



Heritage Assets of Concern, March 2025

National List of Heritage at Risk		
1. Buildings		Comment/Action
<i>All Saints Church, Church Street, Edmonton.</i>	Needs extensive refurbishment work. NLHF has made a grant of £180,000 to revive the church's presence amongst Edmonton's communities and to improve the management of the historic church. The grant will amongst other things fund urgent repairs to the south chapel parapet. The aim is to work towards a larger bid for repair works. TES contribution £5,000.	High priority work on the south chapel parapet wall in progress. Further work required subject to funding.
<i>Broomfield House,</i>	Historic England have now agreed that following the last fire that nothing of historic value now remains. The Council proposes to remove the scaffolding, clear/demolish unsafe elements that remain and create a 'memorialisation' so that the history of the house is recorded. It is suggested that if at all possible, the "memorial" should include the remains of the house to the extent that they are not dangerous. NLHF has made a "development" grant of £532,490 to enable the Council to make an application for a larger grant of approximately £3.6 million to fund the project, which will include reconnecting the remains of the house with the park through landscaping, and restoration of the Baroque water garden.	The Council has appointed a Community Engagement Officer (John Cole). Technical consultants have been appointed to take the consultation and design process forward. Survey work in progress and a number of community events planned for May to September. Now called 'Unlocking Broomfield' a series of consultation events are planning during 2025.

<i>Broomfield House, Stable Block</i>	A survey of the safety of the building changes since he last survey has been carried out to assess c. This is a necessary first step in investigating the general state of the building,	The Enfield Society is concerned about further deterioration of the stables while the NLHF bid is being developed for the main house. Osterley House (NT) and Ashton Court (Bristol City Council) are examples of successful cafes and events spaces in similar former stable blocks.
<i>The Charity School</i>	The “meanwhile” occupation by the Florence Trust is generating rent allowing essential repairs to the roof, gutters etc. The NLHF has made a Development Grant which is enabling London Historic Buildings Trust (LHBT) to work up the details of a scheme for a full grant to fund restoration of the buildings. LHBT submitted its bid for the full grant in November 2024. A planning application for the proposed works has been submitted to the Council. The Charity Commission has agreed in principle to the transfer of the buildings from the historic charity to LHBT; it is envisaged that this will be done when funding for the restoration is confirmed.	The LHBT expect a decision on the grant very shortly.
<i>24 Church Street</i>	Separately identified by Historic England on the At Risk list but part of the Charity School.	
<i>Holly Hill Farm</i>	Owned by the Council, future uncertain.	A survey has been carried out and a schedule of works prepared.
<i>Lavender Hill, Non-Conformist Chapel</i>	The NHLF has funded an Options Appraisal to assess the condition of the building and explore potential uses. The project is supported by contributions from the Pilgrim Trust and The Enfield Society. The Society gives high priority to the restoration of this Grade II Listed building and bringing it back into use after remaining empty for many years	A number of potential options have been developed and a series of consultation exercises completed to assess community views on future use of the building. The options including ‘meantime’ uses are being considered by LHBT in consultation with the Council.
<i>North Lodge, Whitewebbs Road</i>	Privately owned, enforcement action taken to secure the site. The building has now been acquired by Spurs and LBE are in conversation with Spurs about the way forward.	Protective sheeting is keeping the building dry. With the recent approval of the Planning Application for the development

		of a Women's Football Academy on part of the land formerly used as a golf course it is expected that Spurs will want to restore the house and bring it back into use.
<i>St Andrews Church</i>	Needs extensive refurbishment work. Heritage Lottery Funding likely to be the main source of funding.	No update.
<i>Southgate House</i>	Now sold as a worship centre for the Southgate Muslim Association. The group is currently using parts of the building and carrying out basic repairs.	As a Listed Building, the Council can require owners to keep a building weathertight and secure, but it cannot compel them to make improvements. The Association has appointed a surveyor with conservation experience and are said to be raising funds. _
<i>Trent Park House terrace</i>	Work in progress by Berkeley Homes	Work on the Terrace is progressing. It is understood that the Museum should open during 2026
<i>Enfield Electricity Works, Ladysmith Road</i>	A fine building, owned by UK Poer Networks, the south east electricity transmission authority. Development or alternative use is difficult due to the high voltage sub-station on the site and security concerns.	Nicholas Page is in contact with UK Power Networks who own the site and manage the associated electricity sub-station. As a result they have carried out various essential repair works.
<i>Whitewebbs Barn</i>	Planning approval given for residential conversion. The building has been protected with scaffolding.	All planning conditions have been discharged. No progress under new ownership. Concern that the medieval timbers will deteriorate further unless work proceeds
Parks		
<i>Broomfield</i>	Refurbishment of the lakes a priority	Restoration of the Baroque water garden is part of the plan for a second NLHF bid.
<i>Grovelands</i>	Needs a Conservation Management Plan to cover the whole estate, across the different ownerships – LBE, Thames Water, The Priory	A draft Plan dating from 2015 is in existence. From the Council's point of view

	Hospital.	not of high priority at present.
<i>Trent Park</i>	A Strategy Plan for getting the Park off the Heritage at Risk List has been drawn up by consultants paid for by Berkeley Homes. LBE hopes to start on restoration of the landscape on the north side of the lake (to be s106 funded by Berkeley Homes) in 2025. Berkeley Homes are not obliged or intending to reinstate a bridge at the east end of the lake, but it is understood that there are s106 funds which could be used to do so – this is a matter for the Parks Service.	The insurance claim for the repair of the Cockfosters Road gates has been resolved and work should start shortly. (Parks Service Lead), The Group has suggested widening the gates as happened at Forty Hall. There are however heritage concerns about that course of action. The preferred option is to repair the gates and develop an alternative access off Cockfosters Road for large vehicles.
<i>The Site of Elsynge Palace, Forty Hall</i>	Tree and shrub growth in the area threaten the archaeological remains and obscure the historic layout of the park. This is the reason for adding the park to the “At Risk” register. A plan has been developed to remove undergrowth and self-seeded trees back to the original tree line.	The Council has purchased the necessary equipment to deal with shrub growth including ‘tree poppers. Possible support from the Friends of Forty Hall.
2. Conservation Areas		
Church Street & Fore Street, Edmonton.		No change
3. Other Structures		
Conduit House, Whitewebbs Park	TES proposed an investigation of this structure, initially to establish its age and to make it safe and consolidate it to prevent deterioration. Spurs has now published plans for the area include restoring the Conduit House. Their planning application states “We are also exploring putting Conduit House forward to Historic England for statutory listing and look forward to engaging with stakeholders further around this process”. It notes that they will work with the Enfield Society to ensure that the restored Conduit	Spurs Planning Application now approved.

	House has a future use within the park	
Whitewebbs House	At the suggestion of Historic England TES made an application for listing	The listing application did not pass a preliminary test of urgency as there is currently no threat to the building. There is no reason why a fresh application should not be made at a later date.
Clarendon Arch, New River	Desirable to restore public access to view at least on an occasional basis. It appears that Thames Water, contrary to earlier impressions, retains ownership of the viewing area and the banks on either side of the brook and that efforts to obtain access need to be addressed to them.	Thames Water has been in correspondence with Richard Stones and raised the possibility of granting a lease or licence to TES to enable it to provide access to the viewing platform. The matter is currently being pursued. TES volunteers hope to clear the undergrowth.