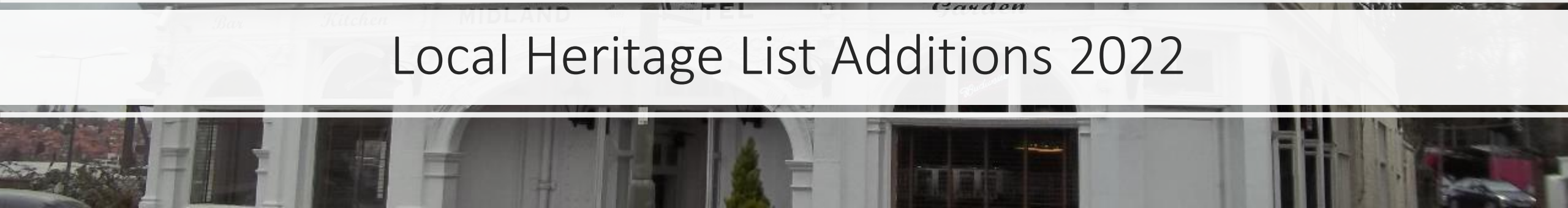




Local Heritage List Additions 2022



Selection Criteria

- Heritage assets should be of **architectural** or **historical** interest, or both.

They should then fit into one or more of the following **General Principles of Selection**:

- **age and rarity**: the older an asset is and the fewer surviving examples of its type, the more likely it is to have local interest
- **aesthetic merits**: the appearance of an asset is an important consideration in the selection process
- **landmark qualities**: assets which, due to their scale or siting, stand out positively in their surroundings
- **intactness (state of originality)**: the more intact and 'complete' a building is the greater likelihood it is to be considered for local listing
- **group value**: certain buildings or structures which together create a distinctive local environment
- **social and communal value**: buildings which have associations with local social or economic activities, events, traditions, practices or wider history

The Grand Arcade, Units 7-15, N12 0EH

The Grand Arcade is a glass covered arcade with retail units on the ground floor, lit by clerestory windows, steel-framed first-floor windows and globe lights held on horizontal brackets. The shopfronts generally appear to be original, elegant but typically simple for their date, with recessed doors. Built in 1937, by T Spencer Rutter of Avondale NW10, it is a fine example of inter-war commercial architecture. Dave Davis of The Kinks recalls getting his guitar strings in the Arcade music shop that was there.

Architectural and historic interest

Social and communal value, age and rarity, group value, aesthetic merits



Boundary Marker on Barnet Hill, west side immediately north of railway bridge, to south of Fairfield Way.

- A triangular section iron post with top sloping back and rear faces blank. Marked BUDC 1897 and representing the new Barnet Urban District Council.
- Historic interest
- Age and rarity
- Intactness



32-34 The Broadway (includes Broadway House), NW7 3LH (Boots on ground floor)

- Prominent, landmark building of 3 storeys in dark brick with red brick quoins. Canted, oriel windows with cupola set below corner gable. Tall chimney stacks on each elevation. Retains original timber sash windows on first and second floors. Makes significant contribution to The Broadway shopping parade. Modern shopfront, although pilasters and corbel brackets are retained.
- Architectural interest
- Aesthetic merit,
- Landmark,
- Social and communal value



55 The Broadway, NW7 3DA (Former Nat West Bank)

- Former Nat West Bank. Two storeys with third storey in tiled mansard roof. Stone façade to ground floor. Upper storey in London stock brick with 4 12-paned timber sash windows with arched brick detailing above. Cornice dentils at eaves and first floor. Dormers in roof with 12-paned timber sash windows. Retains original external features and detailing.
- Architectural interest
- Aesthetic merit
- Intactness
- Social and communal value



38-40 Claremont Park, N3 1TH

- 1930s pair of semi-detached houses, in the Moderne style, white rendered with no. 38 having a hipped clay tile roof and chimney. Both have a curved central section at first floor, including curved crittal windows. Original central entrance doorways and overhanging porches.
- Architectural interest
- Aesthetic merits
- Intactness



