

THE WOODLANDS CONSERVATION AREA

APPLICATION AWAITING ADOPTION

EXTRACT

For the purposes of this particular planning application HGY/2023/0788, the detailed road descriptions shown here include Woodland Rise and Woodland Gardens only.

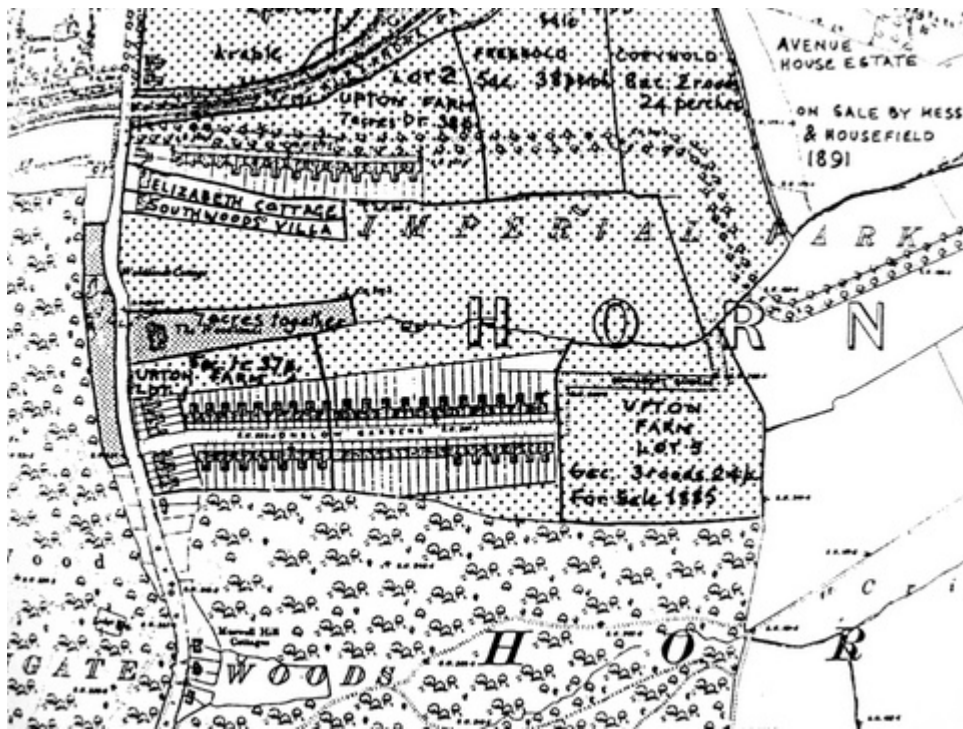
LOCATION

The area is situated between Muswell Hill and Highgate. It adjoins the Parkland Walk and Highgate and Queen's Woods.

