

Hendon The Burroughs

Conservation Area

Character Appraisal and Management Proposals

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Part 1 Character appraisal

Section 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 or enhancement of 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. The format and scope of such statements are guided by English Heritage.

The Burroughs Conservation Area was designated by the council on the 27th July 1983. This Character Appraisal Statement seeks to identify the special characteristics of the Conservation Area so that they may be better preserved and enhanced in the future.

Government legislation on conservation areas and historic buildings generally, is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 71:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

The aim of this Character Appraisal is to:

- improve the understanding of the history and historical context of this area of the Borough of Barnet
- generate awareness of exactly what it is about Hendon The Burroughs 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, owners, businesses and institutions 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 practices and policies for the area

- provide guidelines to preserve and enhance these special features in the “Management Proposals”.

1.3 The Barnet Planning Policy Framework

The current local policy document covering this area is the Barnet Local Plan (2012) which replaced the Unitary Development Plan (2006). Within this document lie the Core Strategy and Development Management Policies DPD. Appendix C of the Core Strategy sets out the replacement of UDP policies by the Core Strategy and Development Management Policies documents.

Within the Local Plan Core Strategy, Policy CS5 protects and enhances the borough’s suburbs and historic areas. CS7 enhances and protects Barnet’s open spaces whilst CS9 provides effective and efficient travel, encouraging trips to route according to the road hierarchy.

Within the Local Plan Development Management Policies, DM01 protects Barnet’s character and amenities. DM06 preserves and enhances Barnet’s heritage assets and DM15 protects all types and sizes of public open spaces.

The Council is producing a Residential Design Guidance Supplementary Planning Document (SPD) to set out design guidelines for creating imaginative, safe, attractive and functional homes that respond appropriately with their surroundings. Guidelines in the Residential Design Guidance SPD address the general amenity and character considerations associated with housing development. Where there is conflict between these guidelines and conservation area or listed building considerations, the Conservation Area Character Appraisal considerations will prevail.

Barnet’s suite of Design Guidance Notes provides Development Management Guidance on development issues within the borough and includes Design Guidance Notes No:1 – Advertising and signs and No: 10 – Shopfronts.

Design Guidance Notes and Conservation Area Character Appraisals, although they sit outside the Local Plan, provide important supporting guidance for Development Management.

This Character Appraisal will help deliver the objectives of the Three Strands Approach (PEG) – Protection, Enhancement and Consolidated Growth – seeking to deliver successful high quality suburbs now and for the future.

Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore, there is a need to provide appropriate planning protection for conservation areas and where appropriate to investigate additional or extended conservation areas.

1.4 London-wide and national policies

The London Plan (July 2011) contains a number of policies considered to be relevant to Hendon The Burroughs Conservation Area. Policy 7.4 requires new development to build on the positive elements of the character of an area. Policy 7.8 requires new development to preserve heritage assets and make

provision for the protection of archaeological resources. Policy 7.9 requires regeneration schemes to make use of heritage assets.

In March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning. The NPPF includes specific policies for the conservation and enhancement of the historic environment. These policies should be read alongside other relevant statements of national planning policy.

The Government has not replaced the Historic Environment Planning Practice Guide (March 2010) which helped to interpret the policies of the now withdrawn PPS 5. The Practice Guide therefore remains a material consideration.

Section 2 Location, uses and activities

2.1 Location

Hendon The Burroughs Conservation Area is in the south-western part of the borough and is situated approximately 7 miles north-west of Charing Cross. The Conservation Area can be found in the ward of Hendon, which according to the Greater London Authority Ward breakdowns for 2008, had a population of approximately 16,343. The ancient manor and parish of Hendon covered a large area of well over 8,000 acres and numerous settlements.

The Burroughs is linear in its form, linking Watford Way to the south with the rest of the Hendon ward further north.



2.2 Uses and activities

The main type of development found within Hendon The Burroughs Conservation Area are terraced residential dwellings, with a collection of offices, 6 shops and a former public house. There are several statutorily listed buildings towards the southern end of the Conservation Area, with several properties, including a Victorian terrace of houses to the northern end, locally listed. The area also includes the former fire station, now replaced by the modern station outside the Conservation Area, along with two carparks on the western side.

