

ENFIELD



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SITE NAME:	Holly Hill Farmhouse, The Ridgeway
DESIGNATION:	Listed Building grade II
CONDITION:	Very bad
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I 188655

Mid C19 villa of London stock brick, formerly a farmhouse, with later additions and outbuildings to the rear. The house has been vacant for many years and has suffered from the effects of water ingress, blocked rainwater goods, vegetative growth, broken windows and rotten joinery. The building is now secured, and Historic England and the Local Authority have identified urgent works needed to arrest further decline whilst a decision is made on the future use of the building.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	North Lodge, Whitewebbs Road
DESIGNATION:	Listed Building grade II
CONDITION:	Very bad
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	I 079477

Small Victorian Gothic stuccoed cottage of one storey and an attic, with a steep-pitched roof of fishscale tiles with barge-boarded gable ends. The building has been empty and neglected for many years and part of the building has now been subject to unauthorised demolition works. The Local Authority has undertaken extensive works to secure and protect the building under enforcement regulations. Steps are now being taken to ensure appropriate consents are obtained, and full repair of the building secured.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	Southgate House, High Street N14
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	C (A)
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I 079541

Late C18 house with early C19 extension in similar style, with an elliptical entrance hall. Formerly used as a college, it is now vacant whilst a new use is secured. Water ingress, now halted, has led to outbreaks of dry rot, and vegetation growth has hampered ventilation and drainage to the building. The building was sold in 2020. The Local Authority and Historic England are working with the new owner to bring forward a suitable proposal to secure its future. Some works have been carried out but further works are needed to stabilise the building.

Contact: Verena McCaig 020 7973 3718



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SITE NAME:	Broomfield House, Broomfield Lane N13
DESIGNATION:	Listed Building grade II*, RPG grade II
CONDITION:	Very bad
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I 078934

C16 house with late C18 additions, situated in a public park. The building is severely fire damaged, although significant parts of the interior are in safe storage. Additional scaffolding works were carried out in 2016 funded by Historic England and the Local Authority. Following extensive discussions and commissioned reports, further work is being carried out to help inform a decision on the future of the building.

Contact: Verena McCaig 020 7973 3718



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SITE NAME:	Stable block in Broomfield Park, Broomfield Lane N13
DESIGNATION:	Listed Building grade II*, RPG grade II
CONDITION:	Very bad
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I 188544

Early C18 stable block to Broomfield House. The building is vacant. Internal propping works have been undertaken to stabilise the floors, and further works carried out following subsequent fire and water damage. Following extensive discussions and commissioned reports, further work is being carried out to help inform a decision on the future of the building.

Contact: Verena McCaig 020 7973 3718

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
C Slow decay; no solution agreed.

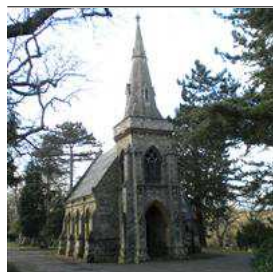
- D** Slow decay; solution agreed but not yet implemented.
E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
 Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

CA	Conservation Area
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site



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SITE NAME:	Nonconformist Chapel, Lavender Hill Cemetery, Cedar Road
DESIGNATION:	Listed Building grade II
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I079458

1870-1 Gothic Revival cemetery chapel. The chapel is in poor condition and in need of an appropriate use. Repairs are required to arrest deterioration of damaged stonework and a decision is needed on the future of the building.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	Former Edmonton Girls' Charity School, Church Street, Edmonton N9
DESIGNATION:	Listed Building grade II, CA
CONDITION:	Poor
OCCUPANCY:	Part occupied/part in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	I079547

Single-storey building, with a central arched doorway to the street and sash windows to either side. Above the doorway is a statuette of a female pupil. Historic England and the Local Authority are working with the current owners and London Historic Buildings Trust to secure a repair project. Potential new users have been identified and discussions are ongoing to identify funding sources. In the meantime, live-in guardians continue to safeguard the property.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	24, Church Street, Edmonton N9
DESIGNATION:	Listed Building grade II, 2 CAs
CONDITION:	Poor
OCCUPANCY:	Occupied/in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	I079546

