

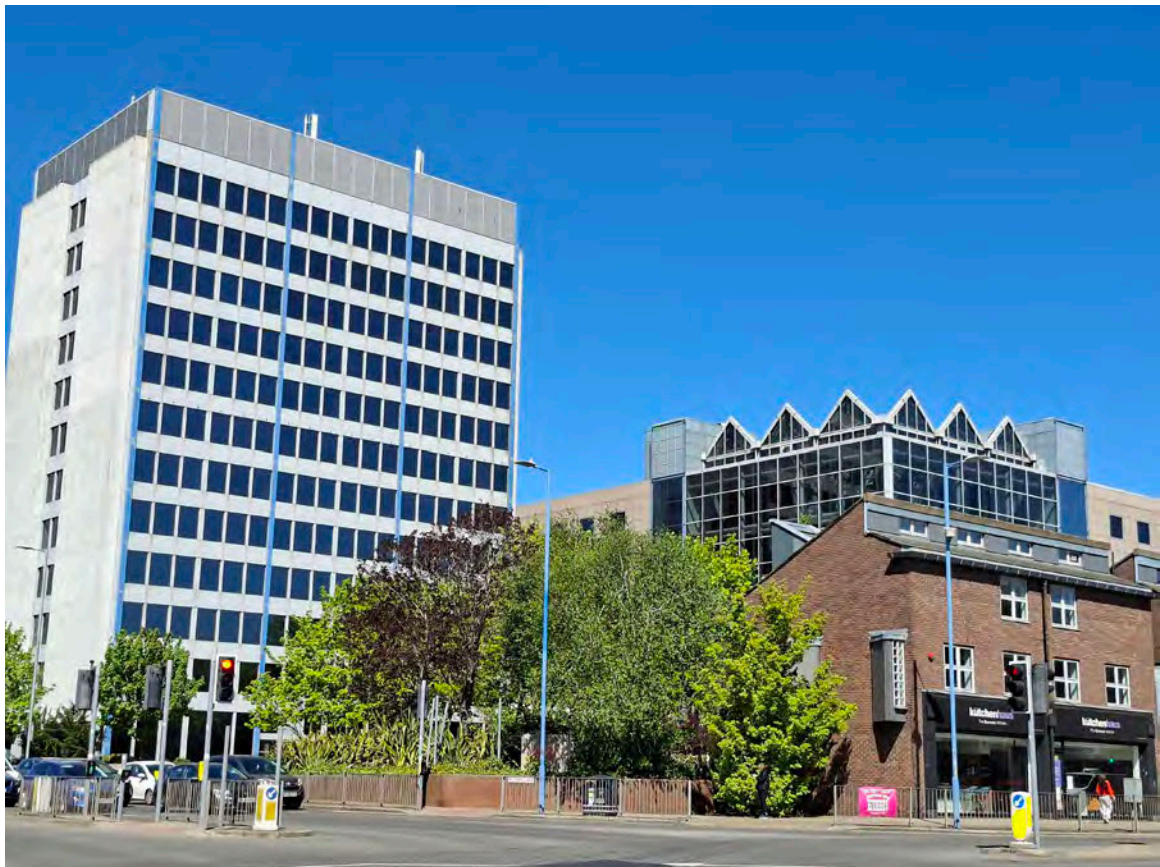


A SOCOTEC COMPANY

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR
REDEVELOPMENT OF THE SITE COMPRISING OF MAPLE HOUSE, 8-16 & 30-32
HIGH STREET AND 1-7 PRINCES PARADE

JOB NO: 439-30

SUBMISSION COPY 06/07/2026



CHASE NEW HOMES

MAY 2026

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CONTENTS

- 1 Introduction
- 2 Heritage assets and their setting
- 3 Legislation, policy, guidance and advice
- 4 Heritage impact assessment and policy compliance
- 5 Limitations

Appendices

- A Heritage designations
- B Documentary research
- C Historic documentary evidence
- D Site photographs

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

H+R were appointed to prepare a Heritage Statement to support a planning application for proposals to redevelop the site comprising of Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade. Instruction was received from Chase New Homes via purchase order dated 12/09/2025, Order Number M-C016/000006. For the purpose of orientation in this report, the front of Maple House faces south onto Mutton Lane (B556), the front of 8-16 & 30-32 High Street and 1-7 Princes Parade face east onto High Street

1.2 AIM

As part of site and context analysis, the aim of this heritage statement is to identify the heritage assets located within the vicinity of the development site, summarize the setting and significance of those heritage assets (presently and with an understanding of their historic context) and how setting contributes to their significance. The statement includes a review of legislation, policy, and guidance which will be accounted for in the consideration of the planning application. The heritage impact assessment accounts for the former matters and explains the proposed development and how it will impact on the significance of heritage assets

The statement is intended to accord with paragraph 207 National Planning Policy Framework (December 2024)

1.3 H+R STAFF ON SITE

Ms K McAndrew
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1.4 PERSONNEL CONTACTED

C Neaves – Chase New Homes
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2 ASSESSMENT OF SIGNIFICANCE

2.1 BACKGROUND TO POTTERS BAR: CONTEXT AND EVOLUTION

- 1 Potters Bar has been documented as a distinct settlement since at least the medieval period, with the first recorded reference occurring in 1381 specific to Potters Bar within the parish of South Mimms. The settlement is situated on an elevated ridge of chalk and gravel overlying London clay, positioned along what became the Great North Road leading from London, now identified as the High Street (A1000). The place name appears to derive from a 13th-century family named 'Le Pottere', whilst the suffix 'Bar' references a gate providing access to Enfield Chase, historically described as 'a great common or open pasture on both sides [of the road]'. Throughout the medieval and post-medieval period, Potters Bar remained a modest settlement of no more than hamlet scale before evolving into a village. Cartographic evidence from 1675 and 1750 depicts Potters Bar as comprising of a small number of structures distributed along the High Street, the precise nature of which cannot be definitively determined from the available mapping
- 2 Several inns emerged along the Great North Road/High Street during the 17th century, including the Green Man, first documented in 1672, which survives today as Cinopy (Grade II listed). In 1730, the section of the Great North Road (High Street) crossing Potters Bar was turnpiked, prompting the construction of additional coaching inns along this route, including the Robin Hood and Little John, and The White Horse, now operating as the Cask and Stillage (Grade II listed). At the crossroads intersection of High Street, Mutton Lane, Barnet Road, and Southgate Road, two cottages stood from which The Lion—now Potty's Diner (Grade II listed)—was established in 1761. The introduction of the turnpike road significantly improved accessibility between Potters Bar and the City of London. This enhanced transport network facilitated the construction of some mansion houses for affluent residents during this period, set within spacious parks and landscaped grounds. Notable examples include Salisbury House (Grade II listed) and Oakmere House (subsequently rebuilt in 1840, Grade II listed)
- 3 The railway arrived at Potters Bar in 1850, but the Potters Bar Station on the Great Northern Railway line and the associated railway tavern were situated away from High Street out to the west by Darkes Lane and Baker Street, adjacent to Manor Farm. The 1866 Ordnance Survey map shows the station distinctly separate from the focus of the settlement, which was High Street (also known as High Road) with its mansions, inns, infant school (Grade II), a post office and cottages with front and rear gardens situated along its length. During the Victorian era Potters Bar was a rural village, lightly populated and serving mainly an agricultural community. It presented a compact footprint with the settlement morphology focused along High Street and surrounded by small, enclosed fields and meadow
- 4 During the 20th century inter-war period, the character of Potters Bar and High Street underwent rapid and considerable transformation as the settlement evolved from a rural village into a suburban commuter town. The catalyst for this change was the establishment of the bus station in 1930 and the construction of numerous shopping

parades with residential flats above along High Street, which served to infill previously undeveloped spaces and replace existing buildings. During both the inter-war and post-war periods, the settlement morphology of Potters Bar changed considerably as residential development progressively expanded outward from High Street and also intensified around the railway station

- 5 A further significant phase of transformation occurred along High Street during the 1980s, marked by the erection of a substantial number of new office blocks that fundamentally altered the streetscape 'modernising' the commercial character of the area. Maple House and Canada Life Place were constructed in the late 1980s as part of this phase of Potters Bars evolution. Planning approval (TP/84/0058) for the Maple House and Canada Life Place site permitted the replacement of a dozen existing buildings, including the Vicarage to make way for the development

2.2 DESIGNATED HERITAGE ASSETS NEAR THE SITE

- 1 The site is identified within the Design & Access Statement (pg. 8). Designated heritage assets which are near the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site are identified as assets within a c. 300m radius of the centre of the site. These were scoped as heritage assets most likely to be potentially impacted by the development. There are five listed buildings within this c. 300m radius which are all located along the route of the High Street. These are identified on the map within the Design & Access Statement (pg.18). The significance of these assets has been proportionally assessed to consider the impact redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will have upon them
- 2 The statutory list descriptions which serve to identify the listed buildings within c.300. radius of the site are provided in Appendix A. These descriptions identify the buildings as being listed but do not provide a full account of all architectural and historic interests which define their significance

