

# HOLLYBUSH HOUSE HADLEY GREEN London

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## PRE-APP HERITAGE STATEMENT



RK 6255 - December 2020



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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared on behalf of the owner in conjunction with a pre-application planning submission for proposed alterations to the Grade II listed Hollybush House, Hadley Green Road, Barnet, Greater London, EN5 5PR, including reformatting of modern elements, and appropriate renovation and rearrangement of the principal house and former outbuildings. Hollybush House is unusual in that not only is its plan-form idiosyncratic, with a single-room depth to parts of the main range, including to the extensions of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, but that this Georgian abode and its outbuildings have been subject, in part, to modernisation, here with flat roofs and linear, horizontal articulation of the 1970s to designs by the little-known Australian architect Francis Oeser.
- 1.2 The house has previously been adapted to the requirements of institutional use, and seems to have been officially utilised during World War Two; yet it is still surprising that what must be factors including transient ownership have resulted in a depleted range of documentary evidence. It is puzzling that neither Barnet nor Enfield local archives can locate much on Hollybush, formerly known as Holly House, and unusual that it should escape the attention of several resident historians. It does, however, form part of a settlement at Monken Hadley which Christopher Hussey described in 1942 as ‘a rare, almost unique survival: a Georgian *villeggiatura* resort, consisting of 18<sup>th</sup> century gentlemen’s houses... Hadley is a group of self-contained small country houses, some of great distinction, preserving their character and relationship intact...’<sup>1</sup> The row of predominantly 18<sup>th</sup> century and later houses of varying architectural styles lining the south east side of Hadley Green Road comprise that important group, although Hollybush House deviates from the norm in that it seems to have been altered more than most, distorting the original form by superimposing later designs on an earlier structure, resulting in a peculiar, pinched layout inside, awkward flow, and garbled architectural hierarchy. What is also of note is that there may be remnants of earlier fabric on site, absorbed within the structure of the extant building and probably at its northern end: Rocque’s map of the 1750s shows several buildings on or close to the site, and both Pevsner and Gelder consider the ‘left’ side of the house to be earlier, possibly dating to the Queen Anne period, which is compelling given proximity to Grandon of the same period, just to the north.
- 1.3 Hollybush House is located within the boundaries of the Monken Hadley Conservation Area (part of which was first designated in December 1968, and subsequently extended in February 1979 to include Chipping Barnet High Street) exemplified by a ‘low built density... [and] large Georgian houses with impressive gardens... built as residences for the London gentry... to escape the coal-fuelled atmosphere and unhealthier

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<sup>1</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p992

conditions of London...'<sup>2</sup> Furthermore, the vista of grand dwellings on the east side of Hadley Green is unusually well preserved such that 'building since [1814] has done little to alter its appearance or its social composition'<sup>3</sup>.

- 1.4 The historic information contained in this report has been based on a site visit, online research, sequential historic Ordnance Survey Maps and information from the National Archives and the RIBA Library where available. Further historic research has been carried out by the Enfield, Hertfordshire and Barnet Archives. This report has been prepared by Lucy Denton BA (Hons) MA FRSA FRGS FRHistS, Architectural Historian.

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<sup>2</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p5

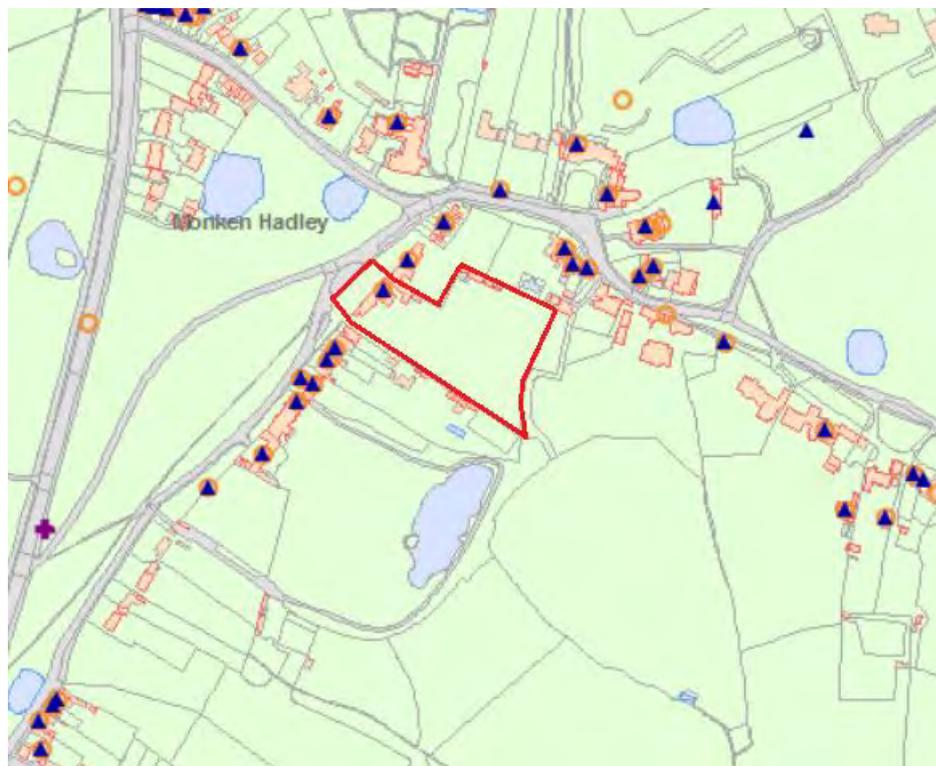
<sup>3</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., *Monken Hadley in A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

## 2.0 **BACKGROUND INFORMATION**

- 2.1 Hollybush House is located to the south east side of the Hadley Green Road in Monken Hadley, Barnet, London, EN5 5PR. It is one of a linear group of houses dating to a broadly similar Georgian period spanning *circa* 1750 (Hadley House) to 1790 (Hollybush House, although that date is likely to be earlier), with post-war replacements. It is within the boundaries of the Monken Hadley Conservation Area (Area Three – Hadley Green), first designated in December 1968, and the Registered Battlefield defining the Wars of the Roses Battle of Barnet of 1471.



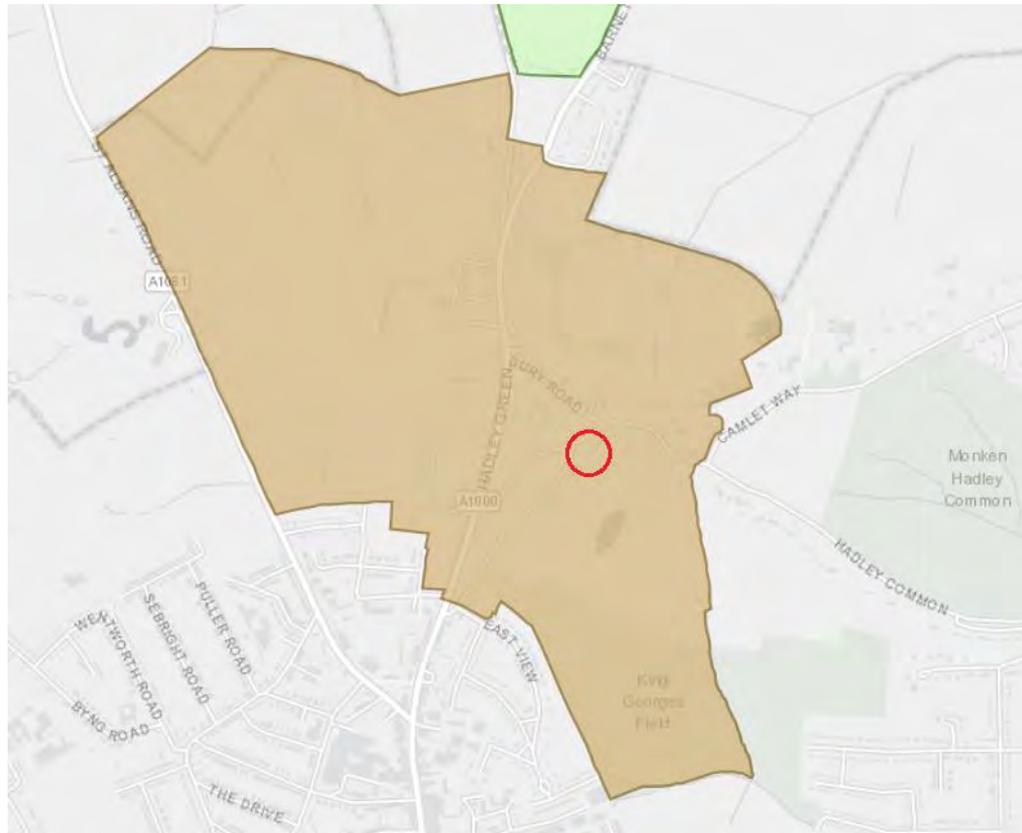
Figure 1: location map, identifying the subject site at Hollybush House, Hadley Green Road



**Figure 2: Proximate heritage assets: the subject site is identified. Listed Buildings indicated in blue; 'local Greater London HER records' in orange; 'NMR excavations' in purple; (Heritage Gateway, 2019)**



**Figure 3: Monken Hadley Conservation Area (blank areas on original plan) with subject site, Hollybush House, identified  
London Borough of Barnet Council, February 2003**



**Figure 4: Registered Historic Battlefield: Battle of Barnet, 1471; subject site identified Historic England, List Entry No. 1000001, 6<sup>th</sup> June 1955**

### 3.0 **CHARACTERISATION APPRAISAL**

#### 3.1 **Introduction**

Hollybush House is located in a relatively open area, considered the transition point between city and country on the north side of London close to the Hertfordshire boundary. Looking out to the west over Hadley Green, the terrain is relatively little changed here since the apparent inception of the house in the 18<sup>th</sup> century, although there may be evidence to suggest that there was an earlier edifice on the site which has either gone altogether or been absorbed within the extant structure. Hollybush House is one of a series of aesthetically pleasing buildings flanking the east side of the Green, which are expressed in a variety of architectural forms, including the coordinated composition of three-storey, brick-built Hadley House of *circa* 1750-1760 with large stable block of two storeys with central arch and clocktower.

- 3.2 It is the collection of houses here, built in broadly corresponding 18<sup>th</sup> century style, which is uncommonly found, even at the edges of London, and especially in relatively unaltered state as a whole. Hollybush House is located within Area Three – Hadley Green Road West and Hadley Green Road, one of several character areas within the broader Monken Hadley Conservation Area, and is one of a number of houses of the same period ‘with the exception of four neo-Georgian houses, there is a string of mainly Georgian listed buildings along the edge of the Green [which] begins with The Grange (mid-18<sup>th</sup> century red brick), Ossulston House (1764, red brick), and two cottages (The Old Cottage and Hadley Cote) with early 19<sup>th</sup> century fronts... Next to The Grange... is a small scale property based on the design of the original school building which occupied the site. This might be identified as an example of acceptable pastiche. This makes a positive contribution to the Conservation Area blending well into the local context.’<sup>4</sup>
- 3.3 The four houses referred to are to the north east of Ossulston House, and are ‘modern, dating to the 1950s [replacing bomb damaged buildings], and also considered to be ‘successful examples of... infill’<sup>5</sup>. These dwellings, unembellished and cream-painted with red tiles, represent variations on a classical inventory of architectural elements, each adhering to spatial balance, material palette and scale. Each utilises a tailored working of pediments, rhythms of fenestration, use of dormers, and the hipped and the pitched roof. It is of note that there are no obvious modern architectural manifestations on Hadley Green Road; those to the rear of Hollybush House are most demonstrably of the horizontal style, yet are out of sight for the most part; these replacement structures constitute the most significant change to the built environment at Hadley Green Road.
- 3.4 The openness of the land at Monken Hadley Houses is a critical component in its significance in aesthetic and historic terms (and archaeological as the site of the Battle of Barnet), and houses ‘bounding the Green [which] are built at much lower density... [are] often on a grander scale than in Area One (Hadley Highstone, Kitts End Road)... The properties on Hadley Green are more notable for their variety of scale, texture and positioning in this location which makes this part of the route so attractive...’<sup>6</sup> Proximity to an undeveloped, countryfied setting at Hadley Green and the semi-rural outlook on the outskirts of London desired by patronage of a certain demographic, precipitated a collection of dwellings which exhibit a response to the bucolic scene. ‘There are impressive views from all sides into and across The Green, which provides

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<sup>4</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p25

<sup>5</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p25

<sup>6</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p22

direct views for housing facing onto it. Hadley Green is quite thickly tree lined next to the main road and both sides of the Green have scattered vegetation which provides a semi-wild habitat.<sup>7</sup>

