

Finchley Garden Village

Conservation Area

Character Appraisal and Management Proposals

26th September 2013



This Character Appraisal document has been subject to a thorough process of public consultation, in line with the council's approved Statement of Community Involvement. This consultation took place over a period of 21 days in July 2013 and included a public exhibition at Finchley Church End Library.

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(add 'character appraisals' in the subject line)

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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.

Finchley Garden Village Conservation Area was designated by Barnet Council in November 1978. 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.

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 the Finchley Garden Village 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 practices and policies for the area
- identify a number of Management Proposals to ensure the preservation and enhancement of the conservation area.

1.3 The Barnet Planning Policy Framework

The current local policy document for the borough is the Barnet Local Plan (Adopted 2012), within which lie the Core Strategy and Development Management Policies.

Policy CS5 of the Local Plan Core Strategy protects and enhances the borough's suburbs and historic areas. Policy CS7 enhances and protects Barnet's open spaces, whilst policy CS13 aims to ensure the efficient use of natural resources including the adaptation of heritage assets to reduce carbon emissions, without causing harm to their significance.

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

In April 2013, Barnet Council adopted a Residential Design Guidance Supplementary Planning Document (RDG SPD), which sets 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.3: *'The Construction of Hardstandings and Vehicular Crossovers'* and No.6: *'The Replacement of Windows and Doors.'*

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

The 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 the desirability of designating additional conservation areas or extending existing conservation areas.

1.4 London-wide and national policies

The London Plan (July 2011) contains a number of policies considered relevant to the Finchley Garden Village Conservation Area. Policy 7.4 requires new development to provide a high quality design response that is informed by the surrounding historic environment. Policy 7.5 seeks to ensure that treatment of the public realm is informed by the heritage values of the place. Policy 7.6 requires buildings to provide high quality indoor and outdoor spaces and integrate well with surrounding streets and spaces. Policy 7.8 requires new development to conserve the significance of heritage assets and their settings by

being sympathetic to their form, scale, materials and architectural detail. Policy 7.21 specifies that existing trees of value should be retained.

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 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 NPPF defines a heritage asset as follows: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

Paragraphs 132, 133 and 134 of the NPPF refer specifically to heritage assets.

The English Heritage publication 'PPS5: Planning for the Historic Environment Practice Guide - Revision Note June 2012' embodies the NPPF. The PPS5 Practice Guide remains a valid and Government endorsed document pending the results of the review of guidance supporting national planning policy and is therefore a material planning consideration.

1.5 Article 4 Direction

The General Permitted Development Order (GPDO) 1995, as revised in 2008, allows certain types 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 the council can bring such developments under control by issuing an Article 4 Direction, which removes some or all permitted development rights from properties, often within conservation areas.

The council introduced an Article 4 Direction for the Finchley Garden Village Conservation Area in September 1979. This removed a number of classes of permitted development and allows the council to control the following:

- the enlargement or alteration of a dwellinghouse
- the erection of a porch
- the construction of a hardstanding for vehicles
- the erection of gates, fences, walls or other means of enclosure
- the formation, laying out and construction of a means of access to a highway
- the painting or other similar treatment of the exterior of any building.

1.6 Design guidance

In August 1980 Barnet Council produced a guidance leaflet for the residents of Finchley Garden Village Conservation Area. It contained information on typical building works which require planning permission

and provided advice on changes which are deemed to be acceptable and those which are considered potentially harmful to the area's character and appearance. A further guidance note, which set out the historical development of the area along with information on the planning controls, development control policies and opportunities for enhancement, was produced by the council in January 1982. Both of these documents are now out of print and no longer distributed by the council.

In Spring 2012 an updated version of the old design guidance was prepared independently by the Finchley Garden Village Residents' Association and was distributed to residents.

The council has now prepared a new design guidance document to provide residents with the latest information on current planning controls which apply to the conservation area, and the considerations which should be given prior to making changes to the houses and their settings.

Section 2 Location, uses and activities

2.1 Location

Finchley Garden Village is located to the south west of Church End, Finchley, close to the centre of the borough. It lies to the west of Hendon Lane and to the east of the Dollis Brook and Windsor Open Space. The garden village is centred on Village Road, which feeds into Hendon Avenue to the north and Cyprus Avenue to south. These roads lead to the main thoroughfare of the A504, Hendon Lane.

There is no vehicular access from the west, although two footpaths link Village Road with Windsor Open Space, the Brookside Walk and Holders Hill Road beyond. The conservation area is tightly drawn and its boundary follows the rear garden boundaries on each side of Village Road.

