

## WOOD STREET CONSERVATION AREA

# CHARACTER APPRAISAL STATEMENT

ADOPTED (July 2007)



LONDON BOROUGH OF BARNET PLANNING SERVICES

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# 1 INTRODUCTION

## 1.1

### Conservation Areas

The Civic Amenities Act of 1967 provided the original legislation allowing the designation of “*areas of special architectural or historic interest*,” as conservation areas, whose character should be preserved or enhanced. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a potential conservation area.

This concept has developed and is now enshrined in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 69 of the Act provides a local planning authority with powers to designate conservation areas, and to periodically review existing and proposed conservation areas. Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement for their conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## 1.2

### Purpose of a Conservation Area Character Appraisal

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

Government policy on conservation areas and historic buildings generally is set out in *Planning Policy Guidance Note 15 (PPG15)*. This defines why Character Appraisals are necessary. It states that the purpose of a Character Appraisal is to:

*“Clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and to set out the means by which that objective is to be pursued”.*

It is also hoped that:

*“The clear assessment and definition of an area’s special interest, and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves .”*

The aim of this Character Appraisal is to:

- Improve the understanding of the history and historical context of this area of Barnet;
- Generate awareness of exactly what it is about the conservation area that makes it of “special interest”;
- Provide residents and owners with a clear idea of what should be cared for and preserved;
- Provide residents and owners with a clear idea of what enhancements could be made to the conservation area;
- Provide Barnet Council with a valuable tool with which to inform its planning practise and policies for the area;
- Provide guidelines to preserve and enhance these special features - the “Management Proposals”.

The Council can then ensure that all applications for change within a conservation area comply with the requirements of the relevant legislation.

### 1.3 The Barnet Unitary Development Plan

The current local policy document covering this area is the Barnet Unitary Development Plan (2006). Of particular relevance is the strategic policy GB Env 4 which aims to protect by preserving and enhancing *inter alia* the special value of the Borough's:

- Conservation areas;
- Listed buildings and their settings;
- Locally listed buildings and their settings;
- Sites of archaeological importance;
- Woodlands, trees and hedgerows.

Detailed policies HC1 to HC4 aim to preserve or enhance character and appearance of conservation areas by controlling inappropriate development and demolition. Policies HC9 to HC13 attempt to preserve statutorily and locally listed buildings and their settings, whilst policies HC16 to HC20 aim to protect archaeological remains of national and local importance. Ravenscroft Park eastwards is included in an area of special archaeological significance.

The shopping area fronting High Street is part of the Chipping Barnet district town centre and includes areas of primary and secondary retail frontages. Policies TCR10 to TCR11 aim to protect the vitality and viability of major town centres. Policy L11 protects public open space whilst policy M3 aims to retain the character and function of roads within the Borough Hierarchy. High Street is classified as tier 1, Wood Street tier 2 and Union Street and Stapleton Road tier 3.

This Character Appraisal Statement will help deliver the objectives of The Three Strands Approach (PEG – Planning, Enhancement, Growth) seeking to deliver successful high quality suburbs now and for the future. A third of the borough is made up of Green Belt land, protected open spaces and parks will be protected under the umbrella of the first strand. Another third of the borough made up of the high quality, low density Victorian and 1930s suburbs will be enhanced under the umbrella of the second strand. Conservation Areas fall under both the first and second strands as they require preservation and enhancement of their character and appearance. Growth is expected to take place in specific Regeneration Areas in the third strand. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore, the need to provide appropriate planning protection for conservation areas and where appropriate the need to investigate additional or extended Conservation Areas.

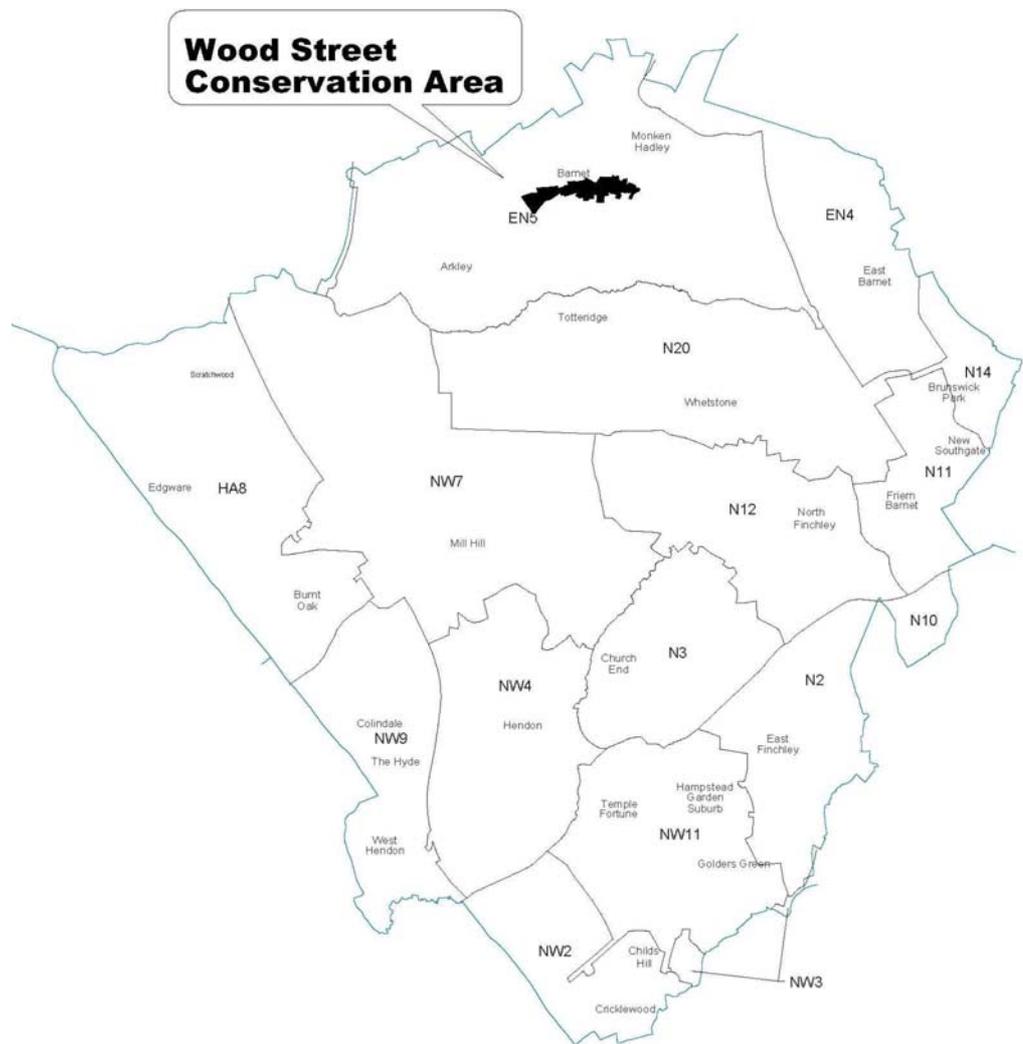
### 1.4 Article 4 Direction

In an effort to preserve and enhance the special character of the area, after careful local assessment, the Council decided to introduce an Article 4 Direction for most of the Wood Street Conservation Area (shortly after designation in 1969). This led to the removal of a number of "permitted development" rights. This has been updated with successive General Development Orders. This allows the Council to control minor works, such as replacement doors and windows and external painting, in an effort to retain the area's special qualities. This ensures that any such changes to the conservation area preserve or enhance its special characteristics.

## 2 LOCATION, USES AND ACTIVITIES

### 2.1 Location

The Wood Street Conservation Area runs east to west from the junction with the Great North Road at the top of Barnet Hill (marked by St John the Baptist Church) along the ridge towards Arkley. The Conservation Area was designated in 1969, and subsequently extended in 1979. It includes the historic shops coming up Barnet Hill and surrounding the St. John’s Church, Union Street to the north, the villas facing Ravenscroft Park, and Wood Street itself westward as far as The Whalebones, with its lands and the detached houses opposite. The historic county boundaries are a notable aspect of this part of the Borough with Wood Street forming a peninsula of Hertfordshire cutting eastward into Middlesex.



Map illustrating Wood Street Conservation Area within the borough

## 2.2 Uses and activities

The High Street around St John's Church is part of the commercial town centre of Chipping Barnet, with a variety of town centre uses, of which shopping is the most dominant. The main retail character is that of small independents, although a few nationals commonly functioning in minor town centres such as Greggs Bakers, Clarks Shoes, Boots, Robert Dyas, WH Smith, a range of banks, building societies and Opticians also have a presence. Other uses such as restaurants, cafes, bars and public houses all make a significant contribution to the vitality and viability of the area along with churches, Barnet College, banks and driving schools. The retail uses are generally confined to the ground floor, but have a run-down feel with a proliferation of poorly designed advertisements and shopfronts. Some buildings, together with shopfront and advertisements, are in need of maintenance (particularly at the eastern end of the conservation area).

