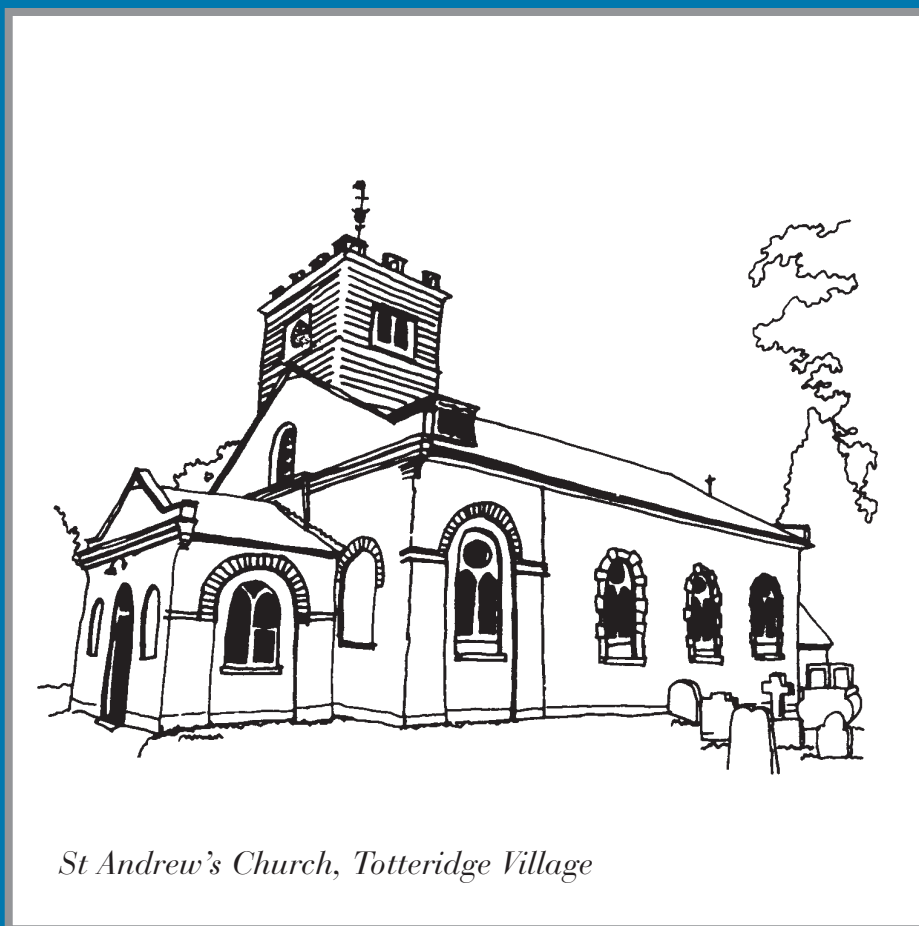


TOTTERIDGE CONSERVATION AREA

CHARACTER APPRAISAL STATEMENT



Foreword

What is a Conservation Area?

Conservation Areas were introduced through the Civic Amenities Act 1967 and there are now more than 9000 across the country. They are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

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 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 or appearance of the area.

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

What is a Character Appraisal Statement?

Conservation areas are designated by local planning authorities after careful local assessment. This assessment forms the basis of a character appraisal statement. The format and scope of such statements are guided by English Heritage.

A character appraisal statement 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 specific projects itself.

Other Planning Controls Other designations that affect the Totteridge Conservation area include:

Green Belt

This is 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 Development Council, 1976). Most of the western part of Totteridge Conservation Area and the surrounding open land falls within the green belt.

Article 4

The Local Planning Authority may make a decision under article 4 of the Town and Country Planning (General Permitted Development) Order 1995, which removes the category of permitted development from any development specified in the direction. Totteridge Green and most of Totteridge Village are covered by an article 4 direction relating to domestic alterations. Some of the surrounding open land is covered by an agricultural article 4 direction.

Listed Buildings

The Secretary Of State for Culture, Media and Sport is required to compile lists of buildings of special architectural and historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. 41 of the buildings in Totteridge Conservation Area are listed on the statutory list of buildings of Special Architectural or Historic Interest.

Countryside Conservation Areas

Countryside Conservation Areas are broad tracts of land where more traditional English landscapes predominate and which are of a high wildlife interest. The wildlife value is not usually concentrated in any one part but is diffused through the whole area in features such as hedges, ditches, permanent pasture, meadows, copses and woods (definition derived from London Ecology Unit, Ecology Handbook No. 4,

1986). The western part of the conservation area and surrounding fields fall within a Countryside Conservation Area.

Area of Special Character

Areas of special character have been identified on the Greater London Development Plan as areas of metropolitan importance, the preservation of which is considered essential to the retention of the character of London as a whole. They may cross borough boundaries. A stretch of land from Totteridge to Harrow Weald has been designated as an area of special character because of its high landscape value.

Tree Preservation Orders

Tree Preservation Orders control treatment, removal and replacement of trees where they make a significant contribution to the amenities of the area. Many individual trees and groups of trees in Totteridge are included in Tree Preservation Orders.