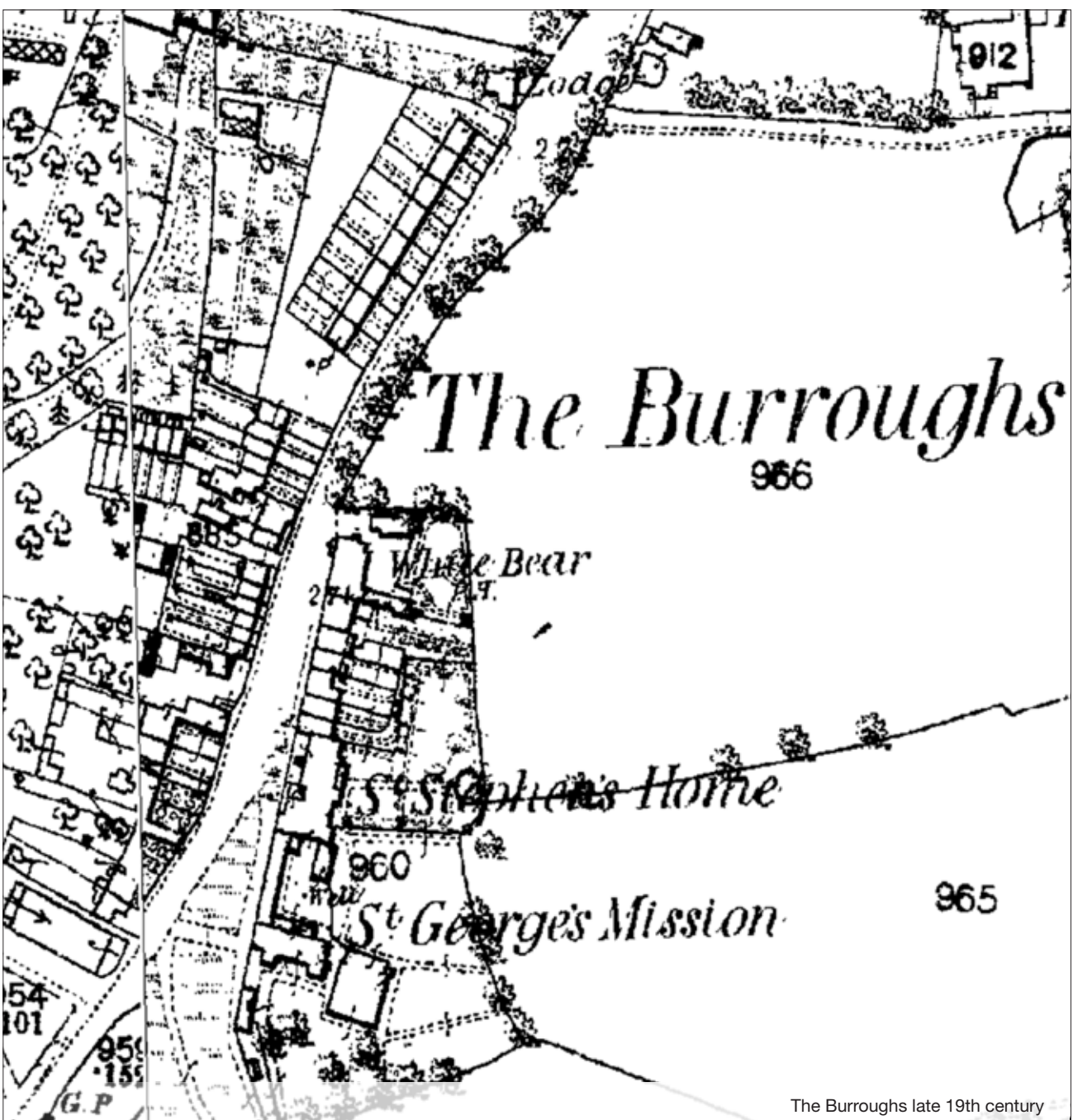
The administrative centre of Hendon lies just outside of the Conservation Area, to the north, where several significant listed buildings such as the Town Hall, Public Library and fire station are to be found.

The Burroughs acts as a busy vehicular route from Watford Way resulting in high levels of congestion, especially at peak times. Due to the siting of Middlesex University's campus further north along The Burroughs, the area is also a highly used route for students coming to and from the University and Hendon Central Underground Station.

Section 3 The historical development of Hendon The Burroughs

3.1 Historical development

The name Hendon is thought to date from Anglo-Saxon times and is linked to the topography of the area, and the presence of a “high hill”. The “dun” element is a term believed to have been used in only the very earliest Anglo-Saxon times, and was often given in recognition of the location of a hill-top village. Indeed Hendon was first mentioned by a charter dating from 972-8. The Domesday book of 1086 makes mention of the estate or manor of Hendon, belonging to the Abbey of Westminster. At this time most of the manor was covered in dense woodland and the population was small, under 300 people.



The Burroughs late 19th century

However, no information is given in regard to the number of settlements in the area, instead focussing on the manor as a whole. By the 13th Century The Burroughs itself was mentioned.

The high ground at the centre of the parish of Hendon was originally occupied by three hamlets; The Burroughs, Church End and Brent Street. That Hendon was always an area of scattered hamlets does not link to the area's size but to the fact that the soil is heavy clay, which better sustains woodland, clearings for pasture and small hamlets rather than large open fields and villages of corn-growing areas. Hilltop sites were chosen for their good drainage right up to the 19th Century.

By 1597 a cross-roads had been developed at the Burroughs, where a workhouse had been built, along with some parish cottages, all of which were demolished in 1934 and replaced by Quadrant Close.

140. This postcard of The Burroughs catches the *White Bear* shortly before it was rebuilt in 1931-2. The inn has a long history: it is probably one of the buildings shown on a 1597 map, and manor courts were frequently held there up to 1916.



It is believed that there has been an inn at the site of The White Bear Public House since Tudor times, with the name the "White Bear" in use since at least 1736. It is here that the Lord of the Manor held his court until at least 1916. Between 1690 and 1890 a fair was held during Pentecost near the site of the present pub, and the local hay farmers from around the area would come to hire mowers and hay makers for the summer harvest. The fair was also renowned for dancing and county sports, attracting many visitors. The existing pub was rebuilt in 1932.

By around 1870 the hamlets were starting to merge, although the rest of the parish remained relatively rural, particularly north of The Burroughs, in Hendon Church End, which remained free of much of the development that was taking place in the area.

The Watford Way and North Circular roads were constructed in 1927, bringing with them the development of both houses and factories. Whilst some of the existing houses had to be cleared for this development, some remain including Nos. 9-15 (an early 18th Century group constructed in brick), No. 42 (Burroughs House; a larger brick-built building), and a group of 19th Century terraced cottages which stretch along the road towards Church End.

The Burroughs has a number of interesting historic buildings. Some 18th and 19th Century houses, statutorily listed, survive close to the junction of the Burroughs and Watford Way. Nos. 9-11 are early 18th Century, faced in brown brick with red dressings. Ivey House, No. 13 is late 18th Century, brown brick facing with full height segmental bow and panelled parapet. No. 15 is a 18th Century brown brick house with a parapet and double pitch slate roof.