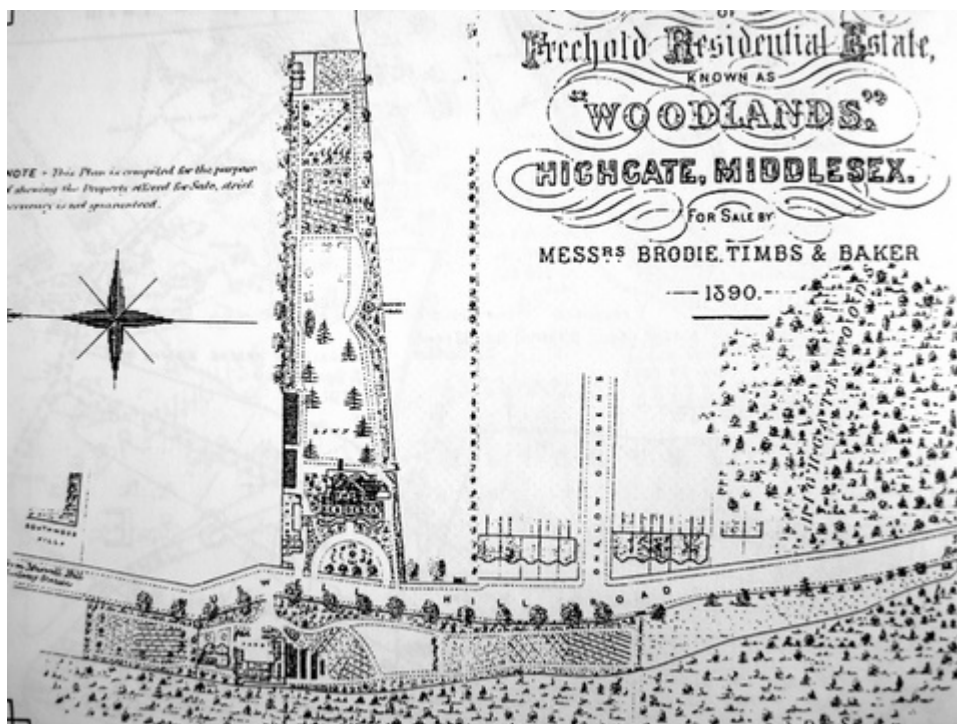


HISTORICAL BACKGROUND

This is a residential area built mainly on the lands of Upton Farm, sold for development to the Imperial Property Investment Company (IPIC.) in 1885, and the grounds of the Woodlands Estate, sold in 1890 and developed by builder Richard Metherell. Cranley Gardens, Connaught Gardens, Onslow Gardens and part of Muswell Hill Road were built on Upton Farm lands; initially these roads were intended to be part of a wider development called Imperial Park. Woodland Gardens, Woodland Rise and part of Muswell Hill Road were built on the former Woodlands Estate by Richard Metherell, who was no run-of-the-mill speculative builder. His merit in the field of suburban development is demonstrated by the architectural and artistic qualities of his Grange Park estate in Enfield (1908-14), recognised at the time in the local press as an outstanding achievement; and the subject of a recent academic study. As a result of a character appraisal the London Borough of Enfield proposes to designate the area as a new conservation area (Grange Park is situated south-west of Enfield Town, equidistant from the town and Winchmore Hill).



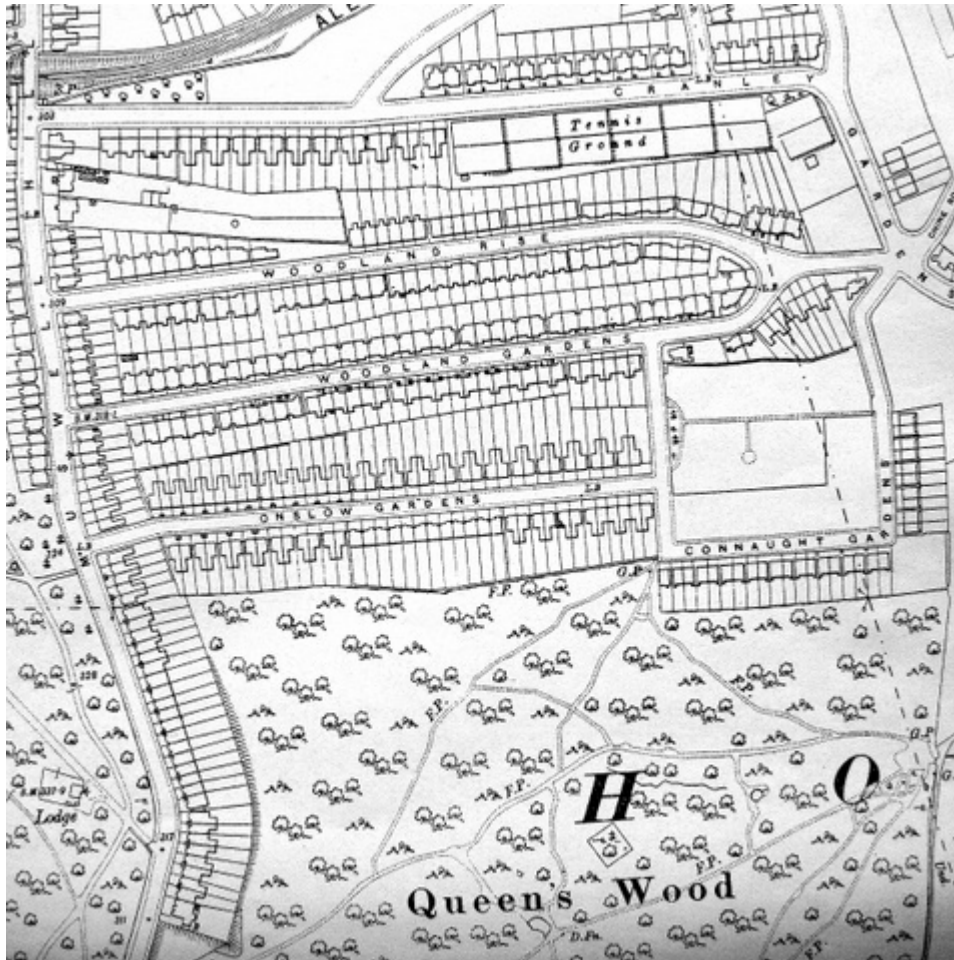
1894 OS map showing Upton Farm land (shaded area), projected Imperial Park development, and first houses in Cranley Gardens, Onslow Gardens and Muswell Hill Road