Upper floors are generally used in association with ground floor retail uses, as offices or residential accommodation. Some are vacant. The main pockets of town centre residential uses are in the side streets of Tapster Street, Moxon Street and Victors Way, mostly accommodated in modern purpose built apartments or flats such as Beauchamp Court on Vickers Way and Chris Court in Tapster Street.

Tapster Street and Moxon Street are dominated by a range of commercial uses such as car washing, car maintenance and a builder's merchants, with traditional town centre uses more prevalent closer to High Street. Traffic dominates this part of the Conservation Area. Cars, heavy lorries and buses create a busy and noisy atmosphere particularly at the junction of Wood Street with High Street.



Commercial uses in Moxon Street



South-westerly views into Tapster Street

At the eastern end of Wood Street, from St John the Baptist Church to Manor Road, business uses (offices) can be found in adapted domestic buildings along with some surviving residential accommodation. These uses are interspersed with institutions such as St Martha's Convent and Barnet Museum. Traffic whilst still a significant issue, does not dominate to the same extent.



St Martha's Convent, Wood Street



Barnet Museum, Wood Street

From Manor Road progressing west along Wood Street, the use is almost exclusively residential interspersed with retail shops, such as the local parade beyond Bells Hill. Public houses also serve the local population. Movement is much gentler, slower and quiet, particularly as the area opens out at its western end, taking in the Whalebones Park. Almshouses, such as Eleanor Palmer's Cottages, Garretts Almshouses, Ravenscroft Cottages and Leathersellers Almshouses, are a particular feature in this part of the conservation area, all being of architectural and historic interest in themselves and of significant townscape value.



Eleanor Palmer's Cottages



Nos. 76 to 86 Wood Street, Garretts Almshouses (north side)



Nos. 62 to 72 Wood St. Ravenscroft Cottages



Leathersellers Almshouses

Union Street has a mix of uses being predominantly residential interspersed with two pubs, two churches, the rear entrance to St Martha's Convent and some light industrial and office uses. Convenience retail uses are at either end.

The area is well served by public transport. It is on a bus route and within a short walk to the south is High Barnet Station, which is on the Northern Line into Central London.

Of particular note are the public open spaces within the Conservation Area, namely Ravenscroft Park and the Courthouse Recreation Gardens at the extreme eastern end. They function as local parks and are formally laid out and well maintained. They are predominantly used by school children and college students and other people living or working in the area. The parks are busiest in the summer around midday, when office workers join local residents to enjoy the sunshine.

### **3 THE HISTORICAL DEVELOPMENT OF WOOD STREET**

#### **3.1 Summary**

The medieval roads and livestock market at the junction of Wood Street and Barnet High Street gave the area its original importance. During the 18<sup>th</sup> century, this was superseded by the many inns and taverns along the High Street which served the coaching trade. The area, largely untouched by railway-based suburbanisation, has survived relatively undeveloped, and modern planning and conservation area policies have helped to secure its preservation.

#### **3.2 Historical development**

Barnet High Street, later known as The Great North Road, is part of the important route from London to St. Albans (and thence to Holyhead and Ireland) dating from the late 11<sup>th</sup> century or early 12<sup>th</sup> century. Chipping Barnet was one day's ride from London and, conveniently, half way to St Albans. Wood Street was part of an important medieval east-west route and runs from its junction with Barnet Hill across Barnet Common to Watling Street and on to Watford. It follows a ridge across several hilltops (including Woodcock Hill and Deacons Hill) before joining Watling Street at Brockley Hill, and traces the 130 metre contour with the land to the south falling away steeply to Dollis Brook. The area is largely made up of London clay which, because of its poor draining quality, did not lend itself easily to clearance and agriculture. Consequently, apart from those areas around the road junction, present evidence suggests it remained wooded and unsettled until Tudor times.

The word 'Chipping', as in Chipping Barnet, means "market". This was originally sited around the junction of Wood Street and the Great North Road in front of St John the Baptist Church, where the Market Place and, later, Middle Row once stood. It was given a Royal Charter in 1199. Although a large range of goods was traded at the market, including corn, wool and pottery, by the 16<sup>th</sup> century the main function of the market was the buying and selling livestock. It is worth remembering that, in the era before refrigeration, meat had to be transported distances with most butchers doing their own slaughtering on the premises. Consequently, served by two good driving roads from the holding fields to the north and west, a convenient distance from London (with its insatiable appetite) and armed with a Royal Charter giving it near monopoly status, Barnet's livestock market became hugely successful. Indeed, it provided

most of London's meat livestock and, particularly during the 16<sup>th</sup> and 17<sup>th</sup> centuries, was a major centre for the cattle and horse trade.

Queen Elizabeth's Boys School was established in 1573 by Royal Charter. The original school building, now known as Tudor Hall, still stands and is part of Barnet College, the school having moved in 1932 to a new site on Queens Road. Elizabeth Allen left money in 1727 to build a school which was eventually built in 1824, the money in the interim having been used to support Queen Elizabeth's. Although the Elizabeth Allen school closed in 1973, the buildings, (now converted to residential use,) still stand.



Elizabeth Allen School

Almshouses are another important feature of the Conservation Area, with the first being built in 1672 by James Ravenscroft, lawyer, merchant and local benefactor. His parents' tomb is a notable feature of St John the Baptist Church. In 1731 the Garretts Almshouses were built, the original Eleanor Palmer Cottages were erected in 1823, while The Leathersellers Almshouses date from 1838.

From the 1590s, Barnet Market's near monopoly on London's meat supplies, particularly in beef cattle, began to be challenged by first Leighton Buzzard Market traders (who complained that Barnet's Market on Mondays meant that there was little trade for them the following day) and generally by London's butchers (who objected to having to come all the way out to Barnet). By the late 1630s the authorities gave way and Barnet Market began to be slowly superseded by Smithfield Market. To compensate for the loss of trade in beef cattle Barnet Market increasingly traded in pigs.

However, Barnet Market began to fall into decline and by the 1830s. It had become a major hindrance to the booming coach travel trade. On market days it found The Bottleneck (also known as The Squeeze) impassable around the church. A row of shops known as Middle Row stood at the junction in front of the east end of St John the Baptist at this time. The market was moved in 1851 to the current site of the general market off New Road, St Albans Road. It was this coach travel trade which led to the large numbers of inns, taverns and alehouses along Barnet High Street, a welcome sight no doubt at the end of the exhausting haul up Barnet Hill, whose slope was not re-graded until 1827 by Thomas Telford. Barnet Hill was always going to be too great an incline for the railways which, despite the railway companies' early promises, by-passed Chipping Barnet. A gradual decline set in to the area, although some horse-drawn trade continued serving the stations at New Barnet (opened 1850) and the branch-line terminus of High Barnet alongside the hill which opened in 1872.

Development of the surrounding area was slow with Union Street built in 1835 and, from 1860, the surrounding fields being laid out for

simple urban terraced housing. In contrast, from the 1880s substantial villas were built facing onto the new recreation ground called Ravenscroft Park, by then the last remaining stretch of manorial waste left when Barnet Common was enclosed in 1815. These are indicated on the OS of 1897. By this time the area had pretty much been laid out as it is seen today.

Development in the 20<sup>th</sup> century concentrated on the areas to the south and east of the area away from the hill where the convenience of the railways was an obvious benefit to commuters. This expansion is shown on the OS of 1920. Thus Wood Street escaped suburbanisation with very few new houses built before 1947, a condition secured with the advent of the era of modern planning controls. With the exception of the almshouses the social mix of the area is largely determined by the very high house prices in the area.

### 3.3 History of Land Ownership

Barnet is not mentioned in the Domesday Book, possibly because it was simply part of a much larger estate belonging to the Abbey of St Alban. The new road and market (late 11<sup>th</sup>/early 12<sup>th</sup> century) allowed Chipping Barnet to prosper although still without manorial independence, which led to a great deal of tension demonstrated by Barnet's prominent role in the Peasants' Revolt of 1381. The manor remained in the possession of the Abbey until the Dissolution, when it went to the crown. In 1553 it was granted to John Goodwin and John Maynard who for a year indulged in a large number of illegal land deals and sharp practices for which they were later pardoned by Queen Mary. From 1554 the manor passed to Anthony Butler, an absentee landlord, after which it was bought and sold many times passing through a large number of private hands over the centuries. The last known Lord of the Manor was C. R. E. Pattenden who died in 1943. Although he passed the Manor Rolls (i.e. the records) to the Barnet Record Society (now the Barnet and District Local History Society) in 1937, his papers have never been discovered and the title appears lost.

Until 1863, when a Local Board was set up in Union Street, Barnet was divided between three parishes – Hadley and South Mimms in Middlesex and Chipping Barnet in Hertfordshire. In 1894, Barnet became an Urban District (and was amalgamated into the present London Borough in 1965). The Church of St John the Baptist was originally built in the 13<sup>th</sup> century as a chapel-of-ease to its mother church of St Mary The Virgin at East Barnet (the earlier settlement) and did not become a Parish Church in its own right until 1866. Union Street was built along the parish boundary with South Mimms.