The Finchley Garden Village Conservation Area is entirely residential in character, comprising a total of 51 properties and covers approximately 9 acres (3.6 hectares). The map below shows the location of Finchley Garden Village within the borough of Barnet. It also lies within the Finchley Church End Ward, Barnet's smallest ward with 15,571 residents (Barnet Hybrid Solution updated for MYE Jan 2012 update).



2.2 Former uses and activities

At the time of the Domesday Book (1086), the first complete survey of the country, Finchley was part of the Bishop of London's lands. Finchley Common stretched from the edge of the Bishop's Park northwards to the county boundary. The land was made up of clay soil, which was considered unsuitable for cultivation and was therefore given over to woodland. The trees were gradually cut down and by the end of the 13th century settlements had been established on the edge of the common. In about 1350 the Bishop of London permitted travellers to pass through his park via a gate at the top of the hill, which became known as the Highgate.

Hendon Lane is one of the oldest roads in the area, known in 1659 as Finchley Hill and ran from Hendon to Church End, Finchley. The common had by this time been converted to pasture and small dairies began to be established. The local population was made up of agricultural workers. Hay was the most important crop, meeting the demands of the growing number of horses in London. It was in 1690 that first mention is made of the Great North Road and its development contributed to the growth of inns, blacksmiths and similar establishments.

It was not until the coming of the railways that housing began to be developed more intensively in the area. The roads on the nearby Elm Park estate, off Nether Street, were laid out in the 1880's but were far from complete by 1912. The 1895 Ordnance Survey map shows that although new housing existed on the roads to the east of Hendon Lane, little development had taken place on the western side and the land was largely laid out as fields in the ownership of Grass Farm.

It was not until 1909 that the land on which Village Road now sits was first developed, as detailed in Section 3.



Ordnance Survey Map 1895

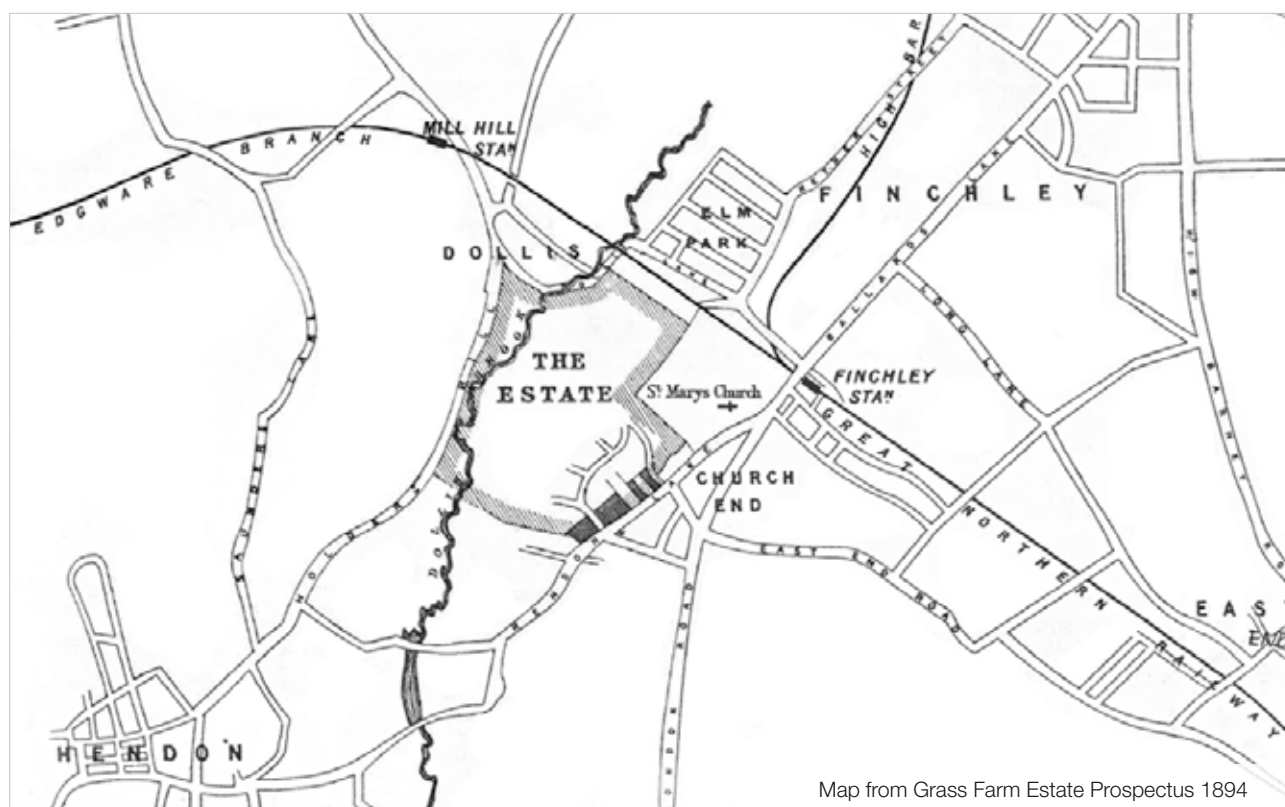
Section 3 The historical development of Finchley Garden Village

