

BROOMFIELD HOUSE ENFIELD



THE SIGNIFICANCE OF THE HOUSE AND PARK

The Paul Drury Partnership

Historic environment policy and practice

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1 INTRODUCTION

- 1.1 On 12 November 2007, The Paul Drury Partnership was commissioned to report on the architectural and historic significance of Broomfield House and that of the park in which it stands. This report aims to understand the values of what remains of the building after fire damage, including elements salvaged and in store, and its context in the historic park, before setting out a statement of significance. It is intended to inform an appraisal for options for resolving the future of the building.
- 1.2 Broomfield House was listed grade II* in 1950. It has a long and complex history dating back to the 16th century, and was the subject of major rebuilding and enlargement in the 17th, early 18th and early 19th centuries. It now presents the external appearance of a Georgian house; a two storey box with a central light-well and low roofs hidden by parapets. The main façade is to the west, and includes an unusual recessed loggia at ground floor level.
- 1.3 The house stands within a public park which incorporates the remains of a formal Baroque landscape of ponds and avenues, focussed on the house. The 16th or early 17th century boundary walls suggest that the house had some form of formal setting from an early date. Broomfield is included on the national *Register of parks and gardens of special historic interest* at grade II.
- 1.4 The house and park were bought by Southgate District Council in 1903. The grounds were converted into a public park and the house has been variously used as a school, health centre, café and museum. A covenant imposed at the time of the sale includes the restriction that “the purchasers shall be at liberty to use the existing buildings or to erect on any part of the said hereditaments and premises not exceeding in the whole five acres any one or more buildings to be used as a Town Hall Library or other Municipal buildings but such buildings shall not be used for the purpose of any trade or business or for any purpose which may grow to be an annoyance or injury to the said Broomfield Estate”.
- 1.5 The house was severely damaged by fires in 1984, 1993 and 1994 and has been derelict since the last fire, which destroyed the roof and much of the interior. The remains of the building are protected by a temporary roof and surrounded by a hording. Some of the interior fit out survived the fires and is stored in two shipping containers in the stable yard. Parts of the early 18th century murals that once adorned the entrance hall were salvaged and are stored in the basement of Southgate Town Hall.
- 1.6 This report is informed by a report on the structural development of the house was produced by Richard Lea of the English Heritage Buildings Recording Unit in February 1994, historical notes on the building prepared

by Stephen Brindle of English Heritage in 1993, a souvenir guide produced by David Pam (n.d.), an archaeological survey by Richard Lea and Andrew Westman of 1985, and feasibility studies by Donald Insall and Associates of 1987, 1992 and 2001, along with a scheme for use as the building as a community facility developed in 2006. The understanding of the park is informed by a survey and analysis prepared by the Parklands Consortium in 1997.

- 1.7 Phased plans of the house at each floor level follow this introduction.

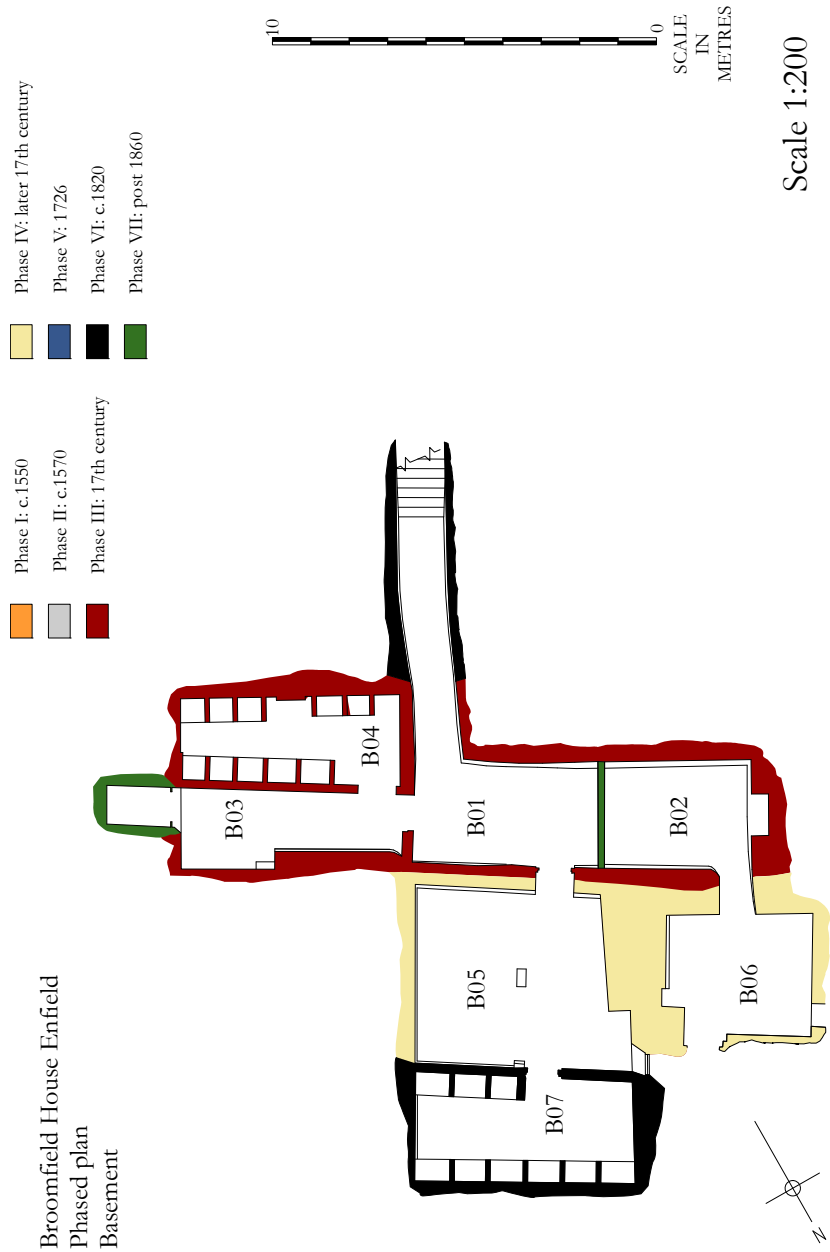


Figure 1: Phased plan - basement



Figure 2: Phased plan - ground floor



Figure 3: Phased plan -first floor

2 SUMMARY OF THE DEVELOPMENT OF THE HOUSE AND PARK

2.1 Phase I: The addition of a cross-wing to an earlier building – c.1562

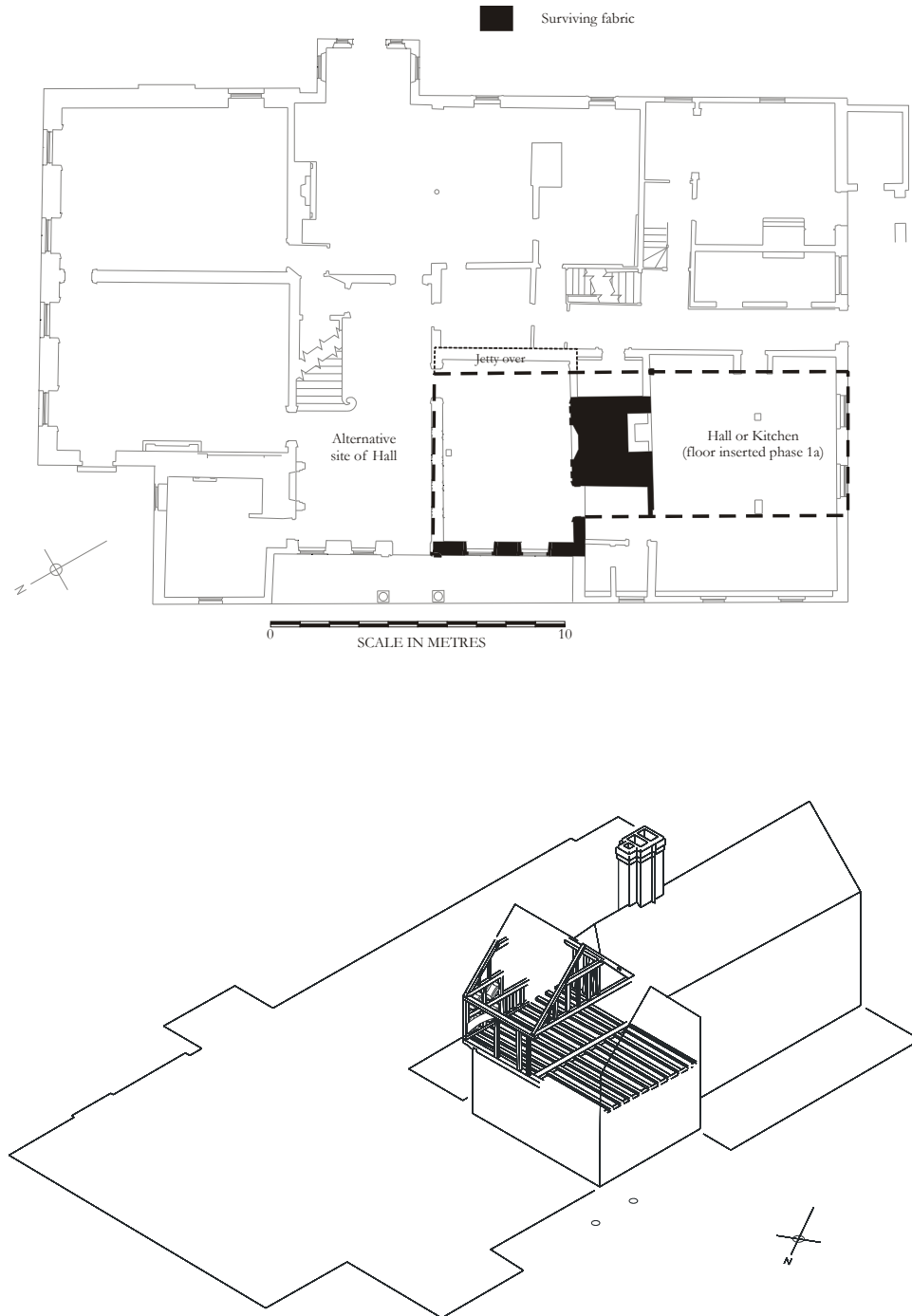


Figure 4: Broomfield House c.1562 (Richard Lea)

- 2.1.1 The earliest surviving parts of the house are fragments of timber-framing for a jettied cross-wing in the centre of the building (rooms G8, F12, F18 & F20). The jettied gable has small square panels with quadrant bracing, infilled with lath and daub, flanking a central window with close studding beneath (figs. 2-4). The roof appears to have had clasped side purlins (now lost) with wind braces. At ground floor level the framing of the west wall of the primary structure survives.