## 4 SPATIAL ANALYSIS

### 4.1 Topography

The topography of the area is one of its most notable features and has shaped the way in which the area has developed. The town has grown on a hill with lower levels to the south, from where the rising land is best appreciated. Wood Street follows the contour of the hill range on an east-west axis, so is relatively level although the land drops away to the south of the road towards the valley of the Dollis Brook. By contrast to this hillier terrain, the area to the north of the conservation area, towards the M25, is relatively flat.



Views of topography into FitzJohn Avenue

### 4.2 Views and vistas

The key location within the conservation area is the Church of St John the Baptist which occupies a focal point at the junction of Wood Street and High Street. This is adjacent to the site of the Barnet College development. This building provides a sense of arrival and entry into the area. The elevated position enjoyed by Wood Street allows long range views down side roads to the south over the open countryside of the Dollis Valley. In contrast, the area to the north is relatively flat and shorter range views into side roads allow an appreciation of the late Victorian urban expansion. This is central to defining the area's special character.

Long tunnel views along Wood Street are created by the strong building line reinforced at its eastern end by low level wall and hedge boundaries. These long range views are terminated by gentle curves in the road, and relieved by glimpsed views into side street openings and open spaces. Skyline views are uncluttered, but rooflines lively. On High Street the effect of the incline creates the stepping of buildings up the hill, but skyline views are again uncluttered.

Amongst the most notable views and vistas are:

- St John the Baptist Church east elevation and window on approach from south



The eastern elevation of St John the Baptist Church

- Into narrow streets, courtyards and spaces off the main streets



Post office, 63 High Street



Intimate alley (backdrop off Wood Street)

- Glimpsed views into side streets along Wood Street, allowing long range views onto open countryside to the south and suburban expansion to the north (add photo at later stage)
- Views along Wood Street, High Street and Union Street terminated by gentle curves in the road
- Westerly views along Moxon Street towards High Street



Moxon Street looking towards 59 High Street

- Views into and out of green spaces – e.g. Ravenscroft Park and the Whalebones



Ravenscroft Park



Entrance to the Whalebones (a private green space)

- Clear views above roofscapes
- Lively rooflines along High Street and Wood Street



Dutch gable of the Post Office at no. 63 High Street

It is important for the preservation of the character of Wood Street Conservation Area that the most important views and vistas are maintained and enhanced when the opportunity presents itself. Proposals for new development on prominent sites or elevated land must contain sufficient information to enable the impact on longer distance views and the setting of the conservation area to be assessed; as well as the immediate impact on the setting of the Conservation Area.

### 4.3 Streets and open spaces

The open spaces within the Conservation Area are mainly urban and hard landscaped, such as the area in front Barnet Museum. Other spaces and the constrained narrow alleys leading off the High Street reflect the boundaries and general form of the medieval burgage plots. In addition, Wood Street has a number of narrower and more intimate side streets such as Coes Alley and The Croft.



Views into Coe's Alley



No. 74a the Cottage, Coes Alley



Views from Wood Street into the Croft

The Conservation Area also includes a wide variety of green spaces from private front gardens to formal parks. Just as important are the “green” boundaries that define these spaces, which are often created by informal hedges with trees or low-level walls. Together with the urban streets described above, these spaces form an essential part of the character of the conservation area.

**The principal open spaces are:*****(i) The Old Court House Recreation Ground***

A formally laid out public park with open views to the south over the Dollis valley. The park is entered by two narrow openings in Wood Street and there are two other entrances. It is well maintained with a children's play area and formal planting and good specimen trees.



Old Court House Recreation Ground

***(ii) Ravenscroft Park***

This is sited on the northern side of wood Street and forms the setting for the Victorian villas around. It is a formally laid out public park with very good specimen trees. It has a quiet, tranquil feel and is protected to some extent from the passing traffic by a heavy tree boundary. It is accessed from the road also named Ravenscroft Park.



Ravenscroft Park

***(iii) The Whalebones private open space***

This is an extensive area of private land, being well maintained, secluded and quiet. It has a very heavy tree screen around the boundary so views in and out are limited. It is formally laid out and partly interspersed with more natural open areas.

***(iv) Junction of Well House Lane and Wood Street***

A small area of formal well maintained planting and trees. Due to the traffic intrusion it tends not to be frequently used as a seating area although benches are provided.

**(v) St. John the Baptist Church Churchyard**

This churchyard is open to the public. Although close to a busy road junction, this area retains a feeling of privacy. A number of specimen native trees around the perimeter provide a buffer to the traffic and are important in views along High Street and Wood Street. Some trees require management and may benefit from tree thinning or crown lifting.

**(vi) Marie Foster Nursing Home, St. Martha's Convent, Former Victoria Maternity Hospital (no. 55 Wood Street) and Leathersellers Almshouses**

These buildings all have important private spaces in front of them, and many have good specimen trees set behind boundaries of low level walls and railings. The green space and orchard fruit trees to the rear of the Marie Foster Home are important reminders of Barnet's horticultural past and are all that remains of the once extensive Cutbush Nursery Gardens. The former Victoria Maternity Hospital has now changed uses. It has been converted into private flats. It was also previously used as a private house named Cedar lawn, the home of the Cattley family who were experts in Orchids.

#### 4.4 Trees and hedges

Trees make a very important contribution to the character and appearance of the conservation area. Whilst there is a notable absence of street trees, except at the eastern end of Wood Street in front of the Barnet Museum building, hedged and treed boundaries make a significant contribution to the street scene, impacting particularly on long and short range views. They are especially important as the onlooker progresses westwards along Wood Street, providing a strong green barrier to the traffic and a sense of enclosure in the street. They also mark the beginning of a more rural and open character to the conservation area as it leads towards the edges of Hertfordshire. The most notable tree groups within the conservation area are marked on the Townscape Appraisal Map, but the following have perhaps the greatest impact:

- Good tree boundary from Bells Hill to Hillside Gardens
- Hedge and tree boundary to properties at the extreme west of Wood Street (north side)
- Tree boundary to Whalebones Park
- Various specimen trees in formally laid out parks
- Mature trees and specimens at St John the Baptist Church



Hillside Gardens



Views into Whalebones Park



Formal gardens in Wellhouse Lane



Westerly views into St John the Baptist Churchyard

## 4.5 Public realm

The 'public realm' includes a variety of features found in the spaces between the buildings rather than just the buildings themselves. It therefore includes street paving, litter bins, signage and street furniture such as litter bins, lighting and bus shelters. The quality of these components makes an important contribution to the character and appearance of the conservation area.

### Street Paving

Street paving is generally made up of a mix of black tarmacadam, large module standard and small size concrete paving slabs. Fortunately, many of the original 19<sup>th</sup> century granite kerbs have been retained. A common theme is a strip of black tarmacadam juxtaposed with this historic kerbing, finishing to the back edge of the pavement with large or small concrete paving slabs. In some areas, the mixture of materials and the use of coloured and textured surfacing to mark pedestrian crossing points detract from the character and appearance of the Conservation Area. A better example of large paving slabs and historic granite kerbs can be found on the north side of Wood Street between the United Reformed Church and Church House.



Evidence of historical cobbles, Ravenscroft Park



Better detailed example of small paving slabs in Wood Street

The most notable of the small areas of remaining historic surfaces are:

- Blue/black chequerboard pavers at Coe's Alley
- Granite cobbles adjacent to historic granite kerbs at Ravenscroft Park
- Evidence of historic cobbles at nos. 21 to 41 Wood Street (south side)

### Street Lighting

Street lighting is provided by modern standard lamps. They are generally well sited and maintained.

### Street Furniture

Street furniture is a mixture of modern standard products. A selection of the following can be found in the conservation area:

- Corporate green plastic bins; timber and red bins; “Heritage” style bins – square (St John The Baptist Churchyard) and round (High Street)
- Standard red doggie bins
- Standard Barnet-style street signs
- Controlled parking signs - some effort has been made to reduce the impact of these to good effect
- A number of timber benches to various designs
- Modern telephone boxes

### Railings

Throughout the conservation area, boundaries and gates of cast iron railings, often on low level brick walls, make an important contribution to the special interest of the street scene. Notable examples include :

- Ornate gates at Leathersellers Close
- Low level boundary walls with railings some with ornate gates at Ravenscroft Park
- Railings around Ravenscroft Park
- Railings at Elizabeth Allen School – these are in need of maintenance in places
- Boundaries of many properties on Wood Street, particularly those between Manor Road and Barnet Museum (south side), and Union Street.