Edward VIII pillar box, Elliot Road, NW4 3LY

- Interesting -- and rare -- pillar box, the Edward VIII box in Elliott Road, NW4, on the corner of Elliot Road and Hendon Way in north-west London. 271 letter boxes were made during the short reign of Edward VIII. Of these, 161 were pillar boxes.
- Historical interest
- Age and Rarity
- Intactness
- Social and communal value

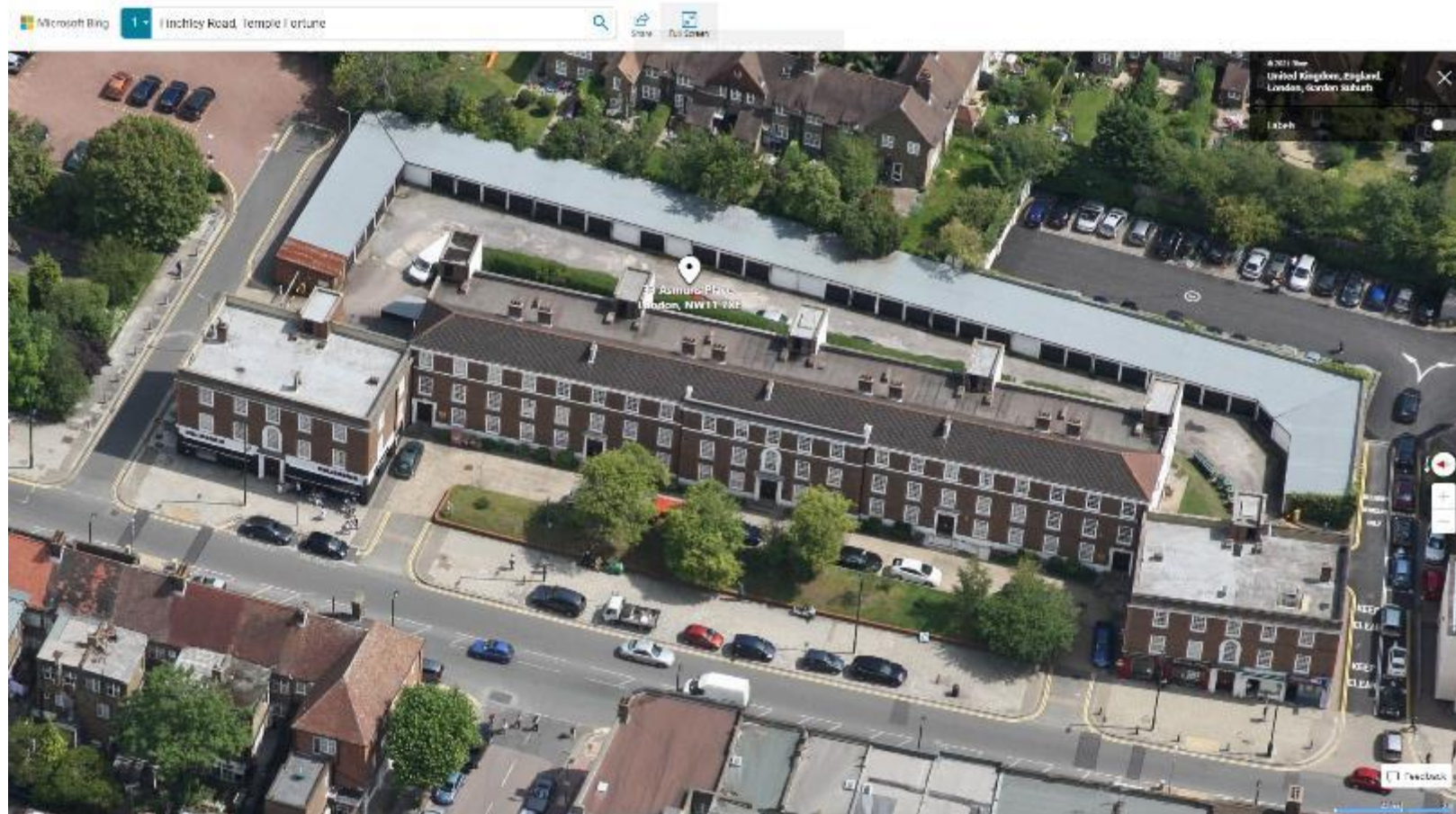


969 Finchley Road, Golders Green, NW11 7HA

- Well-detailed, late Arts and Crafts detached house c. 1930 in brick, timber and render with tile roof. Original oak joinery survives to front boundary wall and entrance gate. Casement windows with leaded lights. Triple hipped roofs to central dormers. Bargeboards to main gable.
- Architectural interest
- Aesthetic merits
- Intactness



Belmont Court (Flats 1-32), Finchley Road, NW11 6XS



Belmont Court (Flats 1-32), Finchley Road, NW11 6XS

- Long central three storey residential block with end pavilions broken forward above shops / restaurant beneath. c. 1925. Brown brick with red brick dressings. Double hung timber sashes subdivided by glazing bars. Central first floor window to each pavilion and centrepiece semi-circular headed with enriched architrave and intersecting tracery. Scrolled brackets to entrance door cases. Belmont Court forms part of a wider group of contemporaneous buildings in Temple Fortune which complements the adjacent listed buildings.
- Architectural interest
- Aesthetic merits
- Landmark qualities
- Group value



Church of St Michael's and All Angels, 9 Flower Lane, NW7 2JA

- Architectural Interest
- Social and Communal Value
- Aesthetic Merits
- Landmark Qualities



Church of St Michael's and All Angels, 9 Flower Lane, NW7 2JA

- The church of St Michael's and All Angels is a beautiful church that adds much to the attractiveness of the area and to the spirit of the community. It was built out of uncoursed ashlar in a 15th Century Gothic style and has rich interior detail. In 1926 it formed a new parish taken out of St Paul, Mill Hill whose parish church had been built by William Wilberforce. In 1932 the sanctuary was consecrated, with additions in 1957 when the end bays of the aisled nave, a chapel, baptistery, vestries, and porches were added.