Location of Totteridge Conservation Area within the London Borough of Barnet



Character Appraisal

1.0 Location, Population and setting

- 1.1 Totteridge Conservation Area is located in the northern part of the Borough along a gravel ridge of higher ground that runs from west to east. The road running along the ridge forms an important route linking Mill Hill and the north with Whetstone and Barnet. The Conservation Area comprises a ribbon of development clustered along the highway. It is set within green fields on three sides, sloping down to Dollis Brook to the north and Folly brook to the south giving this part of the borough a distinctive character. The open land forms part of London's Green Belt and part of a larger area of open land of high landscape quality, stretching westwards over parts of Harrow Weald. The eastern boundary is formed by the suburban development of Totteridge and Whetstone.
- 1.2 There are approximately 450 properties within the conservation area and the 1991 census records a population of around 1,700.

2.0 Origins and Development

- 2.1 Totteridge is derived from an Anglo-Saxon name 'Tata's ridge'. There is no record of a settlement before medieval times, when the area was dense woodland. The underlying geology and topography led to a route forming along the pebble-capped ridge where woodland was easier to clear and the land was drier. Settlement along the route followed with small hamlets and farmsteads on higher ground where drainage was better than in the lower lying clay lands. This early pattern of development has persisted throughout the evolution of Totteridge, and the existing built form remains clustered along the old route now known as Totteridge Common, Totteridge Village and Totteridge Lane.
- 2.2 By the 13th century, Totteridge was in the possession of the Bishop of Ely, and was included within the manor of Hatfield. Areas of woodland were cleared, and the manor lands around the

ridge were put to arable use, with small crofts farmed under the medieval open field system. Because of the poor clay soil surrounding the ridge, the area focused increasingly on pasture and livestock.

- 2.3 A village was established by this time and a chapel was built along the highway. The chapel probably increased the importance of Totteridge in the locality and encouraged further settlers.
- 2.4 With the increase in long distance coach travel around the 15th/16th centuries, wealthy merchants were attracted to Totteridge. Large houses were built, clustered along the highway, taking advantage of the high ground, panoramic views and easy travelling distance to the city. The population and built form of the village grew with the demand for labourers to provide hay to feed the capital's horse population and to serve the larger houses. Gradual change from an agricultural to a residential settlement took place from this time onwards.
- 2.5 The arrival of the railways, the need for new housing for London's increasing population and the arrival of cheap food imports during the early 20th century accelerated the decline in agriculture around London. Suburban housing replaced agricultural land within easy walking distance of the station to the east of Totteridge Lane. Because of the increase in distance and an uphill walk, new suburban housing further west along Totteridge Lane was less viable.
- 2.6 The later, more concentrated, inter war and post war development typical of Whetstone did not proceed past the eastern boundary of the Conservation area because of the many existing, large, detached houses in substantial grounds that were built before 1918. This led to a long term pattern of contrasting development with closer more tightly knit housing built to the east of Totteridge Lane and larger more spacious housing to the west, a surviving characteristic of the area. The green fields to the west of Totteridge resisted change and were barely touched by 1939 when the war stopped further building.

2.7 The present open and rural setting owes much to the development of Green Belt legislation after the Second World War. The 1947 Town and Country Planning Act established the Green Belt, an area of open space to be rigidly protected. This has maintained the agricultural nature of the surrounding land, stopped substantial new housing along Totteridge Common and has contained the present areas of housing by preventing development spreading to the countryside surrounding much of the conservation area.

3.0 The prevailing and former uses within the area and their historic patronage, and the influence of these on the plan form and building types.

- 3.1 The origin of Totteridge as an agricultural settlement and its importance for the local economy continued into the early 20th century. Totteridge still has some of London's richest surviving hay pastures and three 18th century barns. The early farmhouses scattered across the ridge were modest, timber framed buildings, rural in character. Several still survive contributing to the character of the area.
- 3.2 The medieval feudal system with its ecclesiastical overlord led to the building of a 13th century chapel in Totteridge dedicated to the patron saint of Ely. The chapel encouraged the bishops of Ely to use Totteridge as a stopping point from London to Ely. St. Andrew's Church is built on the site of the earlier chapel and is still important as a focal point for the village and the local community. Residual manorial land survives stretching across Totteridge as wayside verges, of great importance to its character. The successive Lord's of the Manor lived in large houses built quite close to the Church. The earlier manor houses have not survived although their influence on the size and type of houses can be seen in later development, with houses often built on the site of earlier ones.

- 3.3 From the 16th century onwards interspersed with the farmsteads were large houses built for wealthy landowners attracted to Totteridge.
- 3.4 There were four large mansion houses along the main road, Copped Hall, Poynters Grove, Barns Park and Totteridge Park encompassing large areas of formal gardens, farms, labourers cottages and servants quarters. Their grand appearance, high architectural quality and important residents such as the Lord of the Manor, the nonconformist Puget family and Cardinal Manning and their local patronage increased the perception of Totteridge as a desirable area for wealthy people. Through the patronage of their occupiers land was given for the village school, the churchyard, the building of the bridge across Dollis Brook and the burial ground at Whetstone chapel site. Of the four mansion houses only Totteridge Park still survives.
- 3.5 The 18th and 19th centuries saw an increase in wealthy residents, attracted by fine views and spacious grounds. This encouraged the building of some noteworthy houses around St. Andrews Church, the Green and along Totteridge Common. Often designed by eminent architects whose work influenced the design of later houses throughout Totteridge they include:
- Charles Nicholson's red brick, Classical style The Grange and The Vicarage.
 - Norman Shaw's Old English style Trevanion and Ellern Mede.
 - T.E. Collcutt's simplified Old English style The Croft, Fairspeir and The Lynch House.
- 3.5 Several small lodges and small workers cottages, all good examples of vernacular, domestic architecture were built during this period, extending the village and adding a rich variety and complexity, still characteristic to the area.