62. The Burroughs Pond may not have been as grand as the Burroughs Lodge lake, but its scenic qualities were appreciated by artists and commercial photographers alike. It was effectively destroyed by the coming of the Watford Way in the 1920s. The low white buildings on the right had been the parish cottages annexed to the old parish workhouse, which stood behind them. All were demolished in 1934 and replaced by Quadrant Close.

The engine house, located opposite the church was replaced by a fire station in 1914 and the modern Methodist chapel, (designed by Welch & Lander), was built in 1937.

There is one historic horse trough within the Conservation Area, located outside Nos. 40-42 The Burroughs. Its inscription relates to Louis David Benjamin (1850-1917).

63. This photograph, taken in the 1890s, shows the opposite side of The Burroughs. The small shop in the centre was then run by Thomas Hudson, a plumber, and ballcocks, basins, pipes and other equipment essential to his trade can be seen in the shop window. The building survives, as does the attractive group of 18th-century houses to the left. Grove Terrace, to the right, was demolished in the mid-1960s and replaced by a car park.



3.2 Archaeological significance

All the properties within the Conservation Area lie within an Area of Archaeological Significance. Little has been found to evidence any pre-Roman presence in the area, save a few flint objects. However, the local archaeology society Hendon And District Archeological Society (HADAS) have indicated through their studies that there have been settlers in the area around Hendon The Burroughs since at least Roman times. This is evidenced by the finding of numerous fragments of Roman pottery and bricks dating from this period, including a tessellated floor fragment, water jug and funerary urn.

Section 4 Spatial analysis

4.1 Topography

The topography of Hendon The Burroughs is relatively flat throughout the Conservation Area.

The Conservation Area is linear in shape, following the road from the Watford Way junction to the junction of Brampton Grove, just before reaching the borough's civic buildings including the Town Hall.

4.2 Views and vistas

There are two key views in the Conservation Area. The first is that from the junction of Watford Way looking north along The Burroughs, where the majority of the historic buildings exist. The second is looking eastwards along the length of the tree-lined Brampton Grove.



View northwards through Conservation Area



View down tree lined Brampton Grove

4.3 Streets and open spaces

The overall character of the Conservation Area is one of a busy thoroughfare connecting other areas in the west of the Borough. The residential terraces accessed off Burroughs Gardens have a quieter, more suburban feel. There is no public green space within the Conservation Area, although glimpses of Middlesex University's grounds can be afforded from the northern edge. There are two public car parks within the Conservation Area, both located on the western side of The Burroughs. The first is located between Nos. 17a and 25, and the other between No. 29 and Burroughs Gardens.

Streets

There is only one principal road through the Conservation Area – The Burroughs – which gets congested at peak times from the heavy traffic entering and exiting from Watford Way. The only other road is Burrough Gardens, a residential side street.

Green spaces

The front gardens of some of the residential terraced properties provide a degree of softening of the hard landscape found elsewhere within the Conservation Area. Other than this, there is no provision of public green spaces within the Conservation Area.



Green front gardens of terraced properties on The Burroughs

4.4 Trees and hedges

The Burroughs Conservation Area does not benefit from an abundance of green features. Although trees are few and far between, they contribute to the softening of the urban environment. Where they do exist is within the curtilage of the former White Bear Public House, where several trees are included in a Tree Preservation Order (TPO), and within the front gardens of the residential properties running along the western side of The Burroughs. The tree-lined Brampton Grove provides a sense of scale to the larger civic buildings beyond.

4.5 Public realm

The public realm is considered to be the space found in between buildings. This includes street paving and furniture such as litter bins, benches, bollards, street lighting, signage and bus shelters. The quality of these features can help to make a significant positive contribution to the special character and appearance of the Conservation Area. However, most are standardised products that do not necessarily make a positive contribution to the character of the Conservation Area.

Street paving

Street paving within the Conservation Area consists of standard concrete pavers, many of which are in a poor state of repair. Occasionally, tarmac is used, with kerbing made out of granite.



Concrete slab paving with granite kerb

Street lighting

The street lighting found within the Conservation Area is standardised lighting on green metal poles, which are well sited. The area could be enhanced if they were changed to a more suitable, smaller, heritage-style lamp post.

Street furniture

The street furniture, such as bus stops and letterboxes, found throughout the Conservation

Area is varied in its design, mixing both modern standard products, such as railings, with the more traditional, such as a red letterbox, some of which is more suited to the area than others. A variety of different street signage is found across the Conservation Area, particularly at the junction with Watford Way. Whilst such signage may be necessary, it detracts from the special character of the Conservation Area.



Bus stop in the Conservation Area



Traditional style red post box

Specific traffic measures

The Burroughs is a single linear road, running through the Conservation Area for approximately half a mile and currently there are no traffic measures that are required. Any future new traffic measures should take account of Joint English Heritage and Department for Transport Traffic Advisory leaflet 1/96 and subsequent English Heritage advice, and any future changes should be made in line with this advice.

Section 5 Buildings and architecture

5.1 Introduction



Hendon The Burroughs Conservation Area has several statutorily listed and locally listed buildings and buildings which make a positive contribution to the character and appearance of the Conservation Area, known as 'positive' buildings. They are all considered to be heritage assets, both designated and undesignated. The National Planning Policy Framework (NPPF) recognises that heritage assets are a non-renewable resource and need to be conserved in a manner appropriate to their significance.



5.2 Listed buildings



Statutory listed grade II buildings Nos. 9-15 The Burroughs

There are 12 listed buildings within the Conservation Area, all of which are grade II listed. These are buildings, objects or structures considered to be of special architectural or historic interest, which need to be preserved for future generations. Statutory listed buildings are protected by legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990. Details of all listed buildings are included in Appendix 1.