2.2.1 Cask & Stillage, listed as The White Horse Public House, (Grade II)

Overview of the asset and its setting

- 1 This listed building, of early 18th century origin, was likely built as a public house and has maintained this function to the present day. The public house was historically known as The White Horse but following refurbishment c.2014 its name was changed to Cask & Stillage. It is a tied public house being owned by a brewery/beer retailer. In the late 19th century, it was part of Pryor, Reid & Co Ltd, a Hertford based brewers who owned 105 public houses around Hertfordshire. In 1920s Benskins of Watford, Hertfordshire's biggest brewery, acquired Pryor Reid & Co before they were taken over in c.1960 by Ind Coope. Ind Coope eventually merged with other breweries in the late 20th century to form Allied breweries. The building is now part of the Heineken Star Pub Group's estate which own c.2350 pubs across Britian run under lease arrangements
- 2 This listed building is located on the east side of the Potters Bar High Street, to the south end of the street and fronts the street. It has a double pile footprint with a wide street frontage, and it presents strong historic character and qualities deriving from its steep orange plain tile roof covering and rendered façade with ground floor bay windows and sashes. The strong architectural and historic qualities of this listed building draw the eye within the street scene. This contributes to how this building is experienced and is a strong positive aspect of its significance and setting

- 3 The building is of early 18th century origin but also incorporates 19th century and 20th century alterations. While it now stands alone within the street scene this wasn't historically its circumstance and up until the mid-20th century the building was part of a range of adjoining buildings with other premise adjoined to the public house on both its north and south side. On its north side was once a range of single storey shops which appear to have been taken down by the 1950s. Adjoining the south side of the building and running down the length of the adjacent plot was once a garage, The Regent Garage, and the garage buildings were only taken down in the c.1970s. Repeated change and evolution of this listed building's setting has been part of its history
- 4 Development around this listed building is now all later being from the 20th century with much being late 20th century development. This building is situated in an evolved urban setting which has frequently and substantially changed over time. Indeed, the building was listed in 1985 and around this date developments immediately to the south and on the opposite side of the road (8-16 High Street) were built. Late 20th century development impacts on how this listed building is experienced and influences views of this listed building. The building's association with High Street and its position on High Street, being the principal historic street through Potter's Bar, contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance
- 5 The listed building faces towards, 8-16 & 30-32 High Street with Maple House behind. Maple House, 8-16 & 30-32 High Street buildings along with Canada Life Place directly impact on the setting of this listed building due to their close proximity. From within the building, particularly when seated at the bay windows, the immediate outlook is of 1980s-era buildings this being 8-16 High Street (comprising retail units with residential accommodation above) fronting the street, with Maple House and Canada Life Place positioned beyond and partially visible. A car wash facility is also located opposite the listed building, to the north of the 1980s structures. A bus shelter immediately adjacent to the building restricts some views out from the building. The overall outlook and views from the listed building is poor

Defining significance

- 6 **Archaeological interest:** The building is an evolved vernacular building originating in the early 18th century with clear phases of later 18th and 19th century alteration. Its fabric and style reflect its vernacular origins and fashionable later changes. The interests of the public house in terms of understanding its building type and construction, are reasonably transparent although the building may hold some limited potential for further evidence of past human activity. It is located on High Street Potters Bar where there has been human activity since at least the medieval period and there is likely to be potential for surviving below ground evidence of past human activity in this locality
- 7 **Architectural and artistic interest:** The architectural interest of this building derives from it being an evolved building evolving from early 18th century vernacular origins with evidence of fashionable later changes (such as the addition of multipaned sash windows and then 19th century bay windows with 4 paned sashes). It expresses strong vernacular qualities by virtue of its form and footprint and materials including plain tile roof covering and architectural stands out as one of Potters Bar's earliest surviving buildings. Quality of interior and survival of historic/original fabric has not been assessed
- 8 **Historic interest:** The property has historic interest in the contribution it makes to the evolution of Potters Bar as a resting place which travellers stopped enroute into and out of London following the establishment of the turnpike road and as Potters Bar evolved from a village into a suburban commuter town. It holds an interest as being one of Potters Bar's oldest drinking establishments, reputedly originally licenced in 1752, as a

tied pub historically tied to local/county breweries, and as one of its oldest surviving drinking establishments given it remains in use as a public house when other historic public houses have closed. The past lives of those associated with the public house contribute to the history of Potters Bar although this has not currently been investigated. At this time no standout national or local figures have been identified connected to the building

2.2.2 Potty's Diner listed as The Lion Public House (Grade II)

Overview of the asset and its setting

- 1 This listed building is located at the southeast corner of a crossroads, at the point where High Street (A1000), Barnet Road, Southgate Road and Mutton Lane (B556) meet and most likely established itself in this location to take advantage of the increased trade it might attain from being situated at a road junction. However, that was in the days of horse and cart and today the crossroad serves motorised vehicles, and it is now an extremely busy and heavily engineered road junction, with multiple traffic lights and crossings. This listed building no longer stands out within the street scene as it once might have and is overshadowed (certainly in the daytime) by the road arrangement and constant vehicle activity around it
- 2 This listed building is attributed to a mid-18th century origin with later alteration. It has a slate hipped roof with painted brick walls and external shutters. It was historically known as The Lion but sometime c. 2008 it became Potty's Pancakes and its signage was changed to reflect its new use. Cumulatively, the building's signage and external décor now arguably diminish the architectural and historic qualities of the building. As a consequence of its present appearance and location the building is unassuming and no longer stands out in the street scene as one of Potters Bar's buildings of special architectural and historic interest
- 3 Development around this listed building including the junction arrangement is all later being from the mid- 20th century onwards. This building is situated in a heavily evolved urban setting which has frequently and substantially changed over time. Late 20th century development in the area around the listed building impacts on how this listed building is experienced and affects views of this listed building. The building's position at the southern end of High Street, being the principal historic street through Potter's Bar, and at a crossroads contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance and have a negative impact on its significance and the ability to appreciate this listed building
- 4 Diagonally (northwest) across the road junction from this listed building, c.95m northwest, and in close proximity to the listed building is Maple House and 8-16 High Street. Maple House and 8-16 High Street buildings form part of the wide aspect views of the listed building

Defining significance

- 5 **Archaeological interest:** The building is possibly not well understood and although it is attributed to a mid -18th century origin and believed to have evolved from two cottages its construction in brick with hipped slate roof suggests a later construction date, mid-19th century perhaps. The interests of the former Lion Public House, in terms of understanding its building type and construction, are not entirely transparent and consequently the building may hold potential for further evidence of past human activity. It is located at the south end of High Street Potters Bar where there has been human activity since at least the medieval period and there is likely to be potential for surviving below ground evidence of past human activity in this locality

- 6 **Architectural and artistic interest:** The architectural interest of the former Lion Public House is possibly not well understood as it appears to be later in construction than attributed in the list description and it is reputed to have been formed from two cottages in the mid-18th century. It, however, served as one of Potters Bars long established drinking establishments and its form and appearance reflect commercial use. Quality of interior and survival of historic/original fabric has not been assessed
- 7 **Historic interest:** The property has historic interest in the contribution it makes to the evolution of Potters Bar as a resting place which travellers stopped at on route into and out of north London from and in Potters Bar's evolution from village to suburban commuter town. It has been a longstanding public house and referenced as such on historic maps (on the 1868 map it is referred to as The Lion). The past lives of those associated with the former public house contribute to the history of Potters Bar although this has not currently been investigated. At this time no standout national or local figures have been identified connected to the building

2.2.3 Ladbroke School and forecourt wall (Grade II)

Overview of the asset and its setting

- 1 Ladbroke School is located on the west side of Potters Bar High Street midway along the street and it fronts the street. It is a mid-19th century Victorian school building of archetypal style presenting a slate roof covering, stock brick walls and ornate painted barge boarding. The street fronting part of the building is the original school building, built 1861 with subsequent large extension to the rear c. 1920s. The original part of the building was constructed, at the cost of the Rev H G Watkins, as an 'infant school'. It appears it became known as the Ladbroke School in the mid-20th century
- 2 The architectural and historic qualities of this listed building, particularly the original 1861 parts with its ornate barge boards, draw the eye within the street scene and this contributes to how this building is experienced; this is a conspicuous building, it stands out in the street scene, noticeably differing in style to the buildings around it. The building's function as a school became obsolete c. 1998, after which (c.2006) it was repurposed as The Park Education Support Centre until this use recently ceased
- 3 Following the building's recent sale, and prior granting of planning permission and listed building consent, the building is now awaiting redevelopment which will see the original 1861 part of the building retained but rear c. 1920 additions demolished and replaced with a new detached residential block. The rear c.1920 parts are not valued as being inherent to the significance of the building given demolition of these parts has been approved by the LPA. The special architectural and historic interest of the building is identified to lie with the original 1861 part which fronts High Street
- 4 Development surrounding this listed building is all later being mainly from the mid-20th century with some early 21st century development. Notably, to the southwest of this listed building and positioned alongside the boundary with the development site is Goodacre Court, which is a three-storey early 21st century residential block. Ladbroke School is situated in an evolved setting which has frequently and substantially changed over time. The building's association with High Street and its position on High Street, being the principal historic street through Potter's Bar, contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance
- 5 Maple House and buildings associated with the development site are located c. 150m southwest of Ladbroke School with intervening development in the form of shops with accommodation over and a BP garage between. Maple House along with Canada Life