### **The Origins and Development of the Area**

- 3.5 The early history of Monken Hadley is a little obscure: although mentioned in a Barnet Manor boundary record of 1005, it is not documented at Domesday, and neither was Barnet. Its toponymy is also cobbled together combining Monken, derived from the land granted by Geoffrey de Mandville to Waltham Abbey in the early 12<sup>th</sup> century, with Hadley, meaning a heath-like clearing, although it was a ‘forest village’ in the 12<sup>th</sup> century, ‘with only a hermitage for a church’<sup>8</sup>. Lysons concurred with the Anglo Saxon derivation of *Head leagh* as in a high place; yet, the evolution of the place-name has its variations, however, including *Monkeschurch* in the ‘oldest documents’<sup>9</sup> suggesting a direct connection with the Abbey. Hadley was then documented in 1136, although the hermitage then established was a little way to the east in what was Enfield Chase, a fragment of which survives as Monken Hadley Common. Until the end of the 15<sup>th</sup> century, the settlement was also known as *Monkenchurch*, although the quick succession of Lords of the Manor, which included, post-Dissolution, Lord Audley, Sir Thomas Pope, the Hayes family, the Pinney family, and then, during the reign of James I, Thomas Emerson, surprisingly did not precipitate significant changes in the early built environment.
- 3.6 Archaeological exploration has primarily focussed on the Battlefield of Barnet at which bones and horseshoes were discovered in 1886, although ‘archaeological digs [in 2001] at various locations on Old Ford Golf Club and Dury Road proved inconclusive’.<sup>10</sup> The obelisk, which marks the Battlefield of Barnet on the 14<sup>th</sup> April 1471 (‘Hadley Green saw the climax’<sup>11</sup>), or, more specifically, the spot on the periphery of Wrotham Park at which the Richard Neville, 16<sup>th</sup> Earl of Warwick, ‘Warwick the King-maker’, fighting for the Lancastrian cause, was killed. Archaeological evidence may exist as purely indicative or topographical feature without formal identification: the ‘ridge behind the old manor house [now gone] may have played an important role in the Battle of Barnet’<sup>12</sup>. Further investigation has yielded Bronze Age fragments at Monken Hadley

<sup>7</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p23

<sup>8</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p994

<sup>9</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p7

<sup>10</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p11

<sup>11</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p994

<sup>12</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p14

Common, as well as Mediaeval rubbish comprising ‘oyster shell, clay pipe, bottle glass, demolition debris, animal bone, stone china, crockery fragments etc.’<sup>13</sup> which were found during a Watching Brief undertaken in 1995 at St Martha’s Convent School (The Mount House) at Camlet Way. This road, suggested Cass, was a Roman road<sup>14</sup> connecting *Verulam* with *Camulodunum*, although evidence of Roman occupation is limited.



**Figure 5: View of the commemorative obelisk in Barnet, 1785**  
British Library, K top Vol 15, 51.1.d

- 3.7 Remarkably, ‘dating techniques have confirmed that a surviving hedge may... have sheltered Lancastrian troops on the night before battle’<sup>15</sup> at Old Fold Manor Golf Club. At Old Fold are also the substantial remains of the 13<sup>th</sup> century moat which would have surrounded the former manor house of the Frowyke family, since gone, although which is now part of the gold course<sup>16</sup>. Several archaeological investigations at the direction of the Museum of London Archaeology Service and others in the vicinity, including Watching Briefs, have resulted in limited finds, except for post-mediaeval drains, an

<sup>13</sup> Greater London Archaeology Advisory Service, Historic England, 083324/00/00

<sup>14</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p5; citing Rev. Peter Newcome

<sup>15</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p16

<sup>16</sup> Greater London HER, 081837/00/00

18<sup>th</sup> century field drain, and remnants of a brick floor<sup>17</sup>, as well as greensand fragments which may have been part of a robbed vault.<sup>18</sup>



**Figure 6: Church at Chipping Barnet, circa 1805**  
British Museum, 1927,1126.1.29.4

- 3.8 Hadley was characterised by a partly forested terrain, inadequately drained common land, and narrow tracks, was part of the rural fringe of London, although became part of Hertfordshire for seventy years from 1895 until 1965, and part of Middlesex until 1889. Its importance during the mediaeval period was derived from an affluent demographic of ‘younger sons and widows of county families, citizens and merchants of London’<sup>19</sup>. Hadley Green, also known as the Old Common was ‘a flat badly-drained open area... never part of Enfield Chase’<sup>20</sup>, the earliest inhabitants of which were recorded as early as the mid-14<sup>th</sup> century: William atte Green was here in 1345, and

<sup>17</sup> Greater London HER, 083268/00/00

<sup>18</sup> Greater London HER, 083265/00/00

<sup>19</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p992

<sup>20</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

there is evidence of building work which occurred in the 15<sup>th</sup> century, including a number of timber domestic structures which were ‘removed in 1936 to the Abbey folk park, New Barnet [now the Abbey Arts Centre]’<sup>21</sup> at a site at Hadley Hall founded in the early 1930s by John Ward who also removed a 13<sup>th</sup> century tithe barn from Kent to the same location. Although short lived (Ward left in 1940), the buildings – many of which were timber framed – were retained as part of the Arts Centre. They reveal something of the historical vernacular form, which also included the use of the cruck frame in building techniques.



**Figure 7: Map of Middlesex, Joan Blaeu, 1646; showing Enfeild Chace (sic) and Hadley Universität Bern**

- 3.9 Joan Blaeu’s map of 1646 (see figure 7) captures the countryfied outlook of Enfield Chase, scattered with rural settlements, lakes and rivers, and patches of natural and managed woodland, the most substantial area of which was Enfeilde (sic) deer park enclosed by a pale fence. Enfield Chase was a royal hunting ground with formal origins in the mid-12<sup>th</sup> century, although it was not officially known as the Chase until the 14<sup>th</sup>

<sup>21</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

century. As late as the end of the 17<sup>th</sup> century, it endured as a mostly undeveloped portion of land, the state of which was captured by Lord Macaulay who described its state in 1685 as ‘hardly out of sight of the smoke of the capital, a region of five and twenty miles in circumference, which contained only three houses and scarcely any inclosed fields... and was only dischased towards the close of the last century [1777]’<sup>22</sup>.



**Figure 8: Map of Chipping Barnet, William Hyett, 1805; north is skewed to the right  
British Library, OSD 151/9**

- 3.10 The land had not been made up of a single, homogenous tract of forested ground in the 17<sup>th</sup> century, but comprised a patchwork of arable cultivation, grazing, farms and estate-owned countryside, much of which changed irrevocably at the ‘parliamentary war [when] the timber was cut down, the deer killed, and the land let out in farms. At the Restoration, the land was again planted and stocked with deer, but was once more, in 1779, disforested by act of parliament and the lands sold on the part of the crown’<sup>23</sup>. Although the terrain around Hadley and other settlements flanking Enfield Chase appears to have endured ‘intact’, it has undergone incursions – of the domestic kind; locals stealing the royal deer stock during the reign of Charles I (every one seeming disposed to help himself to the Royal property, as if he scented the “grim feature” of

<sup>22</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p5

<sup>23</sup> Clarke, Benjamin, *The British Gazetteer, Political, Commercial, Ecclesiastical and Historical...* 1852, p138

the coming rebellion<sup>24</sup>) – as well as transformations in agronomy, ownership and land use. *A Book of Surveys of Enfield*, and in particular the Survey of the Manor and Chace of Enfield of the 26<sup>th</sup> March 1635, revised in 1685, reveals the rustic panorama around Hadley, with individually known houses dotted about the landscape including the ‘house of Mr Hewitt... [that belonging to the ] heirs of Robert Norrice... from then by the hedge of East Barnet... [to a] cottage late Sir Roger Wilbraham’s, parcel of Ludgraves in Hadley parish, and from thence to the Blue house, and from thence to the New Pond head and from thence by the hedge of Hadley unto the house of Dr Brett... called Capons House... and so to Hadley churchyard...’<sup>25</sup>

- 3.11 Snippets of that pre-17<sup>th</sup> century environment which had persisted by the time that Hussey produced his assessment of Monken Hadley in the 1940s had been mostly demolished a decade later: the Priory, on the road from the Green to the church, was a 16<sup>th</sup> century house with very early 19<sup>th</sup> century Gothic re-fronting which was bedecked with panelling and a highly intricate Flemish overmantel of note, yet in *circa* 1953 was razed, and by the early 1970s had been replaced with neo-Georgian abodes, the Cedars and Little Pipers. Hussey also remarks on the earliest and least altered structure at Monken Hadley which he considered to be Hurst Cottage, a ‘cream roughcast dwelling, with tall narrow windows [which] adjoins a kitchen range of much earlier, perhaps Tudor, date with an enormous chimney stack, beyond which come a brick coach-house and stable-yard.’<sup>26</sup> Historic England deems the main body of the house late 17<sup>th</sup> or early 18<sup>th</sup> century brick-built edifice, later rendered. The format is curious for its vague parallels with Hollybush House suggesting a phase of genteel elevation from vernacular style to social grandeur – indeed, Gelder suggests that the earlier part of Hollybush House dates to the Queen Anne period and that the ‘newer, now central part was added later in the [18<sup>th</sup>] century to the original cottage-type dwelling...’<sup>27</sup>
- 3.12 *The History of the County of Middlesex* refers to a 16<sup>th</sup> century cottage surviving as late as 1971 on the south side of Hadley Common<sup>28</sup>; otherwise, the earliest apparent built relic along Hadley Green Road is the Almshouses of 1616, intended for ‘six decayed house-keepers’<sup>29</sup>, which were constructed at the behest of Sir Roger Wilbraham. They are typically early 17<sup>th</sup> century in appearance with two-light mullioned windows, and practically conceived as a single storey edifice with a tiled roof, and tall, diagonal

<sup>24</sup> Hodson, G.H., & Ford, E., *A History of Enfield...* 1873, p135

<sup>25</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p19

<sup>26</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p994

<sup>27</sup> Gelder, W.H., *Georgian Hadley*, 1983, p14

<sup>28</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

<sup>29</sup> Historic England, List Entry No. 1078821, 18<sup>th</sup> July 1949

stacks. During the 17<sup>th</sup> century, the village of Monken Hadley was crowded around the church, with buildings close by on the road flanking the southern edge of Enfield Chase, as well as on the west and south sides of the Green; ‘by 1656 several houses had been built on the southern edge of the common... [and] Hadley had wealthy residents by 1664 when eight houses had ten or more hearths...’<sup>30</sup> The population of Monken Hadley appears to have burgeoned to a peak in the 17<sup>th</sup> century before dipping to a low at the start of the Georgian period, and then recuperating numbers in the 1730s, arguably marking the point at which the demographic composition of the settlement changed: this was the period when ‘Hadley became a residential satellite of London – which is confirmed by the... distinguished burials beginning about 1730.’<sup>31</sup>

- 3.13 There is evidence of a spell of building work which occurred in the late 17<sup>th</sup> century, spilling over into the 18<sup>th</sup>, and which included Hadley Hurst, a Grade II\* listed mansion of *circa* 1700 to the north west of Hollybush House arguably characterising the architectural leitmotif of Monken Hadley with its square, red brick form ‘of great dignity... [inside] there are several panelled rooms of the period and a good staircase with turned balusters...’<sup>32</sup> There is suggestion that its provenance is exceptional, and that it might be an example of the output of Christopher Wren; houses to the east side of Hadley Green do not possess similarly glittering architectural attributions. Yet, the aesthetic highpoint is probably the Mount House, the original design of which probably ‘must have been a perfect example of the smaller Georgian house and may well be due to a scholar such as Ware or Flitcroft...’<sup>33</sup> The Mount House in 1939 was leased to the Architectural Association School, whose students made drawn records of the houses on Hadley Green Road.
- 3.14 Hollybush House has no such comparable attribution, and cannot demonstrate the same architectural flair or integrity as a relatively complete work like its neighbours: it is, instead an adaptation of a site with vernacular antecedents upgraded to suit the increasingly professional, aspirational demographic. Hussey asserts that the most important dwelling on Hadley Green Road is Hadley House built ‘on the same scale as the larger houses grouped round the Common. With the adjoining Fairholt, it probably dates from the 1760s. It was originally stucco-fronted like the Mercers’<sup>34</sup> and that it was the subject of much interest from Architectural Association students here in the 1940s who made ‘measured drawings of all the more distinguished buildings on the

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<sup>30</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