Statutory listed grade II buildings Nos. 44-52 The Burroughs

5.3 Locally listed buildings

There are 3 locally listed buildings located within the Conservation Area. These are buildings which do not meet the national criteria for Statutory Listing but do have important local significance and are worthy of protection. The character appraisal process has indentified an additional building which, because of its architectural and historic qualities, is proposed to be added to the local list (see part 2, section 2.3). Appendix 2 contains a list of the existing locally listed buildings within the Conservation Area.

5.4 Significant unlisted buildings

As well as statutorily listed and locally listed buildings, there are many other buildings within the Conservation Area which make a positive contribution to its character and appearance. All catagories of building, whether listed, locally listed or 'positive' are indicated on the Townscape Appraisal map. There are 13 buildings within the Conservation Area which are proposed for the status of 'positive buildings'. These buildings have been indentified 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, with emphasis on its state of repair and possibilities for re-use.



Proposed positive buildings at Nos.1- 8 Burroughs Gardens



Proposed positive buildings at the former Fire Station, Nos. 25-29 The Burroughs

5.5 Building styles and materials

The Conservation Area contains a number of building styles and materials developed over many years, which help to give it its distinctive character. The principal building types are:

- residential dwellings including Victorian and Georgian terraces
- a former public house; The White Bear
- an educational institution; London Brookes College
- commercial premises including offices and various shops, many with flats above
- modern buildings including offices located behind buildings fronting the main road.

Materials

The list below contains the principal examples of material and details within the Conservation Area but the omission of any others does not suggest that they are not of importance.

Roofs

Handmade Clay tiles

These are found on a variety of buildings throughout the Conservation Area including the listed Georgian terraced properties at Nos. 9-15, The Burroughs.

Machine made tiles

The Victorian enthusiasm for the Vernacular Revival in the later 19th Century brought back the use of machine made tiles, and these can be found on a small row of shops at Nos. 57 – 61 The Burroughs.



Natural slate in the Conservation Area



Clay tiles on Burroughs House

Welsh slate

After 1845 the expansion of the railways allowed for cheaper transportation costs and thus Welsh Slate became the preferred roofing material. This material is used on several buildings in the Conservation Area including No.13 (also known as Ivey House), No. 15 and the group of terraced locally listed properties at Nos. 63 – 77 The Burroughs.

Lead

Lead is commonly used as flashing on roofs of houses in the Conservation Area. In particular it can be found on Nos. 44 – 52 The Burroughs, and No.13 The Burroughs (Ivey House).

5.6 Wall materials

Windows

The older listed buildings in the Conservation Area have timber sash windows, such as Nos. 42 – 52. Sadly, a couple of the terraced properties in the locally listed group Nos. 63 to 77 The Burroughs have inserted Upvc windows.

Some of the more modern developments feature a variety of window styles and materials, such as the office buildings found to the rear of the car parks, which appear to have Upvc casement windows.

Front doors

The majority of front doors in the Conservation Area are constructed from painted softwood, with a mixture of different glazed lights above. There is a variety of colours used, but the majority are traditional dark colours. The more modern properties have doors made from Upvc.