Place feature within wide aspect views of Ladbroke School when it is viewed looking south along High Street, but they do not fundamentally impact on how Ladbroke School is experienced

Defining significance

- 6 **Archaeological interest:** The building was constructed for a specific purpose in 1861 as a school, later extended to rear c.1920s. The fabric and style of the original street fronting part of the building reflect its Victorian origin. The interests of Ladbroke School, in terms of understanding its building type and construction, are transparent and consequently the building likely holds limited potential for further evidence of past human activity. It is located on High Street Potters Bar where there has been human activity since at least the medieval period and there is likely to be potential for surviving below ground evidence of past human activity in this locality
- 7 **Architectural and artistic interest:** The architectural interest of Ladbroke School principally derives from the original part of the building this being a consciously designed mid-19th century Victorian school building of archetypal style. Quality of the interior and survival of internal historic/original fabric is detailed within a 2023 Built Heritage Statement (accompanying listed building consent 23/1241/LBC) which provides a full assessment of the building and details 1861 parts which present good, exposed feature roof timbers and some other surviving fabric including internal doors and a fireplace
- 8 **Historic interest:** The property has a notable historic interest in the contribution it makes to the evolution of Potters Bar in the 19th century when it was built to provide an infant education for children in the rural community. It has historic interest as a school of Victorian origin, and it is testament to educational practices developed from the 19th century and the provision of education across the country. The past lives of those associated with the school and later education support centre contribute to the history of Potters Bar although this has not currently been investigated. At this time no standout national figures have been identified connected to the building but a local figure, Rev Watkins, is connected to the building having founded the school

2.2.4 Salsbury House (Grade II)

Overview of the asset and its setting

- 1 Salsbury House is located on the east side of Potters Bar High Street midway along the street, and it is set back behind a low boundary wall and gates. Salsbury House is the building's longstanding name, and it is named as such on maps going back to at least the mid-19th century. Built in the mid-18th century as a mansion house it presents later alterations and was converted to office use by the mid-20th century possibly around the time it was listed. Two detached flat roofed mid-20th century office blocks flank either side of the listed building and hard standing, providing office carparking, fronts the building, both of which have a negative impact on the immediate setting of this listed building
- 2 To the southwest of the listed building stands a row of late 19th-century shops, 75,77 & 79 High Street, Potters Bar (NDHA) that front the street, obstructing views of the building from the south. The wider vicinity comprises a varied mix of 20th-century development. The building is situated within an evolved urban setting that has undergone frequent and substantial change over time. The setting of this listed building is poor, resulting in an understated and diminished presence along High Street. The building's association with High Street and its position on High Street, being the

principal historic street through Potter's Bar, contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance

- 3 Maple House and buildings associated with the development site are located c. 225m southwest of this listed building with continuous intervening development between the two. Maple House and buildings associated with the development site do not fundamentally impact on the setting of this listed building and how it is currently experienced

Defining significance

- 4 **Archaeological interest:** The building was constructed for a specific purpose in the mid-18th century as a small mansion house. Its fabric and style reflect its late Georgian origin, but it incorporates later alterations with modern additions of poor quality. The interests of Salsbury House, in terms of understanding its building type and construction, are transparent and consequently the building likely holds limited potential for further evidence of past human activity. It is located on High Street Potters Bar where there has been human activity since at least the medieval period and there is likely to be potential for surviving below ground evidence of past human activity in this locality
- 5 **Architectural and artistic interest:** The architectural interest of Salsbury House derives from it being a consciously designed small mansion house of the mid-18th century which has evolved in appearance following later alterations most notably 19th century alterations and then poor mid-20th century extensions. Quality of interior and survival of historic/original fabric not assessed
- 6 **Historic interest:** The property has a notable historic interest in the contribution it makes to the evolution of Potters Bar in the 18th century when, following the creation of the turnpike road, Potters Bar developed as a place and mansions and inns were built along the length of High Street. The past lives of those associated with Salsbury House will reflect the status the building held when it was originally built and throughout its history although this has not been investigated in detail some of the Victorian occupants are known and at one time it was used as a boarding house. At this time no standout national or local figures have been identified connected to the building

2.2.5 War Memorial (Grade II)

Overview of the asset and its setting

- 1 The war memorial is located on the east side of Potters Bar High Street midway along the street, at the junction between High Street and Salsbury Close and adjacent to the Salisbury Close carpark. It is set within a modestly sized public green space which was previously the site of St John the Baptist Church (c.1835). The church was demolished in the mid-20th century, and the war memorial was moved to its present location in 1973 having previously been located at the north end of High Street on the road junction with Hatfield Road and Causeway
- 2 The public green space where the war memorial is positioned comprises of lawned areas with some limited planting and a wide pathway that leads up to and around the memorial. There are also several mature trees along the east, south and part west boundaries of the garden which provide some natural enclosure to the space. The war memorial is the focal point with the public green space. The immediate setting of the war memorial contributed positively to how the listed structure is experienced and to its significance

- 3 Development in the wider surroundings of the listed war memorial including shops and flats on the opposite side of the road is mainly from the mid-20th century onward. To the north and east of the war memorial is a large green space known as Oakmere Park which was once the grounds to Oakmere House. Salsbury Close carpark sits on the edge of the park. The war memorial is situated in an evolved urban setting which has frequently and substantially changed over time, Indeed the demolition of the church and siting of the war memorial in its current location in 1973 has been part of that evolution. The structure's setting does make a positive contribution to the significance of this listed structure specifically where medium and long-range views are afforded of the war memorial from High Street and across the west edge of Oakmere Park; the war memorial has prominence within the High Street street scene, and this contributes positively to how it is experienced
- 4 Maple House and buildings associated with the development site are located c. 300m southwest of the listed war memorial with continuous intervening development between the two. Maple House and the building's associated with the development site do not contribute to the setting of this listed building and how it is currently experienced

Defining significance

- 5 **Archaeological interest:** The war memorial was constructed for a specific purpose in 1920 after the end of the Great War. The interests of the memorial in terms of understanding its building type, construction, the people it honours and what it represents, are transparent and consequently the structure does not hold potential for further evidence of past human activity worthy of investigation. The memorial is constructed on the site of a demolished church and there is potential for below ground evidence of past human activity in this locality
- 6 **Architectural and artistic interest:** The war memorial is a consciously designed memorial structure erected in 1920 as a public memorial to honour those that fell in the Great War with those that fell in WWII added later. It is a robust Portland stone structure and an elaborately designed example of a war memorial of good artistic merit. It was designed by the eminent British Arts & Craft Architect C.F.A Voysey
- 7 **Historic interest:** The structure has a specific connection to past historically events, that being the Great War and then WWII and provides a material record of the national history. It was constructed to remember and honour those lost in war (who are named on the memorial) and has strong community meaning as place of collective experience and homage, publicly symbolising the values of remembrance and respect. It was designed by the eminent British Architect by C.F.A Voysey

2.3 DESIGNATED HERITAGE ASSETS WITHIN THE WIDER VICINTY OF THE SITE

- 1 Heritage assets within the wider vicinity of Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site ((site as identified within the Design & Access Statement (pg. 8)) are identified as assets which sit beyond a c.300m radius of the centre of the site but exist within a c. 1KM radius of the centre of the site. There are three listed buildings and two conservation areas that fall within this criterion and they are identified as:
 - The Oakmere House Harvester listed as Oakmere House, High Street (Grade II)
 - Cinopy listed as the Green Man Public House High Street (Grade II)
 - The White Cottage, 27 The Causeway (Grade II)
 - Potters Bar, Darkes Lane (West) Conservation Area
 - Potters Bar, The Royds Conservation Area

- 2 These listed buildings are located on High Street or close to High Street and the conservation areas are located to the north northwest in the case of Potters Bar Drakes Lane (West) and southwest in the case of the Potters Bar, The Royds. While it was considered that redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site could potentially have had an impact upon the setting of these heritage assets, initial site visits considered and scoped this out. ***Development of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will not impact on the setting of these designated heritage assets and how they are experienced and therefore it would not be proportionate to provide detailed evaluation of their significance and setting***