Former teacher's accommodation to the adjoining Charity School. C18 cottage of red brick with renewed pantile roof. Historic England and the Local Authority are working with the current owners and London Historic Buildings Trust to secure a repair project. Potential new users have been identified and discussions are ongoing to identify funding sources. In the meantime, live-in guardians continue to safeguard the property.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	Trent Park House terrace, Cockfosters Road, Trent Park
DESIGNATION:	Listed Building grade II, RPG grade II, CA
CONDITION:	Very bad
OCCUPANCY:	N/A
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Commercial company
LIST ENTRY NUMBER:	I078931

Brick and stone terrace reconstructed in the 1920s. The terrace is in very poor condition, with temporary propping in place. Vegetation clearance and further propping works were undertaken after additional surveys were carried out in 2015. Full repair and conservation are expected to take place as part of the planned redevelopment of the wider site, which is in progress.

Contact: Christine White (LPA) 020 8379 3852



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SITE NAME:	Enfield Electricity Works, 20, Ladysmith Road, Enfield
DESIGNATION:	Listed Building grade II
CONDITION:	Poor
OCCUPANCY:	Part occupied/part in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Utility
LIST ENTRY NUMBER:	I389537

Former Enfield Electricity Works dating from 1906, architect unknown. The building is partially occupied. Extensive works have been undertaken to stabilise the building and make it watertight. However, further works are required to the exterior tile-work and masonry to prevent water ingress and further damage. Future operational options are under consideration for the site which will inform its future repair and re-use.

Contact: Christine White (LPA) 020 8379 3852

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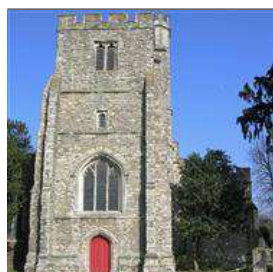


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SITE NAME:	Barn at Whitewebbs Farm, Whitewebbs Road
DESIGNATION:	Listed Building grade II
CONDITION:	Very bad
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	B (B)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	I079480

Simple, timber-framed barn probably dating from the late C17. Works have been undertaken to prop the building to secure the structure. Planning Permission and Listed Building Consent have been granted for residential conversion. Planning conditions have yet to be discharged and works have yet to commence on site.

Contact: Christine White (LPA) 020 8379 3852



© Colin Kerr (Architect)

SITE NAME:	All Saints Church, Church Street, Edmonton N9
DESIGNATION:	Listed Place of Worship grade II*, CA
CONDITION:	Poor
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	I079548

C12 in origin, largely rebuilt in the C15 and clad in brick in 1772. Restored in 1855 and 1871 by Ewan Christian and in 1889 by William Gillbee Scott. The church has a Kentish ragstone medieval tower, 1772 brick-faced east and north sides, and stone south and west sides. The church was awarded a grant from the National Lottery Heritage Fund for repair works to the tower which were completed in early 2016. The nave and aisle roofs are in need of re-covering. A fall of stone internally necessitated general investigations and temporary holding repairs until a scheme of work can be prepared.

Contact: Tracey Craig 020 7973 3756



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SITE NAME:	Church of St Andrew, Church Walk, Enfield
DESIGNATION:	Listed Place of Worship grade II*, CA
CONDITION:	Very bad
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	I079549

The church and tower have C12 origins, were extended in C15 and C16 (Sir Thomas Lovell), repaired in C18, and restored in C19 (including all new roofs) by variously Lochner, St Anbyn and Scott. It is built of rubble masonry including brick and flint with stone quoins and window dressings. There are fine C15 and C16 monuments but these are deteriorating due to dampness caused by poor drainage. The leaking tower roof has caused a structural failure in the belfry. Holding repairs are in place and the Parish is seeking funding for a comprehensive development and repair project.

