

The Goat, Ponders End  
Heritage Assessment

By

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Heritage Assessment to Support Pre-Application Submission  
by Ponders End Properties Ltd

At

The Goat  
250 High Street  
Enfield EN3 4HB

July 2019

The Goat, Ponders End  
Heritage Assessment

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**Report**

Heritage Assessment for Pre-Application Submission

**Site**

The Goat, Ponders End

**Client**

Ponders End Properties Ltd

**Planning Authority**

Enfield

**Site Address**

The Goat  
250 High Street  
Enfield EN3 4HB

**Prepared and Approved By**

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### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

#### British Dynastic (Sub-divisions in brackets)

Roman	43 - 410
Anglo Saxon	410 - 1066
Norman	1066 - 1485
(Plantagenet	1154 - 1485)
Tudor	1485 - 1603
(Elizabethan	1558 - 1603)
Stuart	1603 - 1714
(Jacobean	1567 - 1625
Georgian	1714 - 1837
(Regency	1795 - 1820)
Victorian	1837 - 1901
Edwardian	1901 - 1910

## Executive Summary

This Heritage Assessment considers the proposals for the refurbishment of The Goat public house, including rebuilding of extensions together with construction of a residential development on the site to the west. The Goat public house is situated on the High Street at Ponders End at its junction with Queensway and is the last remaining public house in Ponders End. The site to its west now has various uses, including a car wash. Both the building and its associated site have lost something of their original presence and identity, features which the proposals seek to reinstate.

The Goat is neither listed nor in a Conservation Area but is considered to be a building of 'architectural merit', being both a visual and communal landmark on the High Street. It is therefore a non-designated Heritage Asset. As a result of this, the site to the rear is not defined as 'curtilage' of a listed building but constitutes an element of the setting of The Goat in accordance with Historic England Guidelines. There are several Listed Buildings in Ponders End, but the only one in proximity is the site of the former Enfield Technical College, now the Broadbent Building, to the south-west.

The description of the works on the pre-application submission is "Demolition of a rear extension of The Goat public house, re-provision of pub floorspace in a single storey side extension with a roof terrace, and development of car park to the rear of The Goat public house to provide nine dwellings in a three storey building with associated car parking, cycle storage and refuse and recycling storage". These proposals include;

- some repair and refurbishment of The Goat public house. Proposals are for limited re-organisation to the interior of the building to better relate it to the proposed reconstruction and rationalisation of the extensions.
- removal of existing unsympathetic extensions to the west of The Goat and replace with designs to the north which are subservient to the main building without presenting a pastiche.
- creation of residential units on the site behind The Goat.

The refurbishment works to the existing building will ensure its continuing presence on the High Street as a locally recognised landmark and an easily identifiable hub of social recreation. The removal and reconstruction of the extensions to a design which at once respects the scale and rhythm of The Goat, but also identifies a new chapter in the building's history, enhance its status. The proposed residential buildings respond to the pitched-roof gabled envelope of the Heritage Asset and to the historic mills and warehouses once a feature of the area, but the detail and construction is undoubtedly modern therefore identifying itself as a new stage in The Goat and the site's history.

In accordance with government policy (National Planning Policy Framework), this Heritage Assessment draws together the relevant publicly available historic, topographic and land-use information in order to clarify the heritage significance and impact of the proposals. It concludes that the proposals do not harm The Goat's status as a non-designated heritage asset, its setting, nor do they impact designated Heritage Assets in the area. It might be suggested that the proposals do, in fact, enhance both The Goat, its setting and contribute significantly to this important corner location on the High Street.

## 1.0 Introduction

This Heritage Assessment considers The Goat, a non-designated Heritage Asset and the site to its west, both in the same ownership. It has been produced to inform a pre-application submission of revised proposals for The Goat and adjoining site to the west.

- 1.1 It was prepared by Jan Mathieson, an architect accredited in conservation with over 30 years' experience in the repair and refurbishment of historic buildings. This includes work at the Tower of London and World Heritage Sites such as the Old Royal Naval College, Greenwich, together with non-designated Heritage Assets and historic landscape. She has increasingly specialised in the production of Heritage Assessments, having previously been associate at leading conservation architects, Purcell and MRDA and, most recently, associate director of Heritage Planning at Savills.
- 1.2 The proposed development, called hereafter 'The Proposals', comprises refurbishment works to The Goat (hereafter called the 'Heritage Asset') together with construction of residential units to its west.
- 1.3 The Site is located within the London Borough of Enfield. The Goat is situated at the junction between the High Street and Queensway.
- 1.4 Records illustrate that Enfield has been inhabited since Medieval times, the River Lea being a primary factor in the development of Ponders End. From being a location of fine country residences in the Tudor period, the area has been the focus of industry, education and residential development.
- 1.5 The area is within the zone covered by the Ponders End Planning Brief, adopted as a Supplementary Planning Brief in 2011. An AAP was produced to set out the parameters to regenerate the area. An important element of the AAP is centred on the redevelopment of the Queensway Campus Site together with the land facing onto the High Street which became known as the Electric Quarter and faces the south elevation of both the Site and The Goat on the opposite side of Queensway. The view from here across the current Tesco car park behind the Goat is one which this document notes warrants improvement.
- 1.6 The Goat is identified as a building of 'architectural merit' within the immediate area as a recognisable landmark along the High Street. It is an important focal point in establishing a local identity on the High Street. Providing a link with Ponders End's heritage, it integrates into the new developments surrounding it.
- 1.7 As the last public house in Ponders End, the majority having been redeveloped as restaurants and wine bars, it has status as an entertainment and communal facility with the area, many local residents having an interest in the future of the building.
- 1.8 The assessment includes the results of a site visit and an examination of publicly available information. In accordance with the legislation, policy and guidance set out in Section 2, the assessment draws together available information so as to establish the potential effect of The Proposals on the significance and Setting of The Goat and other Heritage Assets in its vicinity.

## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

2.2 Section 66(1) states:

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

### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

2.3 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (2019), entitled *'Conserving and Enhancing the Historic Environment'*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- Delivery of sustainable development

2.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.5 Paragraph 189 and 190 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing). The Goat constitutes a non-designated Heritage Asset.

2.7 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

2.8 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, communal or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.9 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.10 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:  
*"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."*

- 2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

*Enfield Council Local Heritage List May 2018 (all documents referred to in this section are on the London Borough of Enfield's planning website).*

- 2.12 In addition to listed buildings on Historic England's list and Conservation Areas, Enfield has many non-designated buildings. These are selected by Enfield Council based upon recommendations by the Enfield Society and other local conservation organisations.
- 2.13 The purpose of this list is to ensure that *'Buildings, structures and sites included in the Local Heritage List, will be given special consideration in the planning process when decisions are made on development proposals which affect them'*. The *'Explanation of the Local List and what it means'* notes that *'Proposals for change will be decided taking a balanced judgement having regard for the scale of any harm or loss and the significance of the Heritage Asset'* but notes that no additional approvals are required.
- 2.14 The purpose, according to the LBE's *'Guidance on Selection Criteria'* is to *'help councils and communities identify local landmarks. Our Local Plan includes policies to ensure their importance is considered when a building alteration is proposed'*. This stresses the importance of development proposals not only enhancing the Heritage Assets in question but, whenever possible, they ought to contribute positively to the surrounding environment.
- 2.15 The historic qualities taken into consideration are age, rarity, historic association and archaeological interest.
- 2.16 In terms of townscape value, architectural quality, landmark status, group value, urban design quality and designed landscape merit.
- 2.17 Local cultural values would be social and communal value, aesthetic merit and literary or creative association.
- 2.18 The citing notes its Significance as being *'Age, Architectural Quality, Landmark Status, Social Value'*.
- 2.19 The description states *'The earliest date The Goat was noted was in the Court Baron Records of Durant in September 1778. The current building dates back to about 1930. The large garden at the rear started to disappear from 1947 to build the current industrial units'*.
- 2.20 The qualities for which the Heritage Asset is included within the list of buildings of *'Architectural Merit'* are:
- considering *'Age'*, the newer the building is, *'the greater the need to justify its inclusion in the Local Heritage List'*.
  - *'Architectural quality'* is *'not based on style preferences but on the abstract, exercised qualities of the building or structure'*. This ensures that judgement does not exclude buildings because their style happens to be unfashionable at time of consideration and that objective assessment which looks beyond mere aesthetic qualities is exercised.
  - *'Landmark status'* is conferred by buildings having *'an iconic quality'* deriving from their *'position (such as a corner or elevated location)'* which facilitates their ability to *'help people orientate themselves, give directions and navigate an area'*.
  - *'Social or Communal Value'* requires buildings to *'have associations with local social activities, events, traditions or practices. They are often perceived as a source of local identity, distinctiveness, social interaction or coherence. Such properties may be based in intangible aspects of memory contributing to the collective memory of a place'*.

These are the qualities which define The Goat in its local context and, together with national legislation and guidelines, against which the assessment will be made.

- 2.21 In addition, no development will be permitted where *'proposals fail to protect, conserve or, where possible, enhance the significance, character and appearance of the heritage asset and its setting'*.



- 2.22 Under 'Listed Buildings' it states that 'Listed Building Consent will not be granted for alterations or extensions that would be detrimental to the special architectural or historic character of a listed building'. Any development must respect the Heritage Asset as removal or damage to fabric caused by development is irreversible.

#### *Listed Buildings and Conservation Areas in Proximity*

- 2.23 The grade II listed Enfield Technical College lies to the south-west of The Site and grade II listed Ripaults' Factory to the north-west. Other listed buildings are in the area, most notably within the Ponders End Flour Mills Conservation Area, but this is some way to the east of The Site, which could not be defined as within its Setting.
- 2.24 The 'Ponders End Flour Mills' Conservation Area is some distance to the east of The Goat (Fig. 8). This is the location of mills which have been in Ponders End since the 13<sup>th</sup> Century, as described in Section 4.

#### *Ponders End Planning Brief*

- 2.25 Under the Enfield Core Strategy, the aims for Ponders End High Street note that some of the buildings of Architectural Merit do not currently 'positively impact on the street scene', including The Goat. Figure 10.3 notes the 'unattractive view of the Tesco surface car park' from Queensway. This view is to the west of The Site but links visually with it.
- 2.26 Policy 10.2 for Ponders End Central advises that 'the positive frontages onto the High Street should be designed to reflect the scale and grain of the existing area, particularly respecting the existing rhythm of the shopfronts'.
- 2.27 It also suggests that 'moving back from the High Street, the development should be predominantly residential with good quality streets and spaces'.