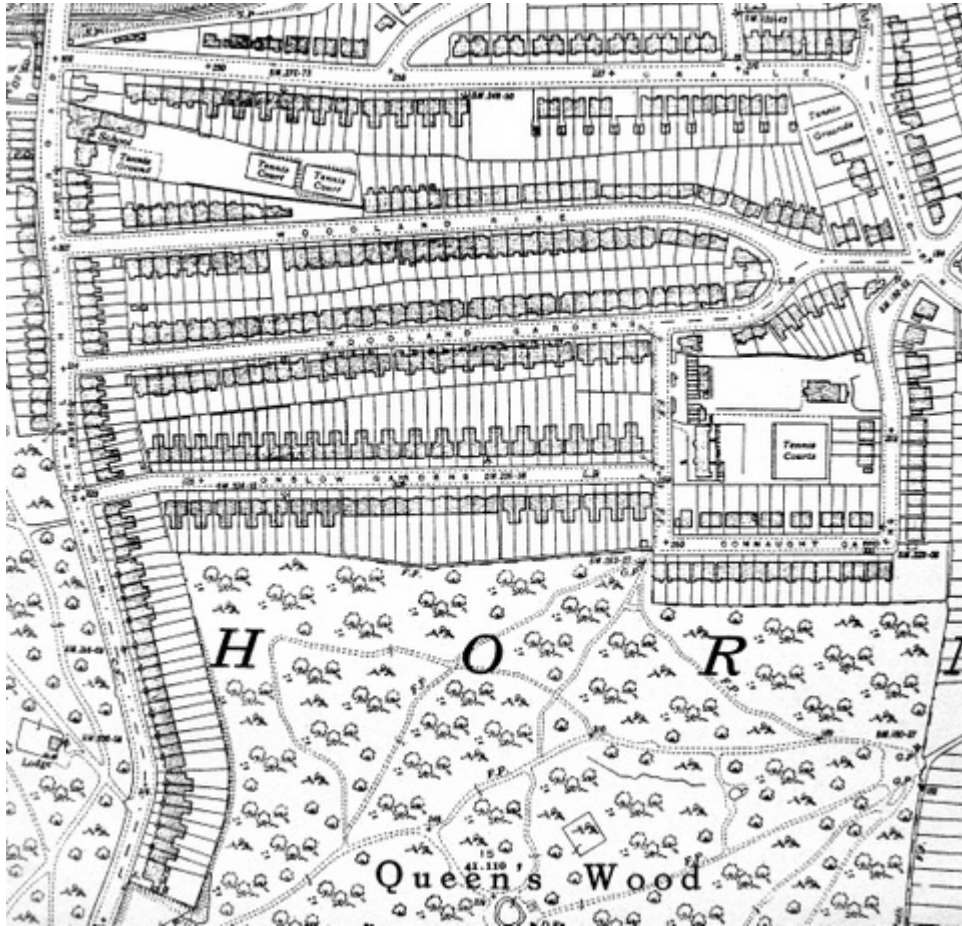
1890 sale plan of Woodlands, site of Woodland Gardens, Woodland Rise and Muswell Hill Road (part)

The first phase of development took place c.1890-1910: Onslow Gardens, Woodland Gardens, Woodland Rise, Muswell Hill Road, and part of Cranley Gardens and Connaught Gardens. There was a second much smaller phase of development in the inter-war period in Cranley Gardens and Connaught Gardens. Although the majority of houses (over 80%) were built in the late

Victorian/Edwardian period, the area as a whole is a good example of evolving architectural styles in suburban domestic building over half a century. Its beginning pre-dates the start of development of the majority of the existing Muswell Hill Conservation Area (by J.Edmondson from 1896 and W.J. Collins from 1901).