3.1 Historical development

The south-western area of Church End, Finchley was part of the Bibbesworth Manor for many centuries, named after Sir Edmund Bibbesworth whose family held it from about 1418 to 1443. The Manor was part of the Bishop of London's estate. Finchley was a rural parish in those days, located about seven miles from central London.

Finchley Garden Village was built on land previously known as Grass or Groates Farm, one of the larger farms in Finchley which stretched from Church End westwards to the Dollis Brook. The farm can be traced back to the 14th century when the Groate family occupied it from about 1394 to the 1460s.

Grass Farm is now remembered in the street name 'Grass Park' off Dollis Avenue, where the old farmhouse (demolished in 1923) stood on its ancient moated site surrounded by its own parkland. The farm, which covered 113 acres, was sold by auction on 15th May 1856 and was purchased by John Harris Heal, the grandfather of Ambrose Heal, founder of Heal's of Tottenham Court Road, W1. Heal died in 1876 and the estate was purchased from their executors in 1894 by James Christopher Wilkinson of Elm Grange, who subsequently offered the farmland for sale for building purposes in 1906.



There was a steady growth in Finchley throughout the 19th century when the population increased from 1,503 in 1801 to 22,126 in 1901. The arrival of the railway to Church End, Finchley in 1867 (later re-named Finchley Central in 1940) made a significant contribution to this growth and following the introduction of trams in 1905 housing development quickly spread. Between the wars the remaining fields

of the Finchley area disappeared under suburban development and trunk roads were constructed to meet the demands of mass car ownership.

3.2 Finchley Garden Village and the Garden City movement

One of the most important planned city concepts, the Garden City movement, arose in the 19th century as a reaction to the pollution and crowding of the Industrial Revolution. In 1898, Sir Ebenezer Howard published the book entitled *'To-Morrow: A Peaceful Path to Real Reform'* in which he laid out his ideas concerning the creation of new towns. Howard believed that these towns should be limited in size and density, and surrounded with a belt of agricultural land. The garden city was intended to bring together the economic and cultural advantages of both town and country living, with land ownership vested in the community, while at the same time discouraging metropolitan sprawl.

In his book, Howard described his vision of an ideal township, an independent garden city in the country for about 32,000 people, consisting of rural housing estates, arable land, shopping facilities and cultural institutions. The garden city was preceded by the writings of Robert Owen, Charles Fourier and James Silk Buckingham, and in the earlier planned communities of Saltaire (1851), Bourneville (1879) and Port Sunlight (1887).

Howard organised the Garden-City Association (1899) and his ideas gained sufficient support and financial backing to lead to the creation of Letchworth in Hertfordshire, the very first "Garden City" in 1903. It was designed by the architects Barry Parker and Raymond Unwin.

The origins of the Finchley Garden Village can be traced back to 1908 and the influence of Letchworth. An early prospectus for the site explained:

"To acquire and develop land on similar lines as regards model planning to those which have already met with success as Port Sunlight, Letchworth etc."

3.3 The Finchley Co-Partnership Society Ltd

The Finchley Co-Partnership Society was formed in 1908. Its aim was to initiate a development in Finchley which would *"...meet the increased demand of the less wealthy of the middle classes who wish for small houses with more open and artistic surroundings than are afforded by the present day stereotyped suburban development"* (1908 Prospectus).

The site chosen was part of the Grass Park Estate, situated off Hendon Avenue and bounded by Holders Hill Road, then owned by Mr J.C. Williamson. It lay in a sheltered valley to the east of the Dollis Brook on the border with Hendon. An area of about nine acres was secured, of which two and a half acres were to be devoted to common land, and a further two acres to a village green, while a private road would run through the site between Hendon Avenue and Cyprus Avenue. The houses were to be arranged round the green and would range in price from £350 to £650.

The Society's scheme involved the collective ownership of the land by the residents, which was achieved by means of an issue of £5 shares, with the houses being subsequently sold on 99 year leases.