Gates to Leathersellers Close



Gate at no. 16 Ravenscroft Park



Entrance to no. 3 - 6 Ravenscroft Park



Pier and Railings surrounding Ravenscroft Park



Railings surrounding Ravenscroft Park

Other Special Features include:

- The listed drinking trough at Ravenscroft Park (grade II)
- War memorial at St. John The Baptist Church
- The boundary stone at Ravenscroft Park
- The whalebones at the western end of Wood Street



The Water Trough at Ravenscroft Park



War memorial at St John the Baptist Churchyard

## 5 BUILDINGS AND ARCHITECTURE

### 5.1 Introduction

The Wood Street Conservation Area retains a high number of listed, locally listed, and unlisted “positive” buildings. The latter are buildings which have been judged to make a *positive* contribution to the special architectural and historic interest of the area. With the medieval and later street pattern, the area is also notable for the cohesiveness of its street frontages, attractive open and closed spaces, and many trees and other landscape features. Together these features provide a high quality environment within which the individual buildings make a special contribution.

### 5.2 Listed buildings

There are currently 31 listed buildings in the Conservation Area. Although none of them are grade I, St John the Baptist Church is grade II\*. The remaining listed buildings are graded II. Details of the principal listed buildings are included in Appendix 1 (to be inserted at a later stage).

### 5.3 Locally listed buildings

There are currently 28 locally listed buildings in the Conservation Area. These are buildings that do not meet the national listing criteria but do have important local significance and are worthy of protection. Appendix 1 contains a list of locally listed buildings together with a summary of the criteria applied in their selection (to be inserted at a later stage).

### 5.4 Significant unlisted buildings

As well as listed and locally listed buildings, there are many other buildings within the conservation area which make a positive contribution to the character and appearance of the area. These buildings date mainly from the 19<sup>th</sup> and 20<sup>th</sup> centuries and include the whole range of types and uses. Residential properties include the large late Victorian villas in Ravenscroft Park as well as the modest 20<sup>th</sup> century terraces in Union Street. The majority of retail premises in the High Street are also included in this category, together with a number of churches and public houses such as The Black Horse at the junction of Union Street and Wood Street. All categories of building, whether listed, locally listed, or merely “positive”, are indicated on the Townscape Analysis Map.

These buildings have been identified during the survey process, and as with listed and locally listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of these buildings will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building.

### 5.5 Building styles and materials

The conservation area contains a variety of building styles developed informally over many years, which help to give it its distinctive character. The principal building types are:

- Late Victorian villas around Ravenscroft Park
- Early and mid-Victorian residential terraces
- Mid-Victorian retail and business development
- Almshouses in the Arts and Crafts tradition
- Institutional developments set back behind deep frontages in courtyard configuration
- Tudor Hall
- St John the Baptist Church
- Refronted timber framed buildings
- 18<sup>th</sup> and 19<sup>th</sup> century domestic architecture

**These buildings provide a variety of special features including:**

- Canted bays either single or two storeys high
- Square bays
- Recessed porches;
- Decorative chimney pots
- Tile hanging
- Decorative timber porches with turned spandrels;
- Pargetting
- Timber porches pitched roofs
- Small stone porches

The list below contains the principal examples of materials and details within the conservation area but the omission of any others does not mean that they are of no importance.

**Roofs**Hand made clay tiles

Roofs on timber framed buildings of the late medieval period through to the 17<sup>th</sup> century are invariably pitched at about 45 degrees and covered in handmade clay tiles. Traditionally they were fixed using two small pegs (hence 'peg tiles') but more recently the tiles have been manufactured with a lip providing greater stability. The soft, undulating shape of the many peg tile roofs at the eastern end of Wood Street and selected listed properties in High Street is an important feature of the conservation area. Many of these timber framed buildings have narrow frontages facing the street with prominent gables and ornate fascia boards. Eaves details are invariably vernacular with exposed rafter feet. Fascia boards and cast iron gutters tend to be a later addition. Re-fronting of these buildings in the 18<sup>th</sup> and 19<sup>th</sup> century resulted in the addition of brick parapets behind which the tiled roofs and thick chimneystacks of the earlier building can sometimes be glimpsed, such as The Mitre Public House in the High Street.



Ye Olde Mitre Public House (nos. 52 - 58 High Street)

Welsh slate.

Welsh slate became the preferred roofing material after 1845 when the railways provided cheaper transportation costs. Most of the buildings in the conservation area, which post-date the mid-19<sup>th</sup> century, are therefore covered in Welsh slate. This meant that the roofs could have a much shallower pitch (about 22 degrees) than required for clay tiles. From the mid-19<sup>th</sup> century when Welsh slate became fashionable, roofs therefore became shallower with more ornate eaves details. Hips were defined with lead rolls and chimneys became more delicate, with corbelled brickwork and

decorative clay pots, details which can be seen on the former Victoria Maternity Hospital.

#### Lead

Lead is occasionally used for flat or curved roofs, such as the lead covered turret of the United Reformed church in Wood Street.

#### Machine made tiles

Late 19<sup>th</sup> century and early 20<sup>th</sup> century roofs continued to be slated, but enthusiasm for the Vernacular Revival in the late 19<sup>th</sup> century brought back machine made clay tiles. There are many examples in the High Street.

#### Other common details include:

- Over sailing eaves;
- Decorative bargeboards;
- Exposed rafter feet;
- Modest traditionally detailed pitched and flat dormers;
- Prominent chimneys.

#### ***Wall materials***

##### Red clay brick

Historically, handmade bricks and tiles were made locally and the most notable example of the early use of brick in the conservation area is at Tudor Hall, Wood Street. After brick making methods improved in the 18<sup>th</sup> century, brick became cheaper and more fashionable resulting in a variety of colours being produced in addition to the red brick. The yellowy-white London stock brick is used along with various shades of red and brown in the later Victorian era. Examples can be found on the Ravenscroft Park Villas. Decorative brickwork is a feature of these buildings, and some have contrasting colours known as “polychromatic” work. Others use soft clay rubbed bricks and gauged arches above the window or door openings.

##### Stone

Stone was brought in for the more prestigious buildings and to add special features such as lintels, stringcourses and quoins. Notable examples include the ornate Edwardian buildings such as the Post Office in the High Street.

##### Vertical tile hanging.

Locally manufactures clay tiles, both handmade and after the 19<sup>th</sup> century, machine made, feature on the upper floors of some buildings in the conservation area. An example is the Elizabeth Allen School building in Wood Street, at the junction with Hillside Gardens. The older, more undulating handmade tiles can be seen between Church House and Gillings Court in Wood Street, and the cheaper machine made tiles are used extensively on the buildings of the late Victorian era at Ravenscroft Park and the surrounding vicinity.



Nos. 18 and 20 Wood Street

#### Ceramic tiles

Tiles are used decoratively as a walling detail on many buildings within the conservation area. Tile creasing was used extensively as a traditional detail of the Arts and Crafts Movement and is notable on Ravenscroft Cottages and on the later Victorian villas to the west of Wood Street.

#### Render

Lime based renders were used to face rubble walls from the medieval period onwards, and from the 18<sup>th</sup> century was often lined out to replicate stone. Sometimes earlier timber framed buildings were refaced using these materials to give a fashionable Georgian front. These lime renders are soft and pliable, as opposed to cement-based renders, which tend to crack. Frequently these buildings are now painted white or a pastel colour, such as buildings along the south side of Wood Street, opposite St John The Baptist Church.



Nos.15 to 27 Wood Street

#### Flint

Flint is found not far from Barnet in the chalk hills which surround parts of London. It is a very hard material and can be split (or knapped) to form a smooth-faced material suitable for walling of all kinds. A relatively expensive material, flint has been used on the more prestigious buildings within the conservation area such as St John the Baptist Church and The United Reformed Church at the western end of Wood Street.

### Timber.

The area was endowed with large areas of forest in the medieval period so there was a plentiful local supply of timber, such as oak, elm, and chestnut. Most of the medieval buildings in the conservation area were therefore built using timber-frame construction, with infill panels being faced in daub, is a kind of rough plaster made from lime, straw and cow manure, set on wattles which were usually willow twigs or split chestnut or oak lathes. The size of each bay within these buildings was constrained by the maximum length of the tree trunk, which was usually four to five metres. This accounts for the narrow frontages of the timber-framed buildings on the High Street at the south eastern end of the conservation area.

### **Windows**

There are many examples of window design within the conservation area, according to the age and style of the building. The earliest are the simple iron casements that once contained small panes of handmade glass in lead cames (glazing bars) which were used for timber-framed buildings, though mostly these have been replaced. Timber casements of varying ages can now be found throughout the conservation area, often associated with the vernacular buildings, with their low eaves heights and simple, unadorned facades. Examples are found at no. 32 Wood Street.



No. 32 Wood Street

However, the predominant window type in the conservation area are timber vertically sliding sashes which reflect the 18<sup>th</sup> and 19<sup>th</sup> century taste for classical architecture, giving an elegant vertical emphasis to the buildings. The late Victorian buildings at the western end of Wood Street exclusively use sashes with a mixture of glazing divisions from a simple two panes through to six or eight panes. Often there is a purposeful mixture of pane sizes within one building, together with a mixture within a single window e.g. the upper sash with multiple divisions, the lower sash with just two. A mixture of sashes and casements on one building can be found at Ravenscroft Park. Window openings are commonly recessed.