- The original church in Flower Lane was built in brick in 1909 and later became the church hall in 1922. Despite being a handsome addition to the area it was very sadly demolished in the early 2010s meaning the preservation of the current church for the benefit of the area is even more important.
- The church was designed by William Douglas Caröe along with his Senior Assistant and Boer War veteran Herbert Passmore. Caröe was a major figure in architecture during his day and designed dozens of churches across the British Isles and abroad. His most famous work is perhaps St David's Anglican Church in Exeter which has a prominent position in the city. He also designed secular buildings including banks and country houses.
- The church is a beautiful example of Caröe's fusion of neo-Gothic and the Arts and Crafts style. Caröe's biographer, Jennifer Freedman, praises the church's "elegance and integrity" and describes it as such: "much of the thirties work bears the mark of Passmore's gentler vision of the Gothic; for example, in the mouldings of the nave arcades and in the delicate attenuations of the shafted piers that support them. The stones sedilia in the chancel are especially well crafted. The clerestory is designed with two-light windows to each bay. The fittings and furnishing (which mostly date from the Fifties) have simple Gothicising details. The end result is a beautifully controlled interior and a superb example of the Gothic adapted to present church requirements. Externally, there is a good deal of Caröe's own expressiveness to be found in the craggy Arts and Crafts/Gothic details."
- Sadly both Caröe and Passmore have had churches in the area demolished in recent years. Passmore's St Matthew's Church was destroyed in 1981 despite the Council of Places of Worship arguing against it and praising its "considerable refinement" and "excellent fittings" while Caröe's St Luke's Church in Finchley was lost in 1986. Thus the case for preserving one of their joint works is even stronger.