Figure 5: Cross-wing - ground floor chimneystack and detail of empty mortice for original floor structure

- 2.1.2 This cross wing was heated by the extant brick stack on the south side. It is unclear whether the upper chamber was heated, as later alterations have obscured the original form of the stack at this level. At a later date (see phase II below) the first floor of the cross-wing appears to have been raised to increase the height of the ground floor. This involved simply jacking up the entire frame and placing it on a rebuilt, and higher, brick plinth. The original level of the first floor can be seen from the mortice directly over the fireplace, which is thought to have originally held the central spine beam of the first floor (fig. 5).

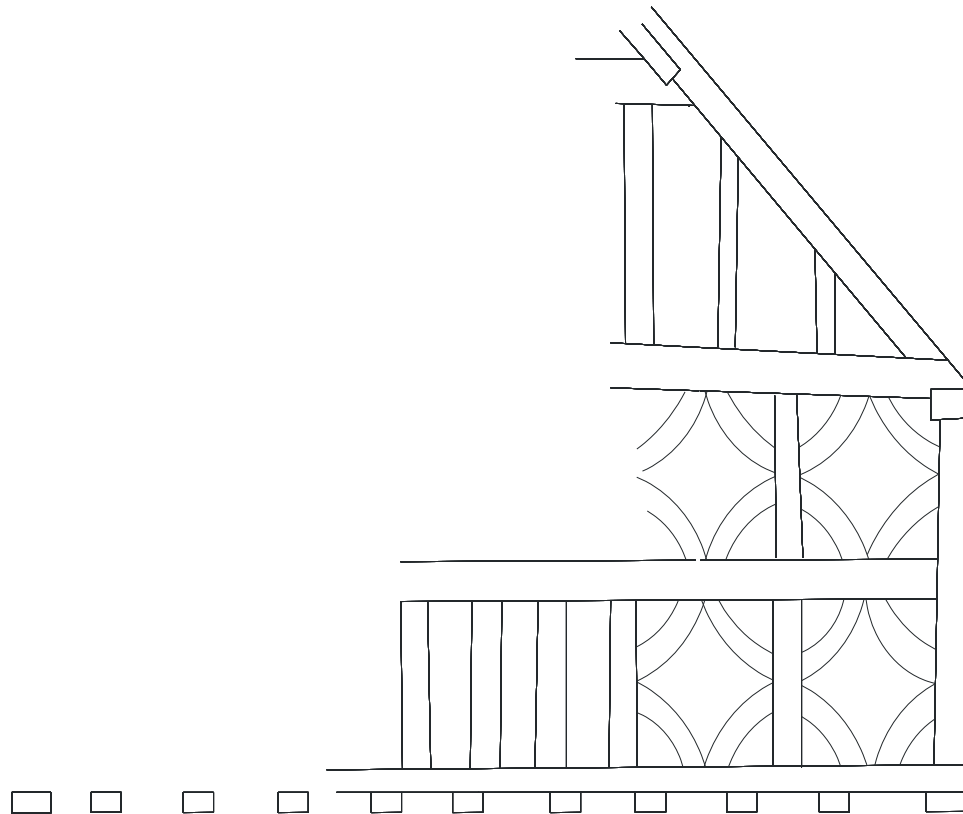


Figure 6: First floor cross-wing, surviving elements of decorative gable

- 2.1.3 While the form which the rest of the building took at this stage is unclear, it is apparent from the presence of a fireplace in the south side of the chimneystack that there was a structure to the south of the cross-wing (G12). The form and purpose of this space is not known; however, the presence of a 17th century inserted floor (see phase Ia below) suggests a relatively large space open to the roof (fig. 3). These floor timbers also suggest a relatively narrow building, which, due to the presence of the chimneystack, could not have been linked internally to the cross-wing unless the building was aisled, with a link to the cross-wing through the aisles. Thus it may have been an open hall, though it would have been unusual to heat a hall at what would have been the high end. Alternatively it may have been a kitchen, in which case the cross-wing would have been at the low end of a now lost hall to the north. Due to the lack of evidence it is impossible to be certain about the form and use of this building. Archaeological evidence may, in due course, yield more information about this part of the house.
- 2.1.4 Due to later alterations and fire damage to the cross-wing, it is not possible to tell whether in phase I there was a building to the north of the cross-wing.

- 2.1.5 Dendrochronological analysis has yielded a felling date of 1562 for the cross-wing timbers, which is consistent with the style of the surviving framing. The first documentary reference to Broomfield is in 1566, when John Broomfield, a currier of London, sold land in Southgate to Geoffrey Walkeden.¹ That Broomfield had become a family name suggests that the origins of the house go back considerably beyond 1562. Walkeden's (or Walkaden's) ownership of the house apparently lasted until 1599.² He appears to have leased the property out for some of this time, as in 1593 it was occupied by Richard Skevington.³
- 2.1.6 Quadrant bracing in squares (fig. 6) is characteristic of early post-medieval buildings in the Midlands, but is rare in the south-east, although it has been recorded in Rye, Sussex. The presence of this decorative bracing on the east side implies that the principal frontage was on the east, rather than to the west as is currently the case.

2.2 Phase Ia: The flooring of the ?hall - 17th century

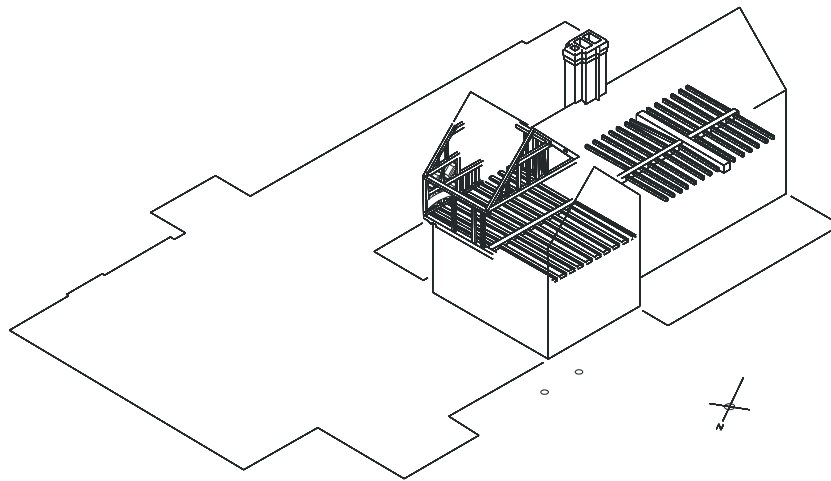


Figure 7: Broomfield House in phase Ia

- 2.2.1 The next phase of development of the building was the insertion of a first floor into the possible hall/kitchen G12 (fig. 7). The framing of this floor is of a different character to that of the cross-wing, suggesting that it was carried out at a later date.
- 2.2.2 This phase cannot be securely dated, although it clearly predates phase II (see below). The character of the joists, particularly their square cross-section, suggests a 17th century date.

¹ Baker, T.F.T *A History of Middlesex* (Victoria County History) Oxford University Press 1979 p.158

² Map of 1599 held by Enfield Local History Unit

³ Baker *op. cit.* p.158

2.3 Phase II: the expansion of the house - early 17th century

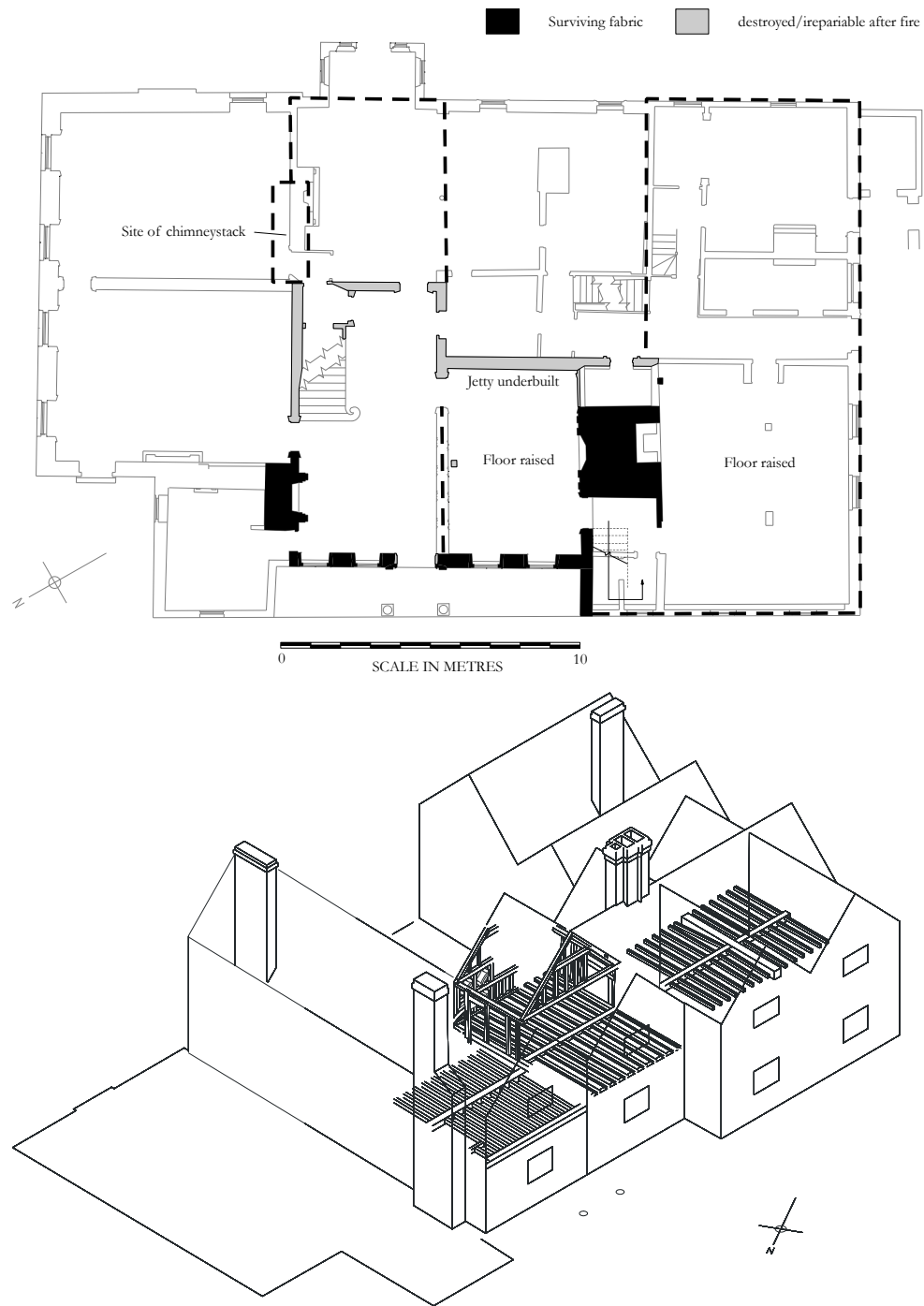


Figure 8: Broomfield house c.1600 (Richard Lea)

2.3.1 There are signs that Broomfield was extensively altered during the early part of the 17th century (fig. 8). The floors of the phase I cross-wing and phase Ia hall were probably raised at this time, as the head of the post inserted to carry the spine-beam of the cross-wing floor has carved scrollwork decoration of early 17th century character (fig. 9). Likewise the

spine beam of the 'hall' floor (G12) was moved from a still extant mortice and carried on a brick corbel at higher level.



