonal with caps.

St Martha's Convent (The Mount House) with attached stable block, Camlet Way - Grade II*

Mid 18th century. A fine red brick mansion with stone dressings, quoins and string course. Two-storeys. Main elevation of five windows with the centre three set slightly forward under pediment. Sash windows with glazing bars. Central doorway on a large scale. Ionic columns frame a six-panel door with a fanlight and pediment. Bullseye window in eaves pediment. Modillion cornice, parapet, hipped roof. Lawn elevation altered by two circa 1800 full height bows each with three sash windows. Cantilevered stair with two fluted balusters to each tread, and ramped handrail. The home 1836-1863 of J.H. Green the editor of 'Spiritual Philosophy; founded on the teachings of the late Samuel Taylor Coleridge', written in the house and published in 1866. Also the wartime home 1941-1945 of the Architectural Association School. Stable block to the right of the house is contemporary. Red brick with tiled roof. Two storeys, two windows flank each side of a tall, rusticated archway with pediment and clock tower over. Clock turret with two segmented and two triangular pediments on the faces, domed cupola above. Band between floors. Arched openings below. Bullseyes and sashes with balustraded aprons above. Screen walls of red brick flank the house with a pedimented archway with ball finials on either side.

White Webbs, Camlet Way - Locally Listed

Area 7

Hadley Hurst, Hadley Common - Grade II*

Built in 1707, a particularly fine red brick house with brick band at each floor. Three storey, five bays with two storey, three bay addition. Sash windows with glazing bars. Slate roof with timber cornice at eaves. Flat stone doorcase with broken pediment on the east side. Modern alteration which must have changed the internal planning. The Original central doorway (now indoors) has elaborately decorated head, broken pediment with Roman bust. Original internal features include a panelled stairhall with three turned balusters to each step; there are also worthwhile fireplaces, doors, etc. The garden front is exactly the same, brick and tiled service wing to left with modern leaded casements. Magnificent cedar trees on lawn.

Hadley Hurst Cottages (Nos. 1, 2 and 3), Hadley Common - Grade II
18th century. Built as the stables to Hadley Hurst. Red brick with hipped tiled roof. Two storeys, three windows on either side of tall archway. Three large full-height semi-circular niches.

Hadley Hurst Cottages (No. 4), Hadley Common - Locally Listed

Front boundary wall to Priddeons and Hadley Hurst Cottages with garden wall to Priddeons, Hadley Common - Grade II
Probably 18th century and later. 12ft. high, red brick with some flared headers.

The Chase, Hadley Common - Grade II

An apparently early 18th century house with alterations made to the facade probably in the early 19th century. Brick, with a rendered front and slate roof. Two storeys, seven windows with the two at the left-hand side being set forward. The front has slight pilasters, cornice and parapet, architraves to the sash windows. Door with eight raised and fielded panels, fanlight. Doric architrave with vestiged hood. The door is set central to the whole front.

Barn within the grounds of Monkenmead, Hadley Common - Grade II
18th century timber-framed barn with queenpost trusses. Three bays. Weatherboarded. Tiled roof.

Aynho, Hadley Common - Grade II

Probably 17th century, two storey cottage with entrance lobby against central stack. Probably brick, now rendered. Upper windows in gables to tiled roof. Altered casements.

Hurst Cottage, Hadley Common - Grade II

Late 17th century, early 18th century two storey house of brick, now rendered. Tiled roof with central valley. First floor storey-band. Modern porch.

Barn within the grounds of Gladsmuir, Hadley Common - Grade II
18th century timber framed barn with queenpost trusses. Three and a half bays. Weatherboarded on brick plinth. Tiled roof. Drive-through wagon doors. Weathervane dated 1775.

Gladsmuir, Hadley Common - Grade II

Circa 1830 villa. Red brick with plat band, quoins and architraves of stucco. Low pitch slate roof with deep eaves on brackets. Two storeys, five windows, sashes with glazing bars. Central Doric porch with fluted columns and triglyph entablature. Panelled double doors. Good entrance hall, other interiors not seen.

Front boundary wall adjoining Gladsmuir to Hadley Lodge, Hadley Common - Grade II

Probably 18th century and later. Red brick, 10ft. high and about 80ft. in length.

Area 8

Access gates to Hadley Common. One at each end (east and west) of The Crescent - Grade II

18th century; traditional. Two timber gates. Five bar gate divided into three parts vertically. Octagonal piers with caps and decorative ironwork.

Monkenhurst, The Crescent - Locally Listed

Tall, romantic Gothic of 1880, with tower over the entrance. Big Gothic staircase window to the left, and half-hipped roof.

Area 9

Access gate to Hadley Common, Games Road - Grade II
Probably 19th century. Timber, crossbraced five bar gate, divided vertically into three parts. Kissing gate on the south side. Plain square posts to main gate. Capped posts to kissing gate.

Numbers 10 to 18 Games Road - Locally Listed
Modest row of cottages built in 1750.

Ludgrove Hall, Games Road - Locally Listed
Chronicled as Ludgrove Farm before 1422, the site was conveyed to the crown in 1542. The present building dates from the 1830s and has been altered during the 19th century.

Area 10

West Farm Court, Chalk Lane - Locally Listed
Large, late 18th century, two storey Georgian house.