St Anthony of Padua Church, 5 Garratt Rd, HA8 9AN

- Architectural Interest
- Social and Communal Value
- Aesthetic Merits



St Anthony of Padua Church, 5 Garratt Rd, HA8 9AN

- An attractive Neo-Gothic Church that serves as the centre of Roman Catholic life in Edgware.
- In 1610 John Lodge, a butcher in Edgware was labelled a recusant from then the story of Roman Catholicism in Edgware goes silent in the historical record till 1913 with the building of St Anthony of Padua. It is an attractive building which designed in the style of Free Perpendicular Gothic and built in red brick with stone dressings.
- The architect of the Church is unknown but Arthur Young who designed Neo-Gothic Catholic Churches in Harrow and Golders Green is a strong possibility. It was enlarged with three new bays to double its capacity to 300 in 1931 by Gibbon & Co. of Hendon. In 1957 -1958 the sanctuary was enlarged with a new south aisle and chapel built by enlarged by Burles & Newton, who in 1964 added a new hall as well.
- The Church has two beautiful modern stained glass windows. The first is by Carmel Cauchi and depicts Christ bearing the cross as well as St Anthony while the second is by Sophie D'Souza features the Lamb of God and various allegorical images.
- The church is part of the Roman Catholic Diocese of Westminster.
- As well as hosting 500 people every weekend for services, the church benefits the community in several other ways. They host an Over 50s Club as well as karate, Jujitsu, Baptist meetings and Irish dancing in their community centre.

1-67 Glenhill Close, London, N3 2JS

- The residential blocks of 1936 are two storeys in height with steeply-pitched roofs featuring swept eaves, clad in plain concrete tiles. Multi-coloured brickwork is laid in Flemish bond and pointing on the main facades is given horizontal emphasis by the use of lime mortar on the horizontal courses only. A decorative basket-weave pattern of brickwork is also featured between ground and first floors at balcony level. The upper storey is part-brickwork, part-render. Chimneys are either rendered or in exposed brickwork, some with their original tall clay pots. Windows are steel of the Crittall variety and feature the suntrap design with curved glazing. The flats built in 1961 have been designed to match with the 1930s blocks, however, they are generally plainer in appearance.
- Architectural interest
- Aesthetic
- Intactness and Group value.



1-16 Ravenscroft Cottages, Grasvenor Avenue, Barnet, EN5 2NJ

- Architectural interest, Historical interest
- Intactness,
- Aesthetic Merits,
- Group Value,
- Social and Communal value.



1-16 Ravenscroft Cottages, Grasvenor Avenue, Barnet, EN5 2NJ

- Nos.1-16 Ravenscroft Cottages are alms houses run by the Jesus Hospital Charity.
- They have local historical significance, having been built in 1934 to designs by Joyce E Townsend, one of few female qualified architects in the interwar years. At the start of the 1930s, she was the RIBA Women's Committee's delegate to a national Women and Housing Conference, and her care for both shows in this project.
- The buildings are discreet and sensitively scaled. Almost hidden from the street behind a hedge, six short terraces of single-storey dwellings form a line, cranked at each end. Each cottage is defined by a triangular or semi-circular gable, occasional bay windows, building projections and distinctive chimney stacks. Each has its own little front and back garden, which opens onto generous shared gardens on either side.
- The materials are chiefly red brick and brown clay tiles, expertly detailed and built, giving the cottages a pleasing balance of unity and individuality. They are beautifully integrated with the landscape in the manner of Lutyens and Jekyll, and are a fine late flowering of the Arts & Crafts style in Barnet.
- These cottages are not to be confused with Ravenscroft Cottages in Potters Lane. In the Barnet Society's opinion, they are as good as – if not better than - those in Potters Lane, which are already on Barnet's Local List.