#### *Guidance*

*Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision - Taking in the Historic Environment (Historic England 2015)*

- 2.28 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 7-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - Look for opportunities to better reveal or enhance significance
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
  - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2017)*

- 2.29 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.30 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.31 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals.
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
  3. Assessing the effects of proposed development on the significance of a heritage asset;
  4. Maximising enhancement and reduction of harm on the setting of heritage assets;
  5. Making & documenting the decision and monitoring outcomes
- 2.32 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

## 3.0 Historical Background

### The Site

- 3.1 The London Borough of Enfield is recorded in the Domesday Book as ‘*Enefelde*’ but its history can be traced back to the Bronze and Iron Age. Archaeological finds suggest that small settlements were constructed to the east of Enfield on the river. The name is possibly a legacy of John Ponder, who owned land in the area at the beginning of the 13<sup>th</sup> century.
- 3.2 Residences were constructed in proximity to the river, taking advantage of ease of travel from London. A moated manor house, Durants Arbour, was built east of the high street in medieval times in a position close to Durants Road. Ownership was taken over by the Wroths in the Tudor Period, two of whose members, Sir Thomas and Sir Robert were influential during Elizabeth I’s reign. Ownership passed to the Stringer family but its destruction by fire in the late 18<sup>th</sup> century left only a Tudor Gatehouse until it was demolished in 1910 (Fig.?) and finally the moat was filled.
- 3.3 John Marius Wilson’s ‘Imperial Gazetteer of England and Wales’ of 1872 noted reference to past illustrious residents of the area. Many of the Medieval manors or their names survived in some form including Lincoln House, Durants, Cuckoo Hall, Providence House, Eagle House, and Mill House.
- 3.4 It was evidently a location much desired by eminent residents, within reasonable reach but not too close to London, but the River Lea was a main catalyst in the development of Ponders End which emerged from settlements stringing along the river to take advantage of its transport benefits. These were made even more attractive by the later construction of the Lee Navigation.
- 3.5 A primary tributary of the Thames, The Lea became a major artery from London at a very early date, as the discovery of a Bronze Age dugout canoe and a Viking flat-bottomed boat in the Walthamstow marshes testify. The Vikings used it as a route from which to launch raids according to the ‘*Anglo Saxon Chronicles*’, but King Alfred thwarted several by increasing the river’s level to ground the Vikings’ craft.
- 3.6 Despite this success in varying the river level to prevent enemy attack, it was found more difficult to enhance the quality of navigation by carrying out works intended to allow larger vessels easier passage but, in fact, resulted in reducing water supplies. The transport of grain from the proliferation of mills in the area, was crucial to local prosperity but interventions in the 16<sup>th</sup> century were ultimately counterproductive.
- 3.7 This led to the construction of the Lee Navigation in the 18<sup>th</sup> century which was intended to ease pressure on the River Lea, reduce over-exploitation of the river and facilitated better transport. Ponders End was the site of one of the last locks on the River Lea capable of taking larger barges therefore this natural termination point supported enterprise in Ponders End.
- 3.8 The end of the 18<sup>th</sup> century saw the Parish of Enfield divided into three districts, one of which included Ponders End. Maps at the beginning of the 19<sup>th</sup> century (Fig.?) suggest smaller but grouped buildings along the waterway which created the nucleus of Ponders End.
- 3.9 The 19<sup>th</sup> century heralded industrial development, the majority of which was understandably in proximity to the River Lea (Fig.?). The Imperial Gazetteer of 1870-82 noted that Ponders End “*shares in the labours of the Enfield ordnance factory, the Enfield mill, a crape factory, and the Lea navigation; is computed to have upwards of 5,000 inhabitants; a railway station of its own name, another railway station, two churches and an independent chapel*”.
- 3.10 Ponders End Mill (Figs.8 and 9) is the oldest industrial surviving building in the area and forms the focus of the Ponders End Mills Conservation Area. Wright’s Flour Company used grain from Hertfordshire and became a major employer in the area.
- 3.11 Another local employer was Grout and Baylis who from 1809, and exhibited a ‘*vast increase in the number of hands employed, until it became an extensive factory, and of great advantage to the neighbourhood, forming, to a certain extent, its principal support; it employs nearly two hundred persons, including men, women, and girls in the dying, manufacturing and crimping of every description of crape*’.
- 3.12 Crape was used extensively for mourning attire, but the simplification of funerals in the late 19<sup>th</sup> century led to a lack of demand resulting in the closure of the factory at the end of the

19th century. In 1865, a jute mill opened near Lea navigation but closed just 17 years later. The industrial buildings were not wasted as in 1886, Ediswan took over the jute factory buildings, added new buildings (Fig.11) and became major manufacturers of light bulbs.