2.4 OTHER DESIGNATED HERITAGE ASSETS

- 1 Beyond 1KM from the Maple House 8-16 & 30-32 High Street and 1-7 Princes Parade site (site as identified within the Design & Access Statement (pg. 8)) within the civil parish of Potters Bar under Local Authority of Hertsmere there are a further 37 listed buildings comprising of mix of dwellings, public houses, road markers and monuments. While redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site could have potentially had an impact upon the setting of these heritage assets, initial site visits considered and scoped this out. ***Development of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will have no impact on the setting of these designated heritage assets and how they are experienced and therefore it would not be proportionate to provide evaluation of their significance and setting***
- 2 Beyond 1KM from the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site, part within the civil parish of Potters Bar under Local Authority of Hertsmere there is a grade II listed registered park & garden. Wrotham Park falls part within the district of Hertsmere and part within the London Borough of Barnet. It is located south of the M25. While the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade Life site could have potentially had an impact upon the setting of this heritage asset. initial assessment considered and scoped this out. ***Development of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will have no impact on the setting of this heritage asset and how it is experienced and therefore it would not be proportionate to provide evaluation of their significance and setting***

2.5 NON-DESIGNATED HERITAGE ASSETS

- 1 Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) identifies non-designated heritage assets in the borough. Non-designated heritage assets which are near the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site (site as identified within the Design & Access Statement (pg. 8)) are identified as assets within a c. 300m radius of the centre of the site. These are identified on the map within the Design & Access Statement (pg.18). These were scoped as heritage assets that redevelopment could potentially impact upon. There are six non-designated heritage assets within a c. 300m radius of the centre of the site which are all located along the route of the High Street
- 2 A list of non-designated heritage assets within c.300. radius of the centre of the site, as identified in Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) is provided in Appendix A

2.5.1 1-7 Princes Parade

- 1 This row of shops is not identified as a non-designated heritage asset within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016). Furthermore, it was accepted during the pre-applications process that this building is not a non-designated heritage asset; the Council have not identified this building as a non-designated heritage asset in pre-application comments issued on 12 March 2026. The building does not have enough interest to merit non-designated heritage asset status

2.5.2 80, 82 & 84 High Street Potters Bar

Overview of the asset and its setting

- 1 This row of three shops with accommodation over fronting the street is located on the west side of Potters Bar High Street midway along the street adjacent to Ladbroke School (grade II). It is a mid-20th century building of dark red brick incorporating stylistic elements in its design particularly in the design of the first floor and roof which provide architectural interest. It is not an unaltered example of type as the ground floor frontage has been altered since its initial construction. The building is representative of Potters Bar's mid-20th century transformation from rural village to suburban commuter town
- 2 The building is located within an evolved setting which has frequently a substantially changed over time. Directly to the south is the mid-19th century Ladbroke School (grade II) and immediately to the north is another mid-20th century building, a former bank (NDHA). The building's location on High Street (the principal historic street through Potter's Bar) and its physical surroundings contribute to the building's significance whereby collectively with other mid-20th century building's it is representative of Potters Bar's major transformation from rural village to suburban commuter town
- 3 Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade along with Canada Life Place are located c. 190m southwest of this row of shops with intervening development in the form of further shops with accommodation over and a BP garage between the two. Maple House and Canada Life Place (outside development site) have a presence within wide aspect views of the building when it is viewed looking south along High Street. However, Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade do not fundamentally impact on the setting of this building and how it is currently experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's local historic interest as follows: '**Architectural significance:** It has a strong character with Arts & Crafts detailing. Although the ground floor shop windows have been replaced, it retains some of its original features. **Local historic interest:** The building is thought to have been built in the 1920s (between 1919 and 1935) in the Arts and Crafts style. It forms part of the early 20th century commercial High Street development in Potters Bar'

2.5.3 86 High Street, Potters Bar

Overview of the asset and its setting

- 1 This former bank (now children's nursery) fronting the street is located on the west side of Potters Bar High Street on the corner of the street with The Walks. Built in 1929 it is built of red brick with stone embellishments incorporating stylistic elements in its design particularly around the door and windows which provide architectural interest. The building is representative of Potters Bar's early to mid-20th century transformation from rural village to suburban commuter town. It occupies a prominent location on the corner of High Street and The Walks and is an attractive focal point in the street scene
- 2 The building is located within an evolved setting which established itself in the early-mid 20th century. Directly to the south is a row of mid-20th century shops (NDHA) and immediately to the west is St Mary the Virgin & All Saints Church (NDHA) built in c.1914. The building's location on High Street (the principal historic street through Potters Bar) and its physical surroundings contribute to the building's significance whereby collectively with other mid-20th century buildings it is representative of Potters Bar's major transformation from rural village to suburban commuter town
- 3 The Maple House and Canada Life Place (outside development site) buildings are located c.205m southwest of this building with intervening development in the form of further shops with accommodation over and a BP garage between the two. These buildings have a presence within wide aspect views of 86 High Street when it is viewed looking south along High Street. However, Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade do not have a fundamental impact on the setting of this building and how it is experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's local historic interest as follows: '**Architectural significance:** *It has a strong architectural design and retains most of its original features.* **Contribution to the local built environment** *It holds a prominent corner position on the street and as such makes a significant contribution to the local area.* **Local historic interest** *The building was built in 1929 by the National Westminster Bank. It is currently vacant, but forms part of the early 20th century commercial High Street development in Potters Bar. Along The Walk to the north side of the building is a George V pillar post box.*

2.5.4 75, 77 & 79 High Street, Potters Bar

Overview of the asset and its setting

- 1 This row of three shops with accommodation over is located on the east side of Potters Bar High Street adjacent to Sailsbury House (Grade II). Believed to date to mid-late 19th century it is a modest and unassuming row of shops with accommodation over and reflective of 19th century development in Potters Bar although not the best example of this type of build
- 2 This row of three shops is located within an evolved setting which has frequently a substantially changed over time. To the north is Sailsbury House (Grade II). Adjoining the building to the south is a much-altered 19th century building. The building's location on High Street (the principal historic street through Potters Bar) contributes to its interest

- 3 Maple House, 8-16 & 30-32 High Street and 1-7 Princes are located c.225m southwest of this building with intervening development in the form of further shops with accommodation, ranging from 2- 4 storey between the two. The buildings within the development site have a negligible impact on the setting of this non-designated heritage asset and how it is currently experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's **local historic interest**: *'The building is thought to date to the mid - late 19th century (by 1881). It stands in front of Salisbury House (a mid-18th century statutory listed building) and is one of the older buildings found on the High Street. Although some changes have been made, it retains part of its later 19th century retail character'*

2.5.5 88-110 High Street, Potters Bar

Overview of the asset and its setting

- 1 This long 1930s 'parade' comprises of twelve commercial units with two-storey residential accommodation above. Each commercial unit is three bays in width, although some businesses now take up two adjoining units. Upper floor accommodation is accessed via a first-floor walkway positioned over the shop frontages. The building is situated on the western side of Potters Bar High Street, north of The Walk, and stands opposite the War Memorial (grade II) and Oakmere Park. Constructed during the 1930s, the building features red brick elevations beneath a plain tile roof. While it has been subject to alterations including replacement windows it presents a unified aesthetic arising from its materials and the repetitive window arrangement and window style
- 2 The building is located towards the northern end of High Street on the west side of the street opposite Oakmere Park. In this part of High Street there is greater consistency and uniformity in the street scene whereby long blocks of buildings all similar in height sit back from the road behind secondary access roads. There are grass verges and trees between High Street and secondary access road. Development on this part of High Street is distinctly character of a mid-20th century suburban commuter settlement
- 3 Maple House, 8-16 & 30-32 High Street and 1-7 Princes are located c.230m southwest of this building with intervening development in the form of further shops with accommodation, ranging from 2- 4 storey between the two. As such these buildings have a negligible impact on the setting of this non-designated heritage asset and how it is currently experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's local historic interest as follows: **'Architectural significance**: *It has a strong design in the mock-Georgian style and retains some of its original features* **Contribution to the local built environment**: *The building comprises a row of similar properties. It holds a prominent corner position in the High Street and due to its size makes a significant contribution to the local area.* **Local historic interest**: *The building was built in 1935/6 as twelve shops with flats over. It was probably the longest row of shops and accommodation designed for the High Street in Potters Bar'*