The Railway Tavern, 129 Hale Lane, NW7 3SB

- The Railway Tavern on Hale Lane is one of the oldest buildings in the area and has been serving the local community for over 150 years. It is one of only two pubs which serve to the 17,000 residents of The Hale.
- The site had previously been a local farm house which had outbuildings to cater for the needs of local passers-by. However when the railway came in 1864 the owner, a man named Crook, decided he could make money selling cider to the railway workers who had overflowed from the Green Man pub. The current building was constructed in 1867 and is an appealing building in the classic square structure of mid-Victorian pubs.
- Thus this building both provides a hub for the local community and the last direct connection with the vanished village of The Hale.
- Architectural interest
- Social and Communal Value
- Aesthetic Merits
- Age and Rarity



Three Hammers PH, Hammers Lane, NW7 4EA

- Large, two-storey public house in red brick with half timbering and some first-floor elevations in render. Clay tiled roofs with tall, prominent chimney stacks. Retains original timber casement multi-paned windows. Prominently located on corner site on The Ridgeway at its junction with Hammers Lane.
- Architectural interest
- Aesthetic merits
- Landmark qualities
- Social and communal value



The Osidge Arms PH, Hampden Square, N14 5JP

- Large, two-storey public house in the Arts and Crafts style. Red brick with two forward projecting wings with gable ends of differing heights, the larger of which is half-timbered the smaller having hanging clay tiles. Clay tiled roof with dormer window and prominent chimney stacks. Timber casement windows to front elevation several with lead lights. Local landmark building on prominent corner site
- Architectural interest
- Aesthetic merit
- Social and communal value
- Intactness
- Landmark



114-116 Hendon Lane, N3 3SJ

- Large semi-detached dwelling in multi-stock brick. Hipped clay tile roof with tall chimneys with clay pots remaining on one side of the property. Leaded light timber windows with stonework surrounds. Centralised double gables with feature light windows. Canted bay windows to first floor with front door with bracketed hood.
- Architectural merit
- Aesthetic quality
- Intactness



WW2 ARP Sector Control Post, High Road, Whetstone
High Road, N20 9PN, (adjacent to Brook Farm
allotments).

Front of post



Rear wall with metal escape hatch



WW2 ARP Sector Control Post, High Road, Whetstone High Road, N20 9PN, (adjacent to Brook Farm allotments)

- Late 1930s or early 1940s Air Raid Patrol (ARP) sector control post. Post typically constructed in concrete and brick material to protect from flack and flying debris. The post has a narrow entrance passage with metal escape hatch built into the opposite rear wall. The entrance passage has doorway leading to the Warden's control room (two ventilation/light vents built into wall of room). The Warden's Post seems to be strategically located just outside Whetstone town centre on the A1000. It is a rare surviving example of an ARP Post in relatively good and intact condition. Most civil defence structures such as this were demolished after the War. This building probably survived due to being located on disused Council owned land adjacent to the Brook Farm Allotments.
- Historic interest
- Age and rarity
- Intactness

Former Times Furnishing Warehouse, 759-761 High Road, Finchley, N12 8LD

- A landmark building of architectural interest. It contributes dramatically to the townscape because of its location, scale, visibility and contrasting architectural style. The exterior has changed little since 1936, it is a local landmark. It is one of only a handful of impressive art deco/art modern buildings in the area. The warehouse was first recorded in 1936.
- Historic Interest
- Social and Communal value, Landmark qualities, intactness, age and rarity, group value, aesthetic merits



872 High Road, N12 9RH

- Prominent two storey building, the middle of a retail terrace bookended with Nos. 860 and 884, also locally listed, including masonry cornice with dental moulding at eave. Full height bay windows at first floor. Flemish bond stock red brick with clay tile roof. Large hipped dormer with timber casement window on front elevation.
- Architectural interest
- Intactness
- Social and Communal Value
- Aesthetic Merits
- Group Value



6 Hill Crescent, London N20 8HD

- Semi-detached inter-war house of two storeys in brick and pebbledash with a tiled roof. Double storey canted bay windows to main elevation with front gable. A side wing of two-storey's is set back and contains an integral garage with traditional timber doors. Central chimney stack shared with neighbouring house and tall chimney to side flank. Diamond pattern leaded light windows in timber frames. Projecting canopy and timber surround to front entrance, with part-timber, part-glazed front door. The house is very little altered externally and retains many original features. A very good, rare example of unaltered 1920's suburban architecture.
- Architectural interest
- Aesthetic merits
- Intactness