Unusual window design at no. 15 Ravenscroft Park



Dormer window at no. 12 Ravenscroft Park



Casement windows in Ravenscroft Park

### **Front Doors**

Early doors are constructed using simple planks of hardwood, usually oak, which were left to weather naturally. Later, these were copied for the doors to the Leathersellers, Ravenscroft and Eleanor Palmers almshouses.

However, most of the doors in the conservation area date from the 19<sup>th</sup> and 20<sup>th</sup> centuries and are constructed of softwood and painted. Early 19<sup>th</sup> century doors such as that to no. 34 Wood Street had four or six panels, sometimes with raised and fielded mouldings to add to their status. These doors are generally painted in muted tones.

The later Victorian buildings within the conservation area have highly individually decorated doors, such as the ones to Ravenscroft Park. Common features include raised and fielded panels, decorative timber work, highly decorated and leaded glazed panels, side lights and fanlights. Colour is more extravagant and bold.



Door at no. 8 Ravenscroft Park



Door at Eleanor Palmer's cottage



Door with decorative porch at no. 9 Ravenscroft Park

## 5.6 Texture and colours

The variety of local building materials and details provides the conservation area with a wide range of textures and colours, of which the warm red of the clay brick and tile is possibly the most prevalent. Render in white cream or pastel shades, which contrasts with red/brown tiled roofs, is also common.

Brick walling made from the smooth red clay bricks of the 18<sup>th</sup> and 19<sup>th</sup> centuries can be seen on the earlier buildings at the western end of Wood Street. From the mid-19<sup>th</sup> century onwards smoother machine-made red bricks are used together with white, yellow or brown London Stock bricks. The vibrant use of contrasting coloured brickwork in cream, black and red bricks can be appreciated on many buildings in Union Street, High Street and the western end of Wood Street.

Other local features include:

- Grey smooth slate is used as a roofing material, usually contrasting with render in pastel shades e.g. Victoria Maternity Hospital, Wood Street; The Sunhouse and Grimsdyke, Ravenscroft Park
- The lively undulating red and brown clay tiled roofs e.g. nos. 32 to 24 Wood Street
- White painted render or stucco e.g. The Whalebones
- White painted render over timber framing e.g. The Mitre Public House, High Street
- Contrasting rough and smooth knapped flint and stone walling e.g. St. John The Baptist Church
- Stone dressings create a colour and texture contrast to many brick buildings e.g. The Post Office, High Street; nos. 1 and 2

Blenheim Road, where the smooth cream stone dressings contract with the rougher red brickwork

- Windows are almost exclusively painted white or cream
  - Black cast iron railings and gates are used as a boundary feature e.g. Ravenscroft Park and Leathersellers Almshouses
- Other boundaries are hedges often coupled with low level brick walls and trees



Nos. 1 to 2 Blenheim Road

## 6 CHARACTER AREAS

The Wood Street Conservation Area can be divided into five character areas due to variations in topography, building type, uses, age, and materials. These five character areas are:

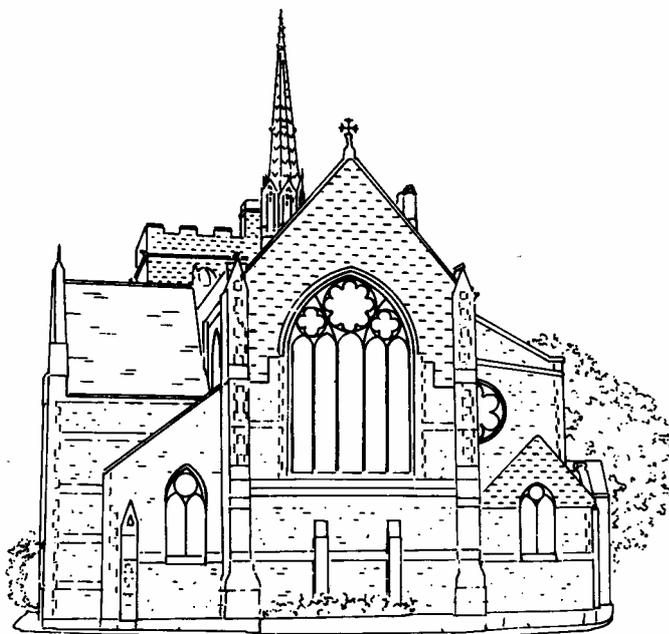
- Area 1: St John The Baptist Church and the High Street
- Area 2: Wood Street from Tudor Hall to the Black Horse
- Area 3: Wood Street south side around Bells Hill
- Area 4: Wood Street north side including Ravenscroft Park
- Union Street.

These are indicated on the appraisal map.

## 6.1 Area 1 : St John the Baptist Church and the High Street

### The key characteristics are:

- Views of St John the Baptist Church dominate due to its location at the top of a hill and its position at the junction of High Street and Wood Street. Rebuilt in 1873 by William Butterfield, the church incorporates some medieval fabric and has an imposing west tower. The external walls are built from knapped flint with stone, creating areas of decorative chequer work. It is listed grade II\*



The east elevation of St John the Baptist Church

- High Street is a wide street with well-defined and continuous building line. Buildings positioned at the back edge of pavement; tight grain in accordance with medieval burgage plots; buildings are elongated and stretch back deeply into each plot
- Market town feel with typical mix of High Street uses such as shops, pubs and food outlets. The retail area is unfortunately not very busy and vibrant and becoming less so.
- Buildings are mainly two or three storeys with a mixture of vernacular architecture, form, detailing and materials demonstrating the area's organic growth characteristic of English market towns. This is particularly apparent in the High Street at the south eastern edge of the conservation area
- Mixture of materials but dominant ones include red brick with decorative detailing, clay tile, render in muted colours, yellow stock brick and slate
- A good stretch of listed and locally listed buildings run from the junction of High Street with Park Road extending to no. 66 High Street
- Adjacent to 66 High Street lies The Bull, previously an arts centre, currently used as a dance school
- A number of timber-framed buildings survive, all refronted in the late 18<sup>th</sup> early 19<sup>th</sup> centuries. These include The Mitre Public House and nos. 52, 54 and 56 High Street, all two storey stucco fronted buildings with tiles roofs. All listed grade II.



The Bull, no. 66 High Street

- Good late Victorian architecture predominates on High Street towards the northern edge of the conservation area, and beyond to its junction with Salisbury Road. Notable buildings are the Post Office, with prominent Dutch gables, tiled roof, red brick with stone detailing
- The old library lies opposite St John The Baptist Church. Two/three storeys high with tiled roof, walls of red brick with stone dressings, and large double height windows



The Hyde Institute (formerly known as The Old Library)

- Of note in Moxon Street are nos. 9 and 11 and the hall opposite, which was built as Moxon Street School in 1834. No. 9 is grade II listed, a two storey yellow stock brick house, with low pitched slate roof.



Nos. 9 and 11 Moxon Street

- There is good new residential development on the corner of Moxon Street and Tapster Street



The new residential development has been designed carefully to respect its context

- Glimpsed views down alleys ways and carriage entrances to the rear of buildings relieve the linearity of the street (Photo will be added here at a later stage)
- A vibrant urban street scene is created by a lively roofscape as the buildings climb up the hill
- There is a notable absence of buildings visible behind the roofscape on High Street creating distinctive views
- Traffic at the junction of Wood Street and High Street is particularly busy
- The traffic lights, guard railings, bollards, assorted signage, traffic islands and road markings combine to create a cluttered appearance
- The backs of shops and service areas are unattractive and need maintenance
- Moxon Street includes a number of run down buildings and temporary uses that detract from the character of the area
- Shopfronts, fascias and advertisements are very poor and in need of maintenance. Advertisements at high level create visual clutter. There are no evident examples of historic shopfronts
- The area lacks cohesion at ground floor level
- Some buildings are in need of maintenance, such as nos. 49 to 53 High Street, and The Avenue Public House (formerly known as The Red Lion Public House) on the corner of High Street and Fitzjohn Avenue
- St John The Baptist Church has a poor setting to the eastern side of the building. To the west, the green has good trees and provides a pleasant setting, but it is ill used as a public space. Trees would benefit from management including thinning, crown lifting and selective removal to open up views. Such works would be subject to Tree Preservation Order (TPO) consent and depend on a scheme to treat trees within the past few years



North West views onto High Street

- St Johns courtyard – good views could be improved by careful tree management and thinning
- Barnet College – frontage building relates very poorly to surroundings and Tudor Hall



Barnet College, Wood Street

- The unattractive flank elevation of nos. 49 to 53 High Street block the views of the buildings beyond
- The Police Station has a poor relationship with the Conservation Area
- No. 73 High Street poor relationship with neighbours
- Many upper floors are vacant or underused



Police Station, High Street

**6.2 Area 2 : Wood Street  
From Tudor Hall to the  
Black Horse Public  
House**

The key characteristics are:

- Generally buildings are of high architectural or historic value with many of them statutorily and locally listed



Wood Street (south side) numbers 15, 17, 19, 25 and 27)