- 3.13 The East London furniture trade, centred on Curtain Road, relocated much of its manufacturing to larger and more modern buildings in the Lea Valley, eventually overtaking Shoreditch as workers found better and cheaper housing in Ponders End.
- 3.14 Additional transport connections were enhanced. In 1840 the station on the London to Cambridge line was opened, and in 1907, an electric tram ran through Ponders End.
- 3.15 The varying fortunes of local industry did not provide security to the often low-skilled factory workers who did not have the resources to weather irregular employment conditions. By 1850 a report by the General Board of Health described Ponders End as having areas of poor sanitary conditions as a result of inefficient drainage. Seeking escape from overcrowding in London, workers did not find the security and improved living conditions they sought.
- 3.16 Housing schemes to alleviate poor conditions began in the mid-19th century, including projects at Alma, Napier and Durrants Roads (Fig. 3) and resulted in much of the area being built up by 1914. Housing development increased further after World War I and by the start of the Second World War the area was fully developed (Fig. 6). The end of the war saw some dilapidation and in the 1960s, council development took place. In the intervening years, various educational establishments were built, including the Grade II Listed Broadbent Building to the south-west of the Site.
- 3.17 Ponders End reflects this varied heritage but the High Street which has lost some of its character and coherence during recent times. Various initiatives, including the Electric Quarter development immediately to the south of The Site, are beginning to re-enliven the streetscape. The development of The Site contributes to this resurgence of Ponders End with a coherence within the variety of its urban grain.

#### The Goat Public House

- 3.18 As Ponders End was developing in the 18th century, an inn attached to a small brewery in 1752 is recorded. Shortly afterwards, ownership transferred to John Coombes. The name at that time was The Goat House, possibly taken from its southern elevation facing Goat Lane (now Queensway) and it was mentioned in 'Holden's London 1805 Directory of taverns, inns, wine and brandy merchants'.
- 3.19 Although its origins are likely to date from the mid-19th century as it appears on contemporary maps in this location (Fig. 3), the current building is thought to date substantially from around 1930. It's location on the corner of the High Street and Queensway, renders it a landmark in an area currently devoid of a legible identity.
- 3.20 The 'half-timbered' elevation reflects Tudor buildings, a style often used for Victorian and later public houses of which there are many examples (Figs. 13 and 14). It reflected earlier hostelrys (Fig. 12), representing an easily identifiable building type. Its position as the last remaining public house in Ponders End renders it of particular interest to the local residents.
- 3.21 Extensions added, probably during the latter part of the 20th century have little merit being functional rather than aesthetic. Neither these, nor the beer garden infilling the space to the north of the building, enhance its heritage value in any way.
- 3.22 A large car park to the rear provides a backdrop to the Site (Fig. 19). The building, although it retains its position as a local landmark, has become somewhat isolated in terms of its historical and visual context.
- 3.23 The proposals seek to repair the existing building, to replace the extensions with more appropriate constructions and to locate it within a constructed context which enhances and supports its status as a heritage asset within Ponders End.

## 4.0 Significance of the Heritage Assets and Impact of the Proposals

### Significance

4.1 Historic England suggest that the elements of Heritage Assets that reflect worth are the values that people associate to a place: evidential value, historical value, aesthetic value and communal value.

4.2 The NPPF suggests that the significance of a place can be assessed by identifying its 'aesthetic, evidential, historical and communal values', corroborating the four values identified by Historic England in the 'English Heritage Conservation Principles Policies and Guidance 2008'. The Goat is assessed in terms of these values thus;

4.3 Evidential value;

The Evidential Significance of The Goat would lie in any remnants of previous buildings which might remain beneath the existing building. However, as it appears to have been reconstructed several times since its existence was first noted, it is unlikely that anything remains. The Evidential Value is therefore low.

4.4 Historical Value;

The Historic Significance of The Goat is due to its long-held location and its design being typical of the British tradition of half-timbered hostelry buildings which has continued since Medieval times. Examples include;

- The Wellington Inn, Manchester (1522, Fig.13)
- The Coach and Horses, Bruton Street, London (late 18th century).
- King and Queen in Brighton (1930, Fig. 14)

There are numerous other examples, many of which are Listed. The half-timbered design is an emotive visual image which signifies a friendly and jovial welcome. This device has been used for public houses for many hundred years and The Goat is a particularly well-proportioned example of this building type. Its Historic Value is therefore low to medium.

4.5 Aesthetic Value;

Aesthetic Significance is linked to The Goat's Historic Significance, and its position within the tradition of half-timbered inns. Hostelrys were a traditionally emotive building as they signified a well-earned break from what was usually an arduous journey, their black and white elevations, often highly decorated with fine carvings and signage (to assist in part those who could not read), sometimes with hanging baskets to tempt the traveller. The strong visual representation translates into a instantly recognisable impression. The Goat is a particularly well-articulated and detailed example and the Aesthetic Value is therefore low to medium.

4.6 Communal Value;

This resides largely in the contribution the building has made over its long history to the local community as a meeting place. This value is reinforced by the local groundswell of concern when it was thought some time ago that the public house might be closing down suggesting that The Goat had many local memories attached to it. The Communal Value is therefore medium.

4.7 In conclusion, The Goat is not a building of national high significance in accordance with Historic England's guidelines. However, in the local context of it being a constant factor of the development of Ponders End since at least the 18th century (and possibly before that), its significance is elevated to that of an intrinsic element within both the history and the future of Ponders End.

### Potential Impacts of The Proposals the Heritage Assets

4.8 Proposed development; The Proposals for both The Goat and The Site are set out in the documentation and drawings produced by Vine Architects and are not reproduced here to avoid repetition. Briefly, they include;

- Repair to the existing original building and carry out some reconfiguration of the interior relate to the rationalisation of the external extensions.