Entrance lodge, Jewish cemetery, 1 Hoop Lane, NW711 7NJ

- Entrance lodge to Jewish cemetery on north side of Hoop Lane. c. 1910. Single storey. Brick with painted banded stone and gabled central archway. The entrance gateway including the gates, piers and ironwork together with the Prayer Hall were Grade II listed in 2020. The lodge forms part of the Jewish Cemetery, which is a Grade II listed Registered Historic Park and Garden. It also lies opposite the grade II listed II* Golders Green Crematorium, with which it forms part of a wider group.
- Architectural interest
- Aesthetic merits,
- Social and communal value
- Group value
- Intactness



Summer Hill, Leecroft Road, EN5 2TH

- Large two storey red brick Arts and Crafts dwelling house. Clay tile roof with large chimney stacks. Two dormers to front of roof, one hipped, one eyebrow type. Timber casement leaded light windows. Entrance porch with brick arch surround and key stone.
- Architectural interest
- Aesthetic merits
- Intactness



Rusper, Leecroft Road, EN5 2TH

- Large detached two storey Edwardian house in mock Tudor style. Brick and tile hanging at ground floor, pebble dashed at first floor with large gable featuring mock Tudor timbering. Timber sash windows with multi pane lights in upper sash. Clay tile roof with several small chimneys. Bargeboards to gables.
- Architectural interest
- Aesthetic merits
- Intactness



Winyatts, Leecroft Road, EN5 2TH

- Large two storey red brick Edwardian dwelling with clay tile roof and several chimneys and dormers. Timber casement windows and two storey bay windows to the side.
- Architectural interest
- Aesthetic merits
- Intactness



Torrington Cottage, No. 83 Lodge Lane, N12 8JG

- A Victorian end of terrace house of two-storey's in a symmetrical design. Finished in painted stucco with recessed white-painted timber framed windows, a hipped slated roof and timber front door with fanlight above. On the side elevation there is a projecting lintel at ground floor. Group of centrally located chimneys at the ridge, with clay pots. Fronts Church Path, an historic pedestrian footpath.
- Architectural interest
- Age and rarity, intactness
- Group value



Postal Sorting Office, Market Place, East Finchley, N2 8BQ

- Fine Arts and Crafts postal sorting office erected in 1901. Brown glazed tile ground floor with central canted bay with integral original post box and royal coat of arms. Timber-framed and roughcast upper storey.
- Architectural and historic interest
- Aesthetic merits
- Landmark qualities
- Intactness
- Social and Communal value



29 Middleton Road, Golders Green, NW11 7NR

- Fine Arts and Crafts detached house c. 1920 adjoining boundary of Garden Suburb CA. Roughcast and brick with hipped tile roof. 3 storeys above a sunken basement. Painted timber casements subdivided by glazing bars. Double canted bay windows to first floor beneath secondary tiled roof slope.
- Architectural Interest
- Aesthetic merits,
- Intactness
- Group value



Carlstone Lodge, 50 Oakleigh Park South, N20 9JN

- Large detached two storey house with rooms in roof. In London stock brick with slated roof and chimneys with clay pots. Now converted to flats. Canted bay window with slate roof to ground floor. Traditional sash windows with upper sash having 4 glazing lights. Single storey garage to either side, one in a traditional sympathetic style, the other in modern materials with staircase to first floor.
- Architectural interest
- Aesthetic merits
- Intactness



28 Old Rectory Gardens, HA8 7LS

- 1930's Semi-detached, double-fronted house, in the Art-Deco style. White rendered with hipped clay-tiled roof. Includes curved 'sun-trap' Crittal windows and central recessed entrance doorway and porch. Rare, little altered example.
- Architectural interest
- Aesthetic merits
- Intactness