An article in the *Finchley Press*, *Muswell Hill Mercury* and *Highgate Post* of 31st July 1908 described the proposed development as follows:

“The houses will be built on sloping ground running towards a ‘babbling brook’. All around is scenery of the most pleasing description whilst, from most of the proposed houses, an almost unobstructed view may be obtained across green fields towards Mill Hill, Edgware and, Harrow, etc. There is no doubt that the site chosen is one of the prettiest in the whole of North London.”

The firm of architects selected was Messrs. Walter Bennett MSA and Frank E. Stratton ARIBA of the Broadway, Finchley. The contract for the erection of houses in the first section was secured by Messrs. Nevard and Shadbolt, who had undertaken similar work in the area. Frank Stratton was the principal architect and one of the first residents, who lived at No. 34 Village Road until his death in 1922. He is remembered on the village memorial, which stands on the edge of the green, and was erected by the Co-Partnership Society in 1924 to commemorate the residents who lost their lives during the First World War. An additional inscription was later added in memory of those who lost their lives in the Second World War.

The Co-Partnership was responsible for the upkeep of the green, the road and footpaths. Many of the trees on the green were planted by the first residents, including the flowering Cherry Trees, which were planted in memory of Frank Stratton.

3.4 The development of Village Road

The first 13 houses were built and occupied by the end of 1909 and the remainder were completed by 1914, with the exception of Nos. 39 and 40. The high standards of the original development were protected from unsympathetic additions or changes by stringent leases drawn up by the Finchley Co-Partnership Society. The unaltered appearance of the houses can largely be attributed to these early controls, which lasted until 1939 when the Co-Partnership was dissolved and freeholds were acquired for individual houses.

The leasehold restrictions included the control over both external and internal alterations which, would *“... destroy or interfere with the uniformity of the premises with the adjoining houses...”* or which might *“...in any way obstruct or lessen the access of light or air to or interfere with the view from the adjoining houses”* (From a 1930 conveyance).



Village Road, 1911

The design of the front boundary fencing was carefully considered and the hedges and trees on and around the village green were well maintained. Village Road was originally a private road and its status was ensured by means of a gate at its junction with Hendon Avenue, while a rope or chain was used to restrict access from Cyprus Avenue. In 1941 the central green was taken over by the local council and used for allotments during the war. Then in 1955 a metalled public road replaced the rough private track and was adopted by Finchley Borough Council.



Rough track which became Village Road



Plaque at No.8

Before the houses around the green had been completed the residents gave them individual names. They were often chosen because of local characteristics, including *Brookside*, *Hedgeside* and *Greenside*, being close to the brook, a hedge and the village green. *Clover Cottage*, as there was clover in the back garden and *Darley Dale* after the owner's birthplace. Other names were chosen simply due to their pleasant sound including *Westwynde*, *Coolrain*, *Merriecroft* and *Inglenook*. In the early days of Village Road almost every house had its own name.

3.5 Archaeological significance



Clay pipes found in Finchley Garden Village

The conservation area is not identified as being of archaeological interest, although clay pipes (believed to belong to farm workers) have been found in the garden of a local house in Village Road. Two Local Areas of Special Archaeological Significance do however exist to the east and west of the conservation area (Finchley and Hendon).

Section 4 Spatial analysis

4.1 Topography

The land falls from east to west in the conservation area with the Dollis Brook sitting at the bottom of the valley beyond the Windsor Open Space, to the west. The land also falls gently from south to north as Village Road crosses the green and first rises then drops down beyond the war memorial to its junction with Hendon Avenue, to the north. The houses on the eastern side of Village Road are positioned significantly higher than their neighbours to the west, on the opposite side of the green.

4.2 Views and vistas

There are many fine views within the conservation area, in particular looking across the grassed open space in various directions, towards the pairs of houses and beyond. Views above the rooftops of tree canopies in the distance are also important ([Photograph 1](#)), as are the many glimpsed views of trees and verdant rear gardens in-between the pairs of houses. These gaps between the buildings are a distinctive feature of the conservation area. When looking to the west and south-west, the mature trees on the Windsor Open Space and bordering the Dollis Brook are clearly visible, as are those trees in the rear gardens of the large houses on Hendon Avenue when looking northwards. All the aforementioned views are equally important as they contribute to the area's leafy character.



4.3 Streets and open spaces

Village Road cuts across the central green, creating two irregular-shaped spaces on the east and west sides of the road. These are the principal and most striking features of the conservation area. They provide the idyllic setting for the cottage-style houses to display their distinctive architectural character (Photograph 2). There is a cohesive relationship between the houses and the open space, which is largely responsible for creating the special character of the garden village. The mature trees lining the road further contribute to the semi-rural atmosphere (Photograph 3). Two wooden benches are located on either side of the green and traditionally-designed lamp columns line the footpath.