2.5.6 St Mary the Virgin and All Saints Church, The Walk

Overview of the asset and its setting

- 1 St Mary the Virgin and All Saints Church is located on The Walk close to the junction with High Street. It is a substantial Gothic style church building positioned to front The Walk side on to the street and consequently it has a dominant street scene presence which draws the eye. From High Street the east gable with its large window catches the attention. The church was built in 1914 succeeding St John's on High Street which had fallen into poor repair and was eventually demolished. It is constructed of stone construction and plain tile roof with later 20th century alterations at the western end in a modernist style contrasting with the original Gothic character
- 2 The Walks (eastern end) is a street with a strong residential character defined by the many mid-20th century semi's which line the north side of the street. It isn't, however, exclusively a residential street as on the south side of the street along with the church are other non-residential building's including small hotel and doctor's surgery then a park beyond. The street is greatly enhanced by the street trees which line the footpath and soften the setting. The street scene setting around the church cohesively reflects a period of Potters Bar's early to mid-20th century development whereby the town began to expand outward of High Street and the settlement morphology evolved. The building's location and its physical surroundings, notably the setting provided by The Walk, contribute to its significance. To the west side of the church there is an access road to sports fields and the church carpark, but these aspects of the immediate environment arguably have a diminishing impact on the setting of the church
- 3 Maple House, 8-16 & 30-32 High Street and 1-7 Princes are located c.175m southwest of this building with intervening development notably including Goodacre Court, which is a three-storey early 21st century residential block that sits to the south of the church on the northern boundary of the development site. Maple House, 8-16 & 30-32 High Street and 1-7 Princes do not impact on the setting of the church and how it is experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's local historic interest as follows: '**Architectural significance:** *The church has a distinctive architectural design and has retained most of its original features which include a mixture of Gothic (geometric) and Tudor (perpendicular) architecture at the east end. Later 20th century style at the west end. The attached hall to the south has a Tudor-style and is likely to be part of the earlier plan of the church.* **Contribution to the local built environment:** *The church and attached hall should be considered as part of a group along with the adjacent brick church hall. Due to its size, it makes a significant contribution to the local area.* **Local historic interest:** *The church and attached hall have strong community significance. The church was constructed in 1914, just before the beginning of World War I, and was built due to a fire that had damaged the roof of St John the Baptist in 1911 that was located along the High Street (now the War Memorial & Gardens). Mr J Hart gave the site to Father GRP Preston, Vicar of Potters Bar from 1913 – 1920, and the dioceses granted £2,000 towards the costs with local fund raising adding another thousand pounds. Designed by the architect JS Alder and built in Bath stone, it was consecrated in 1915 by Dr Winnington-Ingram, Bishop of London'.*

2.5.7 St Mary's and All Saints Church Hall, The Walk

Overview of the asset and its setting

- 1 The church hall is located behind the church on the south side of the church with its front elevation facing west towards the church carpark. It is a modest church hall and dwarfed by the adjacent church. The hall is not seen from High Street. The church hall was built in 1914 and is of red brick and plain tile construction contrasting with the stone church which it sits adjacent to and which it serves
- 2 The church hall is tucked in to the rear (south) of the church, and it has a discrete presence within the townscape. The best views of the church hall are from the adjacent access road and across the carpark although this is not a particularly attractive setting
- 3 Maple House, 8-16 & 30-32 High Street and 1-7 Princes are located c.155m southwest of this building with intervening development notably including Goodacre Court, which is a three-storey early 21st century residential block that sits to the south of the hall on the northern boundary of the development site. Maple House, 8-16 & 30-32 High Street and 1-7 Princes do not impact on the setting of the church and how it is currently experienced

Defining significance

- 4 Within Hertsmere Borough Council's *List of Locally Important Buildings in Hertsmere* (2016) the significance of the building is attributed to the building's local historic interest as follows: **Architectural significance:** *It has a strong character typical of the period and retains some of its original features.* **Contribution to the local built environment:** *The church hall should be considered as a group along with the church and as such makes a significant contribution to the local area.* **Local historic interest:** *The church hall has strong community significance. It is thought to have been constructed around the same time as the neighbouring church in 1914, just before the beginning of World War I, following a fire that had damaged the roof of St John's Church in 1911. Mr J Hart gave the site to Father GRP Preston, Vicar of Potters Bar from 1913 – 1920, and the dioceses granted £2,000 towards the costs with local fund raising adding another thousand pounds. The church was consecrated in 1915 by Dr Winnington-Ingram, Bishop of London'*

2.6 NON-DESIGNATED HERITAGE ASSETS WITHIN THE WIDER VICINTY OF THE SITE

- 1 Heritage assets within the wider vicinity of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site are identified as assets which sit beyond c.300m from the site. There are some non-designated heritage assets that fall within this criterion and are located on High Street or close to High Street. While redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site could have impacted on the setting of these assets, initial site visits considered and scoped this out.
Development of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will not have a tangible impact on the setting of other non-designated heritage assets and how they are experienced and therefore it was not considered proportionate to provide a detailed evaluation of their significance and setting

2.7 PLANNING HISTORY

- 1 There is a substantial amount of planning history associated with the listed buildings along High Street and at surrounding sites. Due regard is given to this history when

understanding how the listed buildings may have been subject to alteration, extension and demolition and how their setting has changed through the approval of development around them. Notable planning history includes the following:

- **Canada Life High Street, Potters Bar Site (18 applications in total)** including:
1982: TP/82/0678 Demolition of 8-26 and 30a High Street; Erection of offices, shops and flats with car parking and landscaping (outline)
1984: TP/84/0058 Demolition of 8-20, 20a, 22 - 26 and 30A High Street and former Vicarage; Erection of offices, shops, and flats with car parking and landscaping (outline)
1989: TP/89/1096. Demolition of existing building and erection of single storey rear extension to units 6/7 Princes Parade and two-level carpark for Canada Life
2025: 25/1763/PD56M Prior approval for the change of use of Maple House from Class E to Class C3 (69 dwellings) Pending decision
2025: 25/1764/PD56M Prior approval for the change of use of Canada Life Place from Class E to Class C3 (74 dwellings) Pending decision
2026: 26/0764/FUL: External alterations to façade and fenestration, removal of rooftop plant enclosure and associated landscape works at Canada Life Place building. Pending Decision
- **The White Horse, 19 High Street, Potters Bar (16 applications in total)** including:
1984: TP/84/0857 Single storey rear extension
1988: TP/88/1145 General refurbishment
- **The Lion, 2 Barnet Road Potters Bar (38 applications in total)** including:
1985: TP/85/0663 Amended proposal. Retention and change of use of Lion PH
1987: TP/87/4274 Retention and change of use of listed building to building society, estate agency or bank; redevelopment of curtilage to provide 3 and 4 storey office building with basement and ground floor basement
- **Ladbroke School, High Street Potters Bar (8 applications in total)** including:
1977: TP/77/0666 Single storey extension for storage purposes
2006: TP/06/0036 Change of use of Former Ladbroke School to Learning Centre
2023: 23/1241/LBC Demolition of part of the former park education centre and the erection of a three-storey building comprising residential dwellings, parking, landscaping, associated works and change of use
- **Salisbury House, High Street, Potters Bar (20 applications in total)**
1975: TP/75/0077 Restoration of part of Salisbury House together with new office
1982: TP/82/0409 Second floor extension to south block

2.8 DOCUMENTARY RECORDS

- 1 Documentary records and referencing assist in providing an understanding of the interests Potters Bar and the evolution of the place and setting of heritage assets. Information obtained through documentary research, which primarily informed the preparation of the summary under section 2.1 and 2.2 is provided in Appendix B and Appendix C

2.9 VISUAL ASSESSMENT

- 1 A visual assessment of Potters Bar and the listed buildings within the immediate vicinity of Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade was undertaken on 22 September 2025 and 29 April 2026. This was to understand the present setting of the listed buildings and non-designated heritage assets and the circumstance of their setting in context to Maple House, 8-16 & 30 & 32 High Street and 1-7 Princes Parade. Photographs associated with the visual assessment, and which informed the preparation of the summary under section 2.1 – 2.3 are shown in Appendix D as follows:

Listed Buildings

Photographs of Potty's Diner (listed as The Lion Public House) and its setting, Appendix D, Fig.1- Fig.6

Photographs of Cask and Stillage (listed as The White Horse Public House) and its setting, Appendix D, Fig.7- Fig.20

Photographs of Ladbroke School and forecourt wall and its setting, Appendix D, Fig.21 – Fig. 30

Photographs of Sailsbury House, Appendix D, Fig.31 – Fig. 32

Photographs of the war memorial, Appendix D, Fig.33 – Fig.34

Non-designated heritage assets (NDHA)

Photograph of 80, 82 & 84 High Street, Potters Bar, Appendix D, Fig. 35

Photograph of 86 High Street, Potters Bar, Appendix D, Fig.36

Photographs of 75,77 & 79 High Street, Potters Bar, Appendix D, Fig.37

Photograph of 88-110 High Street, Potters Bar, Appendix D, Fig.38

Photographs of St Mary the Virgin and All Saints Church, The Walk and its setting, Appendix D, Fig. 39 – Fig. 44