194 Station Road, HA8 7AR

- Narrow two storey building with shop at ground floor with traditional shopfront above herringbone pattern brickwork and recessed doorway. Multi-stock brick with red brick detailing around central tripartite timber window. Pedimented front gable with raking dentilled cornice. Timber sash windows fronting side elevation to public footpath.
- Architectural interest
- Aesthetic merits
- Social and communal value
- Intactness



222-224 Station Road HA8 7AU

- 3 storey gable ended centre terrace building, with modern shopfronts at ground floor with stone frieze above. First floor in red brick with stone Corinthian pilasters between each window opening. Pedimented gable with dentilled projecting cornice. Pediment features windows several with stone detailing above. Central stone “AD 1923”.
- Architectural interest
- Aesthetic quality
- Group value



98 Torrington Park, N12 9PJ

- Two storey detached dwelling house. Red brick with hanging tiles at first floor. Clay tile roof with large chimney and dormer on front elevation. Multi-paned timber casement windows. Lean-to tiled porch supported by decorative timber posts on brick piers.
- Architectural interest
- Aesthetic merits
- Intactness



163 Victoria Road, New Barnet, EN4 9PB

- Architectural interest
- Intactness
- Aesthetic Merits
- Landmark qualities.



163 Victoria Road, New Barnet, EN4 9PB

- Detached house on corner plot, c1890: an exuberant example of late Victorian eclecticism showing the influence of the so-called Queen Anne style of Richard Norman Shaw.
- The façade to Victoria Road is boldly asymmetrical, with starkly contrasting roof pitches to the two gable ends and a pitched-roof dormer on the roof slope connecting them. Deeply overhanging eaves. Further interest is provided by the two-storey pitched-roof bay and the porch with its outside bobbin finials. The side return to Victoria Close has a wide bay with a large steeply-pitched dormer above. Two-storey bay at rear under gable end.
- Construction is in stock brick, mostly in Flemish bond, with some details in pink brick specials; tile hanging also. Terracotta details, including dogtooth friezes. Main roofs are slate with pierced clay ridges, subsidiary roofs in clay tile with geometric and fish scale patterns. Some tile hanging, also patterned. Shaped and pierced bargeboards and other fancy timberwork, including moulded finials, brackets and spindle work. Original windows throughout, with sash windows and fixed lights in a mixture of multipaned and large single pane lights.
- The house displays such a profusion of materials and building techniques that it is suggestive of a pattern book or show home displaying a versatile builder's range of abilities. A remarkable one-off.
- The most distinctive house in Victoria Road and surrounding streets. The quality of construction and workmanship is high. A visual delight.

Hassan Outfitters, 33 Watling Avenue, HA8 0LF

- Last remaining historic shop frontage on the Burnt Oak shopping parades. The glass entrance display area is set into the store with display areas either side with leaded lights in an upper transom. A traditional stall riser in stone runs around the bottom of the display area. The store also retains a traditional awning, a feature which can be seen in historic photos of the parades.
- Architectural interest
- Aesthetic
- Social and communal
- Intactness



2 Wellhouse Lane, EN5 3DL

- 2 storey white rendered Georgian cottage with slate-tiled gable roof and two small chimney stacks with clay pots. 4 windows to front elevation, 1 set of Timber sash 12 paned windows and 1 set with 2 panes in lower sash. Non- original timber front door off-centre with glazed panels and small projecting porch.
- Architectural and historic interest
- Age and rarity
- Aesthetic merits
- Intactness



36 West Heath Road, NW3 7UR

- Three storey asymmetrical detached house, with clay tile roof and tall chimneys with pots. Grand central hooded entrance portico at ground floor with front gable to right hand side. London brick with red brick detailing around timber sash windows and banding at first and second floor. Distinctive pediment window at ground floor with a cartouche on the floor above.
- Architectural interest
- Aesthetic merits
- Intactness
- Landmark qualities