There are only two points of vehicular access to the conservation area, from Hendon Avenue to the north or Cyprus Avenue to the south-east. The latter is a more pleasing entrance as it offers very attractive views as the road sweeps down onto the green, framed by trees on either side. Low timber posts have been positioned on the edge of the road on each side of the green to prevent cars from mounting the kerb. The garden village has a very quiet and peaceful atmosphere, due partly to the low numbers of vehicles using the road. Village Road does not provide a convenient through-route to neighbouring residential areas, which in turn helps to keep traffic to a minimum.



4.4 Landmarks

The most notable landmark in the garden village is the war memorial (Photograph 4), which lies at the north end of the lower green close to the roadside. It is built of Portland stone with a lantern mounted on a wrought iron bracket. On two sides of the plinth the names of former residents who died in the world wars are inscribed, and on the third, the name of the architect and resident Frank Stratton is remembered. The fourth side has no inscriptions.

One local landmark outside the conservation area, which is visible from the green on the eastern side of Village Road, is the National Institute for Medical Research sited on The Ridgeway in Mill Hill. Located at

one of the highest points in the borough, this building can be clearly identified by its distinctive, green copper roof.

4.5 Trees and hedges

Trees and established planting in Village Road make a significant contribution to the landscape character and appearance of the conservation area (Photograph 5). The most notable public trees include several tall mature Oak, Chestnut and Ash trees positioned on and around the green along with smaller varieties of Flowering Cherry along the roadside. There are however, many mature trees in the rear gardens of Village Road houses, and beyond, which are visible from the green and contribute to the sylvan character of the conservation area. A Tree Preservation Order (TPO) covers an Oak tree and a Pine tree in the rear garden of No.23 Village Road. Many front gardens feature hedges and other established planting, which softens the impact of the houses in their setting.



Most of the trees to the west and south of Village Road, in Windsor Open Space, are included in a TPO, as are some trees to the north, in the rear gardens of properties on Hendon Avenue. The central green and trees are owned and maintained by Barnet Council.



6.

4.6 Public realm

The narrow winding road passes through the centre of the green, with wide expanses of grassed open space on either side, which fall generally from east to west. A public footpath runs around the green providing pedestrian access to each house. The Victorian-style lamp columns around the green also contribute to the distinctive character of Village Road. There is no provision for off-street car-parking for the houses fronting the green, although some of the other properties have side

garages or small driveways. The absence of car-parking and hard-surfacing fronting the houses adds to the picturesque setting of the houses in the garden village. The timber benches on the green are a useful feature for residents and visitors to enjoy the atmosphere of the conservation area. (Photograph 6).

Section 5 Buildings and architecture

5.1 Introduction

Finchley Garden Village Conservation Area includes Nos. 1-26 and 31-51 Village Road and Nos. 51-53 Cyprus Avenue, which are all of a similar architectural style. A new house (No.49 Cyprus Avenue) has recently been constructed within the conservation area in the former side garden of No. 47 Cyprus Avenue, following the removal of a garage. The construction of a replacement dwelling at the former bungalow site (between Nos. 24 and 25 Village Road), is also well under way.

The conservation area boundary is tightly drawn around the attractive group of cottage-style, semi-detached houses which are set around the village green. The development was carefully planned as a complete composition and its original character has been retained. The houses are mostly unaltered architecturally, with only minor evidence of alteration and additions. These alterations and additions do not however, spoil their attractive appearance in this pleasant, tranquil setting. The character is distinctly semi-rural with many mature trees positioned along the roadside and others visible to the north and west over rooftops and in glimpsed views between the houses.

5.2 Building styles and materials

The houses in the conservation area are built in the distinctive Arts and Crafts style. Although two basic house types reminiscent of the traditional vernacular architecture of rural England formed the basis of the layout, variety was introduced by detailing the elevations differently to distinguish each pair of houses from their neighbour (Photographs 7 and 8).

The houses are finished mostly in roughcast render with tiled roofs. Characteristic features include: part-tiled elevations, prominent front gables, traditional timber casement leaded-light windows and hooded entrance canopies. The use of good quality materials is consistent with the high standards of design and layout.