Photographs of Church Hall, The Walk and its setting, Appendix D, Fig.45 -Fig.50

Street scenes and site

Photographs of High Street, Potters Bar providing an understanding of the locality of Maple House and Canada Life Place and the character of the High Street, Appendix D, Fig. 51-Fig. 54

Photographs of the northern site boundary to the Maple House and Canada Life Place site, Appendix D, Fig.55-Fig.56

3 LEGISLATION, POLICY, GUIDANCE AND ADVICE

3.1 LEGISLATION

- 1 The local planning authority will have to determine a planning application for development that affects the setting of a listed building with due regard to the statutory duty under S66 Planning (listed buildings and conservation areas) Act 1990 which 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”

- 2 There is no legislation requiring statutory consideration to the impact of development on the setting of other heritage assets including conservation areas, parks and gardens or non-designated heritage assets (locally listed buildings)

3.2 NATIONAL PLANNING POLICY FRAMEWORK (December 2024) ADOPTED

- 1 The National Planning Policy Framework, Annex 2, defines the setting of a heritage asset 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’*. It also references significance as deriving *‘significance derives not only from a heritage asset’s physical presence, but also from its setting’*
- 2 The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how they are expected to be applied, these are a material consideration in the decision-making process when local authorities assess planning applications. The local planning authority will have due regard to the policies set out in the NPPF when determining a planning application for development that affects the setting of heritage assets. The extant NPPF was issued December 2024
- 3 It is acknowledged that the local planning authority will give due regard to policies within the NPPF specifically those under section 16 – Conservation and enhancing the historic environment, when determining this application. Paragraphs 207, 208, 210, 212 213 and 216 would be given due regards to development of Maple House and Canada Life Place

3.3 NATIONAL PLANNING POLICY FRAMEWORK (December 2025) REFORMS UNADOPTED

- 1 Between 16 December 2025 and 10 March 2026 the Government consulted on proposals to revise the NPPF. One of the twelve key policy changes was to take a

more positive approach to the use of heritage assets specifically '*a clearer and more positive approach which can better support suitable heritage-related development, replacing the current policies that are difficult to navigate*'

- 2 The revised NPPF as issued for consultation defined specific heritage policies over and above mere paragraph referencing. Notably it references consideration to degrees of 'harm' but omits terminology such as 'less than substantial harm. Under the revised policy approach NPPF (Dec 2025) policies HE4, HE5, HE6, HE7 would be applicable

3.4 PLANNING PRACTICE GUIDANCE: HISTORIC ENVIRONMENT (July 2019)

- 1 Planning Practice Guidance is intended to provide detailed and practical support specific to the application of the NPPF. There is specific guidance relevant to matters concerning the historic environment
- 2 Due regard is given to PPG on the historic environment to ensure significance has been defined in accordance with Para 006 Reference ID: 18a-006-20190723 and considered proportionately and appropriately. Due regard is given to Paragraph: 013 Reference ID: 18a-013-20190723 when considering matters of setting

3.5 LOCAL PLAN ADOPTED

- 1 The local planning authority will have to determine any application for development on the site of Maple House and Canada Life Place with due regard to local plan policy particularly where there is an up-to-date development plan. The extant Local Plan for this planning authority is the Hertsmere Local Plan (2012-2027). The local planning authority's heritage policies set out under the local plan and specific to heritage consider is policy CS14 as follows:

Policy CS14 Protection or enhancement of heritage assets

All development proposals must conserve or enhance the historic environment of the Borough in order to maintain and where possible improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites, buildings or locations of heritage or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments or their setting, and identified and as yet unidentified Archaeological Remains. The Council will take account of available historic environment characterisation work, including Conservation Area appraisals and archaeological assessments, when making decisions affecting heritage assets and their settings.

3.6 LOCAL PLAN EMERGING

- 1 The Council is in the process of preparing a new Local Plan, with a Regulation 18 Consultation taking place between April-May 2026. Within the Consultation Document, the site is identified as a 'candidate site' for allocation at Regulation 19 stage – ref HPBA SA2. This identifies the opportunity for development of the site to provide a residential-led mixed use development, with an indicative development capacity of 369 net residential dwellings along with a range of compatible and complementary main town centre uses.

3.7 PROFESSIONAL GUIDANCE

- 1 Historic England is the government's statutory adviser on the historic environment. They produce guidance set against the background of the National Planning Policy Framework (NPPG) and Planning Practice Guidance (PPG). Relevant to consideration of setting is the following guidance:

Historic England Good Practice Advice Planning Note 3: The Setting of Heritage Assets, Dec 2017

4 HERITAGE IMPACT ASSESSMENT AND POLICY COMPLIANCE

4.1 ASSESSING IMPACT: CONTEXT

- 1 The heritage impact assessment is intended to explain the impact of the development on the site on the setting of heritage assets. This heritage impact assessment is prepared with due regard to the following key documents relevant to heritage considerations:

Existing plans

- AFK Studios Drg No: PB-AFK-XX-00-DR-A-01000 Rev P02 (issued 29 June 2026) – Site location plan
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-01001 Rev P01 (issued 29 June 2026) – Site plan existing
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-01200 Rev P00 (issued 26 June 2026) – Existing Princes Parade
- AFK Studios Drg No: PB-AFK-XX-XX-DR-A-01201 Rev P00 (issued 26 June 2026) – Existing High Street

Proposed plans

- AFK Studios Drg No: PB-AFK-XX-00-DR-A-01002 Rev P01 (issued 29 June 2026) – Site plan proposed
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-20000 Rev P08 (issued 29 June 2026) – General arrangement ground floor plan
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-20015 Rev P04 (issued 29 June 2026) – General arrangement typical top floor plan
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-21001 Rev P02 (issued 29 June 2026) – General arrangement east elevation (*High Street*)
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-21002 Rev P02 (issued 29 June 2026) – General arrangement south elevation (*Mutton Lane*)
- AFK Studios Drg No: PB-AFK-XX-00-DR-A-21001 Rev P02 (issued 29 June 2026) – General arrangement east elevation (*High Street*)
- General Landscape Arrangement (260624)

- AFK Studios Drg No: PB-AFK-A-XX-DR-A-21103 Rev P02 (issued 26 June 2026) – Block A General arrangement west elevation
- AFK Studios Drg No: PB-AFK-A-XX-DR-A-21102 Rev P02 (issued 26 June 2026) – Block A General arrangement south elevation
- AFK Studios Drg No: PB-AFK-A-XX-DR-A-21101 Rev P02 (issued 26 June 2026) – Block A General arrangement east elevation
- AFK Studios Drg No: PB-AFK-A-XX-DR-A-21103 Rev P02 (issued 26 June 2026) – Block A General arrangement north elevation

- AFK Studios Drg No: PB-AFK-B-XX-DR-A-21203 Rev P03 (issued 26 June 2026)
– Block B General arrangement west elevation
 - AFK Studios Drg No: PB-AFK-B-XX-DR-A-21202 Rev P03 (issued 26 June 2026)
– Block B General arrangement west elevation
 - AFK Studios Drg No: PB-AFK-B-XX-DR-A-21201 Rev P03 (issued 26 June 2026)
– Block B General arrangement east elevation
 - AFK Studios Drg No: PB-AFK-B-XX-DR-A-21200 Rev P03 (issued 26 June 2026)
– Block B General arrangement north elevation
-
- AFK Studios Drg No: PB-AFK-D-XX-DR-A-21403 Rev P03 (issued 26 June 2026)
– Block D General arrangement west elevation
 - AFK Studios Drg No: PB-AFK-D-XX-DR-A-21402 Rev P04 (issued 26 June 2026)
– Block D General arrangement south elevation
 - AFK Studios Drg No: PB-AFK-D-XX-DR-A-21401 Rev P03 (issued 26 June 2026)
– Block D General arrangement east elevation
 - AFK Studios Drg No: PB-AFK-D-XX-DR-A-21400 Rev P03 (issued 26 June 2026)
– Block D General arrangement north elevation
-
- AFK Studios Drg No: PB-AFK-E-XX-DR-A-21503 Rev P03 (issued 26 June 2026)
– Block E General arrangement west elevation
 - AFK Studios Drg No: PB-AFK-E-XX-DR-A-21502 Rev P03 (issued 26 June 2026)
– Block E General arrangement south elevation
 - AFK Studios Drg No: PB-AFK-E-XX-DR-A-21501 Rev P03 (issued 26 June 2026)
– Block E General arrangement east elevation
 - AFK Studios Drg No: PB-AFK-E-XX-DR-A-21500 Rev P03 (issued 26 June 2026)
– Block E General arrangement elevation

Supporting information

- Design and Access Statement – AFK (30th June 2026)
- Townscape and Visual Impact Assessment– Turleys (June 2026)
- Tree Survey Review, Arboricultural Impact Assessment and Arboricultural Method Statement - The Landscape Partnership (23 June 2026)