4.0 Archaeological significance and potential of the area.

- 4.1 The settlement of Totteridge from medieval times makes the area around the ridge potentially important for archaeology and an area around the highway is identified as an Area of Special

Archaeological significance.

- 4.2 Areas of known importance are the remains of the 13th century chapel beneath the site of the existing St. Andrew's church. The remains of a medieval manor house believed to be sited under Southernhay in Totteridge Village and the mound in the Garden of Totteridge Park, rumoured to contain bodies and weapons of those who fought in the Battle of Barnet, possibly the site of an old medieval manor house. The site of a windmill, pre 1255 has yet to be established.

5.0 General Character and appearance of the area

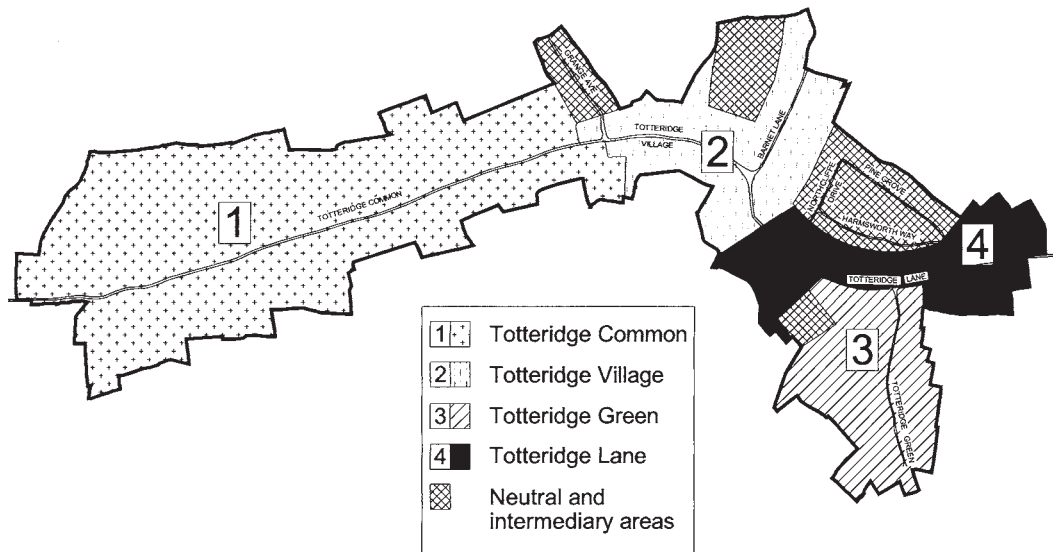
The topography and underlying soil have largely determined the location of the settlement of Totteridge clustering along the ridge. The structure of the settlement grew over centuries in a fairly haphazard and random way. Many of the buildings are notable in recording past phases of the development of Totteridge from an agricultural settlement controlled by an ecclesiastic manor to the mostly residential area of fine houses.

Much of the special character of the area derives from

- the origins as an agricultural village
- the relationship between buildings developed over time
- the high quality and design of the houses
- the grounds of large private houses
- the residual treed and grassed manorial lands forming large informal verges.
- the surrounding countryside
- strong, informal boundary features

Differing phases of development tended to be in specific areas. This has led to sub-areas within the conservation area with their own well-defined character. Although the areas overlap slightly they can broadly be defined as Totteridge Common, Totteridge Village, Totteridge Green and Totteridge Lane.

Map of sub-areas within the conservation area



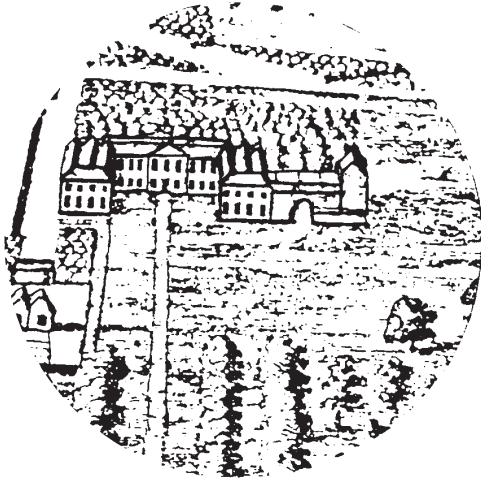
5.1 Totteridge Common

Totteridge Common forms a large part of the conservation area stretching along from Totteridge Village to the western parish boundary. It is set amid green fields imparting a distinctive semi-rural character. There are a scattering of large private houses in extensive grounds interspersed with fields and a few small cottages and lodges, but it is the wayside common and chain of old ponds along the length of the highway that dominate the streetscape. There are attractive views along the length of Totteridge and across fields to the north and south.