The following specification of works was produced for the Finchley Co-Partnership in July 1909:

- **mortar** – one part best fresh burnt grey stone lime and three parts of clean sharp pit sand and clean clinker ash
- **cement mortar** – comprised of one part best quality Portland cement and three parts clean sharp pit sand
- **brickwork** – well-burnt approved Fletton bricks laid in Flemish bond
- **red brick facings** – to be good quality red facings of a dark red varying colour from an approved maker, to be carried out in Flemish bond, the perpendiculi carefully kept and joints pointed at completion with a neat white rough joint
- **roofs** – to be covered with approved hand made tiles laid to a 4" gauge and secured every fourth course with galvanised iron pins to each tile; ridges and hips to be covered with half-round red ridge tiles, valleys to be mitred with secret lead gutter
- **fences** – to be 3'6" high
- **glazing** – glaze the whole of the windows shown in small squares with 21 oz sheet glass in leaded lights.



9.

Although the pairs of houses appear at first glance to be symmetrical, many of them are in fact subtly different, in some cases with one of the houses having a slightly wider bay or with a larger bedroom/ staircase window (Photograph 9). This variance in the original design of the houses is carefully considered and adds interest to their appearance without detracting from the overall composition. Where alterations have taken place however, without

sufficient consideration of their wider effects, these changes appear at odds with the character and appearance of the conservation area. There are a small number of extensions which fall into this category.



10.

The front gables are a distinctive architectural feature of the houses in Village Road and they vary in size, pitch and facing material. Most are rendered or tiled but others are timber boarded. Bays are also common to many of the houses and often they are two storeys in height. As the specification above indicates, the timber casement windows were originally of leaded-lights, with both square and diamond patterns being used. Many of the houses have now lost their original leaded-lights and this has caused some erosion of character. At least one pair

of houses still features vertically sliding-sash windows (Photograph 10).



The most common facing material is roughcast render, which originally had either a lightish brown colour or was whitewashed. Only a handful of houses now exist that are not whitewashed. The entrances to the houses also vary according to their design. Some have 'halls adjoining' doorways, whilst others are separated by bay windows and some houses have side entrances. Front doors are in timber, generally with an upper glazed panel, and are mostly original. There are a variety of small entrance canopies, some cantilevered (Photograph 11), others supported from below by timber posts or fixed

to the wall by metal rods. Some have flat roofs and others are pitched and tiled. There are also a few properties which have been designed in such a way that the entrances are recessed or integrated into the two-storey gable features.

The main roof slopes generally have a steep pitch, of clay tile and most houses have their original roof coverings. Chimneys vary in design, location and size with some positioned on flank walls, some on the front walls and others piercing through the centre of the building. Some also sit parallel with the front / flank wall of the building whereas others have been rotated at a 45 degree angle, creating an interesting variation in detailing between properties. Many chimney stacks are tall with either single or multiple clay pots, resulting in characteristic silhouettes to the overall group of properties. All chimney stacks are finished in brick and / or roughcast render. Rainwater goods were originally of cast iron and painted black.

Front boundary treatment is generally of picket fences, both painted and unpainted (Photographs 12 and 13), although there are also examples of low brick walls, hedges and shrubs. The front gardens are small but well-maintained with established planting and pathways leading up to the front door. The frontages are characterised by their openness, which allow uninterrupted views of the houses.



In *'The Buildings of England'* (1998), Nicholas Pevsner and Bridget Cherry describe Finchley Garden Village as: *"a charming garden suburb of 1909-14; small pairs of houses mostly roughcast and gabled, laid out very attractively around an informal green."*

5.3 Architectural features

Each pair of houses within the garden village is subtly different from its neighbour and individual features vary in their design and detailing. Characteristic architectural features include:

- prominent, front-facing gables, mostly in roughcast render but also tile-hung and timber-boarded
- steeply-pitched, clay-tiled roofs with both hip and gable ends
- bay windows, both square and canted, at ground and first floor level ([Photograph 14](#))
- white-painted timber windows, often with original leaded panes, mainly casements but also some sashes ([Photograph 15](#))
- dominant red brick (and part rendered) chimney stacks, some in the centre of the roofs and others on the flanks ([Photograph 16](#))
- door canopies in a variety of designs with either flat or pitched roofs ([Photograph 17](#))
- timber front doors, some solid and others with glazed vision panels, painted in different colours.



5.4 Locally listed buildings

The importance of No.s 1-26 and 31-51 Village Road (with the exception of the new dwelling adjacent to No.25) has been recognised by their inclusion on the council's Schedule of Buildings of Local



Architectural or Historic Interest. These buildings make a positive contribution to the character and appearance of the conservation area and are considered to be heritage assets. It should be noted that No. 49 Cyprus Avenue and the new dwelling adjacent to No. 25 Village Road are not locally listed and currently nor are Nos. 51-53 Cyprus Avenue, although it is proposed to add the latter two houses to the local list. In accordance with adopted Local Plan policy, there will be a strong presumption in favour of retaining all locally listed buildings. Development proposals which fail to preserve or enhance the special character and setting of any of the locally listed buildings will not be permitted (Photograph 18).