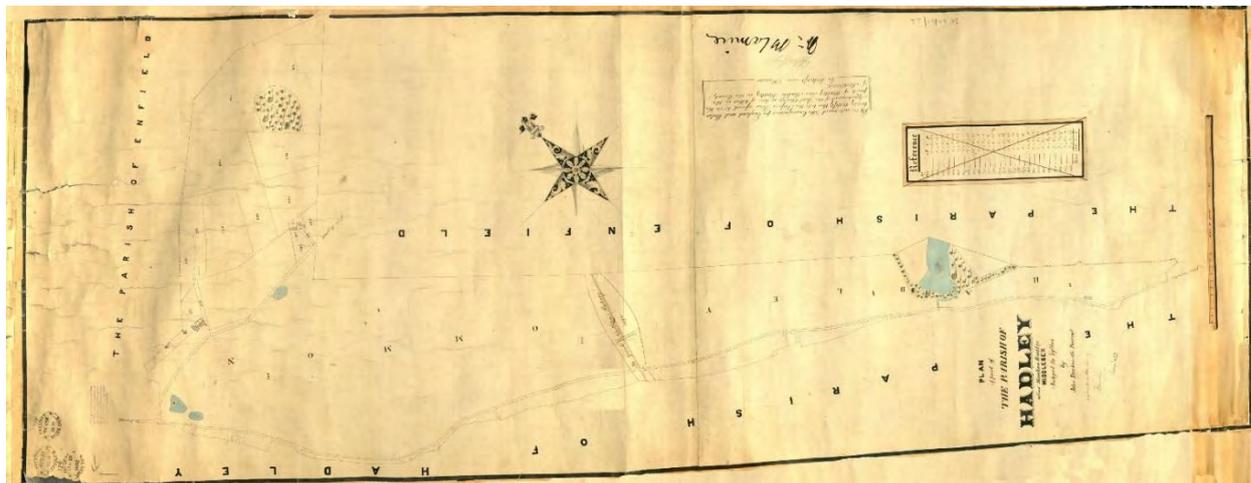
<sup>31</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1042

<sup>32</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p995

<sup>33</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p995

<sup>34</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1042

Green.<sup>35</sup> The Green has endured as a result of actions on the part of parishioners to safeguard its status as common land, despite attempts to have it enclosed by the Lord of the Manor in the late 18<sup>th</sup> century, Peter Moore, challenged by the vestry in 1815, and ‘secured as open space after a further action in 1818.’<sup>36</sup>



**Figure 9: Tithe Map of Monken Hadley, John Duckworth, although not all the settlement is shown, but tithable parts only, 1851  
National Archives, IR 18/5491**

- 3.15 Most of the ‘Hadley Green houses answer exactly to the term, used contemptuously by eighteenth century aristocratic tourists of “town box”, in that they were neither Palladian mansions, nor ancestral manor houses, but applications of the current urban style to the new demand for the *villeggiatura*. They were erected, no doubt, by local builders, especially a London firm, but it was exceptional for a known architect to be employed...<sup>37</sup> which corresponds with the circumstances at Hollybush House – and which should be considered part of a broader composition instead of an architectural one-off. Their ‘attraction lies in their very contrast to their surroundings, the consistency with which they harmonise with each other and illustrate in their sensible, simple and often quite subtle design the meaning of good architectural manners.’<sup>38</sup> It is odd that Hussey asserts that there are several instances of 18<sup>th</sup> century occupiers of houses here in Monken Hadley whose actual abodes are unidentified, including Dr John

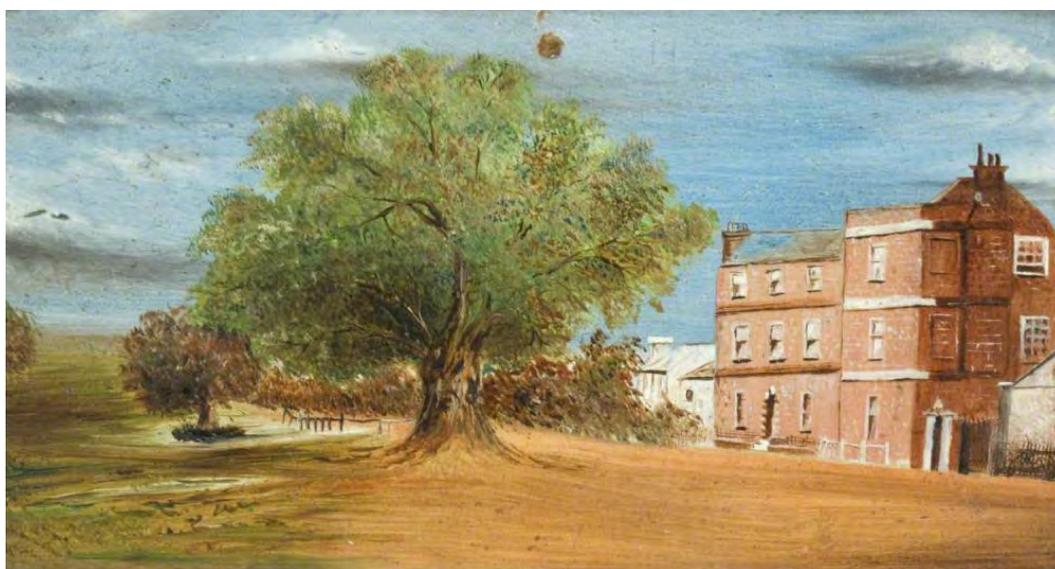
<sup>35</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1042

<sup>36</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

<sup>37</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1040

<sup>38</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1040

Monro, expert in psychiatric illness, or Thackeray's grandfather, or even the 17<sup>th</sup> century astrologer John Booker. There were several aristocratic territories at Hadley, historically, including the Earls of Tankerville at Ossulston House, built in 1764 on the southern end of Hadley Green Road in a surprisingly muted manifestation of the classical townhouse, composed in red brick over three storeys and three bays, the principal visual flourish of which is the stucco surround to the main door with fluted keystone and large quoins in semi-Gibbs style, now painted black and white. The principal seat of the Earls of Tankerville was at Chillingham Castle in Northumberland, the vast 14<sup>th</sup> century and later edifice defined by four corner towers and substantial linking ranges, in some considerable contrast to Ossulston House, although there is no aesthetic indication or heraldic device at the latter to indicate genealogical heritage.



**Figure 10: Ossulston House, Hadley Green, unknown artist  
Barnet Museum, 2006.022**

- 3.16 The 18<sup>th</sup> century prominence of Hadley was evidently based on the presence of an élite including ‘eminent physicians, a retired admiral, some distinguished public servants – a Chief Baron of the Exchequer, a Solicitor to the East India Company, the Secretary to Earl Stanhope in Spain... Ossulston House on the Green was used by the Earls of Tankerville [as] one stage on their road to Northumberland... David Livingstone took a house on Hadley Green... for some years on his return from Africa...’<sup>39</sup> Most of the households in 18<sup>th</sup> century Monken Hadley would have self-sufficient, and certainly the larger abodes, such as Hadley House, with its extensive stable range, ‘may well have

<sup>39</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p992

comprised a cow-house and dairy...’<sup>40</sup> Hussey suggests the impetus for the development of the more substantial houses at Monken Hadley was ‘the provision of a small country house for families whose principal residence was in some remote county. We, too, can detect a certain territorial bias comparable to the Scottish community of Petersham. In this case the association was with North Wales and Cheshire. There are a group of Pennants from Cheshire and Flintshire, a widow of Mutton Davies of Gwysany, Co. Flint, and several members of the Cheshire family Wilbraham buried in the church. It was the latter who apparently began this nucleus when Sir Roger... in 1609 bought the manor of Ludgraves...’<sup>41</sup>



**Figure 11: 1<sup>st</sup> edition OS Map, 1856; approximate location of Hollybush House identified**

<sup>40</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1041

<sup>41</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1041

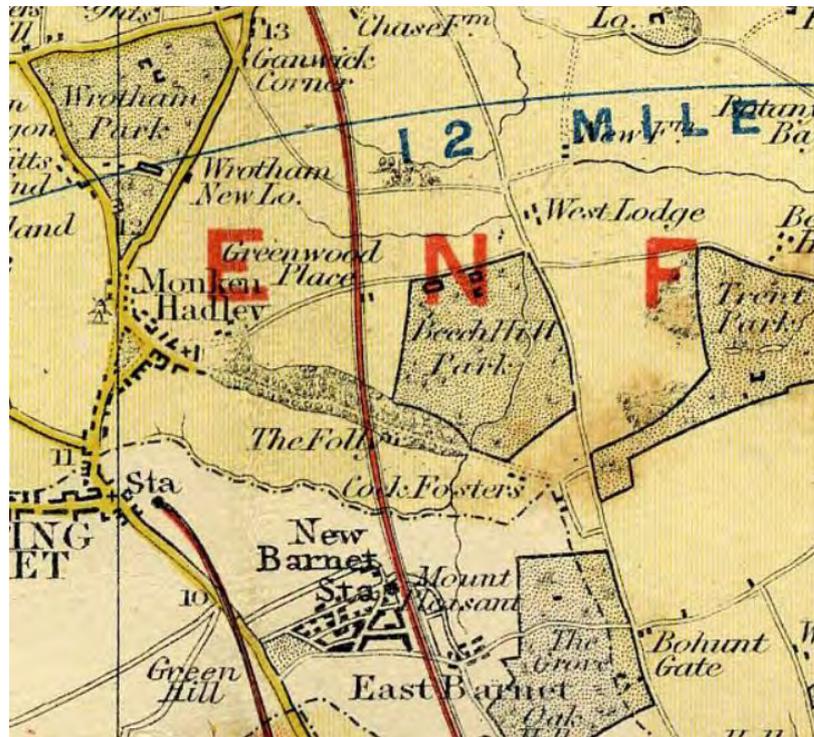


Figure 12: Groom's Map of Middlesex, 1883; showing the distribution of country estates



Figure 13: Hadley Green, 1888



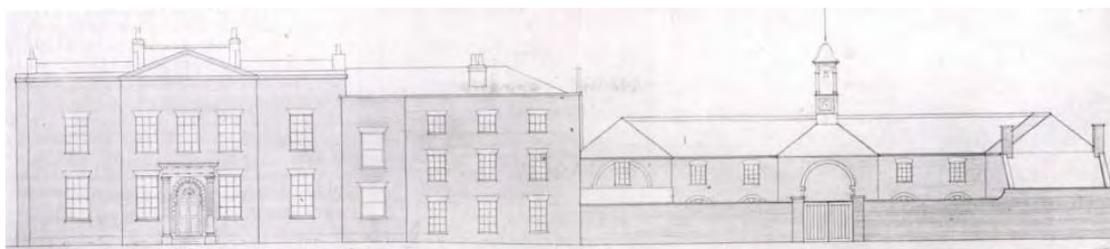
**Figure 14: old Manor House at Hadley on the east side of the Green, probably 16<sup>th</sup> century, 1901; demolished in 1935 after a fire**

- 3.17 This quaint scene, a bucolic epitome, was little changed until the 18<sup>th</sup> century, and even then, John Cary's plan of the roads made in 1790 annotated the houses along Hadley Green Road with the names of the occupants. These included Mr Wroughton, Mr Ellis, Mr Moore, Mr Reynolds and Mr Thackey, surely a misspelling of Thackeray, William Makepeace's grandfather, who had acquired Ossulston House in 1786. The other names are less easily identified, although Sun Fire Insurance records from March 1791 indicate Mary Wroughton, widow, was the occupier of the house to the north of the road – possibly Hadley Grove (now known as Grandon), built in the early 18<sup>th</sup> century. Burial records also suggest she died in 1802, although the other names cannot yet be traced via National Archives and other records. Cary's map suggested there were five principal residences on the east side of Hadley Green Road, although it is possible that Hollybush House was one of them at this point.
- 3.18 The Hadley Brewery, which existed until 1976 when it was demolished, was probably founded in *circa* 1700, although built on a spot at the north east of Hadley Green by around 1780 (a built clue of the agrarian terrain which still persisted here in the period). It passed through several proprietorial hands, including the Thorp brothers, Salisbury, Healey and Brown, before being bought by Whitbread in the late 1960s and razed – although the remnants of late Georgian structures had already been destroyed in a fire in 1969. Hadley Green was donated to the Council by Miss Rhonda Wyburn, of the Manor House, in 1931, and the landscape here has endured in similar unchanging

fashion since the 18<sup>th</sup> century, albeit with the addition of four neo-Georgian houses on Hadley Green Road to replace war damaged dwellings in the 1950s.