The area was mostly farmsteads to the south and manorial common to the north, farmed by local residents until the 18th century. Willow House (formerly Denham Farmhouse) a timber framed 17th century (or earlier), building and the converted barn of West End House, formerly know as West End Farm are examples of the few surviving buildings that originally had an agricultural use.

By the 18th century Totteridge Park, one of the area's four mansion houses, had been built along the north side amid the farms and cottages. The mansion house and some of its gardens survive today although much altered. It is one of the key

surviving buildings in the development of Totteridge noting the gradual change from agricultural use of the buildings to residential. The gothic 19th century lodge to Loxwood was originally the lodge to Totteridge Park.



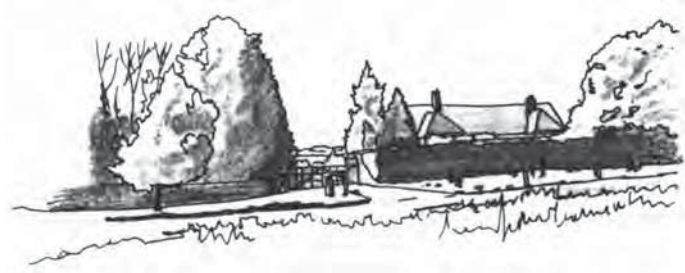
Totteridge Park was originally a plain mid Georgian composition of three ranges around a courtyard.

During the 19th century houses were built on the sites of old farm buildings continuing the change from agricultural to residential. The form and size of the new properties and their gardens tended to be larger than elsewhere in the conservation area influenced by wealthy clients and the atmosphere of small country estates created by older large houses such as Totteridge Park and Fairlawn. The low density of development was assisted by the distance of the Common from the railway and the commercial centres of Whetstone and Mill Hill.

Important characteristics of housing of this period still survive. For example: the large size of the houses, often built with several detached service buildings; the extensive grounds, serving to distance the houses from each other; a frontage to the main road, (there is virtually no back land development).

Strong front boundaries to houses are very important. High brick walls, plain in design, are offset by numerous informally planted boundaries of woodland trees and shrubs. The combination of the set back of the houses from the road, extensive planting and strong informal boundaries allow only glimpsed views of houses and sometimes only their roofs giving skyline interest.

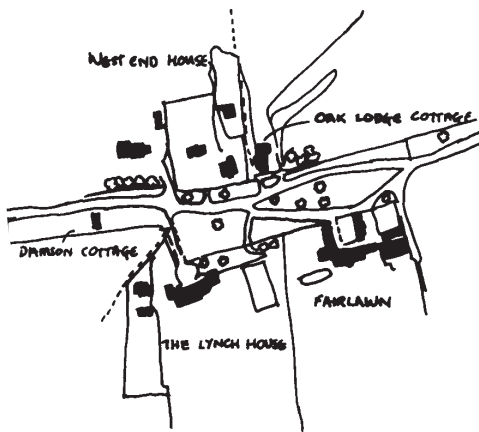
Hillsdown Court



Good examples are those houses built by notable architects for wealthy clients during late 19th to early 20th century including Ellern Mede, in asymmetrical Old English style by Norman Shaw and The Lynch House by T E Collcutt.

Several small cottages and lodges are scattered along the Common. They are often sited near the highway and are carefully designed. Because they are set toward the road they form landmarks in the streetscene, an important feature of the Common. They also add variety and complexity to the common.

A group of earlier 18th century houses probably originating as farmhouses and workers cottages survive at the western end of the Common. Varying in size and style they include West End House, the 18th century brick built farmhouse with internal timber framed walls, its 18th century converted barn and the large house Fairlawn. The houses are unusual in the common because they face and frame a large, open, grassed area of manorial land. Their form and layout gives a more formal village atmosphere.



The group comprises smaller houses set close to the road with low boundaries and two larger houses opposite.

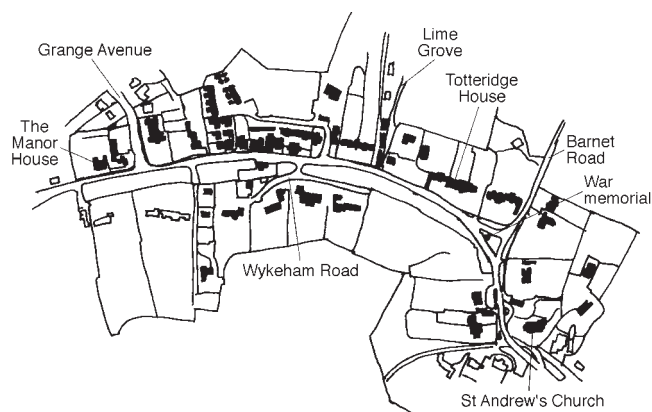
Totteridge Common was untouched by the trend of denser housing spreading from the expansion of London. The introduction of Green Belt legislation preventing new residential development and protecting open land served to preserve the low density of housing, the spaciousness and the open nature of Totteridge Common characteristics still visible today.