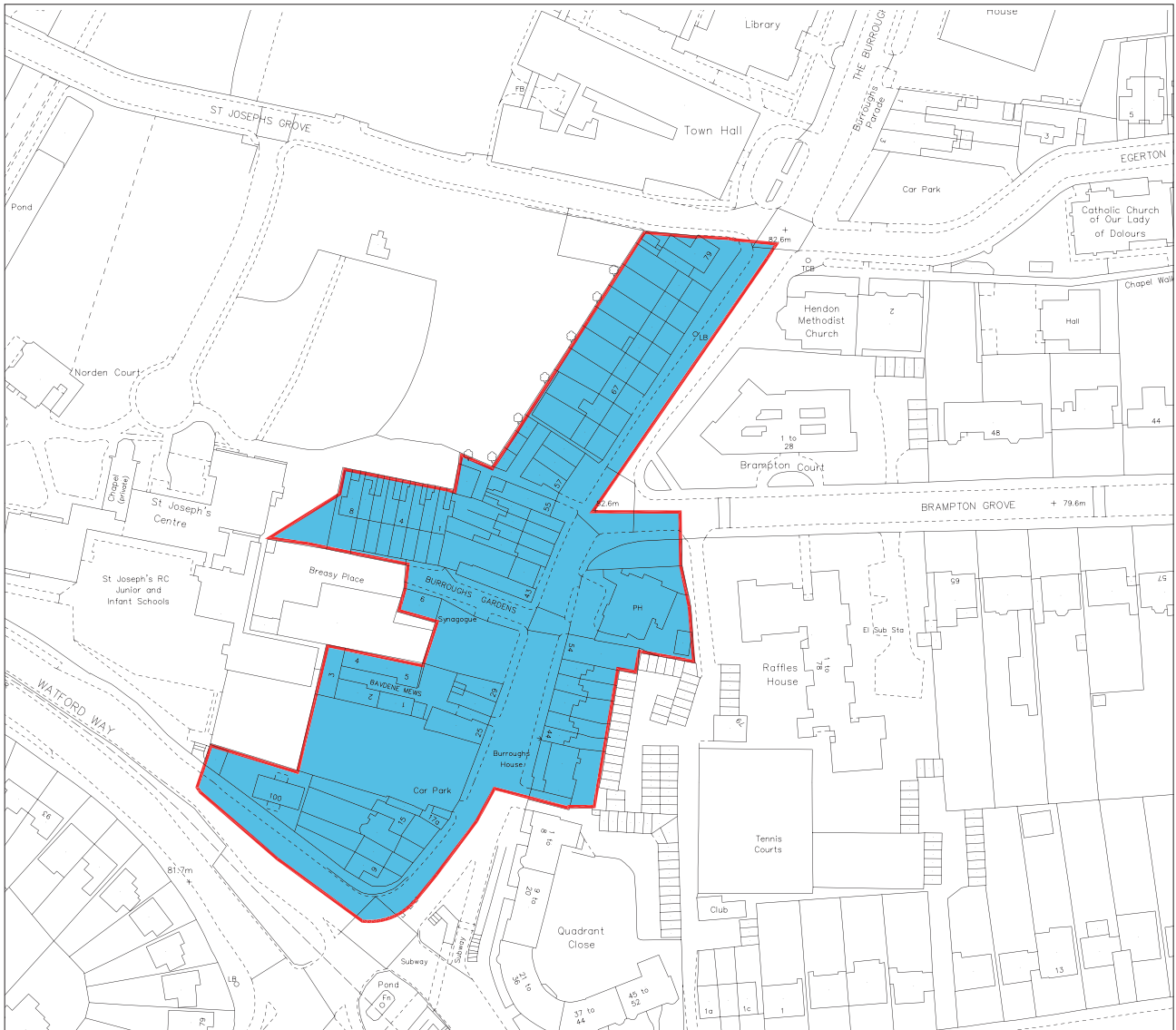


5.7 Architectural features



There are a variety of distinctive architectural features found within the Conservation Area which positively contribute to its special character and appearance. These include decorative brick dentils under the soffit of the locally listed group on Nos. 63 – 77 The Burroughs, and also at Nos. 25 – 29a, the former fire station.

Section 6 Character areas



Due to the small nature and cohesive nature of the Conservation Area, with Georgian terraces to the south and Victorian terraces to the north, there is no reason to divide the area into smaller, distinct, sub areas.

6.1 Hendon The Burroughs

As you enter the Conservation Area from Watford Way, a group of four terraced properties are located on the western side of the road, all grade II listed and dating from the 18th Century. The first two properties, Nos. 9 and 11 are three storeys in height, with No. 9 faced in brown brick with red dressings and No.11 in stucco and painted white. No. 11 has been significantly extended to the front, in the form of a three storey, three window addition with bracketed semi-circular hood to a central door. The later addition is not considered to have compromised the listed building. To the left of the main building is the remaining bay of an 18th Century house, one window wide.



Group of grade II listed terraced properties

No. 13, also known as Ivey House due to the presence of a large Ivy climbing its front elevation, is two storeys in height, with a full height bow window, faced in yellow brick with slated mansard roof and two round headed dormer windows, which sit behind a low parapet. A tall chimney stack rises to the left side of the roof.



Grade II listed Ivey House No. 13 The Burroughs

No. 15, a two storey, three windows wide yellow brick built property marks the end of this attractive group. It has a double pitch slate roof, behind a parapet. At first floor level the centre window is blocked, the others having red brick gauged window arches. The front door is positioned centrally, to a pair of hipped, canted bay windows with casement windows; the porch is missing from the original scheme.



No. 17a The Burroughs



One of two public car parks in The Burroughs

Sitting proud of this group of listed properties is No. 17a, a single storey, flat-roofed, brick built building with large six-pane opaque shopfront facing the street. The building is now occupied by an independent record store.

Beyond these historic buildings is the first of the Conservation Area's two public car parks. Bomb damage during the Second World War resulted in the loss of the historic buildings found on these sites.



Nos. 25 -29 The Burroughs, the former fire station

Further to the north is Nos. 25 – 29, a prominent three storey yellow brick building with red brick dressings. It has five gable ends with painted bargeboards and iron finials fronting the road. It was the original fire station in the area, replacing a previous station in Church End. It is proposed to recognise the importance of this building by including it as a 'positive' building on the Townscape Appraisal map.

Behind Nos. 25 – 29 is a modern office development accessed off Baydene Mews. Whilst the materials used have attempted to pick up the colour palette of the brick-built building in front, they do not have the same quality of architecture or detailing as the former fire station. Whilst the visible side elevation to the car park does show rhythm in its design it cannot be considered of positive value to the Conservation Area.

A second car park is located between this group of proposed positive buildings and Burroughs Gardens. Beyond this are two locally listed properties Nos. 43 and 45 The Burroughs. These are a pair of semi-detached two storey slate roofed buildings offering commercial premises at ground floor and residential above.



The two storey terrace of yellow brick Victorian buildings, with individual front gardens, at the end of Burroughs Gardens have been compromised in some places with modern additions, such as Upvc windows and porches. Nonetheless they offer a strong attractive grouping showing the vernacular housing typology for the area dating from the 18th Century and we are proposing that they are added to the list of positive contributors to the character and appearance of the Conservation Area, as it is considered that they achieve this positive impact.

Heading north up The Burroughs, a group of terraced properties can be seen, covering Nos. 47 – 55. Both Nos. 47 and 55 specifically are statutory listed, dating from the early 18th Century. They form the end pieces of a row of two-storey, one window wide brick cottages with gables at each end, with that to the west stuccoed. No. 55 now has a single storey shop addition and Nos. 49 to 53 are modern rebuilds.



There is a group of three, two-storey modern commercial premises located at Nos. 57 – 61, with shops at ground floor, and set back from the road. The shopfronts are modern although one features an attractive blue tiled stallriser.



Nos. 63 – 77 The Burroughs is a strong group of Victorian terraced locally listed houses. The group is set back from the street behind attractive front gardens with low level boundary walls. The terrace is built of yellow brick with a slated roof and dominant chimney stacks. Each property is two storeys and three windows wide at first floor. The majority of these properties still display their original features including single glazed sash timber windows and front doors. Some of the porches have, however, been enclosed, and other properties have compromised the overall appearance of the group by inserting Upvc windows.