- Most buildings were built from the 18<sup>th</sup> century onwards, although earlier medieval remnants can be found. Of particular note is the 16<sup>th</sup> century Tudor Hall, a red brick hall with hexagonal towers at each corner and tiled roof set behind a parapet



Tudor Hall, Wood Street

- There are also a number of re-fronted timber framed buildings with large central chimneystacks and clay tiles roofs behind brick or stucco fronts. Examples include nos. 32 and 17 Wood Street



Wood Street (north side) nos. 20,18, 16, 14 12 and 10, Church House and St John the Baptist



No. 32 Wood Street (Pepy's Cottage)

- At the eastern end of Wood Street buildings are domestic in scale, set back behind sizable front gardens with low level walls, walls topped by railings, and hedges. Being two or three storeys tall, they are unpretentious in form, design and detailing
- Very mixed uses with residential and commercial (offices) interspersed with community and institutional uses
- Progressing westwards on the south side, buildings are generally larger two and three storey villas set behind front gardens. Of note is Victoria Maternity Hospital (no. 55 Wood Street) a three bay 18<sup>th</sup> century house with stucco re-fronting which is listed grade II



Former Victorian Maternity Hospital, no. 55 Wood Street

- Almshouses are an important feature of this part of the conservation area, namely the 17<sup>th</sup> century Ravenscroft Cottages, 18<sup>th</sup> century Garretts Almshouses and 19<sup>th</sup> century Leathersellers Almshouses. These are single storey, of simple form, red brick with clear uncluttered clay tiled roofs and prominent chimneys, and they are all listed grade II
- Leathersellers Almshouses are laid out as three sides of a square in a Tudor style. They were first built in c.1837, but two sides were rebuilt in 1966. The iron gates are an important feature of the conservation area
- Late Victorian buildings of note are Ewan Hall and The United Reformed Church. These are good examples of Victorian ecclesiastical architecture. Though unlisted, they all contribute to the townscape of the area



Ewen Hall & United Reformed Church, Wood Street

- The former Births, Marriages and Deaths Registry Office (dating from 1914) is another building of note, with red brick walls, clay tiled roof, a stone door surround, sliding sash timber windows and very prominent chimneys



Former Registry Office, no. 29 Wood Street (recently Grade II listed)

- Buildings and hedges provide informal sequences of frontages and setbacks
- There is less traffic and it becomes quieter moving further away from the busy High Street
- Common materials are render in muted tones with clay tiled roofs or clay pantiles and timber sashes. Red brick and orange/brown clay tiles predominate. There is some flint and stone (e.g. Church House) plus some London Stock brick with stone dressings (e.g. The Black Horse Public House).



The Black Horse Public House

- Paving in places is sometimes inappropriate e.g. outside Barnet College in the High Street
- Street furniture could be more co-ordinated
- There are good mature trees in private gardens
- Well tended formal parks and open green spaces are notable to the south, behind former Barnet Museum
- Large historic granite kerbs remain and there are well detailed though modern pavements on the north side of Wood Street with large module paving slabs in sound condition
- Traffic in the area is busy particularly in the morning and afternoon rush hours

**The principal *negative* features are:**

- The Marie Foster Care Home is vacant and in need of maintenance. The surrounding boundaries are unattractive. New uses are urgently needed
- There is some very mediocre new development such as that around the Victoria Maternity Hospital
- The extension to Garrets Almshouses is inappropriate in layout and detailing
- Gillings Court has a poor relationship with its listed neighbours
- Barnet College has a very poor relationship with the listed Tudor Hall, and the land to the rear is to be redeveloped in the near future
- The concrete bollards outside Tudor Hall detract from its setting

### 6.3 Area 3: Union Street

Union Street, laid out in 1835, was conceived as a short cut between the High Street and Wood Street to avoid the congestion at 'The Squeeze', Middle Row and the market around the front of St John the Baptist Church. Union Street was so named to lead the destitute to the Union Workhouse (now part of Barnet Hospital) thus avoiding their use of Wood Street

**The key characteristics are:**

- It is predominantly residential in character with two public houses, a church, institutional and some light industrial use  
There are retail and offices at each end
- The buildings are mainly Victorian, modest in scale and appearance, and were laid out in a tight grain with a strong building line characteristic of 18<sup>th</sup> and early 19<sup>th</sup> century street layouts



Maras Group, adjacent to 31 Gladstone House



Nos. 20 to 32 Union Street

- The residential properties are located very close to the road, without any gardens, or with very small gardens
- Buildings of note include nos. 23 and 27 Union Street, which are good detached residential buildings although no. 23 is now used as offices



No. 23 Union Street

- No. 29 Union Street is an example of a well detailed industrial/works building
- Materials include render or London Stock brickwork, finished mostly with shallow pitched and hipped roofs and covered with natural slate. Notable features include interesting chimney stacks, small sliding sash windows and some good doorways with classical detailing
- Nos. 52 to 68 Union Street are a group of locally listed semi-detached buildings



Nos. 56 to 66 Union Street

- Lively roofline views to south
- The area is generally quieter, with less traffic than Wood Street and High Street

**The principal *negative* features are:**

- Vacant and derelict shops, notably nos. 4 and 6 Union Street



Nos. 2 to 8 Union Street (derelict shops)

- The boarded up shop front of no. 79 High Street on the return into Union Street makes for a bland and uninteresting elevation
- Maintenance problems and graffiti occur, in particular on the shops close to the Black Horse Public House
- At the back of St Martha's Convent high walls create a blank frontage
- Fencing around the United Reformed Church is unattractive



Rear of St Martha's Convent, Wood Street

- There is a variety of new infill development, including the Catholic Church and Presbytery and Leinster Mews on Union Street



Recent gated development (Leinster Mews) Union Street

#### 6.4 Area 4: Ravenscroft Park (includes the north side of Wood Street)

Ravenscroft Park has a very cohesive character with large late Victorian substantial villas in single family occupation predominating. They are two or three storeys with notably wide frontages, and are set out in small terraces of three or semi-detached pairs, mainly with modest front gardens. The key characteristics include:

- Black decorative cast iron railings and pedestrian gates are notable
- Predominant materials include red brick, timber and clay tiles. Features of note include timber sashes with various divisions, tile hanging, large prominent chimneys, canted bays, recessed decorative doors with leaded glass work, decorative timber canopy porches, modest dormers, both flat and pitched roofs, brick arches and other decorative detailing



Nos. 11 to 13 Ravenscroft Park



Ravenscroft Park (north side)

- The park provides seclusion from Wood Street
- Of note are two early Victorian semi-detached villas at the eastern end of Wood Street called Grimdsyke and The Sun House, which are both locally listed. These are rendered with shallow pitched slate roofs



The Sunhouse, The Avenue



Grimsdyke, The Avenue

- The well maintained park retains its original Victorian layout with a number of notable specimen trees on its frontages;
- The park retains its 19<sup>th</sup> century inscribed boundary stone, which is grade II listed
- A horse trough on The Avenue is locally listed;
- Eleanor Palmer Cottages have Arts and Crafts details and are single storey with two small projecting wings to create a neat courtyard. The uncluttered clay tiled roof is steeply pitched with prominent chimneys
- The range of substantial mansions along the north side of Wood Street and the end stop at nos. 1 and 2 Blenheim Road are an important group featuring a robust display of Victorian vernacular revival architecture
- Further west along the north side of Wood Street there are substantial detached houses set behind deep frontages with boundaries made up of trees and hedging. Dating to c.1900, they display a wide variety of vernacular styles and materials, although they are interspersed with later, plainer and rather less successful Post-War redevelopments
- Historic granite kerbs and cobbles are still evident in places under the tarmacadamed road
- Pavements are made up of large module concrete paving slabs interspersed with coloured and textured paving

**The principal *negative* features are:**

- Some mediocre infill e.g. nos. 135/136 Wood Street, later additions to Eleanor Palmer Cottages
- Some inappropriate minor works to buildings are evident such as:
  - Poor quality re-pointing
  - Re-roofing using non-traditional materials
  - Inappropriate dormers
  - The replacement of cast iron pipe work using plastic
  - Inappropriate boundaries e.g. nos.106 to 112 Wood Street
  - Inappropriate wall treatments (render over red brick)
  - Graffiti on the wall of no. 7 Ravenscroft Park
  - Steel shutters on windows look oppressive
  - The railings around Ravenscroft Park have been replaced with inappropriate modern railings and brick piers and wall need maintenance