- Remove the inappropriate external later extensions to the west of The Goat, without undue damage which might affect the historic fabric of the building.
- Replace them with extensions to the north of The Goat which better reflect the character of the building and do not overwhelm the Heritage Asset.

#### 4.9 Assessment of Impact;

#### 4.10 Impact of the Extension to The Goat facing onto the High Street;

- 4.11 The existing 'rear of house' extension (Figs. 17 and 19), which is relatively recent and of a functional form with no visual relationship to the Heritage Asset, is removed and replaced with a carefully considered and modulated design infilling the present Beer Garden to the north
- 4.12 Both the loss of the extension to the west and the Beer Garden are beneficial to the Heritage Asset; neither contribute to its significance. In fact, they detract from its form and design. The loss of the west extension allows a townscape gap between The Goat and the residential development. This is advantageous in design terms as it facilitates a visual break between the buildings. In practical terms, it prevents undue disturbance from the public house to the new residences.
- 4.13 The design of the new extension in the gap on the High Street to the north of The Goat responds to the significance of the building in being part of the tradition of half-timbered hostelries which has run from Medieval times to the mid-20th century. The Design Statement sets out in considerable detail how the rhythm and scale of The Goat has been analysed and reinterpreted within a contemporary format. It responds to the 'Core Strategy' requirements to be '*designed to reflect the scale and grain of the existing area, particularly respecting the existing rhythm of the shopfronts*'.
- 4.14 The 'beer garden' extension, which creates a negative space which does not enhance the heritage asset, is removed, according with the 'Core Strategy' to reconsider the many '*negative*' frontages on the High Street. and replaced with an extension facing the High Street, which rises to two storeys only at the rear and has discreet impact. The scale of the extension does not compete with The Goat itself.
- 4.15 A glazed gap signifies the junction between the existing and proposed buildings, and identifies the extension as subservient, but not inferior. to the Heritage Asset. It ensures that the new extension does not compete with the existing building as it allows the side (north) elevation of The Goat to be viewed, thereby retaining its 'detached' status.
- 4.16 Whilst reflecting the scale and concept of The Goat, the extension is uncompromisingly contemporary and does not resort to pastiche which, if employed, would compromise the asset's integrity. The balcony feature, typical of the earliest hostelries of this type, as suggested by the George Inn, Southwark (Fig. 12) is reflected in the balustrade to the roof terrace but, again, in contemporary format.
- 4.17 It is a challenge to relate the extension to the existing building (not part of The Goat's Site) to the north, but the proposals achieve this by retaining a lower height to the High Street elevation, therefore the single storey provides a visual break between the Site and the adjacent building.
- 4.18 Work within the existing Heritage Asset does not harm the interior as it is minimal and designed to better relate the interior to the proposed new extensions. The elevation of The Goat to the High Street, which constitutes much of the historic and aesthetic significance, remains unchanged.

#### Potential Impact of the Proposals for Residential Units to the West of the Site on Heritage Assets in The Area

- 4.19 The Design and Access Statement which accompanies the application sets out the considerations which Vine Architecture have taken in determining the design of the buildings to the west of The Goat. In particular, account has been taken of both the historic development of the site, the influence of local history and The Goat's status as a non-designated heritage Asset.
- 4.20 A previous application attracted negative comments which have been carefully considered and taken into account in these revised designs. The overall scale of the scheme is reduced with fewer residential units, resulting in a significantly lower height. The plan is better related

to the existing streetscape and the pitched roofs present a more fragmented and less dominating backdrop to the Heritage Asset.

- 4.21 The view through the Tesco car park has been noted in the 'Core Strategy' as being 'unattractive' (Fig. 17) when viewed from the designated 'Education Zone' which is based around the grade II listed Broadbent Building to the south-west of The Site and the Electric Quarte. Whilst The Site is not included in this Tesco car park, the construction of the residences assist in reducing the gap and presenting a considered façade to Queensway.
- 4.22 The Proposals for the residential units present a positive façade to the street. The design seeks to respond to the scale of buildings which are typical of Queensway – a small-scale terrace or semi-detached house would appear insignificant – but the design also responds to the form of the gable wall of The Goat and allows the side elevation to become part of the Queensway street scape by following its silhouette.
- 4.23 The gable fronts are not dissimilar in format to the houses proposed for the Electric Quarter to the south, therefore a cohesive style is established. The view of The Site presented to the Electric Quarter is now one which merits its prime location on this important corner site, reflecting both the scale and detail of local buildings.
- 4.24 The proposals accord with the requirement for residential accommodation to be set behind the frontage buildings to the High Street, but the buildings also contribute to Queensway and the 'Education Zone' opposite it.
- 4.25 The residences are at a scale which, when viewed from the High Street or the corner with Queensway, do not overwhelm The Goat. The overall height is lower than the recent application and the pitched roofs relate well to those of The Goat, presenting less visual impact which would not be overwhelming when viewed from ground level on the High Street.
- 4.26 The townscape gap between the rear of the Heritage Asset and the residences reduces the development's impact as the gap prevents conflict with The Goat's easily distinguished south elevation.

#### Potential Impacts on Local Designated Heritage Assets

- 4.27 The Proposals are set some way from Broadbent House to the south-west but are on the opposite side of Queensway from the Education Zone surrounding it. They do not cause harm to Broadbent House due to their distance but improve the relationship with the Education Zone and Electric Quarter.
- 4.28 The next closest listed building, Ripaults Factory, is some way from The Site and the Proposals have no impact on it. Similarly, the Ponders Mills Flour Mills Conservation Area is at such distance to the east that the proposals have no impact on it.