No. 79 The Burroughs, proposed for inclusion on the local list

The final building on the western side of the Conservation Area is No. 79 The Burroughs which sits on the corner of St Josephs Grove, which is the site of the former Lodge House to St. Joseph's Convent. The present building, St George's Lodge, has previously been a doctor's surgery. It is of red brick with a rendered first floor. It features a shallow pitch slate roof with tall flanking chimney stacks. At present it holds no designation but it is proposed to be added to the local list, due to its strong architectural design and the retention of its original features. There has been the addition of a single storey rear extension and the loss of its front garden which is now used for car parking. However, the building still makes a valuable contribution to the streetscene.

To the east, the Conservation Area does not begin at the junction with Watford Way. Instead it starts at No. 40 The Burroughs and runs northwards to the site of the former White Bear Public House at No. 56 on the corner of Brampton Grove. Together these nine properties mark the extent of the Conservation Area on the eastern side and form a very important group of historic buildings.

The first building on the eastern side of the Conservation Area is Burroughs House, a grade II listed property covering both 40 and 42 The Burroughs, currently used as a college. It is set back from the road and was built in the mid 18th Century and consists of a three storey house with basement



Grade II listed Burroughs House, Nos. 40 -42 The Burroughs

accommodation, four windows wide constructed from yellow brick which has weathered significantly. It displays a good Roman Doric pedimented staircase to the front. A hipped tiled roof is located behind a parapet.

Attached to the college building, and sitting directly on the footway, is a group of grade II listed cottages (Nos. 44 – 52 even) which also date from the 18th Century. The yellow brick cottages are two storeys



Group of grade II listed properties covering Nos. 44 -52 (even) The Burroughs

in height, both one and two windows wide; they display red window arches and red tiled roofs and dormers, the original glazing bars remain in most cases. The front of No. 48 projects slightly beyond its neighbour, has a tiled mansard roof and its two windows are set in a tall arched recess which forms the centrepiece of the group.



Beyond this group, although still attached to the listed properties, is sited No. 54 The Burroughs. This is a two storey building, three sash windows wide at first floor with the ground floor currently in use as a bathroom shop. This stucco fronted building terminates the terrace and is on the local list as being of local importance.

The final building on the eastern side of the Conservation Area is the former White Bear Public House. It is set back from the road and built in a neo-Tudor style with yellow stonework and half timbering. As detailed in the Historical Development section of this document, it is believed that an inn has been located on this site since Tudor times, with the name the “White Bear” in use since the late 1730s. The current building was built in 1932. At present the existing building stands vacant, although it is considered to make a positive contribution to the character and appearance of the Conservation Area.

6.2 Principal negative features

The key negative features found across the Conservation Area include:

- poor siting and co-ordination of street furniture – i.e. the bus stop and shelter sited outside No. 40 The Burroughs (grade II listed)
- traffic noise and congestion, especially at peak times
- unsympathetic alterations and additions to some historic buildings, such as Upvc windows, modern doors, enclosing of traditional porches, satellite dishes and alterations to boundary walls and gardens.



Unsympathetic infill development on the western side of The Burroughs

- negative visual impact of the public car parks
- poorly designed infill development
- a lack of maintenance and repair on some historic buildings.

Section 7 Issues

7.1 Issues and threats

This list considers a range of problems, not all necessarily within the control of the council. This list is indicative and will be subject to regular review as part of the council's commitment to the proper management of Hendon The Burroughs Conservation Area.

7.2 Public realm

Within The Burroughs a wide variety of street furniture is found including different styles of bin, bollards and general street signage. It is often uncoordinated in its style and lacking a higher quality that might be expected for a conservation area.

7.3 Traffic measures

The Burroughs is a busy traffic thoroughfare, particularly at peak times. As a result the air quality is low and level of noise disturbance is high. It is not anticipated however, that traffic measures can be put in place that might mitigate the impact of heavy traffic, given the strategic importance of the road as a link between Watford Way and the area to the north.

7.4 Inappropriate recent development

Some modern developments within the Conservation Area have failed to enhance its special character and appearance. This includes the office buildings located behind the car parks, and in particular those located along the flank of the larger car park to the south. These buildings have attempted to replicate the materials used on the former fire station, but their design fails to adequately enhance the character and appearance of the Conservation Area.

7.5 Inappropriate alterations to residential properties

The appearance of some of the buildings in the Conservation Area have suffered from inappropriate alterations, such as the installation of unsuitable windows, doors and roofing materials. Also, the removal of architectural features, changes to boundary treatment, the creation of hardstandings for vehicles and careless repairs to historic fabric. In particular, the use of unsympathetic materials such as Upvc, poor quality facing bricks, artificial roofing slates and the paving over of front gardens, significantly detracts from the special character and appearance of the Conservation Area. Some of the unfortunate changes visible today predate the current planning regime, whilst others may be unauthorised. The rectification of these past "mistakes" will be encouraged in planning decisions by Barnet Council and unauthorised development will continue to be dealt with through the use of statutory enforcement powers by Barnet Council.

7.6 Buildings at risk

Whilst there are no buildings currently on the English Heritage Building at Risk register, there are however buildings which have been allowed to fall into a state that detracts from the character and appearance of the Conservation Area, such as the White Bear Public House.

Part 2 Management proposals

Section 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 (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 the National Planning Policy Framework, London Plan, English Heritage guidance entitled 'Guidance on the management of conservation areas', Barnet's adopted Local Plan policies and supporting guidance including Supplementary Planning Documents and Design Guidance Notes.

Section 2 Recommendation

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 listed or unlisted building with a volume of greater than 115 cubic metres, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees.

Recommendation 1:

The council will seek to ensure that new development within the Conservation Area preserves or enhances the special character or appearance of the area in accordance with national legislation and policies, Barnet's Adopted Local Plan 2012 policies together with other guidance.

2.2 Listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) indicates that they are considered to be 'designated heritage assets'. The listing provides protection for both the inside and outside of the building and those features of special architectural or historical interest, including its plan form.