Figure 9: Inserted scrolled bracket carrying cross-wing floor

- 2.3.2 These alterations necessitated alterations to the chimneystacks, as the first floor fireplaces were now placed at a higher level. The west face of the stack was also cut back at first floor level to accommodate a new stair, the position of which is indicated by later panelling. The work also involved rebuilding the dwarf wall on the west side of the cross-wing at a higher level. It would be logical to assume that the under-building of the east side of the cross-wing jetty took place at this point.
- 2.3.3 The presence of a fully-framed floor and fragments of wall plate to the north of the cross wing (G4/G5-F5/F19) suggest that a two storey gabled wing was added to this end of the building in the 17th century. This was built above a brick lined cellar and heated by two external stacks on the north side (fig. 8).
- 2.3.4 The 'hall' (G12) appears to have been extended at this point, with the addition of gabled projections on the west. These are shown in a drawing of *c.*1800 (fig. 10) and have since been replaced by later softwood timber framing. However, the dwarf walls under this framing are of the same character as the dwarf walls of cross-wing. Similar fabric in the area now occupied by G6, G10, G11 and G14 also implies that the house was also extended to the south-east. This may have been one of the two gabled projections at the south end of the house shown on the *c.*1800 watercolour.
- 2.3.5 Again, this phase of works cannot be securely dated. It is possible, but by no means certain, that it was prompted by a change of ownership, as 'Bromehowse' is recorded as being in the possession of Sir John Spencer, alderman of London, in 1599 and 1606.⁴

⁴ *ibid.*

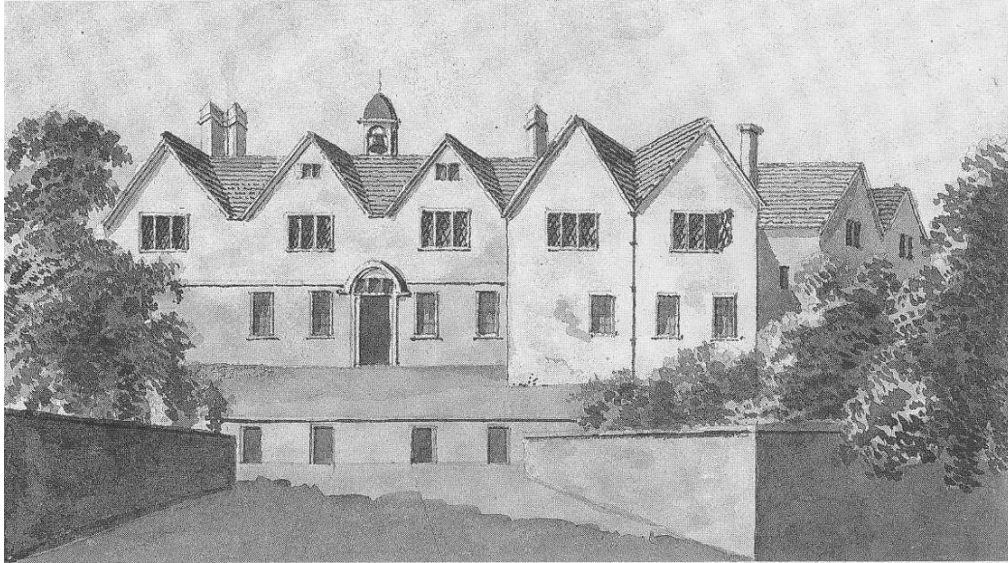


Figure 10: Watercolour of the west elevation of Broomfield House c.1800

2.3.6 The house appears to have acquired a formal garden by the early 17th century. Part of the east wall of the park, including the Tudor style four centred arch in the east wall, and the pedestrian gate at the south end of this wall, are 16th or early 17th century in character (Figs. 11 and 12). The simple nature of these walls, and the rebuilding of the gable over the gate in the 19th century, make them impossible to date closely. The walls of the stable yard and the wall linking the house to the park wall are probably of similar date. This implies the enclosure of the immediate grounds and therefore some form of formal garden. The ponds to the west of the house may have begun life in the medieval or Tudor period as fish ponds.



Figure 11: 16th or early 17th century entrance



Figure 12: The landscape in the late 16th – early 17th century

(Parklands Consortium 1997)

2.4 Phase III: Extension to the north and west - 17th century

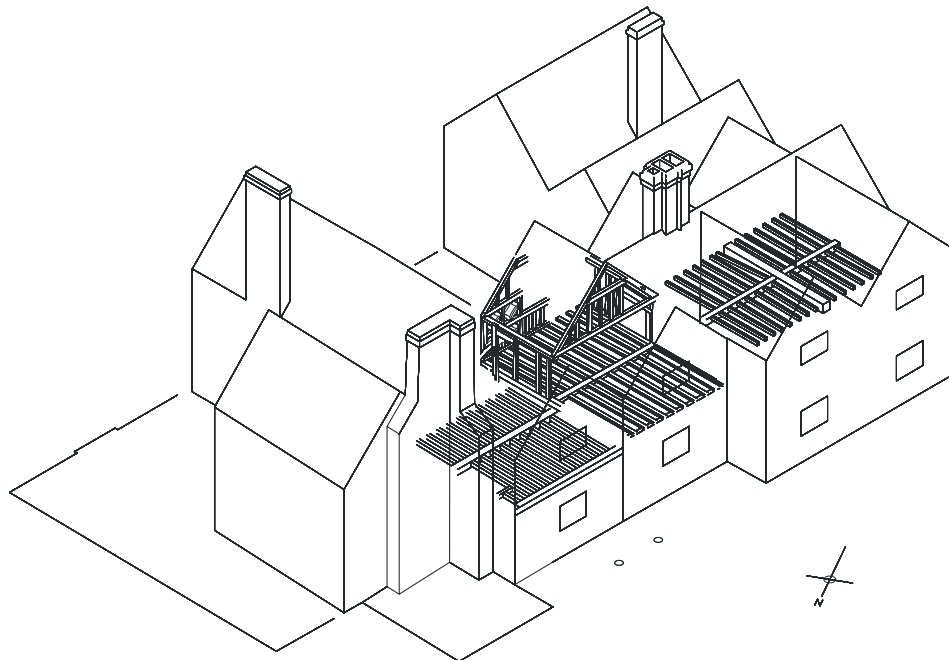
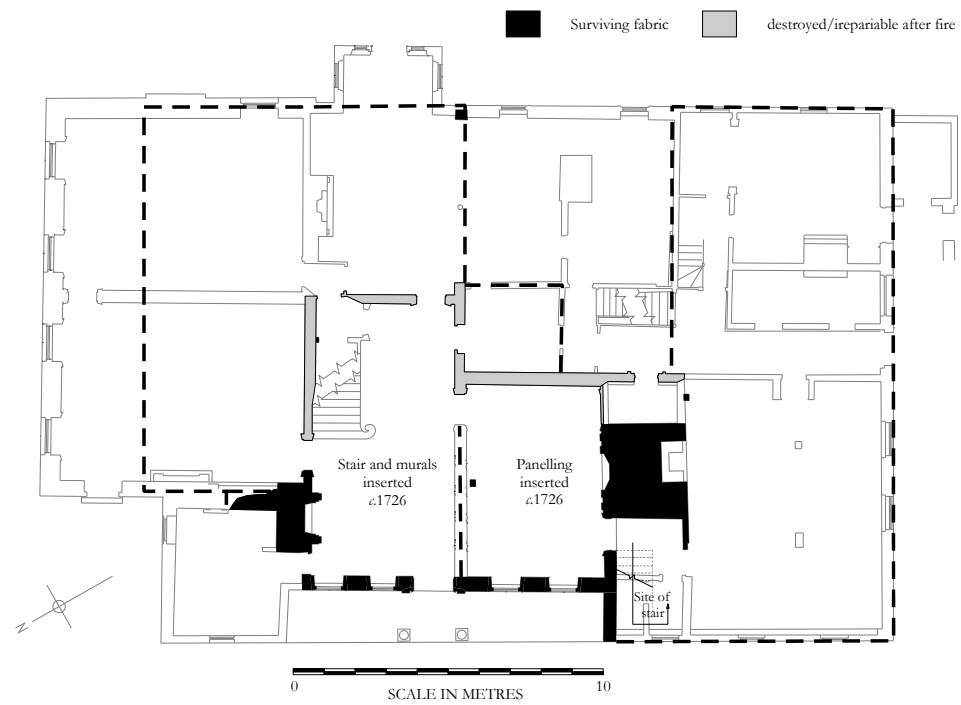


Figure 13: Broomfield house in the later 17th century (Richard Lea)

2.4.1 The next phase of works consisted of additions to the north and east (fig.13). All that survives from this phase are the basements (B1, B2, B5 and B6) and extensions to the phase II chimney stack heating the north

wing (figs. 1 & 2). Building breaks visible in the cellar suggest these were built after the phase II wing. These additions are probably shown on the 1801 enclosure map (fig. 19), which also suggests that the west wing was widened and a small structure sat in the area now occupied by G7 by this point.

- 2.4.2 This must have been a two storey structure, as the layout of the murals inserted into the phase II north wing in 1726 implies that there were no windows on the north side of this wing, and therefore that it was probably abutted by a further building. This supposition is reinforced by the c.1800 watercolour, which shows the new north wing as a two-storied gabled structure set flush with the cross wing (fig. 10).
- 2.4.3 These works cannot be securely dated. The manner in which the phase II chimney stack has been enlarged suggests that they post-date the construction of the north wing. However, the two phases may be relatively close in date, as the house was assessed as having 14 hearths in 1624, suggesting that it had reached a relatively large size by this point.⁵ The house was occupied by Joseph Jackson, a merchant of London, at the time of the assessment.