## 5.0 Summary and Conclusions

- 5.1 This assessment considers the potential effects of proposals for the “Demolition of a rear extension of The Goat public house, re-provision of pub floorspace in a single storey side extension with a roof terrace, and development of car park to the rear of The Goat public house to provide nine dwellings in a three storey building with associated car parking, cycle storage and refuse and recycling storage” on local Heritage Assets.
- 5.2 In accordance with national and local legislation, together with acknowledged guidelines, the impact upon the Significance of the Heritage Assets by The Proposals has been assessed. It has been found that no harm is caused to this Significance.
- 5.3 In accordance with the NPPF, advantage is taken to improve the Setting of The Goat by replacing inappropriate extensions with those which actively enhance the Heritage Asset. It has assessed the visual impact of The Proposals on the Heritage Assets Significance and Setting and found that they are not compromised.
- 5.4 Considering Local Policy, the Importance of The Goat as a building of ‘Architectural Merit’ has been elevated and its status on the High Street as a communal and aesthetic focus is enhanced by connecting it to its Setting.
- 5.5 The Proposals follow Historic England Guidance as they consider the Setting of The Goat and other Heritage Assets in the vicinity.
- 5.6 The Proposals have been shown to comply with the legislation, policy and guidance set out in Section 2.
- 5.7 The proposed development therefore causes no harm to the Setting and Significance of The Goat public house – the Heritage Asset - nor does it cause harm to the Setting and Significance of other designated Heritage Assets in the vicinity.

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## ILLUSTRATIONS

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- Figure 2 John Tuff's Map 1858
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- Figure 21 View towards the north on The High Street from The Goat