Throughout the mid and latter part of the 20th century new houses replaced older houses often built in differing styles. The long, low brick Redings and Longbourne House are good examples of modern houses successfully assimilated into their semi-rural setting. Others are over grand in appearance are not sympathetic to the simplicity and quality of earlier housing seen throughout the conservation area.

Materials and Detailing

There is a great variety throughout the Common ranging from roughcast and half-timbered first floors and brick ground floors typical of the picturesque vernacular style to red brick, decorative brick quoins, clay tiles or slate roofs. Boundary treatments are strong and plain with simple, high brick walls or informal planting.

5.2 Totteridge Village



*Map of Totteridge Village
1998*

The area known as Totteridge Village developed from 13th Century onwards in a random fashion along the main road to the west of St. Andrew's Church. A cluster of noteworthy buildings around the church and a group of small cottages to the west form two well-defined areas within

the Village. The street picture has altered little since the 19th Century.

At the junction of Barnet Lane and Totteridge Village the conservation area becomes less linear in nature with several kinks in the road. The layout of the road has created a large area framed by houses and high boundary features. At the centre is a War Memorial, an important feature for the local community. Grassed manorial verges along parts of the village are narrow and in some places do not exist, giving a dominance to the built form and making the road much more prominent. The lack of verges makes front boundary treatments very important to the streetscene.

Although there are different types of buildings, there is a cohesive village atmosphere and the unified whole can be readily recognised.

St. Andrew's Church to the east, is a key building in the village and a landmark for Totteridge. It was built in 1790 on the site of a 13th century chapel, notable in the development of the settlement of Totteridge. The churchyard, ancient Yew tree, plain fencing and lych gate give a picturesque setting to the church.

Around the church a group of important buildings record past phases of activities and events in Totteridge. A tarred, weather boarded, 18th century tithe barn and animal pound to the front of the church close to the road, are reminders of Totteridge's agricultural past and local landmarks. The simple, elegant Queen Anne style vicarage to the rear of the church was built for the first vicar of Totteridge recording its change to an independent Parish in 1892.

The houses around the church are good examples of properties built for wealthy clients attracted to Totteridge from the 15th /16th centuries onwards. They are noteworthy and form a distinctive grouping. Important features are their high architectural quality, spacious gardens with sweeping gravel driveways and extensive, lush planting. They vary in style and

appearance and include the imposing, brick built Totteridge House, the white stuccoed villa Southernhay and the three gabled, Jacobean house, The Priory. Stabling blocks and service buildings to these houses are reminders of the lifestyles of their early occupants.

Totteridge House, Southernhay and Garden Hill record a late 20th century change in character of the houses with stabling blocks and service buildings converted to separate residences.

To the west the built form changes to an informal grouping of smaller, simple buildings of modest and unsophisticated appearance. There is an attractive, intimate nature with the group of houses set close to each other typical of a village centre. The line of buildings runs close to and parallel with the street giving continuity and interest to the street picture.

View along Totteridge Village



There are no commercial properties left in the village but in the past the local store and post office occupied the front rooms of No. 88, known as The Little Shop. The Chapel Cottage No.92 was built in 1840 as the village mission house. The Village Hall, built in 1970s replaced an earlier Hall and still provides a community focus for the village together with the church.

To the north of the village is Lime Grove, a narrow, leafy lane of mainly chalet bungalows with sloping roofs in small plots. The houses on Wykeham Rise to the south of the village were built on the site of one of Totteridge's large mansion houses, Barns Park, commonly known as Wykeham Rise, which burnt down in 1952. Houses built on the site are large, with long

sloping roofs set in spacious plots. Their low height and set back position from the road behind the broad, tree planted manorial verge are important in allowing their assimilation into the village.

The change in character from Totteridge Village to Totteridge Common is marked by the 18th century The Manor House and The Grange two large houses of grand appearance. A road of large detached houses, Grange Avenue has replaced the gardens of The Grange. Their large size and red brick elevations reflect the character of The Grange but the layout of the houses and formal setting is less characteristic of the area.

Barnet Lane leading from Totteridge Village toward Barnet is a narrow, winding road of medieval origin, sloping steeply downwards to the north. Toward Totteridge Village it is dominated by high brick boundary walls abutting the highway, leaving no space for a footpath on one side. Overhanging trees, cottages and houses of simple style and pleasing appearance, for example The Close and Hillside Manor add to the semi-rural character. The relationship of the houses to each other is spacious and different to denser housing development seen at the northern end of Barnet Lane.

Materials and local detailing

There is a wide variety throughout the village with timber framed cottages with soft red brick elevations, timber framed windows, slate or clay roofs and ground floor bay windows and Hertfordshire weather boarding typical of the western part of Totteridge Village.

*Ridgeway Cottage
51 Totteridge Village*



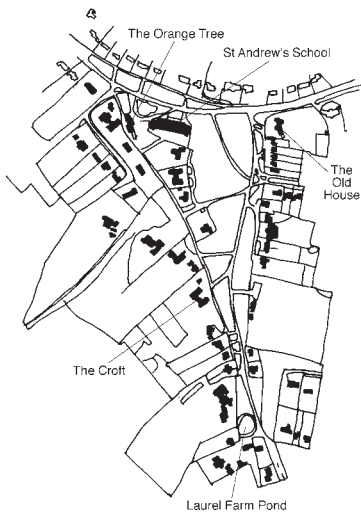
Soft red bricks, stucco, roughcast, slate or clay tiled roofs, timber framed windows. Porches or canopies. Large chimney stacks are typical of the houses around the church.