2.5 Phase IV: 1720-30

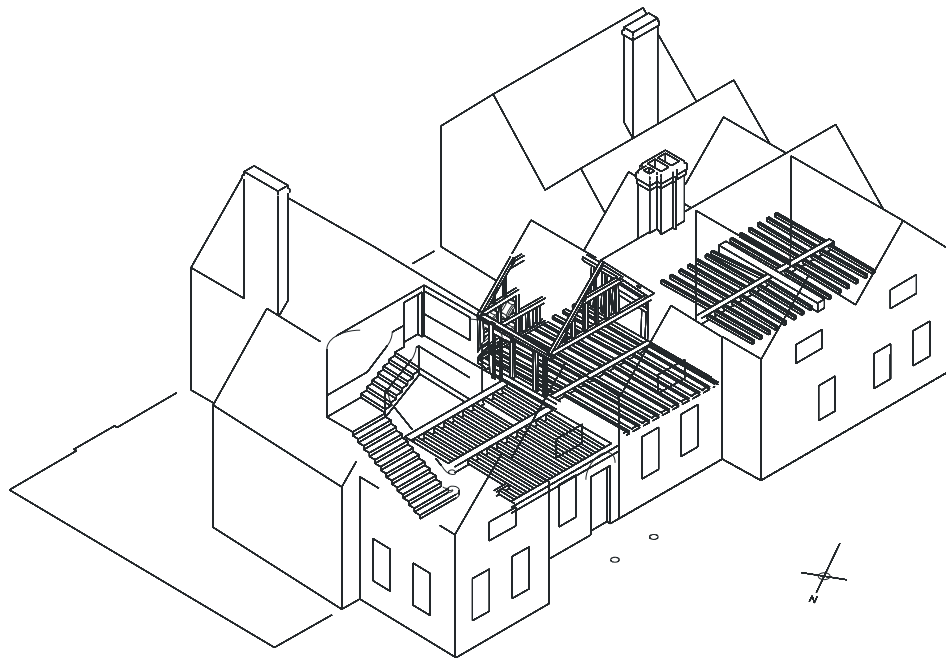


Figure 14: Broomfield House c.1726

- 2.5.1 Around 1720-30 the house was modernised with the transformation of the west end of the north wing (G4 and F19) into a grand entrance hall,

⁵ Baker *op. cit.* p.158

complete with an open-well stair and murals on the walls and ceiling. The cut string stair with barley-sugar balusters is early 18th century in character, while the murals are dated by the artist himself, Gerrard Lanscroom, to 1726.

- 2.5.2 The early 18th century doorcase housing the front door and, the sash boxes (although with later sashes) in the ground floor of the cross-wing and north wing (rooms G4 and G8) on this side of the building are presumed to be contemporary with the stair and mural. The c.1800 watercolour suggests that the entire ground floor of the west elevation was refenestrated around this time. The crudeness of the joinery associated with the insertion of these windows suggests that the exterior of the west elevation was covered in stucco by this point. The small extension to the north-west must also have been added by the time the picture was painted.
- 2.5.3 The lining of G4 and G8 with oak panelling, the strengthening of the timbers of the floors above these rooms and the blocking of the door at the east end of the north wall of G4 are also probably contemporary with this phase. At first floor level, the mural scheme allowed for doors to the east (presumably to the first floor of the phase II cross wing) and west, and a window to the south, to what is now a light well, and may well still have been an open courtyard at this point. As there are no windows to the north, the murals must have been very poorly lit.
- 2.5.4 These changes established G4 as the main entrance hall, a function it may not have had before this date, and suggests that the building was ‘turned around’ at or by this point, with the west elevation, formerly the rear of the building, becoming the main façade.



Figure 15: Main stair and murals before the fires

- 2.5.5 Although not necessarily connected with the insertion of the stair, it is clear that the grounds of the house were laid out in their current form around this time. The basic layout is shown on Rocque's 1754 map. To the west of the house was a formal garden with three ponds aligned north-south (fig. 16). The c.1800 watercolour of the building suggests that walled enclosures were built in front of the ponds (fig. 17). Further west, beyond, was a park of the same shape and size as the present public park. A double avenue running west-east, aligned with the centre of the house, was flanked by a double row of elms, now replanted with limes. The north rows of the avenue were aligned on an early 18th century summerhouse with wooden ionic columns, built against the phase I or II eastern garden wall and the southern rows on internal face of the phase I or II arch through this wall. Garden and park were divided by an 18th century wall to the west, with a gateway aligned on the centre of the house. Two *clair voies* flanking this gate ensured that the views down the walks to the summerhouse and gate were not interrupted. This wall originally continued around the north end of the ponds. The Rocque map and the 1st (1867) edition of the 25" OS map show that these ponds were fed by a short straight canal, possibly via a cascade.⁶ Recent archaeological investigations have revealed a second, smaller, canal on the east lawn.⁷
- 2.5.6 It is not known what prompted such a radical transformation of the house and, particularly, its grounds. The house remained with the Jackson family throughout the 18th century, passing to Mary Jackson as part of her dowry on her marriage to William Tash in 1773. By this point it was the second largest estate in Edmonton, consisting of 582 acres at enclosure in 1804, mostly around Broomfield House and on the borders of Southgate and Tottenham.⁸