Fig. 1  
Figures 1 OS Map 1805  
Address  
The Goat, Ponders End

Not to Scale  
Not to Date

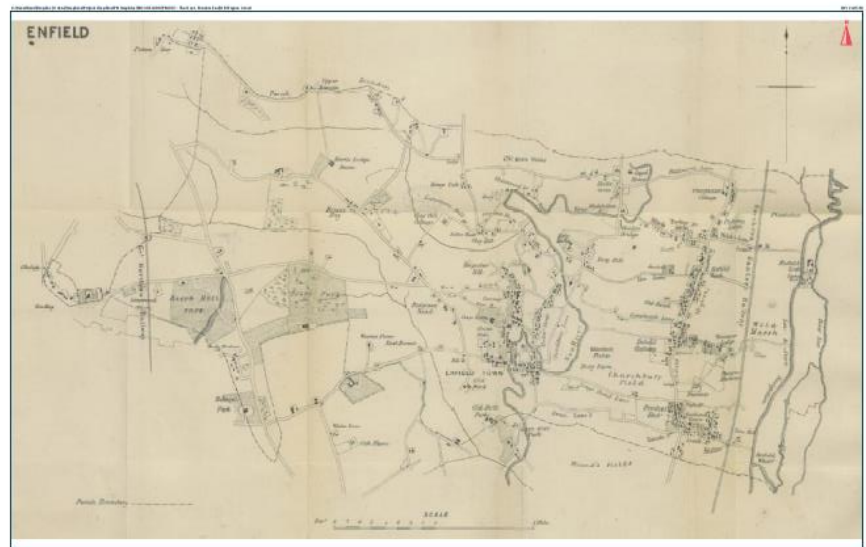


Fig. 2  
Figures 2 John Bartholomew 1868  
Address  
The Goat, Ponders End

Not to Scale  
Not to Date



Fig. 3  
Figures 3 OS Map 1996  
Address  
The Goat, Ponders End

Not to Scale  
Not to Date

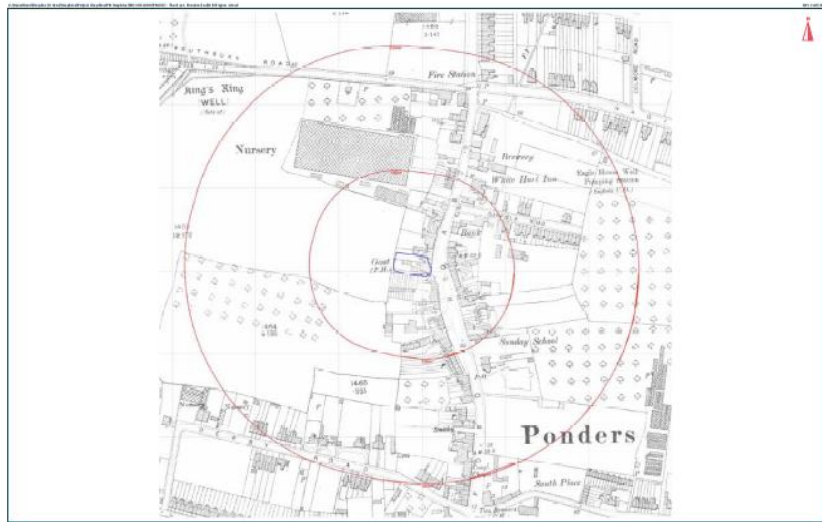


Fig. 4  
Figures OS Map 1896  
Address  
The Goat, Ponders End

Orion  
Map & Data

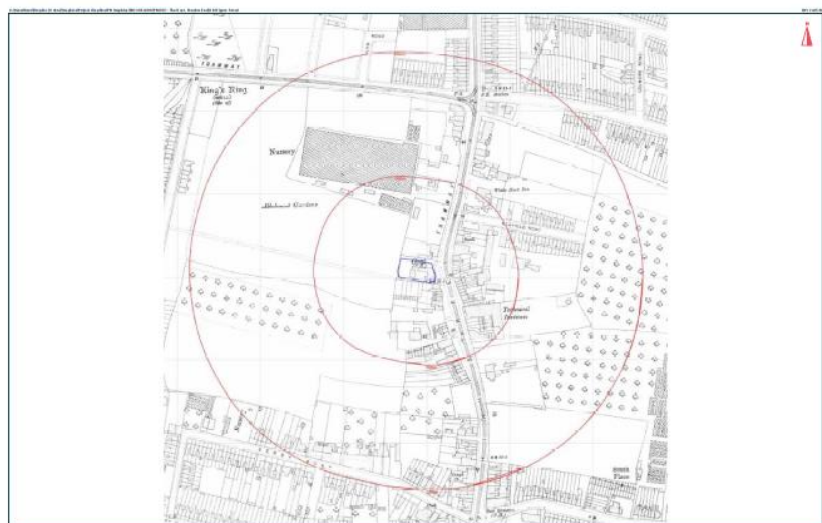


Fig. 5  
Figures OS Map 1914  
Address  
The Goat, Ponders End

Orion  
Map & Data

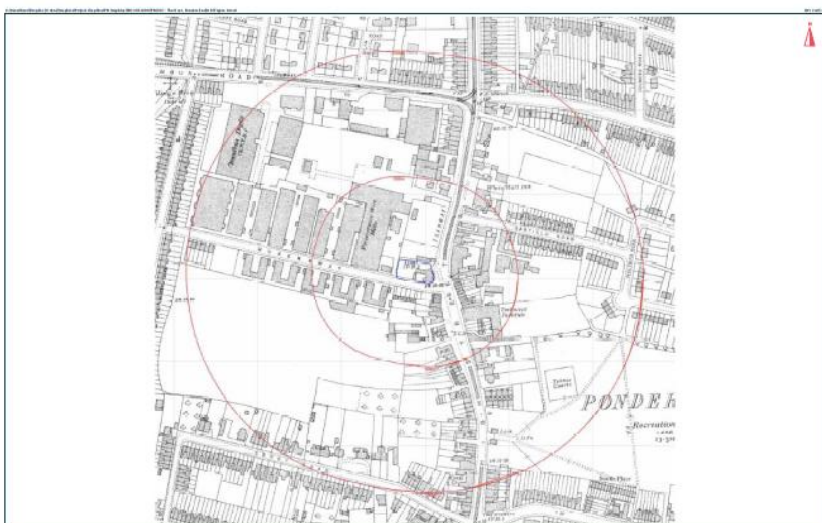
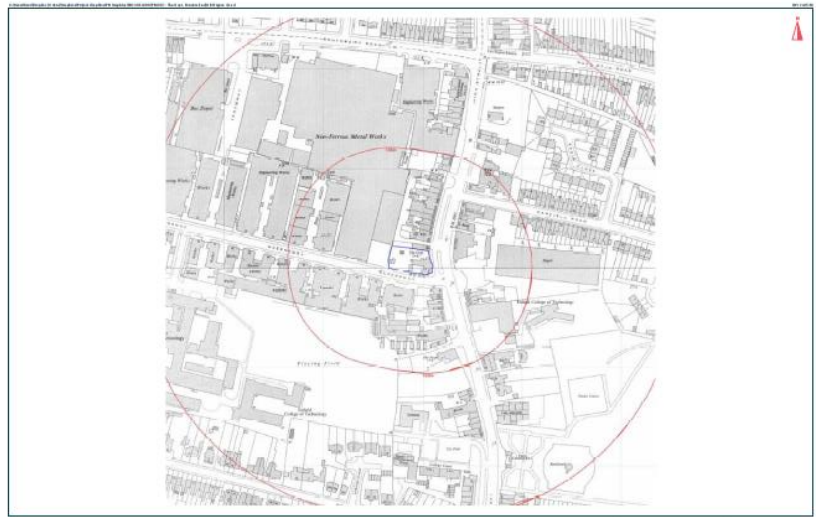


Fig. 6  
Figures OS Map 1937  
Address  
The Goat, Ponders End

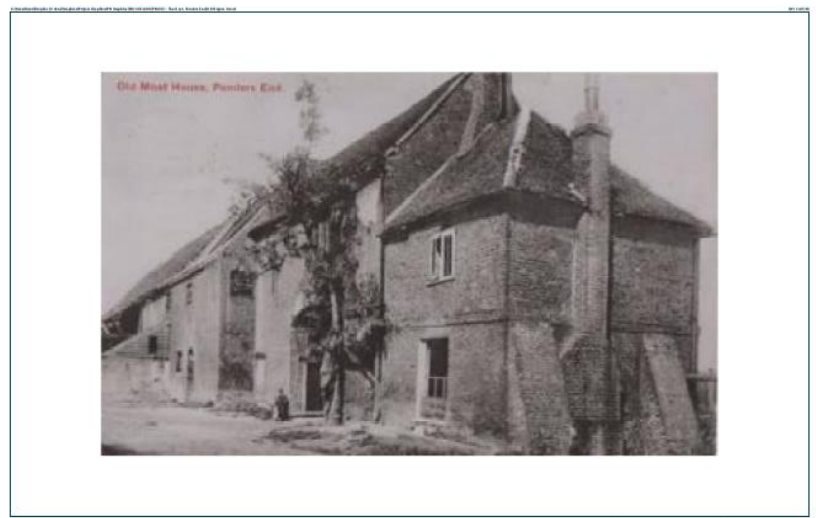
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Map & Data