- 2 **PPA engagement (Local Planning Authority):** There were initial PPA meetings with the local planning authority regarding redevelopment of the site. Meeting 1: 25 June 2025, no specific reference made to the consideration of the setting of heritage assets within the LPA's advice. Reference was made to the requirement to undertake site and context analysis in a holistic context. Meeting 2: 19 August 2025, no specific reference was made to the consideration of the setting of heritage assets within the LPA's advice. The project was developed with due regard to the advice given
- 3 **Design review panel engagement:** The project team engaged with the Design South East Review Panel in November 2025. The DRP report was issued 20 November 2025. With regard to heritage the report specifically referenced the five listed building located closest to the site as referenced in item 2.2 above. The overall advice mainly related to delivery of site potential in terms of site strategy, layout massing form and reuse of buildings requiring reconsideration of the proposals. Reference was made to developing a better relationship with High Street and particularly enhancing [the setting of] and making a positive impact upon the Cask and Stillage Pub (listed The White Horse Public House, (Grade II). Reference was made to the creation of the public space opposite Cask & Stillage creating a positive frontage opposite this building

- 4 **Pre-application advice (Local Planning Authority):** Formal pre-application advice was sought from the LPA at the beginning of 2026 after the scheme was developed up following advice through PPA engagement and engagement with Design South East. A written pre-app response dated 12 March 2026 makes specific comments regarding heritage assets with key points raised as follows:

- *'The principle of a high-density, mixed-use scheme on this site is supported'*
- Cites the heritage assets most likely to be impacted on by development are Cask & Stillage Pub (grade II), Potty's Pancakes (grade II) and St Mary the Virgin & All Saints (NDHA). The Conservation Officer also adds Ladbroke School (grade II) and Church Hall (NDHA) as potentially affected and specifically requests further information is included on these buildings in the Heritage Statement that will accompany a formal application
- Accepts that any harm arising from development of the Maple House & Canada Life Place site will likely cause '*less than substantial harm*' to the significance of the heritage assets due to change in their setting
- The Conservation Officer accepts that setting of heritage assets has already been subject to a high degree of change over time and context has fundamentally changed as Potters Bar developed from a rural village to an urbanised area
- The Conservation Officer makes specific reference to existing scale of building on High Street at 2-3 storey and notes concern over impact of taller development particularly on the setting of the adjacent listed building [Cask & Stillage]
- The Conservation Officer seeks additional information such as visualisations to accompany a formal application and aid understanding of the proposal
- The Conservation officer accepts that there would likely be public benefits arising from the proposal to be weighed against any identified harm
- Comments on matters of Urban Design stress the need for Block D to be of a design that promotes a high-quality public realm

4.2 ASSESSING IMPACT: IMPACT ON SETTING OF NEARBY LISTED BUILDINGS

4.2.1 Impact on setting of Cask & Stillage, listed The White Horse Public House, (Grade II)

Consideration and justification

- The significance of Cask & Stillage, listed The White Horse Public House, (Grade II) along with an explanation of its setting and how it is experienced is summarised in item 2.2.1 above
- The present setting of this listed building is an evolved urban setting which has frequently and substantially changed over time. Presently there is a 1980s building adjacent to the Cask & Stillage on its south side and it faces further 1980s buildings, which are part of the development site, on the opposite side of the road. The building's association with High Street and its position on High Street, being the principal historic street through Potter's Bar, contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve. In this case, the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will result in clear change and evolution to the setting of this listed building as the townscape on the opposite side of the road will be transformed, and this will fundamentally impact on how this listed building is

experienced. The loss of 8-16 & 30-32 High Street and 1-7 Princes Parade fronting the east side of High Street will not harm the significance of the listed building and their replacement presents an opportunity to afford some enhancement to this listed building's setting particularly through enhancements to the surrounding streetscape and public realm. When existing buildings are demolished and replaced, development will not be built any closer to this listed building than exists presently

- The scheme for the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site has been designed with consideration to the setting of the Cask & Stillage, (listed The White Horse Public House, (Grade II)) and how it can be improved while providing a high-density, mixed-use development that meets housing and commercial need. In seeking to improve the outlook from the listed buildings and views of the listed building an area of open space linking to pedestrian routes through the development site has been incorporated directly opposite the listed building. This area will afford public open space which will incorporate street trees and/or other vegetation. The listed building will be 'framed' by this arrangement when viewed from the west side of High Street and from within the development and this will draw the eye to the listed building enhancing its prominence and status on High Street and within the street scene. Additionally, the outlook from the listed building will now be drawn to an area of open space, enhanced public realm and natural features which will be an improvement on the current poor outlook of grey 1980s buildings 8-16 High Street, a service road and a carwash. The new outlook from the listed building is depicted in the illustrative views shown in the Design & Access Statement (pg. 74 and 75)
- The new buildings proposed as block B and block D will front High Street on the opposite of the road to the listed building and are to be five storeys in height in order to meet the need for maximizing housing delivery on this highly sustainable, town centre site in line with the Council's aspirations in the draft Local Plan. By virtue of their height and form it is acknowledged they will have a dominant presence on High Street. The height, form and design of these buildings was reviewed and developed following PPA and pre-application advice, given that under the original scheme proposed these were six story buildings, so their height was revised and reduced to five stories to lessen their dominance. Their design has also been carefully considered to achieve a high-quality design of building with an interesting façade. The design approach to blocks B and block D is explained further in the Design & Access Statement (pg.57 - 59). An illustrative view of the proposed block B and block D buildings is shown in the Design & Access Statement (pg. 74)
- The impact the height and form of block B and block D buildings will have on the listed building will be mitigated by the fact neither building will be located directly opposite the listed building but are positioned either side of the public open space which the listed building will face out on to. Neither of these blocks will unduly loom directly over the listed building. Block D will also be set back from the footpath edge with greater distance from the listed building. The ground floors of these new blocks will also have retail use with active frontages adding vibrancy to the High Street street scene and maintaining High Street's status as a principal shopping street
- It is acknowledged that it could be perceived by some that harm might be caused to the setting of Cask & Stillage because of the scale and design of block B & block D. Through the pre-application process the LPA have already accepted that any harm this causes to the significance of the Cask & Stillage would be '*less than substantial harm*' and this would be arguably to the lesser end of the scale

given the current circumstances of this listed building's setting which does not contribute to the significance of the list building. The public benefits that outweigh any perceived harm are clear and come from the much-improved views looking towards the listed building and out from the listed building that will be created by the new public open space opposite. Benefits of the sites redevelopment also come from the provision of much needed housing, improved commercial units and enhancements to landscaping including provisions for more natural landscape features

- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan the development will change how this asset is experienced but will not affect its significance, it will afford enhancements to the building's setting and where any harm is perceived this will be 'less than substantial harm' on the lesser end of the scale outweighed by public benefits of redeveloping the whole site***

4.2.2 Impact on setting of Potty's Diner listed as The Lion Public House (Grade II)

Consideration and justification

- The significance of Potty's Diner (listed as The Lion Public House) along with an explanation of its setting and how it is experienced is summarised in item 2.2.2 above
- The Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is located c. 85m northwest of this listed building across a busy engineered road junction and Maple House and 8-16 High Street feature in wide aspect views of the listed building when it is viewed from surrounding streets. The setting of this listed building is a heavily evolved urban setting comprising of an eclectic mix of bland mid-late 20th century property with the busy engineered road junction the dominant focal point of the street scene. The building's association with the southern end of High Street and its position on a crossroads contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve. In this case the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site this will result in clear change to the townscape in the vicinity of this listed building particularly as the development site is transformed and this will impact on wide aspect views of this listed building when it is viewed from surrounding streets. When existing buildings are demolished and replaced on the development site, development will not be built any closer to this listed building than exists presently
- The proposed development has the potential to provide some enhancement to the setting of this listed property through the construction of new high-quality buildings on the opposite side of the road junction. However, while the surroundings evolve the development will not fundamentally change how this listed building is experienced as its setting will remain dominated by the busy engineered road junction and it will remain surrounded by an eclectic mix of buildings from mid-20th century onwards. The proposed development will not unduly harm setting of this listed building and the development will not affect its significance

- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan the development will not fundamentally affect the setting of the listed building, this being how it is experienced, despite there being a conspicuous change within its surroundings, and its significance will not be affected by the development***