Listed building controls are the responsibility of Barnet Council. It is a criminal offence to carry out works which would affect the special interest of a listed building, either internally or externally. Consent for the demolition of listed buildings or works which would have a detrimental effect on the special architectural or historic character of the building will normally be refused in line with guidance given in the National Planning Policy Framework. All applications for works to listed buildings are expected to be accompanied by a level of detail sufficient to enable an accurate assessment of their impact on the listed building and a justification for the work. The provision of archive drawings will be required where necessary.

Barnet Council has legal powers to take enforcement action if any unauthorised works are carried out which affect the special character of a listed building.

Extensions and alterations to listed buildings should conform to relevant policies in Barnet Council's adopted Local Plan 2012 together with the NPPF. Works to listed buildings should comply with the following criteria:

- respect the special historic and architectural interest of the building
- respect the original design, internal plan form, features of interest and historic fabric of the building
- respect the design and character of the original building both internally and externally
- respect the setting of the listed building, which is an essential part of the building's character
- use high quality materials and detailing.

Recommendation 2

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 it possesses in accordance with Barnet's adopted Local Plan policies, the NPPF and supporting guidance which has not been replaced by the NPPF.

2.3 Buildings of local architectural or historic interest and significant unlisted buildings

In addition to the borough's statutorily listed buildings there are many individual buildings 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 their character, appearance or setting. Within the NPPF these buildings are considered as 'Heritage Assets'. The council will determine applications which affect locally listed buildings in accordance with policy DM06 of Barnet's adopted Local Plan 2012. There are presently 11 locally listed buildings within the Hendon The Burroughs Conservation Area (see Appendix 2).

The character appraisal process has identified buildings or groups of buildings which, because of their particular architectural or historic qualities, should be added to the local list. The criteria used to select buildings for the local list are as follows:

1. Most buildings erected before 1840, which survive in largely original condition

2. Buildings erected after 1840 which fall into one or more of the following categories:

having special value within certain types, historic or architectural, (for instance industrial buildings, railway stations, schools, civic buildings, cinemas, almshouses etc.)

displaying technological innovations or virtuosity (for instance cast iron, prefabrication or early use of concrete)

having group value (for instance squares, terraces or model villages)

illustrating social development and economic history

of good design, reflecting period detail and style

designed by a well known architect of national or local reputation

3. Buildings which have an association with local characters or events

4. Street furniture of special or unique design, or of local historic interest

5. Statues, monuments and Mausolea which have local historic or architectural value.

The following building is proposed for inclusion on the local list:

- no. 79 The Burroughs (the former lodge to St. Joseph's Convent)

The Townscape Appraisal map – Appendix 3, also identifies a number of unlisted buildings which are considered to make a positive contribution to the character and appearance of the Conservation Area. These include a wide variety of late 19th Century and early 20th Century buildings including housing, a former public house and some shops. These are marked as ‘positive’ on the Townscape Appraisal map. English Heritage has set out guidance to assist in the process of identifying buildings which make a positive contribution to the special interest of a conservation area (Appendix 2, English Heritage; Guidance on Conservation Area Appraisals - 2006). The council will ensure that planning applications for extensions and alterations to these buildings are particularly carefully considered and proposed demolition will normally be resisted.

The following buildings have been identified as making a positive contribution to the character and appearance of the Conservation Area:

- 17a The Burroughs
- nos. 25-29 (odd) The Burroughs
- nos. 1-8 Burroughs Gardens
- no. 56 (the former White Bear Public House).

Recommendation 3:

It is proposed to add No. 79 The Burroughs to the council’s Schedule of Buildings of Local Architectural or Historical Interest (Local List).

In addition the council will seek to ensure that all significant unlisted buildings (as set out above and marked as positive buildings on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.

2.4 Article 4 Direction

The General Permitted Development Order (GPDO) 1995 – as revised in 2008 – allows certain forms of development to be carried out without the need for planning permission.

Such “permitted development” is restricted by the terms and conditions of the Order, which also sets out stricter criteria for Article 1(5) land including conservation areas. Even so, small scale changes can erode the character of an area and Barnet Council (as Local Planning Authority) can bring such developments under control by issuing an Article 4 Direction.

The Burroughs Conservation Area is already subject to an Article 4 Direction which was made in 1987 following designation of the Conservation Area in 1983. The existing Article 4 Direction covered the following properties:

- nos. 1 – 8 Burroughs Gardens
- 63 – 77 (odd) The Burroughs.

The current restrictions include the following:

- replacement of windows, doors and roofing materials
- roof extensions
- porches (to property Nos. 63 – 77 (odd) The Burroughs)
- any extension to a house
- out-buildings including sheds and garages
- vehicular hardstandings (to property Nos. 63 – 77 (odd) The Burroughs and Nos. 1 and 2 Burroughs Gardens)
- the installation of oil tanks
- the formation of a means of access to a highway (to property Nos. 1 and 2 Burroughs Gardens)
- new gates, fences, walls or means of enclosure
- painting of external walls.

The classes covered are somewhat outdated and need to be brought into line with the current GPDO 1995, as revised by the GPDO 2008.

Given the homogeneity of the residential properties found in Hendon The Burroughs Conservation Area, Barnet Council will be seeking to update the existing Article 4 Direction covering the Classes set out in the GPDO 1995, listed below. (Please see the GPDO 1995, as amended by the GPDO 2008 for the precise wording of the individual classes). This will ensure that these classes of development can be adequately controlled and will not result in harm to the character or appearance of the Conservation Area.