**Figure 15: southern end of Hadley Green Road, *circa* 1910; (Hollybush is off the image to the left)**



**Figure 16: Hadley House, drawn by Architectural Association students, *circa* 1940**



**Figure 17: Hadley Green Brewery, 1968**  
London Metropolitan Archives, SC/PHL/02/0928/68/11680



**Figure 18: Hadley Common (to the north east of Hadley Green Road), F.C. Reavell, mid-20<sup>th</sup> century**  
Enfield Museum Service, Bc1844



**Figure 19: Hadley Green, Gwyneth Cowing, 1973, showing Fairholt, Monkenholt, Livingstone Cottage and Monken Cottage; Hollybush House is off the image to the left  
Barnet Museum, 2006.004**

#### **4.0 HOLLYBUSH HOUSE**

- 4.1 Hollybush House is less well documented than might be anticipated, although its development, or precedent for building here, might be compellingly early, given Rocque's map of 1754 which shows a structure broadly on this plot to its north east end. Rather than the grandeur of scale which seems to have been initiated later in the 18<sup>th</sup> century, followed up via amassed Victorian and Edwardian add-ons, Rocque's plan suggests vernacular constructions set in associated linear garden plots running broadly to the south east. It may be that the earlier dwelling was on a comparable scale to Grandon, formerly Hadley Grove (and previously occupied by Fanny and Anthony Trollope, writers), to its north. There was no indication of the substantial grounds in which Hollybush House now stands; rather, it was shown as one of several edifices, including Wilbraham's Almshouses to the north end of the road, of relatively uniform scale set in almost mediaeval-style, thin parcels of land with an agrarian landscape to the south east.
- 4.2 The plan-form of the houses, for the most part, and with the exception of the Almshouses, was then square-shaped, and rudimentary, and included the dwellings along the south side of Hadley Common; there are few apparent extensions – and Rocque was usually reasonably accurate in his cartography. Hollybush House was almost certainly not yet a gentleman's abode, but one of a series of constructions

probably manifested in the local architectural dialect, and of which only snippets remain as fragments in later constructions, absorbed within 18<sup>th</sup> and 19<sup>th</sup> century fabric. Grandon may be one example of a more formal exterior concealing Jacobean or later 17<sup>th</sup> century material within. Several instances of buildings in broadly extant form are shown on Roque's map – including Hadley Hurst of *circa* 1700 which seems to be shown on a U-plan in comparison with other smaller plots. Remnants of earlier construction on the site at Hollybush House might have been reused and buried within the northern end of the extant structure, or else under ground: Cass suggested 'it is probable that, from a very early date [although he does not stipulate what this might mean], a line of dwellings fringed the road leading to Barnet and of the present Hadley Green, looking westwards over the open heath'<sup>42</sup> and Pevsner suggests that the left part of the main façade was an earlier construction, concurring with Gelder<sup>43</sup> who says it dated to the Queen Anne period, yet there is minimal documentary evidence which confirms the evolution of an architectural configuration pre-dating the mid-Georgian period.



**Figure 20: Section of John Cary's road map, 1790, showing Hadley Green**

- 4.3 Although Historic England suggests a specific construction date of 1790, the Greater London Historic Environment Records ascribes a broader period of 1770-1810; yet Baggs *et al* suggested that Hollybush House was constructed in *circa* 1767 or after at the direction of Thomas Lewis, builder of Theobalds Road in Holborn, who leased land from the Lord of the Manor, John Pinney, and who, in turn, then leased land for development to other parties, including John Tate, a builder from Barnet. Lewis was responsible for the construction of Monkenholt, a 'stuccoed building... with bow

<sup>42</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p9

<sup>43</sup> Gelder, W.H., *Georgian Hadley*, 1983, p14

front<sup>44</sup> with principal part of five bays, also Grade II listed, to the south of Hollybush House. There are aesthetic similarities in the form of both houses which may have precipitated suggestions Lewis was responsible for Hollybush House too, apart from his development interests here at Monken Hadley in the mid-18<sup>th</sup> century: the main entrances are round arches, although Monkenholt does not have the fanlight found at Hollybush, and the sashes are sixteen pane versions, with end stacks and similar proportions to the ground and first storeys (Monkenholt is of three storeys). Yet, the roof styles differ – Monkenholt has a hipped roof behind what appears to be a parapet; Hollybush House's roof is pitched, and there is no obvious evidence of the latter being rendered. Thomas Lewis was also the lessee of the land for the building of the Elms in 1770 by John Tate, destroyed in 1944 in a bombing raid, and replaced in the 1950s with a 'pastiche' version, although documentary evidence of his involvement here is hard to come by.

- 4.4 John Cary's road plan (*see figure 19*) made in 1790 refers to several names occupying five principal houses to the east side of Hadley Green Road, and if Hollybush House was one of them, it would have been inhabited by 'Mr Ellis', although primary evidence to confirm this cannot yet be sourced; other houses on Hadley Green Road were occupied by Mr Wroughton, Mr Reynolds and Mr Moore, although they cannot be found via several primary records, or via the catalogue of the National Archives. Cass does not make mention of them in his history of Monken Hadley, but the houses generically drawn by Cary are substantial enough to be on a social par with those owned further afield by Lord Dacre and the Duchess of Rutland to the south of Chipping Barnet. The plan of Chipping Barnet produced by William Hyett in 1805, however, (*see figure 8*) delineates a surprising divergence from the accepted history of Hollybush House: the plan appears to show it has yet to be extended to the south, and the house is shown as a square-ish building set in a garden plot of some size, with a series of rectangular enclosures running in a line to the south east, before opening up into larger agricultural plots parallel to Hadley Common. This suggests that its establishing as a large Georgian abode might have occurred later than thought, although it is difficult to determine the form of Hyett's house, but this may confirm that it deviates from the series of other mini-mansions in that it is perhaps less accomplished as an architectural work as an adaptation incorporating earlier fabric. It is of note that the northern section of Hollybush House, taking in the service buildings, may have been on a more comparable scale with Grandon, at a lower height in accordance with the earlier 18<sup>th</sup> century date. If, however, the extant outbuildings relate to the original format of the building, then much of that structure must have been realigned to transfer service

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<sup>44</sup> Baggs, A.P., Bolton, Diane, K., Scarff, Eileen P., Tyack, G.C., Monken Hadley in *A History of the County of Middlesex, Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, 1976, pp260-263

functions to what was a residential edifice, and which retains minimal physical evidence of its original use.

- 4.5 Hollybush House is difficult to find in the Censuses of both 1841 and 1851, although in the latter it was inhabited by most likely Edward Leslie, Annuitant, and family of wife and one son who was described as ‘Landed Proprietor’ plus two house servants. There is very little continuity to the possession or tenure of the house, although by 1861, Hollybush House, then still unidentified by name in the Census, was occupied by Richard Grace, 48, a Lead Maker and Merchant, accompanied by his family including wife, Amelia, four children, one visitor – Charlotte Goddard – and only two domestic servants. Immediate neighbours were Edward H. Hay, a Clerk in the Admiralty, born in Paddington; and Emily Clarke, Fundholder from ‘Devonshire’. There is similarly very little on Grace and his trade; almost no records can be traced relating to his work, suggested he did so for others. He died in 1868 while living at the house.



**Figure 21: Park Gate, Guiseley, West Yorkshire, seat of the Thompson Baronets, 1920**

- 4.6 In 1871, Hollybush House was recorded in the Census as Holly House, then occupied by Amelia Grace, widow of Richard, then aged only 37, with her son (also a white lead manufacturer), two daughters, nephew (a stationer), James Page (another stationer), and a house staff of just two (house maid and cook). Next door at Grandon, an early 18<sup>th</sup> century house with some later additions, was Henry W. Maynard, a cape merchant, and entourage which included wife, son, his brother George (another cape merchant) and

staff of three. What followed were the Wilbraham's Almshouses housing seven 'inmates' ranging in age from 21 to 83. *The Herts Advertiser* on January 29<sup>th</sup>, 1874, carried the death notice of Amelia Grace, widow of Richard Grace Esq. aged only 55; her daughter was also called Amelia who married J. Page of Enfield in August 1871.



**Figure 22: Copy of Plan on Conveyance of 16<sup>th</sup> March 1896**  
Private collection

- 4.7 In 1881, Hollybush House was recorded as The Holly Bush, and was occupied by Peile Thompson, 36, curate of Monken Hadley, originally from Guiseley in West Yorkshire. He was accompanied by his wife, Jessie, 29, from Huddersfield, and visitor Norah Beaumont (her sister), also from Huddersfield. They had two young sons, one born in Bradford, the other in Bromley in Kent – and a staff of four domestic servants, but do not seem to have stayed at Hollybush House for long. The Revd Peile Thompson's status is not accurately derived from the Census of 1881 as it pre-dates his noble elevation a decade later: born in July 1844, first son of Sir Matthew William Thompson, 1<sup>st</sup> Baronet, he trained as a barrister at Trinity College, Cambridge, although was non-practicing, succeeded as 2<sup>nd</sup> Baronet of Park Gate, Guiseley, in 1891 at the death of his father, formerly the Chairman of the Forth Bridge and Midland Railway Companies. The Revd. Peile was also recorded as the short-lived owner of Cottenham, a mid-Victorian villa in Merton, between 1895 and 1898, where it is suggested he proposed alterations to the house and stables, although is not certain that these plans were ever executed, and he did sell the property in 1898. It is of note that his father had undertaken various works to the family seat in Yorkshire in the 1850s: Hollybush House was extended with a conservatory to its south end at some point between the publication of the OS maps of 1863 and 1895. One of the Revd Peile's sons, Matthew, was later Suffolk artist of some repute who exhibited at the Royal Academy in 1913. Park Gate still exists, although was vacated by the Thompson family, and has been converted into apartments.
- 4.8 By the 1890s, Hollybush House was in the hands of the Venables family, headed by Frederick, a surveyor originally from Islington, and who was there in 1891 with his wife, three sons all under the age of ten, a governess, and two servants. In 1881, Venables was already in Monken Hadley at an unspecified property on the High Street along with his family, although *The Builder* of 8<sup>th</sup> July 1893 recorded the sale of Holly Bush House and two and a half acres of land by agents Brodie, Timbs & Baker for the princely sum of £3,250. Not much is known about Venables: he seems, like many of the occupiers of Hollybush House, to have endured only fleetingly, staying for generally no longer than a decade before moving on. He represents the social demographic of the property which was never a 'noble' property, but belonged to the professional classes who, as befitted the ambitious stereotype, often moved on elsewhere. The Hadley Polling District Electoral Register of 1890 refers to Venables being the leaseholder of Hollybush House, with the grounds, which were, as suggested by a Conveyance Plan of 1896, extensive.
- 4.9 What is striking about the Conveyance Plan of 1896 (*see figure 21*) is that the service buildings lining the northern boundary comprised Dairy, Laundry, Harness Room, Stabling Yard, Coach House, Wood House and what appears to be Washing Shed – quite a division of labour for a relatively small abode – and that the garden was formally planted and well cultivated with a very large bed for vegetables to its north east corner.

With a substantial area given over to lawn and an orchard at its east end, the garden at Hollybush House was more extensive than its neighbour at Grandon, here known as Hadley Grove (confusingly, there is another Hadley Grove close to the Church, rebuilt in the 20<sup>th</sup> century). What is also of note is that there seems to be some ‘merging’ of the boundary between Hollybush and Grandon, including a dividing wall in the former’s laundry which corresponds with a continuation of a wall to the earlier residential structure to the north; Grandon is *circa* 1700, and it is compelling to think that the northern section of Hollybush dates to the same period, but it is also of note that there are corresponding structural elements which may point to a blurring of the boundary as it exists. The frontage of both houses in 1896 was also a continuous line, taking in the principal façade of Grandon, the dairy at Hollybush and the rest of the house to the south, albeit skewed at a slight angle. Nevertheless, the 1896 plan suggests that the two were effectively semi-detached, a distinctive manifestation of the linear row of Georgian mini-mansions on the east side of Hadley Green Road.