*Totteridge House
Totteridge Village*



5.3 Totteridge Green

Map of Totteridge Green 1998



Totteridge Green is an informal triangle of open land owned and maintained by the Totteridge Manor Association, surrounded by some notable houses. It is a good example of an English village green with wide lawns, spreading oaks and willows with geese and ducks around the village pond. The Green evolved between the estate of Copped Hall, a 17th century mansion house, (now demolished) to the west, the road to the north and the established field patterns to the east. The shape of the Green, with a scattering of houses around it was in place by the 18th century.

The Green comprises formal areas of open grassland to the north, scattered trees and several small pockets of shrubby woodland to the south, which break the landscape into more intimate compartments. There is also an established network of footpaths through the green.

To the north of the Green, near the road are St Andrew's Church school, first built in 1840 as the village school and rebuilt in its present functional form in 1939 and The Orange Tree Public House, noted to have been in existence by 1688 together with the adjacent pond. The public and open nature of the Green and its long established community uses contrast with the private nature of properties nearby.

The influence of Totteridge as an agricultural settlement can be found at the southern end of the Green, where two 17th century timber framed farmhouses of modest appearance, Laurel Farm and Home Farm survive. There is a much-altered barn behind Laurel Farm. The two farmhouses are set around the small, picturesque Laurel Farm pond. Encircled by trees and well used by geese and ducks the pond survives from a series of 14 former ponds. There is an idyllic quality, rural charm and distinctive character to this part of the Green.

During the 18th and 19th centuries there was a

wide social mix of local residents living in houses surrounding the Green. There are still a variety of notable houses and cottages remaining from this period. A common feature is their simplicity of design, for example the plain Georgian Old House and the 19th century small cottages of rustic appearance including Strathearn and Beaconsfield Cottages.

The mix of styles and sizes of houses has continued around the Green. Generally the more modern houses are unimposing and in keeping with the character of the area. Whitewalls and Amberley located behind St. Andrew's Church are successful examples. There are one or two modern houses, which because of their unsympathetic design and/or prominent location are less successful.

The road, stretching along the eastern side, leading to Laurel Farm pond was in place by the 18th century. The road and access to houses are narrow and unobtrusive with no formal curbs or pavement in contrast to Totteridge Lane. Boundary treatments are generally informal of plain, rustic appearance in keeping with the rural character of the Green. A small timber arch marks the southern entrance to the Green.

The Green remained unaffected by more dense 1930s suburban development that stopped at the rear boundaries of many of the older houses giving a distinct contrast in character between the spacious Green surrounded by scattered housing and the roads to the east such as Laurel Way and Greenway. Houses to the west of Coppice Walk and Laurel Way provide an important transition between the two areas.

Materials and detailing

High quality traditional materials are important to the Green. A picturesque vernacular style is prevalent complete with roughcast and half-timbered first floors with brick ground floor, timber-framed windows, clay tiles or slate roofs, long or jettied gables.

*The Croft
Totteridge Green*



5.4 Totteridge Lane

While the Common, Village and Green grew over centuries in a haphazard and random way this part of the Conservation area was undeveloped until the late 19th century. Because it developed over a relatively short period of time it has a well defined, homogenous character of large detached houses, often similar in size and in a neo-classical style, set in a fairly regular and planned form. The influence of Totteridge's rural past is less obvious here although the manorial verges, relatively spacious plots and abundance of trees retain a greener ambience than many suburban developments of its time.

By the 17th century the large mansion houses of Copped Hall and Poynters Grove and their respective estates had been built on the western part of the Lane. Both were demolished during the early part of the 20th century. Reminders of the two mansion houses exist today. The landscaped garden of Copped Hall, a modest example of the 'English Landscape' style remains as Darlands Nature Reserve, private gardens and open land. Green Lodge an 18th century cottage on Totteridge Green was a Lodge to Copped Hall. A 17th century wall has survived from the estate of Poynters Grove within the gardens of Nos 6 - 16 Totteridge Village.

Until the late 19th century the remaining part of the Lane to Whetstone was mostly rural with open fields in agricultural use. The main change in the character to this area took place within a short period of time from 1884 - 1914. By 1914 Links Drive and Southway were in place. A

handful of large houses in spacious grounds had been built along both sides of the Lane up to the boundaries of the two mansions and housing and cultivated gardens had replaced the agricultural land. Trevanion, (the first house built in 1884), East Ridge, Pantiles and 158 Totteridge Lane are surviving examples although their gardens have been subsequently developed.

Common features of these houses were the set back from the main road, their spacious gardens and extensive tree planting offering privacy and seclusion, important characteristics in setting the scene for the existing development along Totteridge Lane.