OS Map 1913



OS Map 1935

OVERALL DESCRIPTION

The area has considerable consistency of character and appearance due to its being laid out and developed over two distinct periods. There is a sense of visual cohesion deriving from the use of common building materials and repeated styles. The houses are mainly red brick and two-storey, terraced and semi-detached. Although there have been some alterations (e.g. roof additions, replacement windows and doors), most houses are substantially intact and retain their original integrity. A particular feature is the stained glass which survives in many front doors. Garden walls, hedges and front gardens all contribute to the overall attractiveness of the streets (as demonstrated in many of the following photographs).

A distinctive feature of the area are the long views to the east, as with the exception of Muswell Hill Road all the roads slope down from west to east. The hilly topography also results in the attractive 'stepping' of houses downhill in these roads.

There is one parade of shops with flats above on Muswell Hill Road, of similar age and quality to the adjacent houses and matching in terms of building materials.

WOODLAND GARDENS

Woodland Gardens lies parallel to Onslow Gardens and it was likewise built on hilly terrain. It was developed c.1900 by builder Richard Metherell as part of the Woodlands Estate (together with Woodland Rise and the adjacent part of Muswell Hill Road). The author of the recent study of Metherell's Grange Park estate considers his Woodlands Estate to be of exceptionally high quality; furthermore it survives more or less complete. Here Metherell used a City architect, John Farrer, who designed houses for many north London estates, including the Cecile Park and Weston Park estates in the Crouch End Conservation Area. The result is an attractive and coherent streetscape with houses stepping down the hill in terraces of various sizes.



The houses are similar in style, being two-storey and built of red-brick; the roofs are mainly of slate. There are various elements which enliven the front elevations, some houses having attics and basements; attic gables are treated with vertical timbering in the Arts and Crafts style. Bay windows are a common theme, some single-storey and some two-storey. Many houses retain original features such as stained glass panels in the doors, and attractive white-painted timber decoration to the porches. The overall impression is of a homogenous and intact streetscape. (The only modern development is well-hidden at the bottom of the hill, three 3-storey brick built town-houses built in 1973 at 94 Woodland Gardens).



62-68 Woodland Gardens



92 Woodland Gardens

Woodland Gardens merges with Woodland Rise at the bottom end, where there are 3 adjoining houses on the curve; 81 and 83 Woodland Gardens and 80 Woodland Rise.

WOODLAND RISE

Woodland Rise is the counterpart of Woodland Gardens, being built in parallel on the remaining part of the grounds of the Woodlands Estate, by Richard Metherall with John Farrer as architect. The majority of houses are similar in style to those in Woodland Gardens, and form an attractive and harmonious streetscape stepping down the hill; no. 80 adjoins no. 83 Woodland Garden towards the bottom of the slope. As in Woodland Gardens, red-brick is a key element, as are bay windows, gables with vertical timbering, stained-glass door panels and white-painted decorative woodwork in the porches.



61-63 Woodland Rise



66 Woodland Rise

At the bottom end of the road are a pair of two-storey semi-detached 'Arts and Crafts' style houses (nos. 85-91), built c. 1921 of red brick with white rendering to the upper storey, and with two-storey bays. They complement the style of the earlier houses, and being set at a slight angle from the rest of the road, they do not intrude upon the cohesive streetscape.



85-91 Woodland Rise

Later developments are at the upper end of the road, and are more visually intrusive, and all developments are as a result of bomb damage from the blitz. No. 19 (with 19A) dates from 1950, and is brick-built with a pitched roof; it was converted into 2 self-contained houses in 1986. Next door (19C) is a 1970's brick-built two-storey house with a flat roof. No. 21A is a recently erected modern house partly brick-built with some white-rendering, timber cladding, and a metal roof. Behind these houses are a further 5 recently erected townhouses, nos. 1-5 Ash Grove, white rendered with glass and timber cladding.

20A was built in 2000 to replace a 1950's house. This modern house matches the style of its Edwardian neighbours, and blends in well.