Part 1 Development within the curtilage of a dwellinghouse

Class A The enlargement, improvement or other alteration of a dwellinghouse

Class C Any other alteration to the roof of a dwellinghouse

Class D The erection or construction of a porch outside any external door of a dwellinghouse

Class E The provision within the curtilage of the dwellinghouse of:

- (a) any building or enclosure, swimming or other pool;
- (b) domestic heating storage containers

Class F Development consisting of:

- (a) any hard surface within the curtilage of the dwellinghouse
- (b) the replacement of such a surface

Class G The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

Class H The installation, alteration or replacement of microwave antenna on or within the curtilage of a dwellinghouse

Part 2 Minor operations

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class B The formation, layout and construction of a means of access to a highway

Class C The painting of the exterior of any building

Part 33 Closed circuit television cameras

Class A The installation, alteration or replacement on a building of a closed circuit television camera.

Part 40 Installation of domestic micro-generation equipment

Class A The installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse or on a curtilage building

Class B Stand alone solar within the curtilage of a dwellinghouse

Class C The installation of a ground source heat pump within the curtilage of a dwellinghouse

Class D The installation of a water source heat pump within the curtilage of a dwellinghouse

Class E The installation of a flue forming part of a biomass heating system on a dwellinghouse

Class F The installation of a flue forming part of combined heat and power system on a dwellinghouse

Recommendation 4:

Barnet Council will amend the existing Article 4 Direction to reflect the latest GPDO and bring the above classes of development within its control.

2.5 Shopfronts and advertisements

The council has produced borough-wide shopfront and advertisement guidance (Design Guidance Notes 1 and 10). Recently a summary of the Shopfront Guidance has been produced and includes photographic examples of good practice. All applications will be determined in line with the existing guidance including the appropriate design of new shopfronts, advertisements, illumination, awnings and security measures such as shutters.

Recommendation 5:

The council will ensure that all applications for new shopfronts, advertisements, illumination and security measures are determined in accordance with existing policies in Barnet's adopted Local Plan 2012 and published Design Guidance Notes No:1 – Advertising and signs and No:10 – Shopfronts.

2.6 Public realm and traffic management

Throughout the Conservation Area there is a mixture of different paving materials, such as concrete paving slabs or inappropriate tarmac, which could sometimes be in a better state of repair. The council

will consider adopting a limited palette of low key materials and a suitable mix of street furniture which are appropriate for the Conservation Area. There are also important features such as an historic water trough that should be retained. Any future works should be designed to respect the character and appearance of the Conservation Area, with consideration for their wider impact on the public realm.

Recommendation 6:

The council, working together with its partners such as statutory undertakers, will seek to ensure the retention of all historic features of interest within the public realm and will seek to ensure all future traffic management and public realm works are implemented with reference to the Department of Transport/English Heritage Traffic Advisory Leaflet 1/96 'Traffic Management in Historic Areas' and English Heritage best practice guidance 'Streets for All' with the aim of creating a more cohesive appearance to the public realm. Transport for London (TfL) will be consulted on any future highway and traffic proposals.

2.7 Trees and planting

Hedges, trees and planting in general make a very important contribution to the character and appearance of the Hendon The Burroughs Conservation Area. Trees within conservation areas are protected by existing legislation. Anyone intending treating a tree with a diameter greater than 75mm at 1.5 metres above ground level, must give the council six weeks written notice before starting the works. This provides the council with an opportunity to consider whether it is appropriate to include the tree in a Tree Preservation Order. In addition, a number of trees are already included in Tree Preservation Orders and formal council consent is therefore required for their treatment. The removal of quality trees will be permitted only where a clear case exists to justify such action. Where a tree is proposed for removal it should, as far as possible, be replaced with a tree of similar potential size and habit.

Recommendation 7:

Street trees require regular maintenance by Barnet Council. When street trees need to be replanted, the original species will be re-instated, where possible, in accordance with the Single Species Street Tree Planting Scheme.

Section 3 Document review

This document should be reviewed every five years in light of emerging government policy, Barnet's Local Plan and supporting guidance. 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.

Section 4 Appendix 1

4.1 Statutorily listed buildings

The following buildings, listed in Appendix 1 and 2, make a significant contribution to the character and appearance of the Conservation Area. They include statutorily listed buildings and locally listed buildings. Other unlisted buildings may also make a positive contribution to the area.

English Heritage is responsible for the administration of the statutory listing system. Each building has been assessed against national criteria for their architectural or historic interest. Buildings are classified into grades to show their relative importance as follows:

Grade I – these are buildings of exceptional interest

Grade II* – these are particularly important buildings of more than special interest

Grade II – these are buildings of special interest, which warrant every effort being made to preserve them

Anyone who wants to demolish a listed building or to alter or extend one in any way that affects its character must obtain listed building consent from the Local Planning Authority. Both internal and external works require consent. It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of an unlimited amount or up to two years imprisonment, or both.

	Grade	Date
9 and 11, The Burroughs	II	early 18th Century
Ivey House 13, The Burroughs	II	late 18th Century
15, The Burroughs	II	18th Century
Burroughs House 42, The Burroughs	II	mid 18th Century
44 – 52, The Burroughs	II	18th Century
47 and 55, The Burroughs	II	early 18th Century

Section 5 Appendix 2

5.1 Locally listed buildings

This schedule lists buildings of local historic or architectural interest, which are considered to significantly contribute to Hendon The Burroughs heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the areas historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted Development Management policy indicates a presumption in favour of retaining these buildings wherever possible.

Nos. 43 and 45, The Burroughs	locally listed 30/04/86
Cattle trough and drinking fountain (outside No. 40)	locally listed 30/04/86
No. 54, The Burroughs	locally listed 30/04/86
Nos. 63 – 77(odd), The Burroughs	locally listed 30/04/86

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www.hendonparish.org.uk – *the website of the Parish of St Mary and Christ Church, Hendon where you can find information about the history of St Mary's Parish Church.*

Section 7 Appendix 3

7.1 Townscape appraisal map