- 4.10 The Census of 1901 records that Frederick Stewart Sandeman was the occupier of Hollybush House (which was then unspecified in the survey) on Hadley Green, a Presbyterian Minister of Scottish origin, aged 73, along with his wife, Kathleen, 61, and daughter, Elsie of 19 – and on first glance a staff of just two (housemaid and cook). Yet, the Census also records a separate address between Hollybush House and Grandon to the north (both also unidentified, but sequentially documented, and then there are the Almshouses) inhabited by William and Sarah Rayner, with their grown children of 25 and 19. William, 61, was a gardener; his son was noted as groom, but also coachman, albeit out of work. Given that the staff of Grandon are recorded in the entry for that house – in 1901 lived in by a Stocks and Shares Dealer – it appears that the outbuildings associated with Hollybush House were given over, at least in part, to staff lodgings, and on a more grand scale by this date to be deemed a separate dwelling. The characteristic demographic of occupiers of residences along Hadley Green Road in 1901, with the exception of Wilbraham’s Almshouses, was professional, middle class, aspirational, and included those living on their own means, as well as a manufactory employer, surveyor, solicitor, surgeon and ‘emulsion maker’.
- 4.11 The Sandeman family was still at the house when the *Barnet Press* reported in April 1908 that garden shears had been taken from the shed at Hollybush by Thomas Hammond, 74, a florist of Briars Cottages, Barnet. The Sandemans were at Hollybush at the recording of the 1911 Census when occupied by Frederick Stewart Sandeman, described as a retired ‘Minister Presbyterian Church of England’, his wife, possibly misnamed Katharine (she was Kathleen in 1901), and their daughter, Elise (again, erroneously taken down in 1901 as Elsie a decade earlier). They were accompanied by two domestic staff, Harriet Shrimpton, and Gladys Teague, both housemaids. In 1915, Henry R. Fry Esq. was at ‘Holly bush’ and also apparently Hadley Hurst by 1920 as

recorded by the British Museum who also note that he ‘assembled a large collection of engraved portraits intended for Grangerising’<sup>45</sup> by his father John Doyle Fry, of the Fry’s chocolate enterprise, and who gifted to the Museum duplicates that they had been allowed to select.

back of Schedule.)		MALES.	FEMALES.					of Schedule.)	
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1	<i>Freik Stewart Sandeman</i>	<i>Head</i>	<i>83</i>	<i>Married</i>	<del>47</del>	<del>10</del>	<del>4</del>	<del>6</del>	<i>Minister "Presbyterian Church of England (Retired)"</i>
2	<i>Katharine Stewart-Sandeman</i>	<i>Wife</i>	<del>71</del>	<i>Married</i>	<i>47</i>	<i>10</i>	<i>4</i>	<i>6</i>	
3	<i>Elise Stewart Sandeman</i>	<i>Daughter</i>	<del>29</del>	<i>Single</i>					
4	<i>Margaret Bailey</i>	<i>Cook (Domestic)</i>	<del>25</del>	<i>Single</i>					<i>Cook (Domestic) 070</i>
5	<i>Harriet Shrimpton</i>	<i>Housemaid (Domestic)</i>	<del>40</del>	<i>Single</i>					<i>Housemaid "</i>
6	<i>Glady's Caroline Teague</i>	<i>Housemaid (Domestic)</i>	<del>20</del>	<i>Single</i>					<i>Housemaid "</i>
7									

Figure 23: section from 1911 Census for Hollybush House



Figure 24: Aerial view of Monken Hadley from the south east, showing Hadley Green Road, with Hollybush House identified, 1938  
Historic England, EPW059368

<sup>45</sup> British Museum, online catalogue note for Henry Reginald Fry

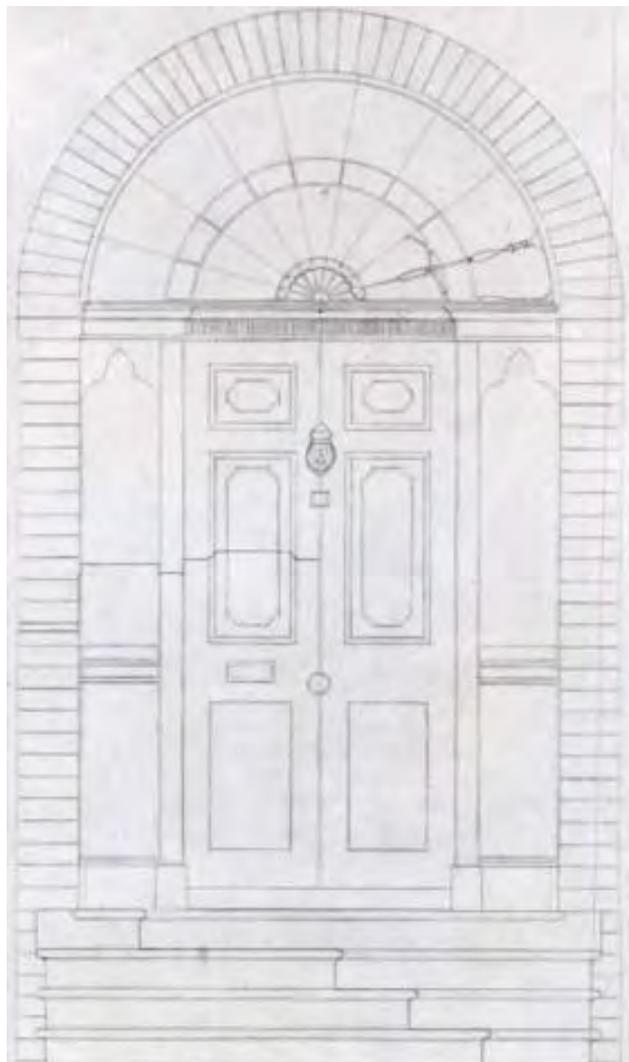
ADDRESS.	SCHEDULE.		SURNAME AND OTHER NAMES.	O. V. S. P. or I.	M. or F.	BIRTH-		S. M. W. or D.	PERSONAL OCCUPATION.
	No.	Sub. No.				Day.	Year.		
(CR283 16157 LN HOLLY BUSH (CONT) 27-10-163 C.S.A. 19-6-61 P.R.283 N.K.	2	3	REGEN						
	54	6	CLOVER EVA K.M.	-	F	19	MAY 09	M	SHORTHAND TYPIST & EXP. SHIPPER
		7	<del>PRATT</del> MURIEL G.	-	F	10	JULY 16	S	"
		8	<del>MORRIS</del> ROSEN DORIS	-	F	31	MAY 20	S	"
		9	BAKER EDITH O	-	F	15	JULY 14	S	"
		10	MORDECAI CAROLINE M	-	F	25	DEC 15	C	"
		12	FLETCHER VIVIAN W	-	M	18	JUNE 05	S	DIRECTOR EXPORT SHIPPERS
		13	JONES MORRICE H.R.	-	M	27	JULY 06	S	EXPORT SHIPPING CLERK
		14	<del>GREEN JOHN M.</del>	-	M	10	OCT 17	S	"
		15	PRATT DENIS J.	-	M	31	JULY 22	S	"
		16	HODGE RICHARD D.	-	M	19	MAR 22	S	"
		17	EWART ARTHUR F	-	M	26	MAR 22	S	"
		18	WARWICK ERIC R.E	-	M	9	JUNE 22	S	"
		19	<del>WHITE</del> MICHAEL D	-	M	25	JUNE 20	S	"
		20	KETTLE EDWARD R.	-	M	26	SEPT 20	S	"
NORTHLANDS	55	31	JACKSON HAROLD G	-	M	18	MAY 88	M	University Professor NATIONAL RESEARCH SCIENTIFIC WORK
		2	JACKSON MARION	-	F	15	MAY 96	M	Univ. Don. Duties N.V.S. AMB. DR. RED + DOT HOUSE
		3	GOUDGE ELEANOR	-	F	6	JULY 07	M	Domestic Servant

Figure 25: 1939 Register for ‘Holly Bush’

4.12 Thereafter, it seems to have been the home of several occupiers in relatively quick succession, including a period in 1939 at the start of the Second World War when it was used by export shippers along with administrative staff (see figure 24). This suggests Hollybush House had a direct role in the blockade of Germany from 1939 onwards when goods were restricted via the organised interception of neutral ships by the Allies, although few other records can be sourced on its role<sup>46</sup>. An aerial view of the house and surrounding area taken in 1938 reveals few changes to the terrain here, although the house was recorded in a series of drawings completed by students of the Architectural Association in 1942 (see figure 25). It seems to have later architectural connections: its 20<sup>th</sup> century history included a role as headquarters of the Architectural Review in 1968 and it was linked with Maurice Sausmarez. In 1969, Hollybush House was inhabited by Mrs Snow and children (she advertised in the *Coventry Evening Telegraph* on 21<sup>st</sup> May 1969 for a girl to look after the family).

<sup>46</sup> Including via the Imperial War Museum





**Figure 26: sketch made by the Architectural Association of the front door at Hollybush House, *circa* 1940**



**Figure 27: aerial view High Barnet and Monken Hadley from the south west, 1954  
Historic England, EAW053311**



**Figure 28: Hollybush House, 1965**  
London Metropolitan Archives, SC/PHL/01/633/65/1815



**Figure 29: Hadley Green Road, 1967; showing Grandon and Hollybush House**  
London Metropolitan Archives, SC/PHL/01/633/67/8394



**Figure 30: Hollybush House, 1967**  
London Metropolitan Archives, SC/PHL/01/633/67/8395



**Figure 31: principal elevation of Hollybush House, circa 1960s**

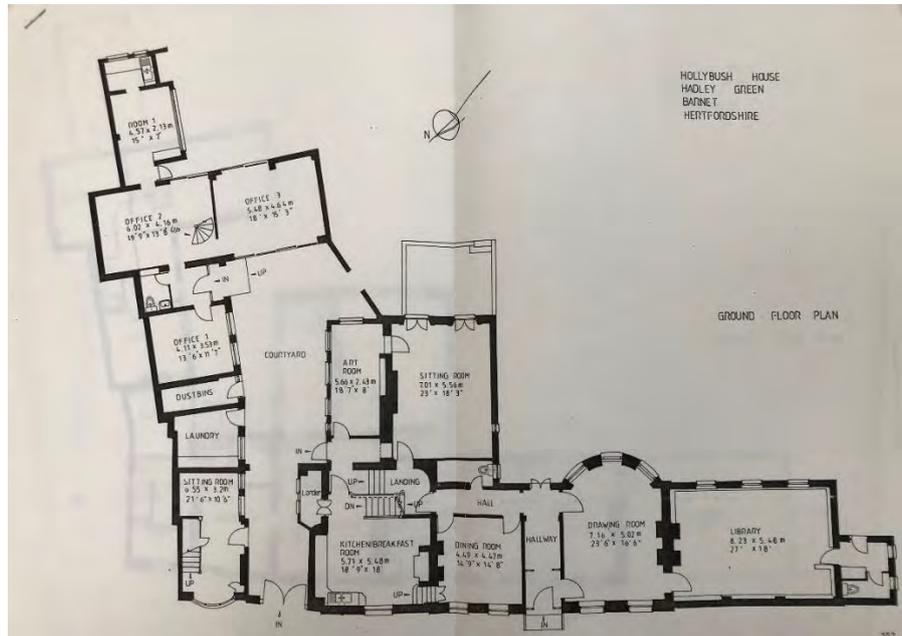


Figure 32: unusual layout to the ground floor of Hollybush House, 20<sup>th</sup> century Private collection

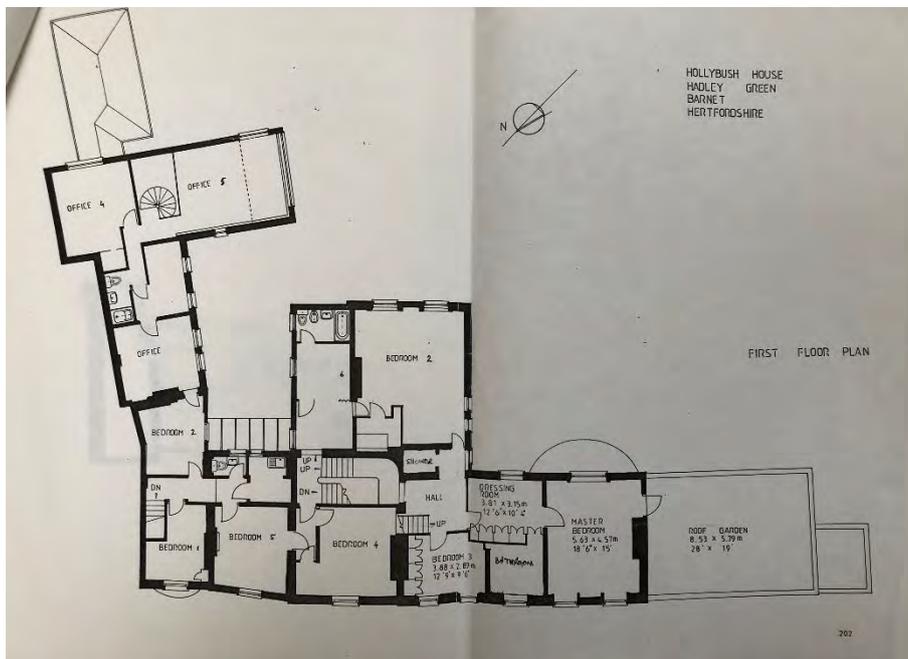


Figure 33: first floor layout of Hollybush House, 20<sup>th</sup> century Private collection

- 4.13 *The Birmingham Post* carried an advert in 1976 recording the owner as Anton P. Felton, Director of Octavian Books, ‘Printers, Publishers etc...’ (the house was now known as Hollybush House), although planning applications made in the 20<sup>th</sup> century include the car port of *circa* April 1973, and the proposals submitted made by Felton in June of that year to internally relocate the office and permit residential use of the main part of the house, approved as long as a limited area of the property was used for offices, and that the residential appearance of the house was maintained. Felton then made another application in July 1973 for temporary permission for use of part of the house (for two years only) for a special unit for autistic children (and only for ten children at a time) – apparently at the direction of Francis Oeser, architect – albeit that the permission was renewed in 1975, 1977 and 1982.