⁶ Middlesex sheet VII.14

⁷ Parks Consortium *Broomfield Park* 1997 p.4

⁸ Baker *op. cit.* p.158

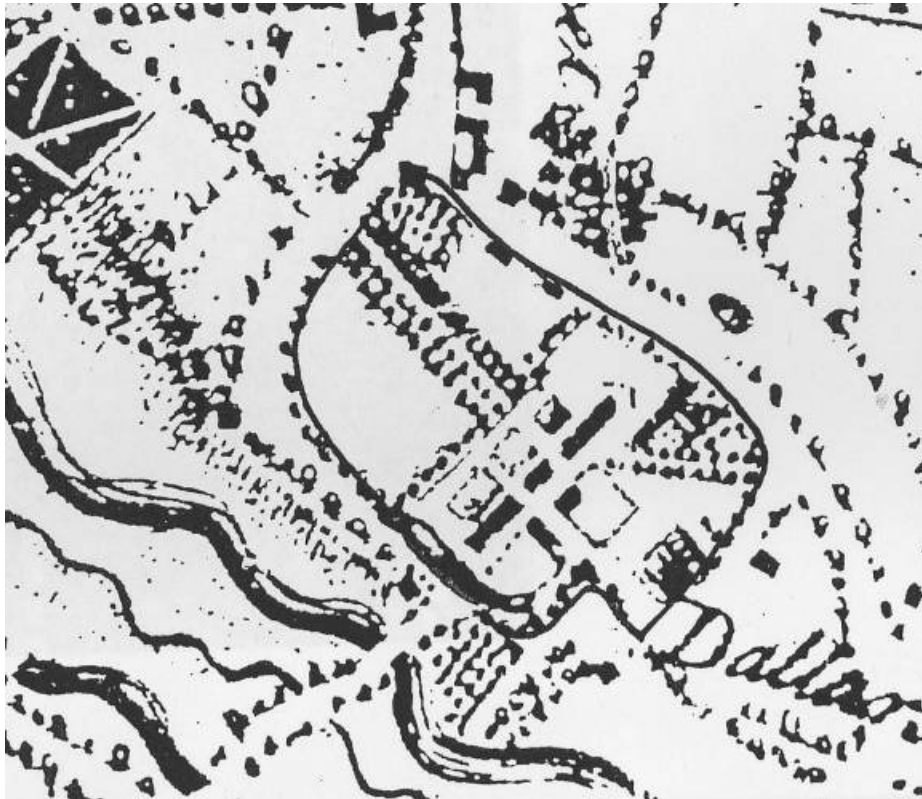


Figure 16: Excerpt from Rocque's 1754 map of Middlesex

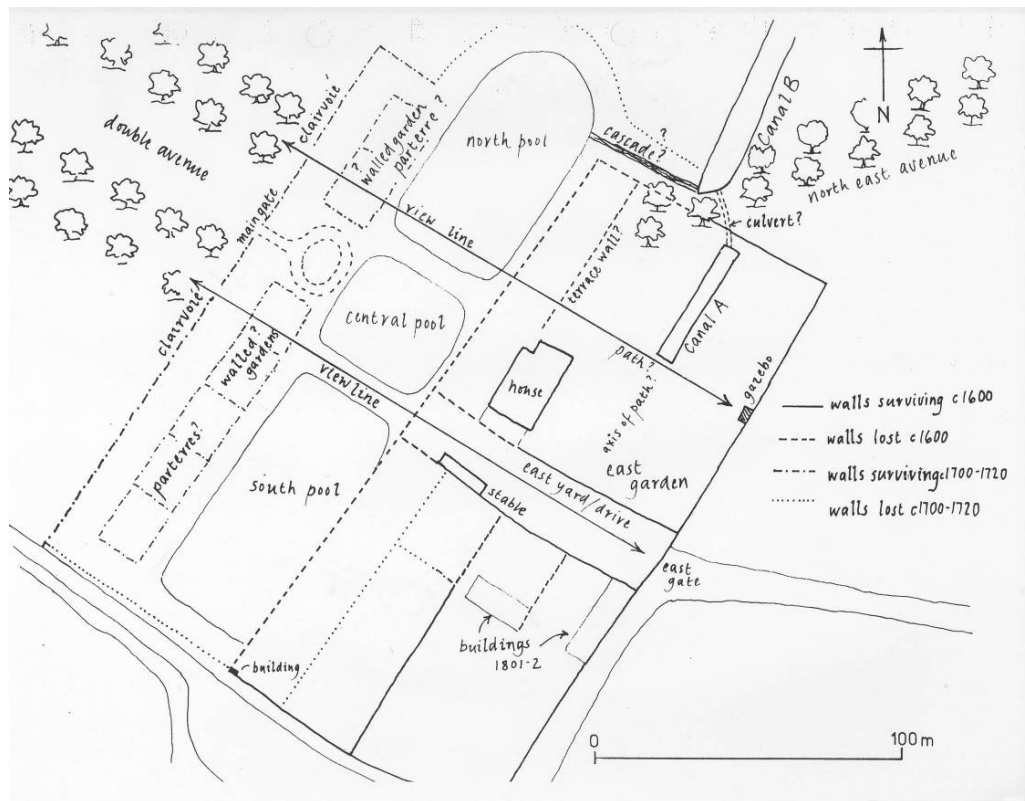


Figure 17: Broomfield park in the 18th century

2.6 Phase V: Early-19th century

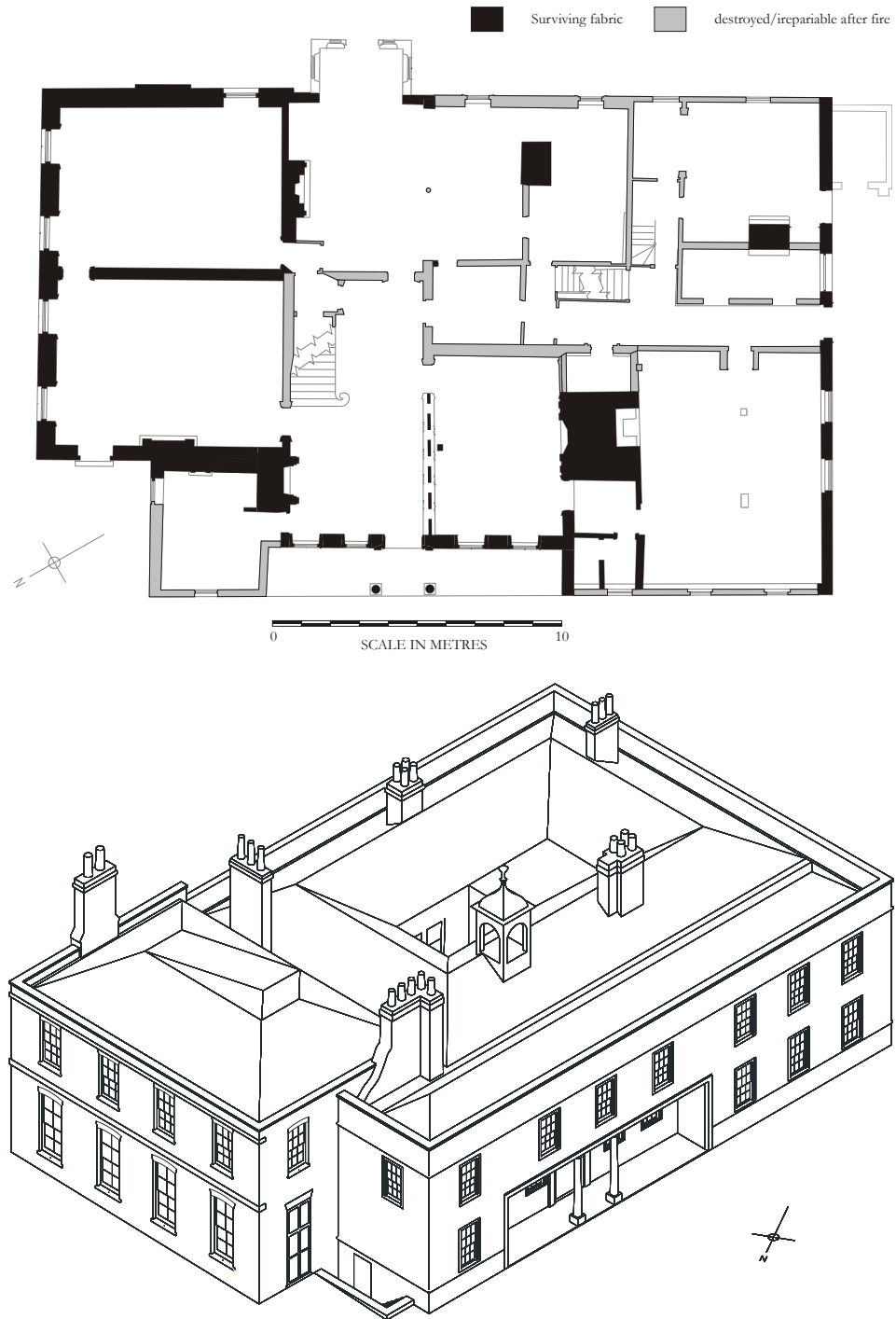


Figure 18: Broomfield House in the early 19th century

2.6.1 Between the publication of the Edmonton enclosure map *c.*1800 and the first edition of the Ordnance Survey map of 1867 there was a radical transformation of Broomfield, from a picturesque many-gabled house to a

classical building (fig. 18). These alterations were probably prompted by the acquisition of the property by the Powys family. Mary Tash (nee Jackson), in her will dated 1811, left the house to Louise Powys and her husband Henry Phillip Powys, of Hardwick House, Buckinghamshire.⁹ It is presumed that they occupied the property from 1816, after the death of William Tash, who is presumed to have had a life interest in the property.

- 2.6.2 What was probably an open courtyard between the east and south-east wings was infilled (G5A and part of G6), leaving a small light-well (now G7). The external walls were largely replaced with new softwood studwork and rendered, and the collection of steeply-pitched gabled roofs was replaced by a low-pitched rectangular hipped roof covered in slate and largely hidden by a (timber) parapet. The building out of the west façade created a portico *in antis*, above which the first floor was supported by Doric columns.
- 2.6.3 The interior of the house was completely re-ordered at this point, with only the partitions around the phase I cross-wing (G8/F12) and the entrance hall (G4/F23) remaining (fig. 18). The decoration of these rooms was updated, with pine panelling added to the entrance hall (G4) and the ground floor of the phase I cross-wing (G8), above the 1726 oak dado panelling. Similar panelling of this date was also fitted at first floor level in room F6.
- 2.6.4 Around the same time, the building was extended to the north, with a two-storied range above a cellar. This contained two large ground floor rooms, (G1 and G2), which were typical of the early 19th century, with simple plaster cornices, a moulded dado and skirting boards; there were two bedrooms and a dressing room on the upper floor (fig. 18). The construction of this extension, which uses brick throughout, and its higher ceiling heights, suggests that it took place at a different time to the early-19th century reordering of the rest of the house. However, it is unclear which took place first.
- 2.6.5 Also from this period is the stable block, which stands to the south of the house. This is not shown on the 1801 enclosure map but its architectural character suggests that it cannot long post-date the map (fig. 19). Much of the building materials used in the stable have been reused, and were probably taken from the house when it was remodelled (see p.43). The former outbuildings to the south of the house were demolished around the same time, presumably replaced by the new stable block.

⁹ Register of Historic Parks and Gardens GD1496

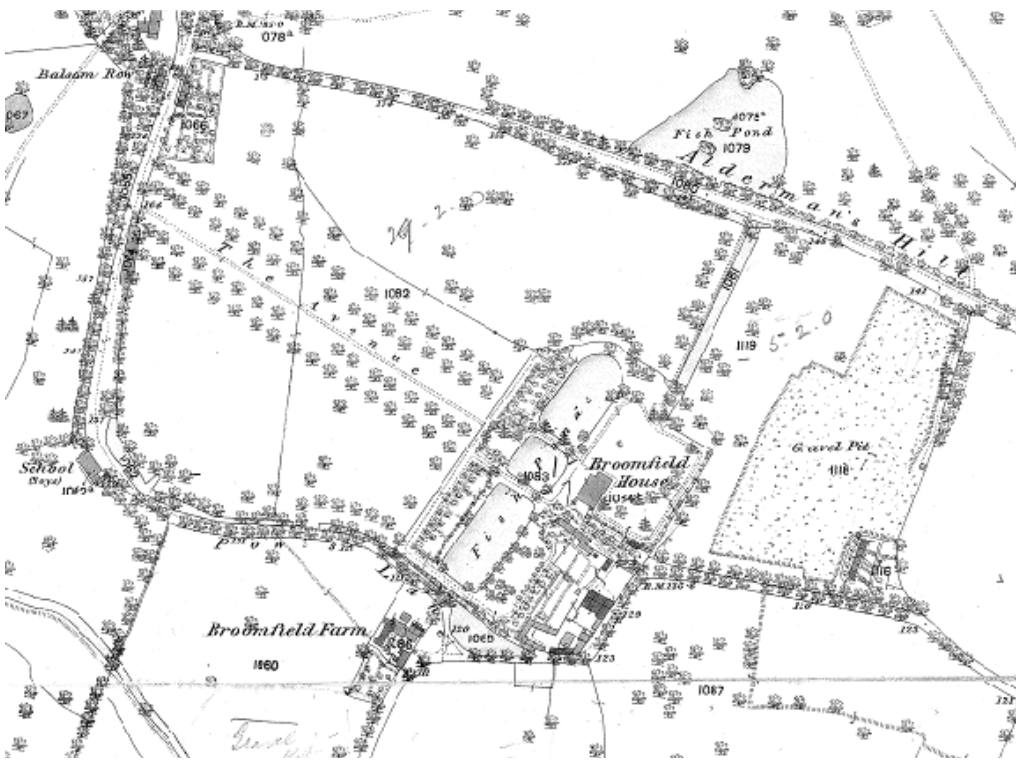
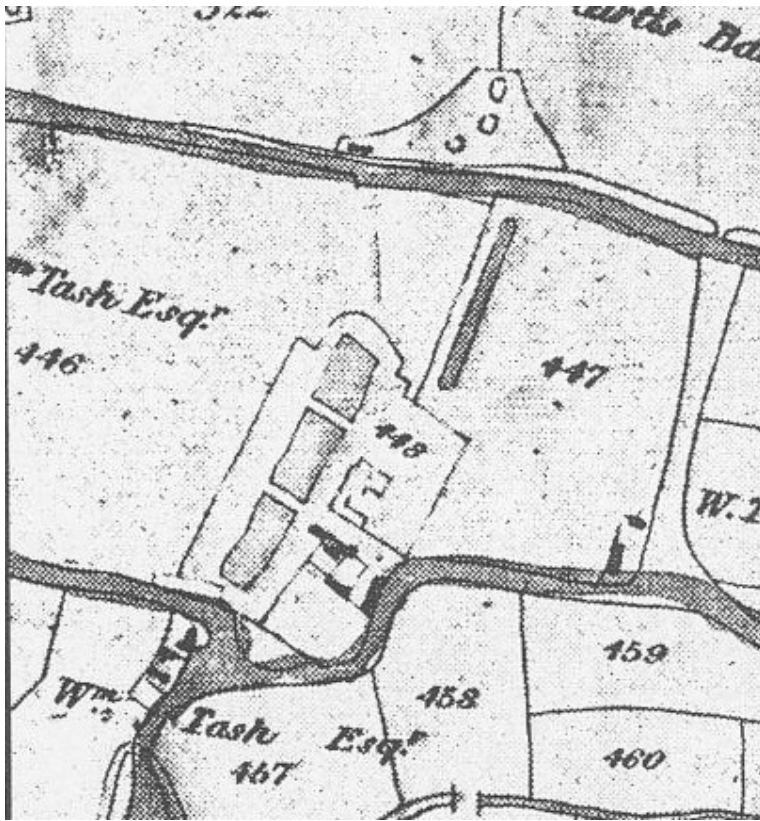


Figure 19: Extracts from Edmonton Tithe Map of 1801 and the 25" OS map (1867)

2.7 Phase VI: Late Victorian/Edwardian alterations - c.1896

- 2.7.1 The Powys family lived in Broomfield House until 1858, after which it was tenanted. From 1874 the tenant was Sir Ralph Littler QC, a barrister specialising in railway bills and a leading figure in the campaign for a separate local government unit for Southgate (which hitherto had been part of Edmonton). This goal was achieved in 1881. In 1903 Philip Lybbe Powys sold the house and its 54-acre park to Southgate U.D.C., and the rest of the estate to builders.¹⁰
- 2.7.2 A number of minor alterations had been made during the later 19th century. These included a large rectangular two-storey bay window at the north end of the east elevation and two projecting rectangular oriels, one at first floor level on the centre of the south elevation and the other at the south end of the east elevation. A small single storey outbuilding under a lean-to roof was attached to the south east corner of the building. A photograph from the late 19th century shows external slatted shutters on the west elevation.¹¹ These alterations predate 1896, as their outlines are shown on the 2nd edition of the OS map, published in that year, and are also shown on the first detailed photograph of the building, dated 1910. The addition of the lincrusta frieze in G1 and G2 also probably dates from the end of the 19th century.
- 2.7.3 Some alterations were also made to the park. The eastern part of the park was used as a gravel pit by 1867, but appears to have fallen out of use by 1896.¹² Broomfield Farm, the home farm to the south of the park, was well established by this point. The classical portico on the inner side of the Tudor entrance gate appears to have been added between 1867 and 1896 (fig. 19).¹³ A copy of the latter map was annotated with new roads and sewers, one of which cuts through the buildings of Broomfield Farm.