Section 6 Character areas

6.1 Finchley Garden Village

Due to its relatively small scale and the single planned layout of Finchley Garden Village, there is no reason to divide the conservation area into different sub-areas. The key characteristics are:

- the attractive village green around which the houses are positioned, with a pedestrian footpath around its perimeter
- an Arts and Crafts style of architecture
- a consistency in the scale, design, materials, detailing, roof pitches and fenestration
- traditional materials including roughcast render, clay roofing tiles, red brickwork, timber boarding, black-painted cast iron rainwater goods
- traditional features including: timber windows with leaded lights, timber front doors, tall brick chimney stacks with clay pots, deep eaves to the pitched roofs with exposed rafters, double height bay windows, cantilevered door canopies, tile hanging to bays and gables
- gable ends fronting the green
- steeply pitched roofs with varied rooflines
- regular spacing between the houses
- a variety of street trees, particularly the flowering Cherry trees fronting the road
- mature trees on the village green
- well-maintained front gardens with abundant planting, including hedges
- low, front boundaries mostly in the form of picket fences and timber gates
- glimpsed views of mature trees in-between and above the houses, particularly those bordering the Dollis Brook / Windsor Open Space
- traditional street lighting columns on the footpath around the green
- few houses have suffered from inappropriate external alterations or additions to the original designs.

Section 7 Issues

7.1 Issues and threats

The list below contains a number of issues which have impacted on the character and appearance of the conservation area. By identifying the issues and potential threats it is hoped that the raised awareness of local residents will help to address the problems and prevent any further erosion of the area's character. The issues will be subject to review as part of the council's commitment to the proper management of the Finchley Garden Village Conservation Area. It should be noted, however, that some of the issues lie outside normal planning controls and cannot easily be remedied.

The principal issues and threats are:

- some inappropriate alterations and extensions including over-sized dormer windows
- a few over-sized 'lean-to' extensions to the fronts of properties, which obscure the original entrances and canopies
- inappropriate replacement windows and the loss of leaded lights and glazing bars
- inappropriate replacement front doors
- tall TV aerials fixed to chimneys and roofs
- prominently positioned satellite dishes which are publicly visible
- alarm boxes unsympathetically positioned on front elevations
- the loss of front garden fences and gates replaced by walls
- off-street parking in front gardens



- large expanse of hardstanding adjacent to No.24 Village Road (Photograph 19)
- some houses would benefit from more regular re-decoration
- some hedges and plants in front gardens are overgrown and in need of pruning
- the visual impact of car parking on either side of Village Road
- damage to the edge of the green where cars have mounted the verge and dislodged the low timber posts (Photograph 20).

7.2 Inappropriate alterations and extensions

The majority of unsympathetic alterations and extensions to properties in Village Road, were carried out many years ago, prior to the designation of the conservation area and should not serve as precedents for future development proposals.

There are a variety of rear extensions of differing scale and quality, which are not generally visible from public places. It should however, be acknowledged that the same considerations and attention to detail should be given to those extensions that are hidden from public view as those which are highly visible. It is important that all proposed changes to houses are designed sensitively, with particular consideration being given to scale, form, detail and building materials appropriate to the host building and locality.

Further advice on proposed repairs, alterations and extensions to properties and works to gardens can be found in the Finchley Garden Village Conservation Area Design Guidance document.

7.3 Public realm

The public realm is generally kept in good order and is not considered to impact harmfully on the



character or appearance of the conservation area.

The road, footpaths and street lighting around the green are maintained to an acceptable standard and the timber benches are in good condition.

The green itself and the highway verges are regularly mown throughout the growing period. The war memorial is also well maintained and provides a focal point for residents and visitors on key dates such as Remembrance Day ([Photograph 21](#)).

7.4 Cars and parking

When Village Road was originally designed the use of the motor car was in its infancy and consequently no provision was made for car parking other than on the roadside. Most houses therefore do not have



private parking although a small number of houses

have a garage or hardstanding to the side of the house. Consequently, the narrow road is often

heavily parked on each side where it crosses the green ([Photograph 22](#)). This greatly impacts on the

visual qualities of the conservation area. Low timber posts have been positioned in an attempt to prevent

cars from mounting the edge of the green and the grass verge although this has not completely

eradicated the problem.