The demolition of the mansion houses Copped Hall and Poynters Grove provided land for the detached housing seen from Pine Grove westwards along the road to St. Andrew's Church. Built from 1930s onwards, the housing is mostly of high quality design and fine appearance in spacious regular plots of land, set back from the footpath, with gravelled driveways and partially screened from view by mature trees. For example Stambourne House (no 6) and Pembury (no 32).

Nos 17 - 27 were built as a group and unlike other houses nearby the group has low, unimposing boundaries and no manorial verge to the front.

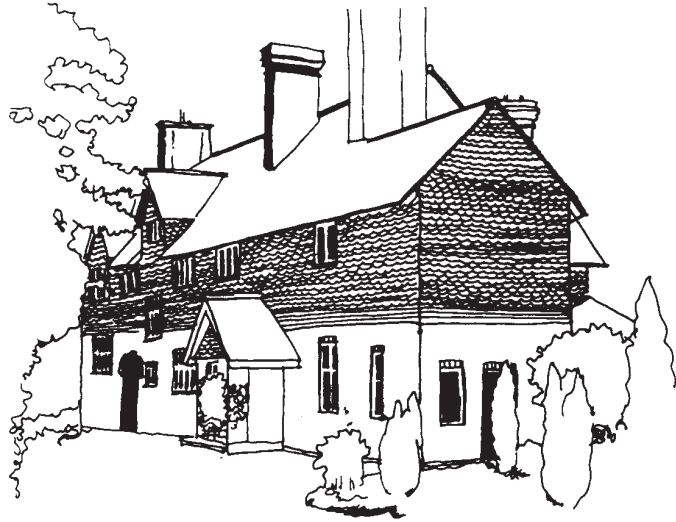
From 1970s onwards some of the large pre WWI houses on the east of the Lane have been redeveloped. The land has been divided into smaller plots for new detached houses. Good examples of houses that are in keeping with the spacious character include The Dutch Cottage and Tall Trees.

Nos 140-148 Totteridge Lane, along a separate road to the north, have a more formal setting than houses along the Lane.

Materials and local detailing

Tile hung first floors, pantiles, clay roof tiles, painted roughcast are typical of the earlier houses

*Trevanion
Totteridge Lane
built around 1884
by Norman Shaw*



Red brick or white painted roughcast, clay tiles or slate roofs, multi-paned windows are typical of later housing.

*Stambourne House
Totteridge Lane*



6.0 The contribution made by green spaces, trees and hedges

- 6.1 Totteridge Common, Village and Lane have broad, wayside verges of trees, rough grass, shrubs and ponds owned and maintained by Totteridge Manor Association. The verges are open and accessible giving a sense of spaciousness to the area.
- 6.2 Together with the planting typical of front boundary planting of Totteridge the verges are

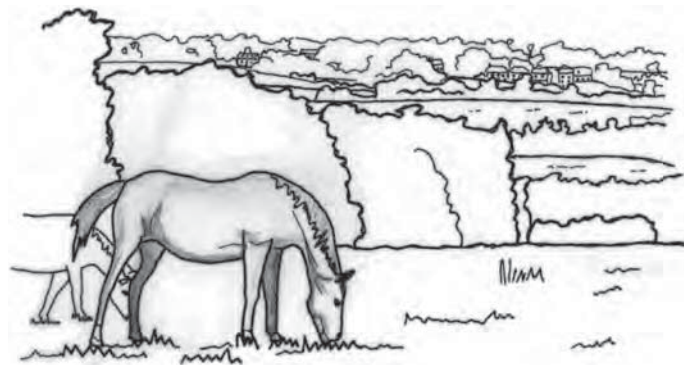
pleasing visually, with many different types of flora giving variety of colour and a rich texture throughout the seasons. Habitats are provided for wildlife and the ecology of the area is significant.

6.3 Because of the presence of the verges along Totteridge Common, Village and Lane and the strong boundary planting the green spaces and established planting visually unify the differing parts of conservation area by providing a green corridor of informal planting giving a distinct character to the area.

6.4 There are a number of significant trees that are local landmarks within Totteridge.

For example, the ancient Yew tree at St. Andrew's Church, the Oak tree outside St. Andrew's School, the Cedar tree planted next to the war memorial to commemorate those lost in the Crimean war and the grouping of large pine trees along Pine Grove and in the garden of No. 158 Totteridge Lane.

7.0 The setting of the Totteridge Conservation Area and its relationship within the landscape.



7.1 The countryside surrounding Totteridge on three sides is made up of small irregularly shaped fields, old hedgerows, with spreading oak and ash trees, with many footpaths, small ponds and other landscape features that can be traced back for two to three hundred years. The fields are now part of London's Green belt and an integral

part of the conservation area being interspersed with houses along Totteridge Common. The open land is in a position where it has a significant public impact and contributes greatly to the semi-rural character of the area. From the old network of footpaths and through gaps in the mature boundary planting there are panoramic views across to Mill Hill, London and Barnet. There are also important views across the valleys into the Conservation area from where rooflines of buildings and the mature tree planting can be seen.

8.0 Key Buildings in the Conservation Area

The following buildings make a positive contribution to the character and appearance of the conservation area. They include statutory listed buildings and locally listed buildings. Other unlisted buildings may also make a positive contribution to the area.