Figure 20: Entrance gate, inner face

¹⁰ Baker *op. cit.* p.158

¹¹ Dalling, G. *Southgate and Edmonton Past* Historical Publications, London 1996 p.69

¹² 1st edition 25'' OS map (1867) sheet vii.14

¹³ 1st and 2nd editions of 25'' OS map (1867 and 1896) sheet vii.14

2.8 Phase VII: 1903-1933

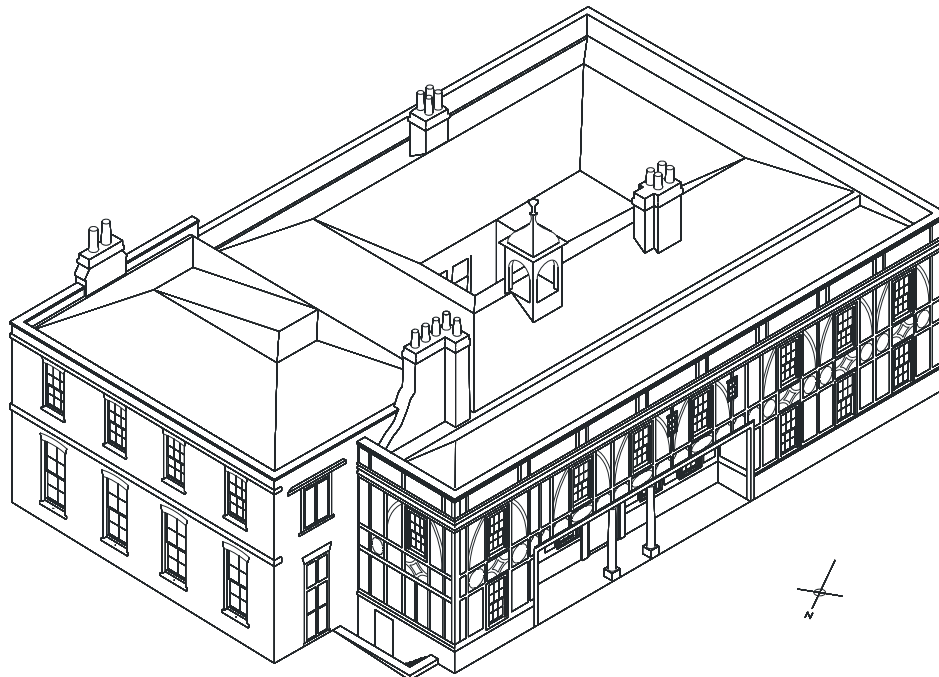


Figure 21: Broomfield House c.1933

- 2.8.1 Once acquired by Southgate U.D.C., the grounds were converted into a public park. T. H. Mawson advised on adapting them for public use between 1908 and 1914, though not all of his recommendations were implemented, and his plan for Broomfield was published in his book *Civic Art*.¹⁴ An oval boating lake with a shelter at its northern end was added to the north of the existing three ponds before 1914, replacing the earlier canal.¹⁵ Trees were planted to the east of the new pond and a further small pond (now filled in) dug to the west of the original north pond. To the west of this are tennis courts and bowling greens added between 1914 and 1936.¹⁶ A half timbered bandstand was added to the west of the southern pond in 1926¹⁷ and a conservatory added to the west of the original north pond before 1936 (fig. 22).¹⁸
- 2.8.2 In 1929 a garden of remembrance was introduced to the south-east of the house. This was designed by R. Phillips, the Borough Architect and Surveyor, and consists of a walled garden with an arcaded temple flanked by a pergola with a memorial cairn in front. It was opened in 1929.¹⁹

¹⁴ Parks Consortium, *Broomfield Park* 1997 Report for Enfield Council p.13

¹⁵ 2nd (1896) Edition of the 25" OS map sheet vii.14

¹⁶ Entry on the national *Register of parks and gardens of special historic interest*

¹⁷ Cherry, B. and Pevsner, N. *The buildings of England London 4: North* Penguin, London 1998 p.462

¹⁸ 1936 Edition of the 25" OS map sheet vii.14

¹⁹ Pevsner p.462

2.8.3 During the 20th century, the house was used as a school, health centre, café and museum. Works to the fabric were largely limited to the exterior. In 1928 it was decided to strip off the existing roughcast on the eastern front and replace it with a layer of half timbering composed of oak boards infilled with cement render on steel mesh, attached to the 1820s (phase V) studwork. The west and south elevations were similarly treated in 1932. The pattern of framing, which features quadrant bracing, suggests that the design may have been inspired by the framing of the phase I cross-wing, which was probably exposed early in these works. At the same time the taller stacks were reduced in height and the first floor room to the east of the staircase lined with panelling.

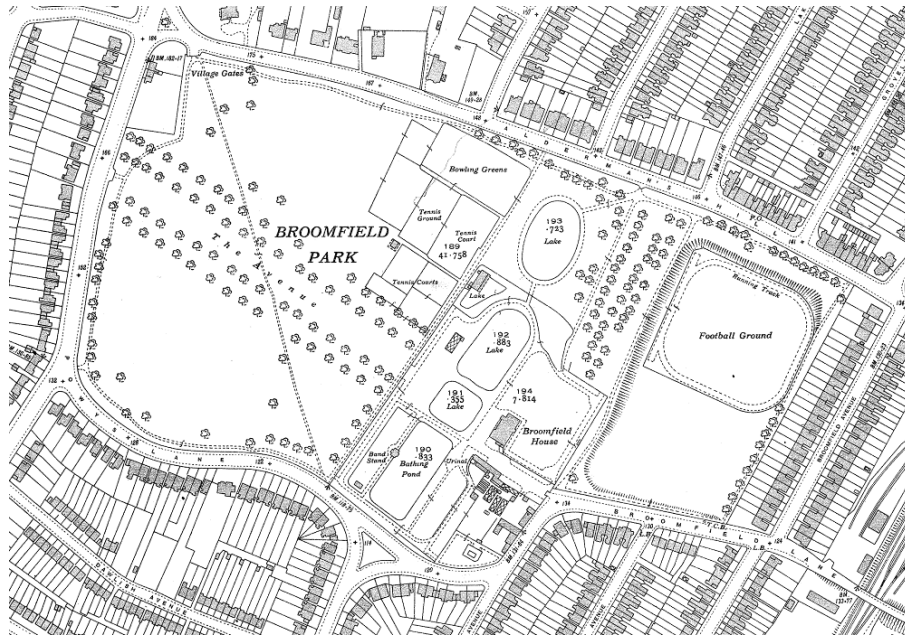


Figure 22: The park in 1936
(25” OS map Middlesex sheet vii.14)

2.9 Further research

2.9.1 Many aspects of the development of the house are not yet clear, and, due to its now fragmentary nature, further detailed study of the built fabric will only yield a limited amount of new information. However, if the opportunity arose, a targeted archaeological investigation could prove enlightening. Specific issues to address would be to determine when Broomfield originated, its early development, the footprint of the original ‘hall’ to the south of the cross-wing, whether the building ever extended further south than its current foot-print, the footprint of the phase II south-eastern wing, and to ascertain whether there was a structure predating the phase II north wing. Some further dendro-chronological analysis is also desirable. In particular it would be helpful to obtain firm dates for the floor timbers of the phase 1a inserted floor in the ‘hall’ and both the phase II floor structures in the north-wing.

3 ASSESSMENT OF THE SURVIVING FABRIC

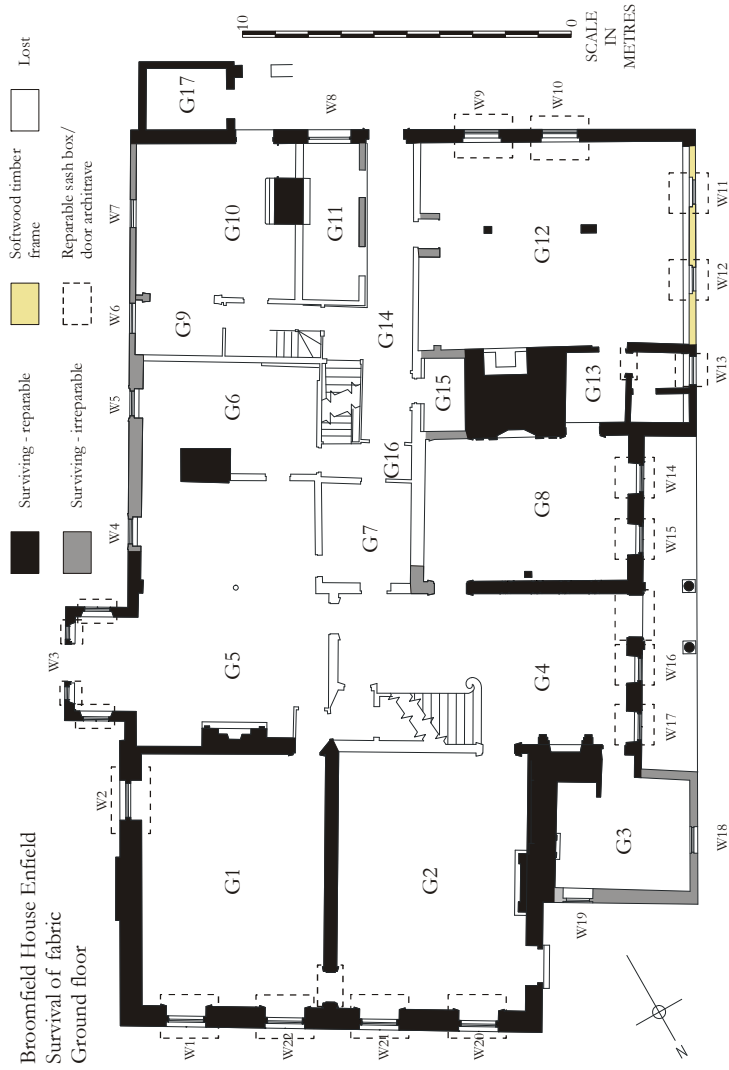


Figure 23: Survival of fabric, ground floor level
(scale 1:200)



Figure 24: Survival of fabric, first floor level
(scale 1:200)

3.1 Phase 1, c.1562

3.1.1 All that remains of the c.1550 phase of construction is the chimneystack (which has been altered by the raising of the floors in the early 17th century), and parts of the framing of the cross-wing, namely:

- the floor structure;
- the fabric of the chimney stack between the hall and cross-wing
- the framing of the west wall of the ground floor (albeit altered with the insertion of higher dwarf walls)
- The central truss
- Fragments of the north and south walls
- Surviving elements of the decorative framing on the east gable wall

3.1.2 While the decorative framing on the east gable wall has been damaged by fire, remaining timbers are only surface-charred, largely internally, and could be incorporated into a rebuilt frame. While a relatively large number of timbers survive from this phase, they are essentially fragments that could be incorporated into what would be a largely new building, rather than forming a structurally coherent unit that is capable of repair.