Although not original features of Village Road, the existing detached garages in side gardens tend to be set well back from the frontage and therefore are not highly prominent in the street scene. There are also a few instances where front gardens have been replaced by hardstandings in order to park vehicles. These hard surfaces are considered harmful to the setting of the houses.

7.5 Conservation area boundary

The conservation area boundary, which runs around the rear gardens of the houses in Village Road, has been unchanged since its designation in 1978. It includes the houses numbered 1-26 and 31-51 Village Road along with Nos. 49-53 Cyprus Avenue and the new dwelling adjacent to No.25 Village Road. The existing conservation area boundary is considered to be robust and no amendment is considered necessary.

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, 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 more 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 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.

Finchley Garden Village Conservation Area is already subject to an Article 4 Direction which was made shortly after designation in 1978 (in September 1979). The current restrictions include the following:

- the enlargement or alteration of a dwellinghouse
- the erection of a porch
- the construction of a hardstanding for vehicles
- the erection of gates, fences, walls or other means of enclosure
- the formation of a means of access to a highway
- the painting or other similar treatment of the exterior of any building.

The classes covered are considered to be inadequate and not in line with the current GPDO 1995, as amended by the GPDO 2008. The properties within the conservation area are therefore currently vulnerable to incremental change as a result of the existing permitted development rights. In order to reduce the possibility of unsympathetic development within the conservation area, it is proposed to revise the Article 4 Direction to provide more comprehensive and up-to-date controls, as listed below.

Please see the GPDO 1995, as amended by the GPDO 2008, for the precise wording of the individual classes.

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

Class B of the GPDO relates to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. Please note that development is not permitted by Class B if the dwellinghouse is located within a conservation area, regardless of whether or not an Article 4 Direction is in force. As such, it is not necessary to include Class B in the above list.

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 The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse

Class C The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse

- Class D The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse
- Class E The installation, alteration or replacement of a flue, forming part of a biomass heating system on a dwellinghouse
- Class F The installation, alteration or replacement of a flue, forming part of a heat and power system on a dwellinghouse
- Class G The installation, alteration or replacement of an air source heat pump on or within the curtilage of a dwellinghouse, including on a curtilage building.
- Class H The installation, alteration or replacement of a wind turbine on or within the curtilage of a dwellinghouse, including on a curtilage building.
- Class I The installation, alteration or replacement of a stand alone wind turbine within the curtilage of a dwellinghouse.

Recommendation 2:

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

2.3 Buildings of local architectural or historic interest

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 47 locally listed buildings within the Finchley Garden Village Conservation Area: Nos. 1-26 and 31-51 Village Road, with the exception of the new dwelling adjacent to No.25 (See Appendix 2).

The Character Appraisal process has identified two buildings within the conservation area which, because of their particular architectural and historic qualities, should be added to the local list: Nos. 51 and 53 Cyprus Avenue.

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.

Recommendation 3:

It is proposed to add Nos. 51 and 53 Cyprus Avenue to the council's Schedule of Buildings of Local Architectural or Historical Interest (*'local list'*). This pair of houses sit within the conservation area and are of the same architectural design as those on Village Road.

2.4 Cars and parking

Although roadside car parking has a negative impact on the character and appearance of the conservation area, the lack of alternative parking space means that Village Road is likely to remain heavily parked in the future. However, proposed new garages or the creation of hardstandings in front gardens can be very harmful to the setting of the houses.

Recommendation 4:

The council will seek to ensure that proposals involving the creation of hard surfacing or garages, do not harm the character or appearance of the conservation area.

Section 3 Document review

This document should be reviewed every five years in light of emerging government policy and Barnet Council's adopted Local Plan. 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
- the production of a short report detailing the findings of a 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 Locally listed buildings

This schedule is produced by the Local Planning Authority and lists of buildings of local architectural or historic interest. The houses in Village Road are considered as heritage assets and contribute significantly to the borough's heritage and character and consequently appear on the local list (see below).

Although the buildings on this list do not benefit from statutory protection, current adopted Local Plan policy indicates a presumption in favour of retaining these buildings wherever possible.

Locally listed buildings:

Nos. 1-26 and 31-51 (consecutive) Village Road (with the exception of the new dwelling adjacent to No.25): Locally listed 30/04/1986.

Section 5 Bibliography

Cherry, B. and Pevsner N – *The Buildings of England (London 4: North)*, Published 1998

Finchley Co-Partnership Society Ltd – *Prospectus*, Published circa 1909

Wells, P – *Between two hedges: A short history of Village Road, Church End, Finchley 1908-1998*, Published 1998

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Section 6 Appendix 2

6.1 Townscape appraisal map