## 6.5 Area 5: Bells Hill (includes the south side of Wood Street)

### The key characteristics are:

- Mixture of mid-19<sup>th</sup> century small scale domestic development in a variety of vernacular styles and materials
- Good collection of locally listed buildings set behind substantial hedge and tree boundary found between Leecroft Road and Bells Hill, including the old council offices at no. 61 (formerly the Old Rectory and now flats), the group of locally listed dwellings between nos. 63 and 81, and the picturesque cottages of nos.125-129 Wood Street, all locally listed
- The Croft, a secluded area off Wood Street behind the above locally listed cottages. Of particular interest is the Victorian villa called The Laurels
- Much altered 1950s building on the corner of The Croft and Bells Hill
- Predominant materials are red brick and clay tile, render and clay tile, yellow stock brick and slate
- From Bells Hill to Wellhouse Lane are modest mainly Victorian semi – detached houses with modest or no front gardens, a garage and a parade of local shops
- There are open views into Dollis Valley from Whalebones Park and Wellhouse Road
- The Whalebones is grade II listed and is faced in stucco with slate roof. It sits within extensive grounds containing many specimen trees, attractive ponds and farm outbuildings. The open rural character of the grounds and views in and across the site are highly important aspects of the character of the conservation area and echo the Green Belt and the open country beyond
- The Whalebones where it fronts Wood Street sits within notable tree boundary and creates an entry feature to the space
- The stable block is built from brick around a courtyard and is roofed in slate with a central cupola; it is now in residential use and separate ownership
- A smallholding lies to the north with temporary sheds of no historic value

### The principal *negative* features are:

- Shop fronts and advertisements are often poor quality; shop forecourts are sometimes cluttered
- The petrol filling station looks incongruous, with dominant signage
- The shopping parade is in need of maintenance
- The rear elevations of shops are unattractive and very prominent due to the falling land levels to the south
- The street paving materials are very mixed and uncoordinated
- New development at nos. 115-119 Wood Street with garages on the street frontage look incongruous



Nos. 115 – 119 Wood Street

## 7 ISSUES

### 7.1 Issues and Threats

This list considers a range of indicative problems. These will be subject to regular review as part of the Council's commitment to the proper management of Wood Street Conservation Area. For clarity, they are divided into generic groups.

### 7.2 Shop fronts and signage

A variety of shops can be found in the High Street, Wood Street and Union Street. Many of them have poor quality shopfronts and signage to the point that the High Street appears rather downhill. Very few historic shopfronts remain. Most of the modern shopfronts are inappropriate in terms of design, materials and detailing, with inappropriate lighting. Finally, advertisements are often inappropriately sited and too dominant, resulting in visual discord.



The road junction in High Street is cluttered with street furniture, signs and traffic lights

### 7.3 Public Realm

In some instances, street furniture could be better designed and sited. New works, particularly the adoption of small module paving slabs and the use of different colours to create patterns can detract from the special character of the area.

### 7.4 Traffic Measures

Traffic measures have been used to segregate pedestrians and vehicles, whilst keeping a free flow of traffic in the area. As a result, the special qualities of the Conservation Area have sometimes been compromised.

### 7.5 Inappropriate recent development

Some recent developments, such as the Police Station on the High Street, fail to respect the sensitive setting of the conservation area, or tend not to make reference in design terms to the historic site layouts, existing building forms, and styles of architecture, materials and detailing.

An example is Gillings Court, no. 36 Wood Street, which has very poor relationship with its listed neighbour, no. 32 Wood Street. The new residential development includes garages on the street frontage, which fails to adhere to the established building line and the traditional form of development in the conservation area.



Modern development (Gillings Court) no. 36 Wood Street

In addition many of the buildings have suffered from inappropriate alterations, such as the removal of architectural details and the addition of upvc windows and doors, or modern roof materials. The loss of front boundary features, particularly trees, hedges and walls with railings, is another problem, particularly at the west end of Wood Street.

## 7.6 Site specific proposals

Some sites are awaiting redevelopment and would benefit from detailed planning guidance from the Council in the form of a comprehensive Master Plan or Development Brief. These sites are:

- Barnet College site
- A number of sites in Moxon Street
- The Marie Foster Care Home site

### Issues “a range of indicative problems” include:

- The unattractive backs of shops and service areas on High Street and Wood Street
- The buildings adjacent to Barnet College
- Union Street shops near to the junction with the High Street
- Barnet Register Office
- The buildings on the corner of Wood Street and Wellhouse Lane
- Many buildings on the High Street, particularly the upper floors and shopfronts at its eastern end
- The old school house, Moxon Street
- The Avenue Public House, High Street, at the junction with Fitzjohn Avenue

Some buildings relate poorly to their neighbours and every effort should be made to improve them as the opportunity arises. These include :

- The police station, High Street
- No. 73, High Street
- The petrol filling station on Wood Street



The petrol filling station, Wood Street

- Barnet College building, Wood Street
- Vacant sites together with buildings adjacent to no. 9 Moxon Street
- Paintwork in Hillside Gardens
- The building next to the Post Office  
(Photo will be added at a later stage)



Graffiti at the back of Hillside Gardens

## MANAGEMENT PROPOSALS

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## 1 INTRODUCTION

### 1.1 THE PURPOSE OF MANAGEMENT PROPOSALS

The designation of a conservation area is not an end in itself. The purpose of these Management Proposals is to identify a series of possible initiatives which can be undertaken to achieve the preservation and enhancement of the conservation area, based on the assessment of the area's special character which has been provided in the Character Appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning and (Listed Buildings & Conservation Areas) Act 1990 namely:

*"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas."*

Section 69(2) states:

**"It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as conservation areas"**

This document also follows Government guidance as set out in Planning Policy Guidance Note 15 '*Planning and the Historic Environment*', PPG 16 '*Archaeology and Planning*', English Heritage guidance '*Guidance on the management of conservation areas*', Best Practice guidelines, policies within the Barnet's UDP 2006 and any other policies which supersede this together with published planning guidance such as Barnet's suite of design guidance notes.

## 2 RECOMMENDATIONS

### 2.1 STATUTORY CONTROLS

Designation of a conservation area brings a number of specific statutory provisions aimed at assisting the '*preservation and enhancement*' of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees. These are outlined in the Council's guidance note '*Conservation Areas and Listed Buildings in Barnet*'.

#### **Recommendation 1:**

**The Council will seek to ensure that new development within the conservation area seeks to preserve or enhance the special character or appearance of the area in accordance with policies in Barnet's UDP 2006 and other guidance.**

### 2.2 CONSERVATION AREA BOUNDARY

Generally the conservation area boundaries are robust. However, the townscape appraisal identified the merit of a small terrace of buildings at nos. 87 - 97 (odd) High Street. It is considered that these buildings are worthy of inclusion in the conservation area due to their individual architectural merit, and also their group value when viewed alongside buildings already included in the conservation area.

#### **Recommendation 2:**

**The Council will seek to extend the boundary of the conservation area to include nos. 87 - 97 High Street.**

## 2.3 LISTED BUILDINGS

Listed Buildings are protected by law as set out in the *Planning (Listed Buildings and Conservation Area) Act 1990*. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. "Listed Building Consent" is required from the Council for any work which affects the special architectural or historic interest of the listed buildings. There are presently 31 listed buildings in the conservation area.

Extensions and alterations to listed buildings should conform to policies relevant in the Barnet's UDP 2006. Generally works to listed buildings should normally:

- Take account of the prevailing forms of development
- Complement the form and character of the original building
- Be secondary in bulk and form to the principal building
- Use high quality materials and detailing
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys
- Respect the special historic and architectural interest of the building

### **Recommendation 3:**

**The Council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with Barnet's UDP policies HC9 to HC13 and other guidance.**

## 2.4 BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST AND SIGNIFICANT UNLISTED BUILDINGS

In addition to the listed buildings, there are individual and groups of buildings, which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. The Council will determine applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet's UDP 2006. There is presently only one locally listed building within the conservation area.

However the townscape appraisal has identified a number of buildings or groups of buildings which should receive consideration for inclusion in the Local List. These include the following:

- The Old Library, Church Passage
- The Post Office, 63 High Street
- No. 85 High Street
- United Reformed Church, Wood Street
- Nos. 1 and 2 Blenheim Road

The Townscape Appraisal map identified a number of unlisted buildings which it is considered make a *positive* contribution to the character and appearance of the conservation area. This includes many 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings, as well as shops, schools and community buildings. These are marked as positive on the Townscape Appraisal map. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered.

### **RECOMMENDATION 4:**

**The Council will consider the buildings set out above for inclusion in the Local List. In addition the Council will seek to ensure that all significant unlisted buildings (as marked on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.**

## 2.5 ARTICLE 4 DIRECTION

Wood Street Conservation Area is already subject to an Article 4 direction which was made in 1970, shortly after designation in 1969. This has been updated with successive General Permitted Development Orders. The effect of these orders is to restrict the full range of permitted development rights in most of the conservation area. This puts under planning control the following:

- Replacement windows and doors;
- Roof extensions and roof lights;
- New wall materials and painting;
- Small extensions such as front porches, and out-buildings;
- The installation of oil tanks;
- The installation of satellite dishes;
- The removal of and replacement of boundaries (not including hedges);
- The creation of hard standings in front gardens and vehicle crossovers;
- Most new gates, fences and walls.