Figure 25: F12 cross-wing, remains of framing

3.2 Phase Ia, early 17th century

- 3.2.1 All that survives from this phase is the floor inserted into the 'hall'. This survived the fire largely intact, but the southern-eastern part has since rotted away. Around a quarter of the fabric that survives in situ is in a very poor condition due to rot and is unlikely to be salvageable.



Figure 26: G12 Phase Ia floor

3.3 Phase II, early 17th century

- 3.3.1 The earliest part of the cellar survives intact from this phase (B4/B5), as does the floor structure (F5/F19 – though the western half of the floor frame in F5 has been irreparably damaged by fire), the west wall and chimneystack of the north wing (G4), and the plinth walls on the west side of the ground floor of the cross-wing (G8). Scattered fragments of the mid rails and wall plates of the north wing also survive.



Figure 27: G4 17th century wing, ground floor

3.4 Phase III, 17th century

- 3.4.1 Survival of this phase is limited to parts of the cellar, the extension to the northern chimneystack and the dwarf walls supporting the timber-framed ground floor on the western face of the building.



Figure 28: G8 Phase III plinth

3.5 Phase IV, 1720-30

- 3.5.1 Surviving elements from this phase are mainly associated with the fitting out and decoration of the building rather than its structure. In situ, only the windows and doorway in rooms G4, and the panelling and framing around the former stair, survive intact. The architrave around the doorway between G4 and G8 and the door to G15 survive in situ but have been severely damaged by fire. Shutters in G8 have been removed from their boxes but remain loose on-site.
- 3.5.2 More survives in storage. The Lascroon murals have been carefully packed and stored in the basement of Southgate Town Hall. A detailed report on their condition was prepared by St Blaise Ltd in April 1997. This gave an assessment of the works to be carried out both on and off site, a repair and reinstatement methodology and outline costs of the work. According to this report, the wall murals are salvageable, whereas the ceiling and coving mural is beyond reconstruction. In 1997 the cost of repair and restoration of the mural, including painting a new ceiling in facsimile of the original,

was estimated at £475,000. The murals have been stored in controlled conditions and are not believed to have deteriorated in the subsequent decade.

3.5.3 Panelling from G4 and G8 was removed and stored in containers in the stable yard. The extent of survival was recorded by Donald Insall Associates in 1994. They indicate that approximately 70% of the panelling in G8 and 85% of the panelling in G4 survive. A recent inspection suggests that this material has not deteriorated since it was stored. The majority of the balusters, and part of the handrail for the main staircase, also survive and are stored in the basement of Southgate Town Hall. It would thus be possible to reconstruct these rooms in their pre-fire form. It should be noted that the containers in which these are stored are beginning to leak as the roofs rust through, and their contents are thus now at immediate risk.



Figure 29: Stored architectural fragments



Figure 30: G4 18th century joinery in situ

3.6 Phase V, c.1820

- 3.6.1 Most of the surviving fabric dates from this phase. The external walls of the brick-built addition to the north (G1, G2 and F1-3), floor structures of F1 and F2 survive intact, although the roof and the floor structure of G2/F3 have been destroyed. Elements of the interiors of the ground floor rooms, mainly cornices, friezes and architraves, survive in situ. The dado panelling also survives in the storage containers. While survival is fragmentary, it would be possible to reconstruct these rooms in facsimile, re-using the elements that survive in good condition. Less detail remains at upper floor level, where only the studwork of partitions, architraves and sash boxes survive. It is questionable whether this studwork would survive the extensive reconstruction necessary to repair this part of the building.
- 3.6.2 The brick south wall also appears to date from this phase. This survives intact, as do most of the contemporary windows in it.
- 3.6.3 The timber-framed external wall on the east side is very badly charred and now effectively supported by its later covering of expanded metal lath and render. Neither the fabric, nor the contemporary windows on this wall, are salvageable.
- 3.6.4 The similarly-constructed eastern wall has escaped damage by fire but, given the poor quality of construction, and the fact that it derives a large amount of its stability from the later metal lath and render covering, it is unlikely to survive reconstruction. The sash boxes of the windows survive in reasonably good condition on this face of the building. However, it would be difficult to ensure that these survived the reconstruction of the stud walls.
- 3.6.5 Most internal partitions date from this phase. However, these are now reduced to studwork. Given that they were crudely constructed in the first place, using relatively poor quality timber, it is unlikely that they would survive the structural interventions necessary to rebuild the house.
- 3.6.6 Several architraves around doors and windows also survive from this phase and could be reinstated in a repaired building. A fire place of this date survives in G5.



Figure 31: F4 fire damaged timber framing



Figure 32: F1 internal partitions



Figure 33: Interior, fire damage



Figure 34: F14, undamaged timber framing

3.7 Phase VI, c.1896

- 3.7.1 Works from this phase are limited to the addition of bay windows and a small single storey extension at the south end of the building, and the lincrusta friezes in G1 and G2. Of these, the bay at the south end of the east wall has been damaged beyond repair, while other elements could be repaired.

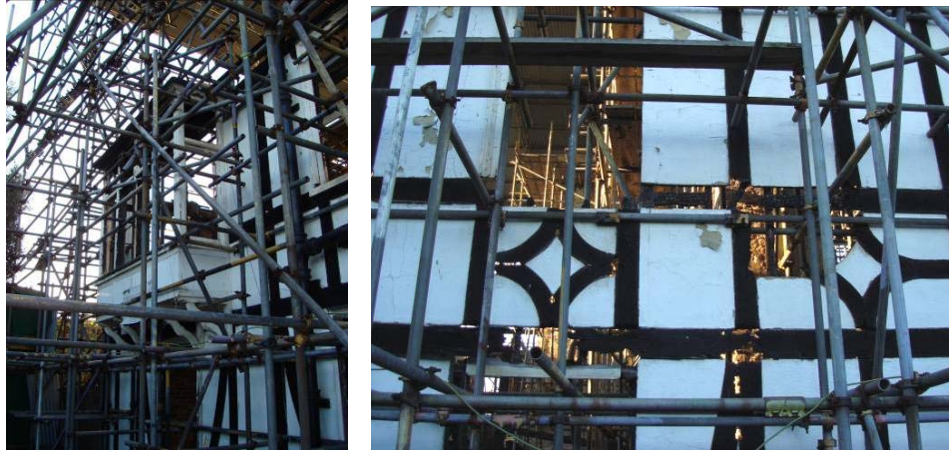


Figure 35: Bay window, east wall, south end/ false framing

3.8 Phase VII, 1930-33

- 3.8.1 The expanded metal lathing, render and false half-timbering associated with this phase survive, even though the timber frame behind, at least on the eastern side, has been irreparably damaged by fire. This fabric would not survive the structural interventions necessary to repair and restore the building.

3.9 Conclusions

- 3.9.1 Very little of the historic structure can be effectively repaired; what are essentially fragments of repairable historic fabric survive. These could be incorporated into what would largely be a new structure. Enough is known about the original form of the building to faithfully reconstruct the pre-fire exterior, should this be desirable.

4 THE SIGNIFICANCE OF BROOMFIELD HOUSE

4.1 Introduction: the criteria for statutory listing

- 4.1.1 The significance of Broomfield House must be assessed primarily in the context of the current grade II* listed status of the house and the grade II registered status of the park. As s1(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states, the statutory criteria for listing are ‘special architectural or historic interest’. Many buildings are interesting architecturally or historically, but, in order to be listed, a building must have “special” interest in the national context.
- 4.1.2 Policy and guidance on what constitutes ‘special interest’ is now set out in *Communities and Local Government Circular 01/07*. Supplementary guidance is provided by English Heritage *Selection Guides*, the relevant one being *Suburban and Country Houses* (March 2007). Key considerations for listing houses are:
- The importance of the architectural design, decoration or craftsmanship of the building; and
 - The extent to which the building illustrates important aspects of the nation’s social, economic, cultural, or military history and/or has close historical association with nationally important people.
- 4.1.3 Buildings on the statutory list are graded to reflect their relative architectural and historic interest. This does not affect the level of protection afforded by listing, but is a material consideration in decisions about their future. Buildings of historic interest may justify a higher grading than would otherwise be appropriate on their architectural interest alone.
- Grade I buildings are of exceptional interest (*c* 2.5%);
 - Grade II* buildings are particularly important building of more than special interest (*c* 5.5%);
 - Grade II buildings are of special interest, warranting every effort to preserve them (*c* 92%).
- 4.1.4 In terms of age and rarity, the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. As a general rule, all buildings predating 1700 containing a significant proportion of their original fabric are listed, and most buildings spanning the period 1700-1840 are also listed. The English Heritage *Suburban and Country Houses Selection Guide* suggests that recognisable survivors pre-dating 1700, even when substantially altered, are likely to be listable. Houses dating between 1700 and *c*.1840 surviving without substantial alteration will probably warrant listing. The most complete and elaborate houses may be listable in a high grade if they demonstrate intrinsic merit, such as good-quality composition, detailing and a distinctive plan form.

- 4.1.5 While a building's appearance – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality. Buildings which illustrate regional variation in building techniques may also warrant listing.
- 4.1.6 English Heritage selection guidance on suburban and country houses specifically suggests that listing in the higher grades may be appropriate when architectural interest of a particularly high order is present. Early influential examples of developments in domestic architecture may qualify, as may component parts of particularly significant ensembles. The presence of outstanding decorative elements may also sometimes warrant consideration for a higher grade: the survival of early wall paintings, for instance, may be relevant in this regard.
- 4.1.7 Given the extent of damage to Broomfield House, its listed status can reasonably be reassessed. This is in line with government guidance,²⁰ which states that the Secretary of State for Culture Media and Sport may remove a building from the list if there is 'a material change of circumstances (for example, fire damage that has affected the special interest of the building)'. As a matter of general principle, 'the state of repair of the building is not a relevant consideration in deciding whether a building is of special interest²¹', whether at the outset or subsequently.