**Figure 34: plans for a conservatory to the southern elevation to the first floor, 1986**  
Private collection

- 4.14 The late 20<sup>th</sup> century description of Hollybush House, provided by Gelder in 1983, alludes to aesthetic deliberation on the part of the then owner, Anton Felton, and the ‘set of twelve Hogarth engravings’ in the hallway, and other ‘indications here and there of the... interest in antiquity and their concern to preserve an atmosphere proper to their period home. They treasure a 1745 coin found under some floorboards...’<sup>47</sup> And further, ‘to the right of the stepped and railed front door is an elegant room, with two

<sup>47</sup> Gelder, W.H., *Georgian Hadley*, 1983, p14

long sash windows looking onto the Green, and three long ones in a bay looking onto the garden... And looking upwards, one sees a characteristic feature of Georgian rooms: a finely fretted cornice on a salmon background of a classical motif. The Adam fireplace surround is also moulded in classical bas-relief, and one finds concern with beauty of inessential detail in all the old rooms...'<sup>48</sup> The most 'visually striking feature in the whole house' Gelder considered to be the vaulted ceiling above the staircase, 'with beautifully moulded bands arching from side to side, picked out in pink and white against golden-coloured walls, a chandelier and large Georgian wall mirror lighting reflecting this...'<sup>49</sup>

- 4.15 Felton continued to make changes at the house during the period, including in 1986 when he made an application via the same architect, Francis Oeser, then at Dartmouth Park Hill, to build a first floor conservatory as a side extension; along with alterations to the car port, and boundary wall. The latter planning application<sup>50</sup> refers to an exercise pool – which must be the extant swimming pool in the garden (north east end; not to be used by autistic children in residence at the house). The Feltons had left Hollybush House by the early 1990s, replaced by the Fernau family: a brief article in *The Times* which appeared on April 13<sup>th</sup> 1988 (when the Feltons must have sold up), alluded to the extensive plan of the house and its status as 'one of the most important Georgian listed houses on Hadley Green... the house dates back to the early 18<sup>th</sup> century... close to the house is a Jacobean well... Hollybush House also has the unusual privilege of two "stints" granted in the 18<sup>th</sup> century allowing the owner to graze two beasts on the common...'

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<sup>48</sup> Gelder, W.H., *Georgian Hadley*, 1983, p14

<sup>49</sup> Gelder, W.H., *Georgian Hadley*, 1983, p14

<sup>50</sup> London Borough of Barnet Council, Planning Application Ref. N039421, May 1986

5.0 MAP REGRESSION



Figure 35: Map of Middlesex, John Rocque, 1754; showing development already along Hadley Green Road, and very close to the subject site. The extant house is set-back from the road; these ‘earlier’ structures flank its south east side



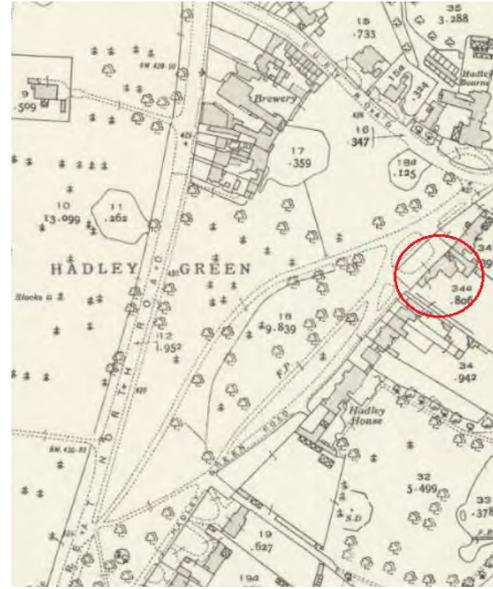
Figure 36: 1863 OS Map (pub 1868)



Figure 37: 1893 OS Map (pub 1895)



**Figure 38: 1912 OS Map (pub 1913)**



**Figure 39: 1935 OS Map (pub 1936)**

- 5.1 The map regression represents a relatively unchanging 18<sup>th</sup> century bucolic, semi-rural countryfied panorama depicted by Rocque in 1754, with a string of houses already developed along Hadley Green Road, and dwellings along the south side of Hadley Common. Although there has been further development to Dury Road, the Great North Road, and Hadley Green West since the Georgian period, much of the early rural outlook has survived – principally as a result of securing open space as common land in the early 19<sup>th</sup> century, saving it from enclosure. Rocque’s plan demonstrates that the inaugurating of Hadley Green Road as a residential road was well established by the mid-18<sup>th</sup> century – although Cass suggests that its formation pre-dated the 1700s, and may have mediaeval antecedents. Although the Wilbraham’s Almshouses of 1616 are delineated, albeit a little more set back from the road, there is limited tangible, visible evidence in the extant built structures which would confirm an earlier inception.
- 5.2 The 1754 map does suggest, however, that houses along Hadley Green Road were set in linear units not dissimilar to mediaeval layouts, with gardens running towards the south east, and with agricultural enclosures beyond. Rocque also intimates there was some order to the arrangement of Monken Hadley: buildings are less scattered, more spatially balanced in a tempo which suggests synchronised construction in broadly equally sized plots established prior to Thomas Lewis’ building interests manifested in the phase of *circa* 1760-1770, drawn with edifices of relatively comparable size – with the exception of what appears to be Hadley Bourne House to the north junction of the road.
- 5.3 Enclosed fields also made up the landscape to the west side of the Great North Road, and to the north east of Hollybush House and the north side of Hadley Common, Rocque had drawn the thick woodland of Enfield Chase. Hadley Green Road was, therefore, one of the principal thoroughfares of the period connecting Chipping Barnet with Hadley Common – at least in terms of relative completion of development. The 1754 map confirms that there were buildings along its east side before speculative building took place one or two decades later, and that there may be fragments of earlier fabric on the site of Hollybush House, either absorbed within the extant structure, and

probably to its north end, or buried underneath. It also suggests that Hollybush House looked out over what appears to be a formally planted row of trees and a pond, and not the unobstructed open outlook indicated by Barnet Council in the Conservation Area Appraisal.

- 5.4 The 19<sup>th</sup> century OS mapping from 1856 onwards reveals a proliferation of additional buildings to the settlement of Monken Hadley, but also that the uncultivated state of Enfield Chase shown in 1754 had been controlled with new boundaries and deforestation, in part, opening up sections of the landscape, and converting natural terrain into planned parkland. The 1856 OS also suggests that the concentration of buildings or spatial emphasis was on the corner of Hadley Green Road and Hadley Common at the site of the Almshouses, not shown in 1863. Hadley Brewery is then annotated, along with the Almshouses and Hadley House; Hollybush is not identified, but shown as a linear structure with extension running south eastwards from the north of the house built out into the garden on a similar footprint to the extant (modern) arrangement, with the main body of the house as a continuation of Grandon (formerly Hadley Grove) to the north. The individual gardens to properties on Hadley Green Road are shown in some detail: that to Hollybush is one of the more developed, on a larger layout comparable to that at Gladsmuir on Hadley Common to the north east, complete with footpaths, flower beds, and orchard.
- 5.5 The 1873 OS map does not capture the same level of detail, but shows that the extension to the south end of Hollybush house has yet to be constructed (although the 1863 OS map shows a small, shed-like edifice to the south west elevation); there are also very few changes to the broader built environment. A similar arrangement is confirmed on the 1878 OS map, which delineates Hollybush as house and outbuildings set within an extensive garden setting. Where Rocque's map of 1754 had shown a square-shaped edifice, the 1896 OS map, however, demarcated an extension to the south, at this date, with a conservatory; the effect was to create a much more linear structure with much longer frontage to Hadley Green Road taking up the full width of its own plot, and which retreated a short distance with the construction of the Library. Hollybush House is unusual in that it has a collection of outbuildings in spatially atypical, if not make-do format: the Conveyance Plan produced in the same year (private collection) reveals the function of each of the partitioned spaces to the range to the north boundary of the site, including for stabling, laundry, dairy and coach house extending into the boundary of Hadley Grove, now Grandon. The layout of Hollybush House in 1912 was relatively little changed: the library, according to the 1914 OS map, was yet to be constructed, and the conservatory was still in situ. The principal house and outbuilding range were connected by glazing, although by 1935 the southern part of the house had been rebuilt as the library extension.

- 5.6 The map sequence demonstrates in part the effect of historic landholding, and piecemeal release of portions of land resulting in a rhythmic spatial pattern of scale (and aesthetics) and one which has been preserved for the most part in post-war restorations and rebuild, including four neo-Georgian houses at the south end of the road built in the 1950s to replace 18<sup>th</sup> century edifices damaged in WW2 bombing. The rural grain to the urban periphery has been sustained for the most part, via this repetition of spatial relationships which adhere in part to the early ‘vernacular’ built rhythm, but which were overlaid with a formal Georgian semi-grandeur from the mid-18<sup>th</sup> century onwards.

## 6.0 TOWNSCAPE CHARACTER



**Figures 40 and 41: different orientations around Hollybush House: looking broadly north east and south east respectively**

- 6.1 The prevailing townscape character in this part of Barnet is verdant setting on the boundary between city and country, with predominantly linear development along roadsides, a pattern established certainly by the 18<sup>th</sup> century, although very likely before given evidence provided by John Rocque's map of 1754. It is surprisingly open given proximity to Chipping Barnet's built-up high street to the south; this is as a result of the endurance of the Green as common land, with protected status since the early 19<sup>th</sup> century. As a result, the adjustment from the relatively compact urban grain of Chipping Barnet to a very different spatial tempo, just a short distance further north at Monken Hadley, is very evident, and peculiarly well-defined. Hussey refers to the 'successive strokes of good fortune [which] originally produced and have latterly preserved something that is quite exceptional.' That good fortune comprises not only the securing of the common land as public open space in 1818, but later amalgamation of parts of

the landscape via bequest (Lady of the Manor, Rhoda Wyburn, granted Hadley Green to the Council) and preservation of Hadley Woods and Enfield Chase. Historical boundaries, including the Chase or the ‘wild beasts park’ of the 10<sup>th</sup> century, have also been retained: ‘villages on its edge – Hadley, South Mimms, Potters Bar (a gate to the Chase) remained on the Middlesex side of the boundary, which followed the park fence eastwards as far as its South Gate. The forest has almost disappeared, but its extent is preserved in this curious way.’<sup>51</sup>

- 6.2 The spatial relationship between buildings at Monken Hadley, which are mostly residential, has remained relatively unchanged since the growth of the settlement as a retreat on the edge of London, or stopping point on route to principal estates for an aristocratic and professional demographic in the 1730s onwards and, as such, there are pockets of evidence of an intriguing transformation from vernacular milieu to formal, polite architecture. Cass refers in the 19<sup>th</sup> century to the ‘sylvan beauty’ and that the ‘prospect is most attractive [from the tower of the church], embracing as it does the pretty gardens behind the residences on Hadley Green’<sup>52</sup>, an outlook that has not changed significantly in the intervening century.
- 6.3 Monken Hadley might indeed have been softly gentrified, and the relative uniformity of that remarkable transition from local aesthetic dialect to the relative homogeneity of the built style of the Georgian gentleman’s abode is suggestive of a single period of reconstruction. Hussey suggested that Hadley manifested ‘seemliness – that scarcely definable combination of scale, form, touch colour – which distinguishes good architecture of any period... Hadley is a perfect instance of this quality, an ideal mental picture to be carried as a touch-stone to distinguish the meretricious, the self-assertive, the ill-considered from the genuine thing’<sup>53</sup>, although there are variations in the integrity of the designs of houses here, and even in the initial form: Hollybush House is an example of a site extended southwards with a new mansion imposed on vernacular legacy, presumably out of financial necessity, although other dwellings close by are unalloyed examples of architectural purity.
- 6.4 The earlier character may have been much closer to a variant of the 16<sup>th</sup> century Manor House at Hadley, on the east side of Hadley Green, demolished in 1935 following a fire five years earlier (recorded at the 1881 Census as inhabited by Julia Hyde, 62, with four domestic servants), and replaced. Not only does this set a trend for building on this road, but it is a remarkable deviation from the extant, formal, mostly Georgian architectural theme as a black and white timber-framed structure (*see figure 14*) with deftly executed decorative detail to the principal façade: it demonstrates the significant

<sup>51</sup> Hussey, Christopher, Monken Hadley, Middlesex – I, *Country Life*, 22<sup>nd</sup> May 1942, p994

<sup>52</sup> Cass, Frederick, Charles, *Monken Hadley*, London and Middlesex Archaeological Society, 1880, p18

<sup>53</sup> Hussey, Christopher, Monken Hadley, Middlesex – II, *Country Life*, 29<sup>th</sup> May 1942, p1043

change in architectural and aesthetic character which occurred in the early to mid-18<sup>th</sup> century, and, unusually, broadly in one phase of rebuilding as a result of mutual building interests pursued by leaseholders. Although vernacular cottages would have formed Hadley's principal housing stock, they would not all have been built to the same decorative detail as the old Manor House, and would have been plainer versions probably composed from the same material palette.