The classes covered are considered appropriate. However, the areas covered are illogical in places. To regularise this anomaly, the Council could consider removing certain areas from these restrictions, most particularly the following properties which lie outside the conservation area boundary:

- Nos. 2 to 30 (even) West End Lane;
- The Croft Blenheim Road;
- Nos. 6 and 8 Queens Road;

### **Recommendation 5:**

**The Council will consider removing the above addresses from the list of properties currently covered by the Article 4 Direction.**

## 2.6 CONSERVATION AREA ADVISORY COMMITTEE (CAAC)

The Council has established a Wood Street Conservation Area Advisory Committee, comprising a number of local residents together with representatives from amenity societies. The Council consults the CAAC on applications affecting the conservation area.

### **Recommendation 6:**

**The Council will continue to work together with the CAAC to preserve and enhance the character and appearance of the Wood Street Conservation Area.**

## 2.7 SHOP FRONTS

The Council has already produced general shop front and advertisement guidance (Design Guidance Notes 1 and 10). Consideration should be given to the production of guidance that specifically advises on the use of modern materials and design details, for use in the High Street setting in the Wood Street Conservation Area. In addition the Council will ensure that all applications are determined in line with existing advice including the appropriate design of advertisements, illumination and security measures such as shutters.

### **Recommendation 7:**

**The Council will consider revising the existing shop front design guidance that advises on the use of modern materials and designs and ensure that all applications for new shop fronts, advertisements, illumination and security measures are determined in accordance with existing policies in Barnet's UDP 2006 and published Design Guidance Notes 1 and 10.**

## 2.8 TREES AND PLANTING

Hedges, trees and planting in general make a very important contribution to the character of parts of the Wood Street Conservation Area. All trees within all conservation areas are protected to some extent by existing legislation. Anyone intending treating a tree with diameter greater than 75mm at 1.5 meters above ground level, must give the Council six weeks written notice before starting the works. This provides the Council with an opportunity of assessing the quality of the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served, after which there is a presumption in favour of its retention. In addition, a number of trees are already included in Tree Preservation Orders and formal Council consent is required for their treatment.

### **Recommendation 8:**

**It has been identified that some street trees require management.**

## 2.9 PUBLIC REALM

Throughout the conservation area there is a mixture of different paving materials which could sometimes be better co-ordinated. There are historic features such as original railings, historic granite kerbs and cobbles that should be retained. The Council will seek to investigate carrying out a public realm survey to identify historic features worthy of retention, negative feature that might be changed and to draw up a rolling programme of works to enhance the public realm. Informed by the audit, working together with partners, the Council could adopt a limited palette of low key materials and a suitable mix of street furniture. Any future works should be carried out in line with best practice and English Heritage guidance.

### **Recommendation 9:**

**The Council, together with its partners such as statutory undertakers, will seek to carry out a Public Realm Audit to identify positive and negative features and draw up a Management Plan to ensure protection of the best features as well as a programme of future works, to be carried out in line with English Heritage guidance and best practice (subject to budget resources).**

## 2.10 MOVEMENT

A number of street management schemes have been implemented. These include the installation of traffic-signaled crossings, signaled junctions, and limited parking schemes together with associated signs, railings, white and yellow lines. The Council will assess existing measures to ensure their adherence to 'Streets for All' by English Heritage (March 2000), 'Manual for Streets' by Department for Transport (March 2007) and statutory requirements.

In particular the following should be assessed:

- The roundabout at the junction of Wood Street, Union Street, The Avenue and Stapleton Road;
- The junction of High Street and Wood Street;
- The pedestrian crossing points on Wood Street at Church House, and High Street at its junction with Union Street.

### **Recommendation 10:**

**Where the Council undertakes works on the public highway, consideration will be given to material choice and street management measures with regard to Conservation issues.**

## 2.11 NEW DEVELOPMENT, REDEVELOPMENT AND EXTENSIONS

There are a number of opportunities for large scale redevelopment in the Conservation Area. Barnet College for instance are currently seeking a redevelopment of their Wood Street campus following the adoption of a planning brief for the site. This emphasises the need to enhance the setting of the listed Tudor Hall and create a high quality integrated public realm along the Wood Street frontage.

Other sites may similarly benefit from the preparation of a planning brief, including, Marie Foster Care Home, further along Wood Street. Planning briefs should provide advice on the preferred layout, form, bulk, architectural style, materials and detailing of any potential development.

For redevelopment sites which have not yet been identified, the Council will encourage good quality schemes that conform to existing design advice within the Barnet UDP 2006.

### **Recommendation 11:**

**The Council will seek to adopt planning briefs for potential redevelopment and determine all other applications in line with the Council adopted design guidance and relevant policies contained in Barnet's UDP 2006.**

## 3 DOCUMENT REVIEW

This document should be reviewed every five years in light of emerging government policy and Barnet's UDP. A review should include the following:

- A survey of the conservation area and its boundaries
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review

## **Appendix 1 STATUTORILY LISTED BUILDINGS**

### **Barnet High Street**

- No. 31/33 The Dandelion Public House (formerly The Felix and Firkin Public House) Grade II  
 No. 52/54 Mid 19th century stuccoed fronts but with 17<sup>th</sup> Century or earlier timber framing at rear, Grade II.  
 No. 56 Timber framed, probably early 17th century, Grade II.  
 No. 58 The Mitre Public House, 17th century timber framed with 19th century stuccoed front. Grade II.  
 No. 66 Late 18th century to mid 19th century stuccoed front, Grade II.

### **Moxon Street**

- No. 9 Circa 1840, yellow stock brick house, Grade II.

### **Church Passage**

- Church House extension Part of Church House, Statutorily Listed, Grade II.

### **Wood Street (south side)**

- Tudor Hall 1577. Red brick hall altered in the 19th century, Grade II  
 No. 15 Early 18th century, rendered with tiled roof, Grade II.  
 No. 17 Early 18th century. Timber framed. Grade II  
 No's 19-25 Late 18th century/early 19th century, stuccoed slate roof with plain overhanging eaves, Grade II  
 No. 27 Early 18th century, Grade II.  
 No. 29 Registry Office, Grade II  
 No. 35 The Bow House, late 17th century with early 19th century features to front. Grade II.  
 No's 47 & 49 Circa 1830, Grade II.  
 No. 53 Early 19th century, yellow brown brick with hipped slate roof, Grade II  
 No. 55 Victoria Maternity Hospital, 18th century with early 19th century stuccoed front, Grade II.

### **Wood Street**

- The Whalebones. Early 19th century. Stucco with slate roof, Grade II.

### **Wood Street (north side)**

- St John The Baptist Church The original 13th century chapel was extended south in the 15th century and again extensively altered and extended between 1873-1875 by William Butterfield, Grade II  
 Church House Late 19th century. Flint & stone dressings, Grade II.  
 No. 10 Early 18th century, red brick with parapet and tiled roof, Grade II.  
 No. 12 Early 18th century, rendered with tiled roof, Grade II.  
 No's 14 & 16 Early 18th century, rendered, Grade II.  
 No. 18 Early 18th century, restored. Rendered with tiled roof, Grade II.  
 No. 20 Early 18th century, red brick and tile, Grade II.  
 No. 30 Early 19th century, stucco with slate roof, Grade II.  
 No. 32 Possibly mid-16th century timber frame, rendered with tiled roof, Grade II.  
 No's 62-72 Jesus Hospital or Ravenscroft Cottages. 1679 but restored 1887. A pond stood in front until 1873, Grade II.

No. 74

Nos. 76 – 86

Early 19th century stucco villa with slate roof., Grade II.

Garretts Almshouse. Mid 18th century, 1731. Single storey redbrick and tile, Grade II.

### **Union Street**

The Leather Sellers Almshouse.

Early 19th Century, 1838 in a Gothic style. Partially rebuilt 1966. Lodge of 1861, notable gates and railings, Grade II.

### **Ravenscroft Park**

Boundary Stone.

19th century, Inscribed Portland Stone, Grade II.

## **APPENDIX 2      LOCALLY LISTED BUILDINGS**

### **Barnet High Street**

No. 42            (Nat. West Bank)

No. 50

No. 60/62/64

No. 63/65        (Post Office)

No. 85

Drinking Fountain

### **Church Passage**

No. 2 Church Passage (Hyde Institute) formerly known as The Old Library (1904)

### **Wood Street**

Ewen Hall

No's 63-65

No. 67

No's 69-71

No's 73-75

No's 77-81

No's 31-33        (Barnet Museum)

No. 37-41

No's 24-28

No's 125-129

No. 22 (St Martha's Convent Junior school)

Nos. 94/96/98 and 100/102/104 Eleanor Palmer Almshouse, 1823 but rebuilt 1930.

Elizabeth Allen School. Established 1725

United Reformed Church

### **Union Street**

No's 52-62

No's 64-66

The Black Horse Public House

No 100            (The Limes)

### **The Croft**

No. 19            (The Laurels)

### **The Avenue**

Cattle/horse trough and drinking fountain

### **Ravenscroft Park**

The Sun House

Grimsdyke House

### **Blenheim Road**

Eleanor Palmer. Cottages 1/1a & 2.

Nos. 1 and 2 Blenheim Road

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