8.1 Listed Buildings

Totteridge Common

The Manor House, No.2.
Cottage by the gate of Loxwood (No. 4)
The Paddocks, Totteridge Park
Nos. 24-28 Totteridge Park
Stable Block of Totteridge Park
Walled garden at Totteridge Park
Well to west of Totteridge Park
Ellern Mede (No. 31)
Denham Farmhouse (No. 38)
West End House (No. 56)
The Lynch House (Nos. 55 and 57)
Fairlawn (No.53)

Totteridge Village

U-shaped wall approximately 170 yards long to rear of Nos. 8,10,12 and 16 Totteridge Village
Church of St. Andrew
The Vicarage (No. 44)
Barn to north-west of Church of St. Andrew
Garden Hill with attached stable block (No 43)
Southernhay (No. 49)

The Priory, Priory Cottage and Beam Ends
(No. 54)
Totteridge House (No. 56) and Garth Cottage
(No. 58)
Ridgeway Cottage (No. 51)
Laurel Cottages (Nos. 53 and 55)
Rose Cottage (No. 74)
The Cot (No. 78) and Butterstocks, (No. 76)
Nos. 80 and 82 Totteridge Village
The War Memorial

Totteridge Green

The Old House
Home Farm
Barn at Laurel Farm
Laurel Farm House
Strathearn Cottages
Nos 1 & 2 Totteridge Green
Fairspeir
The Croft
Green Lodge

Totteridge Lane

Trevanion
Nos. 131 and 133 Totteridge Lane

Grange Avenue

The Grange

8.2 Locally Listed Buildings

Totteridge Common

The Deer House at Totteridge Park
Gazebo at Totteridge Park
Grange Lodge
West End Cottage (No. 58)
Damson Hill Cottage
Montebello Lodge

Totteridge Village

The Little Shop (No. 88)
Clematis Cottage (No. 86)
Pound House (No. 50)
The Gables (No. 60)
Old Totteridge Farm
No 2 Totteridge Farm
The Orange Tree Public House (No. 11)
Chalcot

Chapel Cottage

Totteridge Green

Grove View

Greenside (now Forge House)

Strathearn (Consolata Missionary Cottage)

Barnet Lane

Priors Corner

Grange Avenue Grange House

Grange Lodge

Lime Grove

Cedar Cottage

Wayside

The Red Cottage

8.3 Unlisted Buildings

Unlisted buildings often make a positive contribution to the conservation area for several reasons including the following:

- they record a phase in the development of Totteridge for example, Fairlawn cottage and Laureny Cottage, Totteridge Common .
- their careful vernacular design and quality reflects others in the conservation area, for example East Ridge, Totteridge Lane and Priors Corner, Barnet Lane
- they are of value as landmarks for example Ellern Mede Farm, Totteridge Common

9.0 Neutral and Intermediary Areas

*Arundel
Northcliffe Drive*



- 9.1 Pine Grove, Northcliffe Drive, The Close, Oaklands Lane and Priory Close, set behind the main highway were laid out during inter war and post war periods. They define the edges of the conservation area where they meet open land or as intermediary areas between the spacious character of the settlement along the highway and dense suburban development outside the conservation area.
- 9.2 The roads are less characteristic of the conservation area, but have their own distinctive, attractive character. Their formal street patterns and denser housing gives a more suburban character. Front gardens are well landscaped with shrubs and tree and low boundary front walls and hedges. Some of the earlier houses are of high quality design and appearance. Gaps between properties remain important to the streetscene, physically separating the large houses and allowing mature planting to soften the impact of the housing.
- 9.3 Harmsworth Way, The Pastures and White Orchards are neutral areas. Built with smaller plot sizes, the houses are still large in size and detached. They are well assimilated into the streetscene and neither detract nor enhance the character of the conservation area.

10.0 Threats and Intrusions

- 10.1 The relatively low density of development in Totteridge in relation to property values suggests that the recent trend of demolition and rebuilding will continue to threaten its spacious character. Older properties in large plots that determine the character of the conservation area or properties that have only a limited impact on the quality and the character of the green belt could become increasingly vulnerable to development pressure. An example of loss to the character of the conservation area is the demolition of large houses in extensive grounds at the eastern end of Totteridge Lane and their replacement with an increased number of large houses in much smaller plots.
- 10.2 In recent years there has been a proliferation of large brick piers and wrought iron gates. While they may be successfully assimilated into certain parts of the Conservation Area without detriment, this depends on their careful design and appearance. New boundary treatments which are overlarge and ornate or have security features to gates and piers are unsympathetic to the character of the Conservation Area. There is a threat to the established character where existing simple boundary features and/or greenery which make a positive contribution to the conservation area of the conservation area are removed
- 10.3 Hard surfacing is kept to a minimum along the highway with the restrictions imposed by the Totteridge Manor Association. Larger areas of hard surfacing especially tarmac can be intrusive and should be kept to a minimum. The tarmac area across the road from St. Andrew's Church would benefit from a reduction size and some more planting. There is also scope for improvement to the appearance of the pedestrian crossing outside St. Andrew's School, with a more appropriate design of railing and better traffic calming measures.

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