- 6.5 In any case, the existing character at Hadley predominantly 'stems from development in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Large Georgian houses with impressive gardens were built as residences for the London gentry of the day to escape the coal-fuelled atmosphere and unhealthier conditions of London'<sup>54</sup>, although the outlook of those along the east side of Hadley Green Road changed in 1826 when the turnpike road from Barnet to St Albans was 'relocated' from a route further west – by Thomas Telford – to its current route through Hadley Green. Yet, the open prospect has, for the most part, survived: the Conservation Area Appraisal for Monken Hadley asserts that 'when early houses were built, it was intended that views onto and across the open space were uninterrupted except by the trees, vegetation and natural features'<sup>55</sup>. Furthermore, the open land here is 'managed as rough meadow'<sup>56</sup>, providing a setting contrasting with the formality of the architecture of these dwellings.
- 6.6 There is considerable appeal in the variation in the styles of houses, although there is a perceptible scale and articulation which harmonises the broader composition. Most of the houses here are connected with the Green visually and spatially, bordered by 'railings or low boundaries which emphasise the relationship'<sup>57</sup>, albeit that Hadley House is demarked via a high walled garden, a feature which perhaps represents its historical social and aesthetic status as in 'built on a grand scale'<sup>58</sup>. The material palette to the northern part of Hadley Green Road is predominantly stucco and red brick, although there is broad aesthetic synchronisation between Hollybush House and 'Fairholt, Monholt, Monken Cottage, Livingstone Cottage, Northlands... and Grandon [which] are notable as a group, due to their attachment and colour ending with the Wilbraham Almshouses... [and] which are noticeable due perhaps to how unusual they look in contrast to surrounding properties being single storey... They mark the

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<sup>54</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p5

<sup>55</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p15

<sup>56</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p15

<sup>57</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p26

<sup>58</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p59

beginning of a funnel like access where the road bends and meets with Dury Road... [into] the village centre.’<sup>59</sup> The Conservation Area Appraisal remarks on the garage to Grandon which is ‘not considered to contribute to the character of the area.’<sup>60</sup>

- 6.7 Although there is a pleasing aesthetic resemblance in the style of houses, expressed especially in the tempo of classical fenestration – including Monken Cottage and Livingstone Cottage, as well as Hollybush House and Fairholt – there are anomalies including the unlisted later 19<sup>th</sup> century Northolt to the immediate south of the subject site. This Victorian construction, appearing on OS maps of the 1890s, is defined by features characteristic of the period including the pseudo timber framing to the gable, steeply pitched roofs, an asymmetrical form, and tall brick stacks, the composition contrived with allusions to the Arts and Crafts. Despite the disparity in architectural expression, its scale and setting complement the linear group of 18<sup>th</sup> century dwellings, and it does not interrupt the elegant street scene – a broader composition which arguably continues to Hadley Common, albeit where the built tempo alters with mansions behind brick boundary walls, and smaller cottages close to the Church, but which includes the unusual White Lodge, a two-section, brick house assembled in stages in the early and late 18<sup>th</sup> century, characterised by sash windows of equal spacing to each part. The spatial relationships between buildings at Hadley Common are defined less by linear and regular correlations, and more an organic response to the setting of the 15<sup>th</sup> century Church of St Mary, with buildings clustered close by, although further east the landscape opens out again taking in the parkland of Hadley Hurst of *circa* 1700.



**Figure 42: Hadley Bourne, Monken Hadley: 18<sup>th</sup> century**



**Figure 43: Wilbraham’s Almshouses**

<sup>59</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p26

<sup>60</sup> London Borough of Barnet Council, *Monken Hadley Conservation Area Character Appraisal Statement*, Adopted January 2007, p27



**Figure 44: Grandon, Grade II**



**Figure 45: Hadley House**



**Figure 46: Fairholt on Hadley Green Road, *circa* 1750**



**Figure 47: Hadley Green Road with Hadley House and Fairholt to its north side**

## 7.0 **SIGNIFICANCE**

- 7.1 The NPPF (Para 189) states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on that significance.’
- 7.2 Significance is determined on the basis of statutory and the guidelines contained in national documents: the DCMS *Principles of Selection for Listing Buildings* (November 2018) and in the Historic England’s *Conservation Principles* (2008), as well as *Historic England Advice Note 12* (October 2019) which revised the significance categories from four to three.
- 7.3 The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. Historic England (English Heritage) identifies three types of heritage value that an asset may hold: archaeological value, architectural and artistic value, and historical value.
- 7.4 The descriptive appraisal will evaluate the buildings against Historic England’s criteria outlined in ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic Advice Note 12’ and see PPG – paragraph 006, reference ID: 18a-006-20190723:
- **Archaeological Interest** – ‘there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’
  - **Architectural and Artistic Interest** – ‘There are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.’
  - **Historic Interest** – ‘An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide meaning for communities derived from our collective experience of a place and can symbolise wider values such as faith and cultural identity.’

## 7.5 Hollybush House, Hadley Green Road Grade II Listed

### 7.6 **Archaeological Interest**

There is a **medium to high** interest in archaeological significance at Hollybush House as a result of its location within the designated boundaries of the Battle of Barnet fought in April 1471, although finds within the vicinity of the subject site have, to date, been varied in their authenticity and importance. It is also sited on a route formed in the 17<sup>th</sup> century, if not before, which connected Chipping Barnet with Monken Hadley, and which linked the village with the Church of St Mary. The early house shown on Rocque's map of 1754 was constructed on fields formerly in agricultural use, although the extensive garden of Hollybush, close to the Church at its north east boundary, has yielded coins from the early 20<sup>th</sup> century more recently during informal investigations. Modifications to the house which, as suggested by map evidence, including to the service outbuildings, have potential to yield confirmation of earlier inhabitation, especially as the north section of the plot may have been built on first, prior to the extant house in its current form; there may be evidence of pre-1750 construction probably at below ground level.

### 7.7 **Architectural and Artistic Interest**

The architectural and artistic interest of Hollybush House is **medium** as a dwelling of a certain status built for the most part in the 18<sup>th</sup> century and in a style, with its five bay formal front, which would adhere to the aesthetic ambitions of the speculative, Holborn-based builder, Thomas Lewis. It is not confirmed whether the little-known Lewis was indeed behind its formation, but his hand at several other houses close by is recognisable, with each, such as Fairholt, corresponding to a pattern book-type list of architectural components and styles, designed for the Georgian gentleman who desired to live in the fresh air at the outskirts of the unsanitary City, and express a certain architectural appreciation in the classical rural ideal. Hollybush House, however, is less 'complete' than other examples of the Hadley idiom, the semi-villa, having probably been altered relatively more than its neighbours as a result of institutional use in the 20<sup>th</sup> century, and because it was never a complete work at its inception, as in a pure architectural design, but an aggregate of earlier fabric and add-ons. This may have promoted a certain susceptibility in its endurance as a 'finished' work, and it does not emerge unscathed from years of incremental changes and adaptation. Its plan-form is somewhat unusual as a result of its modified form, which also included raising the roof height of the northern end and adding a new façade to disguise the outbuildings of stabling, dairy, wash house and so on, as well as extending the building to the south with a new Library in the early 20<sup>th</sup> century.

7.8 Hollybush House might be viewed as a component of a larger composition – Hussey’s *villeggiatura* resort no less – and forms part of an important group, but it is not on the same impressive scale as Hadley House, neither can it claim to be complete, but piecemeal in its manifestation. The integrity of the building has been distorted such that the plan-form and decorative elements surviving from earlier phases of inhabitation are haphazard and unsystematic. The house does retain several elements of note, including bread oven, coal chute, cobbled floor to the basement, as well as some panelling to one of the bedrooms to the first floor at the front of the house, and several internal shutters to windows. The idiosyncratic ceiling decoration above the principal staircase is unusual, although a number of elements appear to have been implemented later, including the pseudo fanlight openings to the Dining Room’s dividing wall from the principal ground floor corridor to let in more light to a pinched part of the construction. Its single room depth to its entrance and southern end is unusual, but as a result, in its extant form, it prohibits clear flow, an understanding of hierarchy, and readable evolution of the architecture. It is as though Hollybush House is pulled back to vernacular origins, despite all that Georgian formality, as suggested in its higgledy piggledy layout, and asymmetrical façade.

#### 7.9 Historical Interest

The historical significance of Hollybush House is **low to medium** as an example of 18<sup>th</sup> century development in Barnet – and here in an unusual linear group looking out across Hadley Green. Although there is evidence of aristocratic patronage at Monken Hadley at Ossulston House of 1764 for the Earls of Tankerville, for example, it is not so at Hollybush, and it was tenanted by a quick succession of occupiers, especially in the 19<sup>th</sup> century, most of whom were in the professional classes and included surveyors and manufacturers. It does not appear to have been constructed at the direction of an identified figure of note, or for a particular family, but as a speculative endeavour adhering to expectations of the middle to upper social classes of the 18<sup>th</sup> century.

7.10 Design purity was not as important perhaps as setting, and via a series inhabitants, it has been changed aesthetically over time, altering the layout and expression; this is a house of aspirational architecture, rather than classical wholeness, and a larger initial design may have been truncated on account of cost. Although one owner was eventually a Yorkshire Baronet, this architecturally fragmented house did not achieve any particular social prominence, although was inhabited by Anton Felton who established a unit for autistic children here in the 1970s. Ephemerality of occupancy is often allied with fragmentation of the integrity of a building as each temporary occupier adjusts its form and makes a mark; this may also explain the peculiar lack of primary evidence relating to its development and subsequent changes.

- 7.11 That Hollybush House is not included in several paintings of Hadley Green – and the line of formal houses to its east side, or described in detail in publications on the settlement, also suggests it is of less historic significance than some of its neighbours. Pevsner does refer to Hollybush as a yellowbrick house of *circa* 1790 with earlier section to the left of the Georgian façade, but defines Hadley House as the most ‘ambitious’<sup>61</sup>.

### Setting

- 7.12 The setting of Hollybush House, is semi-rural roadside, predominantly verdant, on the land between town and village and very little changed from its original 18<sup>th</sup> century milieu at the edge of a rural panorama looking over Hadley Green. Although there have been some changes – including the building of newer houses on Hadley Green West – the pastoral outlook persists for the most part. There have been modern interventions including street signage and lighting, yet the continuity of corresponding architectural styles, forms and functions has endured, and Hadley Green retains the utmost of its Georgian character. The broader setting contributes **positively** to the significance of the house, enhancing the aesthetic form of the 18<sup>th</sup> century arrangement with additions, allowing for long-distance views of a Georgian-formed vista. The spatial tempo, a genteel grain mostly unimpaired, and material palette, which takes in Grandon, Hadley House, Livingstone Cottage and others, enriches the prevailing aesthetic theme, synchronising the visual accomplishment produced by Thomas Lewis and others in the mid to late 18<sup>th</sup> century

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<sup>61</sup> Cherry, Bridget & Pevsner, Nikolaus, *The Buildings of England – London 4: North*, 2002, p185



**Figure 48: principal elevation of Hollybush House**



**Figure 49: Hollybush House; looking broadly south down Hadley Green Road**



**Figure 50: rear elevation of Hollybush House, with modern interventions**



**Figure 51: 1970s rebuilding on the footprint of a Victorian Coach House with Washing Shed, with remnants of red brick 19<sup>th</sup> century outbuildings, the Wood House, behind**



**Figure 52: complexity of the roof line at Hollybush House**



**Figure 53: principal house to the left, with 'carriage entrance'**



**Figure 54: carriage entrance doors to Hadley Green Road; and Larder to the left which appeared on OS Maps between 1898 and 1914**



**Figure 55: utilitarian range housing service functions in the 19<sup>th</sup> century**



**Figure 56: north range exterior**



**Figure 57: exterior of north elevation of the principal house**



**Figure 58: Library wing to the left, constructed early 20<sup>th</sup> century**



**Figure 59: small terrace outside the extant Sitting Room**



**Figure 60: view west across the courtyard from the modern extension**



**Figure 61: view across the roof line of what was the wood store in the 19<sup>th</sup> century; note the decorative ridge tiles**



**Figure 62: boundary wall to the north east of the garden, across to the Church of St Mary at Monken Hadley, and the White Lodge (left)**