Site:  
Figure 7 Old Map 1910  
Address:  
The Goat, Ponders End

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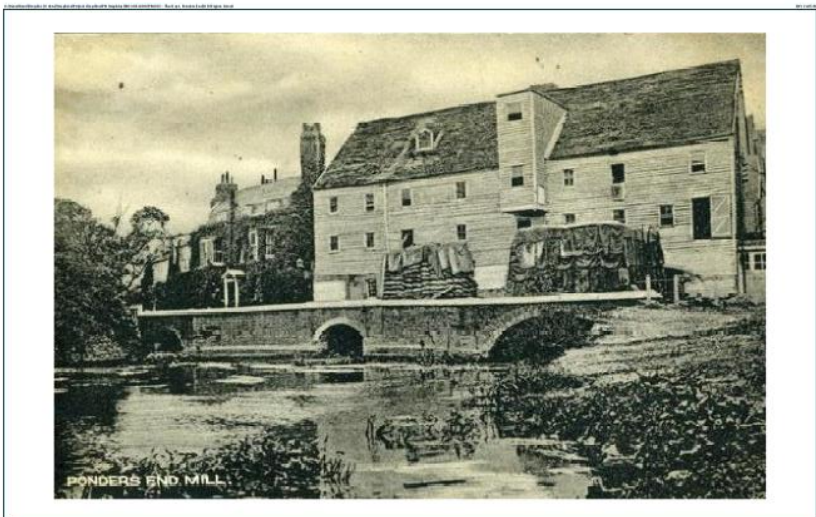
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Site:  
Figure 8 The Old Mill House, Ponders End  
Address:  
The Goat, Ponders End

Not to Scale  
Masthead Only

orion.



Site:  
Figure 9 Ponders End Mill Stream c.1910  
Address:  
The Goat, Ponders End

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Masthead Only

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File: Figure 10: Ponders End Mill Stream c 1912  
Address: The Goat, Ponders End

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File: Figure 15: Gilbey's Factory, Ponders End 1922  
Address: The Goat, Ponders End

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File: Figure 12: The George Inn, Southwark  
Address: The Goat, Ponders End

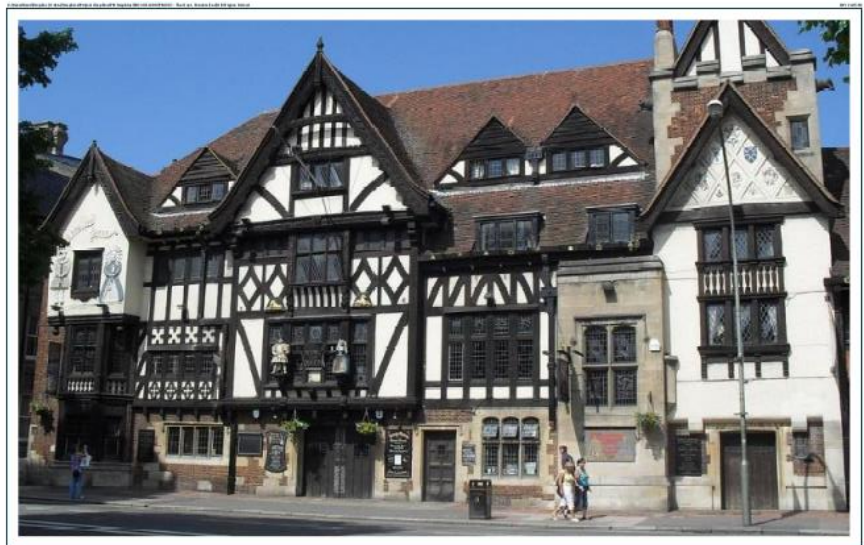
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Figure 13: The Wellington Inn, Manchester M22  
Address:  
The Goat, Ponders End

Not to Scale  
March 2018



Site:  
Figure 14: The Ringed Queen, Dighton NG20  
Address:  
The Goat, Ponders End

Not to Scale  
March 2018



Site:  
Figure 15: View from the South-East  
Address:  
The Goat, Ponders End

Not to Scale  
March 2018







E16  
 Figure 17: South Elevation from Queensway  
 Address:  
 The Goat, Ponders End



E16  
 Figure 18: View looking west along Queensway from the High Street  
 Address:  
 The Goat, Ponders End



E16  
 Figure 19: West (over) Elevation of The Goat  
 Address:  
 The Goat, Ponders End





**Fig.**  
**Figure 20. View looking East along Queensway towards The Goat**  
**Address:**  
**The Goat, Ponders End**

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**Fig.**  
**Figure 21. View towards the north on The High Street from The Goat**  
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**The Goat, Ponders End**

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