Contact: Ian Harper 020 7973 3786

SITE NAME:	Site of Elsynge Hall, Forty Hall	
DESIGNATION:	Scheduled Monument, part in RPG grade II, CA	LIST ENTRY NUMBER: I002040
CONDITION:	Generally satisfactory but with significant localised problems	TREND: Declining
PRINCIPAL VULNERABILITY:	Scrub/tree growth	NEW ENTRY?: Yes
OWNER TYPE:	Local authority, multiple owners	CONTACT: Elizabeth Whitbourn 07889 808145



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SITE NAME:	Broomfield Park N13
DESIGNATION:	Registered Park and Garden grade II, 4 LBs, part in CA
CONDITION:	Generally satisfactory but with significant localised problems
VULNERABILITY:	Medium
TREND:	Declining
NEW ENTRY?:	No
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I000517

Early C18 formal gardens associated with Broomfield House, comprising a walled enclosure focussed on a series of formal lakes, and set within a landscape park. Converted for use as a public park in the early C20, with input from Thomas Mawson. The lakes are in poor condition and the historic parkland has suffered losses to development. The house and stable block are in very bad condition and further work is being carried out to help inform a decision on the future of the buildings. A Conservation Management Plan exists for the landscape and discussions are needed to secure its implementation.

Contact: Christopher Laine 020 7973 3473

PRIORITY CATEGORIES

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SITE NAME:	Grovelands Park N14
DESIGNATION:	Registered Park and Garden grade II*, 5 LBs, part in CA
CONDITION:	Generally satisfactory but with significant localised problems
VULNERABILITY:	Medium
TREND:	Declining
NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners
LIST ENTRY NUMBER:	I000395

Late C18 landscape park and lake by Humphry Repton, extended in the mid-C19 and laid out as a public park in the early C20 by Thomas Mawson. The mansion and immediate grounds are now a private hospital. The divided ownership of the park between the Local Authority, Thames Water and the hospital has led to differential management regimes. The sports area is in very bad condition with intrusive fencing and redundant structures. A Conservation Management Plan requires completion and discussions are needed in order to then secure its implementation.

Contact: Christopher Laine 020 7973 3473



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SITE NAME:	Trent Park
DESIGNATION:	Registered Park and Garden grade II, 19 LBs, SM, part in CA
CONDITION:	Generally satisfactory but with significant localised problems
VULNERABILITY:	Medium
TREND:	Improving
NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners
LIST ENTRY NUMBER:	I000484

Late C18 landscape park further developed in the early C20 by Sir Philip Sassoon. Developers are implementing their approved scheme for improvements to the core of the historic landscape around the mansion house. There remain significant issues in the surrounding parkland, owned and managed by the Local Authority as a country park. Discussions continue towards improving the inter-relationship between the wider park and the historic core, and improvements are sought to the management of the parkland and water bodies more generally.

Contact: Christopher Laine 020 7973 3473



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SITE NAME:	Forty Hall
DESIGNATION:	Registered Park and Garden grade II, 5 LBs, part in SM, CA
CONDITION:	Generally satisfactory but with significant localised problems
VULNERABILITY:	Medium
TREND:	Declining
NEW ENTRY?:	Yes
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	I001357

Mid-to-late C18 pleasure grounds overlying C17 formal gardens focussed on Forty Hall, built 1629-36 for Sir Nicholas Rainton, and set within a C18 landscape park developed over a C16 royal palace and associated water gardens. Owned and managed by the Local Authority as a country park, with the Home Farm and ferme ornée to the west (outside of the registered area) leased to a horticultural college. Numerous issues affect the site, particularly lapsed woodland and grassland management which threatens the character and legibility of the designed landscape and the condition of individual features.

Contact: Christopher Laine 020 7973 3473

SITE NAME:	Church Street, Edmonton N9		
DESIGNATION:	Conservation Area, 8 LBs	NEW ENTRY?:	No
CONDITION:	Very bad	TREND:	No significant change
VULNERABILITY:	Low	CONTACT:	Christine White (LPA) 020 8379 3852

SITE NAME:	Fore Street, Edmonton N18		
DESIGNATION:	Conservation Area, 6 LBs	NEW ENTRY?:	No
CONDITION:	Very bad	TREND:	Improving
VULNERABILITY:	Low	CONTACT:	Christine White (LPA) 020 8379 3852

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