**Figure 63: iron gate and red brick wall dividing the courtyard and the garden**



**Figure 64: modern garage extension interior, 1970s**



**Figure 65: connecting door from Library into garage**



**Figure 66: Library fireplace**



**Figure 67: Library interior, sash windows looking out over the garden**



**Figure 68: Library shelving**



**Figure 69: Drawing Room bow with sashes**



**Figure 70: corridor towards the north end of the house, and principal staircase, from the Drawing Room**



**Figure 71: sixteen pane sash window and shutters to the extant Dining Room**



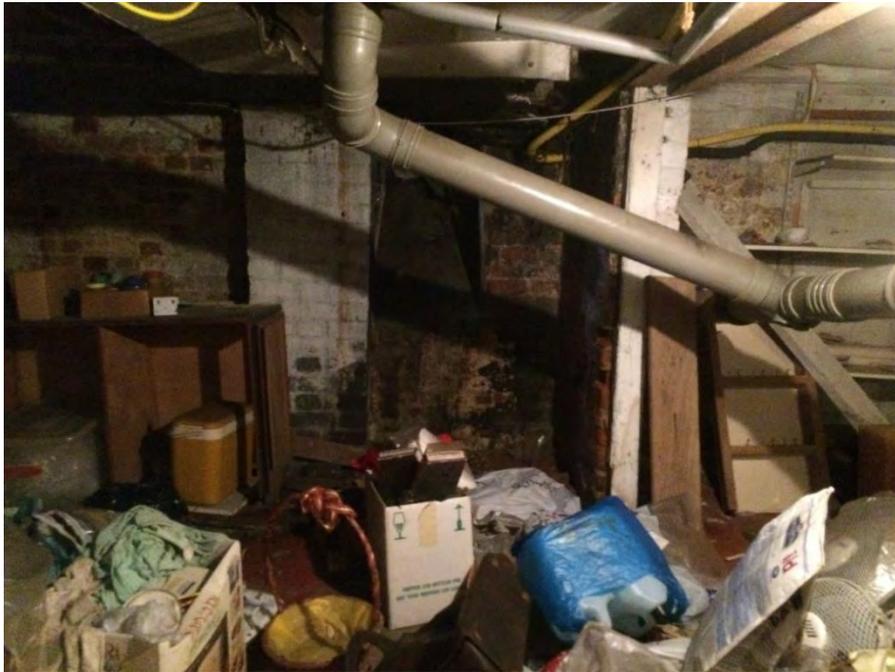
**Figure 72: ceiling rose (non original) and dentil cornice, Dining Room**



**Figure 73: pseudo fanlights providing light to the corridor beyond the Dining Room**



**Figure 74: brick cellar floor**



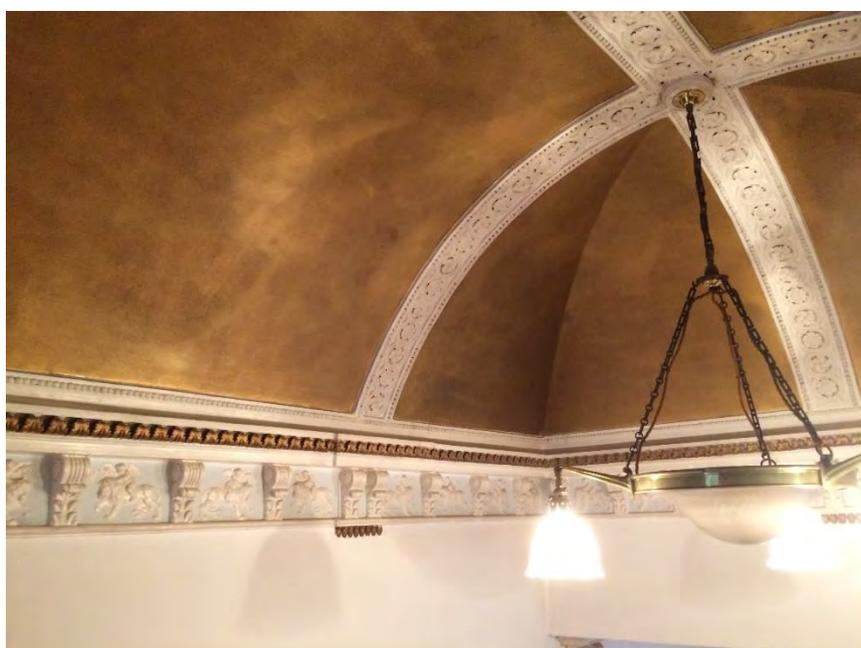
**Figure 75: coal shute to the cellar**



**Figure 76: brick floor and cellar steps**



**Figure 77: classical motifs including acanthus leaves, cherubs and lions to the principal stairs**



**Figure 78: vaulted ceiling above the principal stairs**



**Figure 79: principal bedroom view to the garden**



**Figure 80: roof structure to principal Georgian section (five bay)**

### 7.13 Monken Hadley Conservation Area

#### 7.14 Archaeological Interest

The archaeological potential of the Monken Hadley Conservation Area is **high to very high**: the predominance of finds appears to relate to the Battle of Barnet, although mediaeval domestic activity is also recorded, along with several earlier discoveries, including from the Bronze Age. Importantly, Cass considered the site of the Battle of Barnet to be closer to the subject site at Hollybush House, instead of the traditional assertion that corroborated Sir Jeremy Sambrooke's obelisk further north and Salmon's *The History of Hertfordshire* of 1728 which suggested a battle field between the St Alban's Road and the Hatfield Road. Cass proposed that the Battle of Barnet actually took place in the line of Lancastrians was 'drawn near to Barnet, extending in the direction of Hadley church eastwards and crossing what is now Hadley Green in the contrary direction' and that the old moated manor house of Old Fold played a spatial military role.

#### 7.15 Architectural and Artistic Interest

The architectural and artistic significance of the Monken Hadley Conservation Area is **medium to high** as a superlative example of a range of predominantly 18<sup>th</sup> century historic built elements, albeit with fragments from the mediaeval period onwards, set in a remarkably well-preserved open landscape. The Monken Hadley Conservation Area is characterised by linear rows of houses, many of which are detached and which are excellent individual examples in parkland setting albeit on a semi-rural scale befitting mini mansions. Many of these represent the output of early 18<sup>th</sup> century architects, possibly including Sir Christopher Wren, and taking in the larger constructions of Hadley Hurst and Hadley House. At Hadley Highstone to the north west of the Conservation Area boundary, the architectural repertoire is much more varied, on a more densely built domestic scale, and which includes only a smattering of designated examples such as the King William IV Public House, a Grade II listed 17<sup>th</sup> century inn which is timber framed and weatherboarded.

#### 7.16 Historic Interest

The historic interest of the Monken Hadley Conservation Area is **high** with its small mansions, connections to the royal hunting chase at Enfield, and presence of structures exemplifying the development of the settlement at the periphery of the City of London and as a response to that bucolic environment which encouraged speculative building here in the 18<sup>th</sup> century. The historic interest crosses over with the archaeological significance of Monken Hadley Conservation Area, in that there are above ground remnants including the obelisk to the north commemorating the Battle of Barnet at Hadley Highstone, as well as those below ground. The Conservation Area boundary

also contains the linear settlement of Hadley Highstone with a wider variety of historic buildings, including examples of 17<sup>th</sup> century architecture.

### 7.17 Setting

The boundary of the Monken Hadley Conservation Area is flanked for much of boundary by a rural outlook, including to the north west section; and in part to its eastern extent by the vestiges of Enfield Chase. The setting contributes, for the most part, **positively** to the setting of the Monken Hadley Conservation Area, albeit that the quality and character of that setting is not consistent to the full line of the border where it meets the urban fringes of London at Barnet, and where the character of the grain, material palette and scale of buildings is very different – and very quickly, taking in smaller edifices flanking the High Street many of which have bright, modern signage, and 20<sup>th</sup> century frontages. At the southern extent of the Monken Hadley Conservation Area to the east of the subject site is a 20<sup>th</sup> century housing development comprising Tudor Road, Hadley Road and Clifford Road and others laid out on a geometric plan with semi-detached houses in typical 1960s or 1970s style. Further east, just beyond Pymme’s Brook is another large housing estate including Grove Road and Northfield Road characterised by later dwellings, many of which are semi-detached, brick-built edifices with hipped roofs.



**Figure 81: view towards the Church of St Mary at Monken Hadley from the garden at Hollybush House, looking north east**



**Figure 82: looking from the garden at Hollybush House south west towards Northlands**



**Figure 83: looking towards the Hadley Green Road junction**

## 8.0 STATUTORY CONTEXT

### 8.1 Planning (Listed Buildings & Conservation Areas) Act 1990

The primary legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 16(2) states:

*“In considering whether to grant Listed Building Consent for any works, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66(1) says:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72(1) says:

*“In the exercise, with respect to any building or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### 8.2 National Planning Policy Framework (NPPF)

On March 27<sup>th</sup> 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and outlines how these should be applied. This was revised in July 2018.

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and outlines how these should be applied. This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The conservation of heritage assets is one of the NPPF’s 17 core principles. The NPPF, Section 16 states:

**Paragraph 185:** *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

*(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*(c) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*(d) opportunities to draw on the contribution made by the historic environment to the character of a place.”*

#### **Proposals affecting heritage assets:**

**Paragraph 189:** *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

**Paragraph 190:** *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

**Considering potential impacts:**

**Paragraph 193:** *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 194: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

**Paragraph 195:** *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*(a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*(d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

**Paragraph 196:** *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed*

*against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

**Paragraph 197:** *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

**Paragraph 201:** *“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other elements) which makes a positive contribution to the Significance of the Conservation Area or World Heritage Site should be treated as substantial harm under Paragraph 195 or less than substantial harm under Paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site.”*

### 11.3 National Planning Policy Guidance (NPPG)

March 2014: *Conserving and Enhancing the Historic Environment*; updated 10<sup>th</sup> April 2018

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

*“What is meant by the conservation and enhancement of the historic environment?”*

*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.*

*Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.*

*Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.*

*Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a*

*heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."*

**PPG Paragraph: 009** - Reference ID: 18a-009-20140306

*"Why is 'significance' important in decision taking?"*

*Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (see How to assess if there is substantial harm)."*

#### **8.4 Historic England, Conservation Principles: Policies and Guidance, 2008**

In the overview, it is noted that this document sets out a 'logical approach to making decisions and offering guidance about all aspects of England's historic environment.'

*"The Conservation Principles (pages 19-24) provide a comprehensive framework for the sustainable management of the historic environment, under six headlines: Principle 1: The historic environment is a shared resource; Principle 2: Everyone should be able to participate in sustaining the historic environment; Principle 3: Understanding the significance of places is vital; Principle 4: Significant places should be managed to sustain their values; Principle 5: Decisions about change must be reasonable, transparent and consistent ;Principle 6: Documenting and learning from decisions is essential."*

*"We define conservation (under Principle 4.2) as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations."*

*Understanding the values (pages 27-32) describes a range of heritage values, arranged in four groups, which may be attached to places. These are:*

- *Evidential value: the potential of a place to yield evidence about past human activity.*

- *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”*

On new work:

**Paragraph 138:** *“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”*

On integrating conservation with other public interests:

**Paragraph 149:** *“Changes which would harm the heritage values of a significant place should be unacceptable unless: a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need; b. there is no reasonably practicable alternative means of doing so without harm; c. that harm has been reduced to the minimum consistent with achieving the objective; d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering its comparative significance, the impact on that significance, and the benefits to the place itself and/or the wider community or society as a whole.”*

On Impact on Significance:

**Paragraph 153:** *“The assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing. In the case of a derelict historic building, for example, should a viable, but modestly damaging, proposal be refused in the hope that a better*

*or less damaging scheme will come forward before the place reaches the point of no return? In such circumstances, the known or predicted rate of deterioration is a crucial factor, and hope must be founded on rational analysis. The potential availability of subsidy as an alternative to harmful change, or to limit its impact, should be considered. The fact that a place is neglected should not, of itself, be grounds for agreeing a scheme that would otherwise be unacceptable.”*

**8.5 Historic England, Managing Significance in Decision Taking in the Historic Environment Historic Environment, Good Practice Advice (GPA) in Planning Note 2, 27<sup>th</sup> March 2015**

*Paragraph 9: “Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.”*

**8.6 Historic England, The Setting of Heritage Assets, Historic Environment, Good Practice Advice (GPA), Planning Note 3, 22<sup>nd</sup> December 2017**

**Paragraph 19:** *“Amongst the Government’s planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:*

*Step 1: Identify which heritage assets and their settings are affected*

*Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

*Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

*Step 5: Make and document the decision and monitor outcomes”*

- 8.7** A new **London Plan** has been prepared in draft and the following policies relate to built heritage:

## **Chapter 7 Heritage and Culture**

### **HC1 Heritage and Conservation Growth**

*A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving and enhancing the historic environment and heritage assets, and improving access to heritage assets...within their area.*

*B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. The knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment....*

*C. Development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*