4.2 The architectural value of Broomfield House

- 4.2.1 In its present ruinous state, Broomfield House has no positive architectural merit, having none of the romance of a medieval ruin. Before the fire, the external architectural qualities of the building were also of very limited significance. Even stripped of its false half-timbering, the exterior cannot be described as particularly handsome or coherent. The combination of a structure that had grown gradually over time and an early 19th century desire to impose classical symmetry and order resulted, despite being inspired by porticos *in antis* in grander houses, in a rather unsatisfactory main façade of unevenly-spaced sash windows and an ungainly recess at ground floor level. By contrast, the c.1800 watercolour suggests that the pre-1820 incarnation of this building was a rather attractive.
- 4.2.2 Internally, the only space of architectural significance was the entrance hall, dominated by the Lanscroun murals. Gerard Lanscroun (fl. from 1677; d.1737) was a Flemish artist who assisted Verrio in the decoration of the State Apartments at Hampton Court (c.1701-2), Windsor Castle (1678) and at Powis Castle. He appears to have worked independently from c.1692,

²⁰ As set out in Circular 01/07 (8 March 2007) para. 6.31

²¹ *ibid*, para 6.16

and was responsible for the decoration of the grand stair at Powis Castle, the stair at Drayton House, Northamptonshire (c.1712), the ceiling at Farley Hill Place, Berkshire (c.1730), the stair at Burley House, Rutland (1708-12), and Arnos Grove in Southgate (1723). The wall paintings at Harrowden, Northamptonshire (c.1719) have also been attributed to him. Compared with these, Broomfield is a very modest building and the space painted relatively small, suggesting that it was one of the artist's less important commissions. All Lanscroom's work is in a rich baroque style, described as a 'moderately competent' variation on the two leading architectural painters of the time, his master Verrio and Louis Laguerre.²²

4.2.3 While not as talented as Verrio or Laguerre, Lanscroom was among the leading mural painters of his generation working in England. In its original form, the entrance hall at Broomfield was a complete Baroque interior of exceptional value, indeed, it was the only element of the building that justified its listing in grade II*. The significance of this space cannot be fully restored, as only fragments of this ceiling survive and a reproduction could not have the same significance as the original. While enough of the wall panelling, stair joinery and wall paintings survive to re-create an impressive architectural space that would certainly be of 'special architectural or historic interest', it could not have the exceptional architectural interest of the original, and thus would be unlikely to merit listing in grade II* if considered afresh in its current disassembled state, or indeed as restored.

4.2.4 The surviving panelling and balusters are good examples of a high status interior of this period. Their chief value is as part of an ensemble with the murals.

4.3 The historical value of the house

4.3.1 Historically, Broomfield House is an interesting building. The fabric of the house tells a story of the gradual evolution of a gentry house from medieval open hall to extensive Regency country house. Ironically, much of this history was unknown until the building was gutted by fire.

4.3.2 This 16th century core is of considerable value in historical terms. The preservation of the decorative quadrant-braced framing in the east gable of the cross-wing is of particular interest, as a relatively rare feature in houses of this date in south-eastern England. The complex story of structural alteration told by the fireplace and west wall is also of interest.

4.3.3 While these elements are of sufficient interest to justify listed status, they are not particularly unusual in a regional and national context, therefore they are of insufficient importance to justify listing in grade II*. The historical

²² *The Concise Grove History of Art* OUP Oxford 2002

significance of this fabric is also limited by its fragmentary nature. Parts of a frame survive, rather than a complete structural unit, although these parts could be incorporated into a reconstructed building.

- 4.3.4 Likewise, the later 16th century floor-frame of the 'hall' (G12) tells an interesting story in terms of the development of the building in this period, as well as providing important clues to the form of the lost medieval building on this site. But while contributing to the special interest of the building as a whole, as fragments of a now largely lost building it has little significance in its own right. The same is true for what little survives of the 17th century extensions (phases II and III).
- 4.3.5 The wall paintings by Lanscroun are of historical interest as part of the corpus of work of one of the leading mural painters of the English baroque. As with their aesthetic and architectural value, this interest is limited by the loss of the ceiling and now cannot be judged to be exceptional enough to justify a grade II* listing. The combination of Baroque painted hall and landscape is also of historical interest, as an unusual survival of a relatively modest house and park imitating much grander buildings and landscapes of the period, such as Chatsworth. But here the transformation was economical, the old house being kept with minimal external change. If the ponds were indeed of medieval origin, the work suggests a desire to keep up with the latest fashions at minimal cost. It can be compared to Knyff and Kip's views in *Britannia Illustrata* (1707) of larger, rambling ancient houses in baroque landscapes.
- 4.3.6 The early 19th century fabric is of relatively little value. Houses of this period are relatively common, and this appears to have been an utterly unremarkable example. In general, the standard of construction, using softwood framing, was very poor. Additionally, the remains from this phase are extremely fragmentary.
- 4.3.7 Later additions, the bay windows and timber framing are of very little value. This is limited to the role they play in charting the later history of the building. That the members and officers of Southgate District Council of 1930-33 should have concluded that adding false half-timbering to the building was aesthetically pleasing is both fascinating and disturbing.

4.4 The landscape

- 4.4.1 While not of great significance architecturally, at least in its current form, Broomfield plays a highly important role in the landscape of the park in which it sits. As discussed, the park largely retains its early 18th century framework, incorporating elements of 16th or 17th century boundary walls to the east. Substantially complete Baroque landscapes are relatively rare, and thus of great significance. Mawson's later landscaping works have to a large extent revealed and reinforced this framework.

- 4.4.2 The grade II registered status of the park is independent of the listed status of the house, but the house is the focal point of the formal layout. The double elm avenue was aligned on it, while the formal ponds were arranged in front of what was by then the main façade. The arrangement of the *clairvoies* was also determined by the building. Therefore it is necessary for there to be a large focal structure with a central entrance on the west side, in the centre of the park, in order to make the landscape intelligible. This need not necessarily be the house in its current form. It should be noted that when the landscape was designed, Broomfield House looked very different, and there is little linkage between the landscape and the surviving, or indeed original, external elevations.
- 4.4.3 There is also a close link between the Lanscroun murals and the landscape. They are probably near contemporaries, commissioned by the same family and intended to be part of a coherent ensemble designed to display their comparative wealth and taste.

4.5 Communal values

- 4.5.1 The local community clearly value Broomfield House. As a public park since 1903, many people have happy associations with using the grounds for recreation, and it is a highly valued local amenity. This is clear from the content of the many representations received as part of the 2006 Lands Tribunal case.
- 4.5.2 It is also clear that members of the local community greatly value the house itself as part of Southgate's heritage. This is demonstrated by the formation of the Broomfield House Trust, which has been actively seeking the restoration and reuse of the building.
- 4.5.3 These community values, while of great importance in the local, Enfield, context, are not relevant to the national, statutory designations of the house and park, based solely on special architectural or historic interest.

4.6 Conclusions

- 4.6.1 Although badly damaged by fire and subsequent decay, elements of Broomfield House remain that are of 'special architectural or historic interest', and thus its inclusion in the statutory list remains justified. It is now principally of significance for the historical value of surviving fragments of 16th century fabric, its value as the setting and context for a major early 18th century interior (the stair hall), and as the focal point of a largely intact Baroque and earlier landscape. The II* grading of the building appears to have been solely due to the presence of the Lanscroun murals. Since their significance has been irrecoverably compromised by the loss of the ceiling, they no longer justify this grade of listing. However, the building as a whole clearly remains listable, but within grade II.

5 THE STABLE BLOCK

5.1 Historical development

5.1.1 The walls of the stable yard are 16th century in character, but the stable block itself is rather later. The Edmonton enclosure map indicates that the stables post-date 1801, and replaced an earlier stable block on the site of the current public toilets. The map (fig. 19) shows two buildings in the stable area that have now disappeared. As it appears to be a generally accurate representation of other buildings in the area, it is probably a reasonably accurate depiction of the stable site. The structure of the building is consistent with an 18th or early 19th century date, and is probably contemporary, or nearly contemporary, with the expansion of the house in the 1820s. It is a simple two-storey rectangular structure with a hipped roof.

5.1.2 As built, the ground floor was probably divided into stalls and loose boxes, with a hayloft above. This is suggested by blocked doorways for additional doors at ground level and ventilation slits at first floor level. Much of the building is constructed from reused materials, presumably reclaimed from the house following its reconstruction in the early 19th century. The first floor incorporates a c.17th century floor frame; many of the bricks are narrow and irregular, and probably date from the later 16th or 17th centuries. The roof, a relatively simple side purlin affair, makes use of older timbers for the tie-beams, which have mortices to receive binders for ceiling joists, and many other timbers have been reused in more or less their original layout. Part of the 16th or 17th century park wall is incorporated into the east elevation of the stable. The surviving stalls and fittings appear to be late 19th century in date.



Figure 36: The stables, roof and north elevation

5.1.3 The stables were extensively expanded before the publication of the first edition of the 25th Ordnance Survey map in 1867. There were single and two storey additions to the rear, again incorporating the 16th century boundary wall. The fenestration on the north (principal) elevation was also altered. The simple interior fit-out of the building is probably

contemporary with these alterations. This map also shows a kitchen garden to the west of the stable yard and a cluster of buildings along the southern boundary of the estate, along Broomfield Lane.

- 5.1.4 Later work principally consists of the addition of double doors into the north elevation and the blocking of windows in the east elevation. A terrace of houses was built adjacent to the stables in the late 20th century, but at a lower level, in what was once the adjacent kitchen garden,. There is an early 19th century bothy and a group of 19th and early 20th century glasshouses in the north-west corner of the garden. Most of the glasshouses have been abandoned in the late 20th century. The southern part of the kitchen garden, and the buildings along Broomfield Lane, were replaced by the war memorial that currently occupies this site shortly after the First World War.



Figure 37: Mid-19th century stable extension



Figure 38: Bothy and modern housing in walled garden

5.2 Significance

- 5.2.1 The historic interest of stable block lies principally in the way that it documents how Broomfield House was serviced during the 19th century, and as an example of a relatively modest stable building of this era. Architecturally, while simple, it is an attractive building in the local vernacular. It is thus considered to be of special architectural and historic interest sufficient to justify its listed status. Later alterations to the rear and the mid-19th century interior are of relatively little significance in comparison with the original structure.
- 5.2.2 The 16th/17th century garden walls and pedestrian gate are, relatively speaking, of greater interest than the stables, as a record of the layout of the grounds during the early life of the house. Garden walls and structures from this period that survive in good enough condition to provide useful information about the layout of the grounds which they enclosed are relatively rare, thus enhancing their importance. While very simple the use of handmade local brick results in attractive walls of architectural merit, particularly the four-centred entrance arch and the pedestrian entrance.
- 5.2.3 The bothy is of some architectural value as an attractive ancillary structure and of some historic value as one of the few surviving estate buildings and a reminder of the use of this area as a productive garden. As it sits within the curtilage of the house, it is protected by listing. The later houses and greenhouses are not of architectural or historical significance.