4.2.3 Impact on setting of Ladbroke School and forecourt wall (Grade II)

Consideration and justification

- The significance of Ladbroke School and forecourt wall along with an explanation of its setting and how it is experienced is summarised in item 2.2.3 above
- The present setting of this listed building is an evolved urban setting which has frequently and substantially changed over time, with change occurring throughout the 20th century and into the 21st century in an ad-hoc fashion. Presently there is a 1920s building (NDHA) adjacent to Ladbroke School on its north side, there is a c.1960 building on the south, Goodacre Court to the southwest was built c.2010 on the school's former playground, to the rear (east) is the church hall (NDHA) built 1914 and the former school faces mid-20th century buildings located on the other side of High Street. The building's association with High Street and its position on High Street, being the principal historic street through Potter's Bar, contributes to its interest but the building's physical surroundings as its setting do not contribute to its significance
- The immediate setting of Ladbroke School will change dramatically in the immediate future as the former school has just sold with planning permission 23/1240/FUL and listed building consent 23/1241/LBC in place for its redevelopment. The permission and consent allow for all c.1920s single story parts to the rear of the former school building to be knocked down and only the 1861 street fronting part of the listed building to be retained. Where demolition occurs a new residential development of up to three storeys in height will be built. The retained 1861 part of the building fronting High Street will be refurbished for office use
- The northern boundary of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is only c.70 from Ladbroke School. This northern boundary is, however, well defined by natural features such as trees and shrubs. On the other side of this boundary is c.2010 Goodacre Court which has been built adjacent to the boundary and extends along much of its length. The presence of Goodacre Court blocks views and severs any relationship between the development site and Ladbroke School (particularly 1861 parts). Consequently, any development to the northern end of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will not have any tangible impact on the setting of Ladbroke School and how it is experienced
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve. In this case the listed building itself and its immediate setting will evolve dramatically when redevelopment under planning permission 23/1240/FUL and listed building consent 23/1241/LBC are executed. The development of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site this will result in a change to the townscape most notably at the southern end of High Street. The setting of this listed building (particularly 1861 parts) and how it is experienced

will be preserved and not fundamentally affected by the proposed development and the development will not affect its significance

- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan, the setting of this listed building, this being how it is experienced, will not be harmed by the proposed development and its significance will not be affected by the development***

4.2.4 Impact on setting of Sailsbury House (Grade II)

Consideration and justification

- The significance of Sailsbury House along with an explanation of its setting and how it is experienced is summarised in item 2.2.4 above
- Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is located c. 225m southwest of this listed building with intervening development, comprising of a well-established High Street, between the two. Maple House and Canada Life Place buildings currently have a negligible impact on the setting of the listed Sailsbury House and how it is experienced
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve and in this case the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site this will result in a change to the townscape at the southern end of High Street. Redevelopment will not have a perceptible impact on the setting of the listed Sailsbury House and how it is experienced. The setting of this listed building and how it is experienced will be preserved and development will not affect its significance
- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan, the setting of this listed building, this being how it is experienced, will not be harmed by the proposed development and its significance will not be affected by the development***

4.2.5 Impact on setting of war memorial (Grade II)

Consideration and justification

- The significance of war memorial along with an explanation of its setting and how it is experienced is summarised in item 2.2.5 above
- The Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is located c. 305m southwest of the war memorial with continuous intervening development, comprising of a well-established High Street, between the two. Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade buildings currently have a negligible impact on the setting of the listed war memorial and how it is experienced although it is acknowledged that in some views of the war memorial the upper part of Maple House and Canada Life Place (outside development site) are visible in the distance
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve and in this case the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will result in a change to the townscape at the southern end of High Street. However, redevelopment of the site will not have a

perceptible impact on the setting of the listed war memorial and how it is experienced. The setting of the war memorial and how it is experienced will be preserved and the development will not affect its significance

- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan, the setting of this listed building, this being how it is experienced, will not be harmed by the proposed development and its significance will not be affected by the development***

4.3 ASSESSING IMPACT: IMPACT ON SETTING OF NEARBY NON-DESIGNATED HERITAGE ASSETS

4.3.1 Impact on setting of Church of (NDHA)

Consideration and justification

- The significance of St Mary the Virgin and All Saints Church along with an explanation of its setting and how it is experienced is summarised in item 2.5.6 above
- Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is located c. 175m south of the church with intervening development between. The northern boundary of the development site is only c.65 from the church. This northern boundary is well defined by natural features such as trees and shrubs. On the other side of this boundary is c.2010 Goodacre Court which has been built adjacent to the boundary and extends along much of its length. The presence of Goodacre Court blocks views and severs any relationship between the development site and the church. Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site buildings currently have a negligible impact on the setting of the church and how it is experienced. Development to the northern end of the Maple House and Canada Life site will not have any tangible impact on the setting of church and how it is experienced and will not affect the building's significance
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve and in this case the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will result in a change to the townscape at the southern end of High Street. Redevelopment of the site will not have any perceptible impact on the setting of the church and how it is experienced. The setting of the church and how it is experienced will be preserved and the development will not affect the building's significance
- ***With due regard to the heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan, the setting of this non-designated heritage asset, this being how it is experienced, will not be harmed by the proposed development and its significance will not be affected by the development***

4.3.2 Impact on setting of church hall (NDHA)

Consideration and justification

- The significance of the church hall along with an explanation of its setting and how it is experienced is summarised in item 2.5.7 above

- The Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site is located c. 160m south of the church hall with intervening development between. The northern boundary of the Maple House and Canada Life site is only c.50 from the church hall. This northern boundary is well defined by natural features such as trees and shrubs. On the other side of this boundary is c.2010 Goodacre Court which has been built adjacent to the boundary and extends along much of its length. The presence of Goodacre Court blocks views and severs any relationship between the development site and the church hall which is a small single storey building. The Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site buildings currently have a negligible impact on the setting of the church hall and how it is experienced. Development to the northern end of the Maple House and Canada Life site will not have any tangible impact on the setting of church hall and how it is experienced and will not affect its significance
- The NPPF (2024) acknowledges that setting is not fixed and surroundings evolve and in this case the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site will result in a change to the townscape at the southern end of High Street. However, redevelopment of the site will not have any perceptible impact on the setting of the church hall and how it is experienced. The setting of the church hall and how it is experienced will be conserved and the development will not affect its significance
- ***With due regard to the heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan, the setting of this non-designated heritage asset, this being how it is experienced, will not be harmed by the proposed development and its significance will not be affected by the development***

4.3.3 Impact on setting of other non-designated heritage assets

Consideration and justification

- Through the pre-application enquiry process the conservation officer requested specifically that the impact of the proposed development on the church and church hall was specifically considered and this has been done under section 4.3.1 and 4.3.2 above. It is not proportionate or justified to consider separately the impact of the proposed development on other non-designated heritage assets identified under section 2.5 above whereby the proposed development will not harm how these heritage assets are experienced and their setting and will not affect their significance
- ***With due regard to the heritage provisions of the NPPF (Dec 2024) and policy CS14 Hertsmere Local Plan the development will not harm the setting of other non-designated heritage assets, this being how those assets are experienced, and will not affect their significance***

5 LIMITATIONS

5.1 GENERAL

- 1 The heritage statement supports a planning application for the redevelopment of the Maple House, 8-16 & 30-32 High Street and 1-7 Princes Parade site in accordance with plans cited under section 4.1. It is not intended to support any other proposals. The statement takes account of documentary evidence on Potters Bar and associated with heritage assets that was publicly accessible and available at the time of reporting to understand the interests of the place, evolution of the place and the heritage assets. The contents are also based on site visits which comprised of a full visual assessment of the site and surrounding locality and identification of heritage assets within that locality. Setting was considered from publicly accessible places only. H+R cannot be held liable for not taking account of information not publicly accessible or not provided by the client, architect or project team or of interests of setting not accessible for assessment. H+R cannot be held liable for not taking account of information not made available or provided after 6 July 2026
- 2 The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

5.2 CDM

- 1 The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

5.3 BUILDING SAFETY ACT AND BUILDING REGULATIONS

- 1 H+R should not be considered as a designer under the Building Safety Act 2022, or the Building Regulations as amended. The client and design team should ensure that appropriate arrangements have been made where the Building Regulations apply and that the appropriate duty holders are in place and applications are made for Building Regulations approval

5.4 FIRE SAFETY

- 1 H+R have not carried out any risk assessments, surveys, investigations or analysis of fire safety risk, including compartmentation and structural fire performance of materials. The client and design team seek the guidance of appropriately qualified fire engineers or fire risk assessors as applicable

5.5 PLANNING PERMISSION AND LISTED BUILDING CONSENT

- 1 Listed buildings have statutory protection and works or alterations that may include fabric removal, some repairs, extension and demolition will require listed building consent. It is the responsibility of the client to ensure listed building consent is obtained where this is necessary. Where works to any building, listed or otherwise, constitute development requiring planning permission it is the responsibility of the client to ensure planning permission is obtained where this is necessary

Appendix A

Appendix A

HERITAGE ASSETS: STATUTORY DESIGNATIONS

Listed buildings

- 1 There are no listed buildings on the site occupied by Maple House and Canada Life Place

Listed buildings beyond the site

- 1 Located c.18m east of Maple House and Canda Life Place site boundary

Cask & Stillage listed as The White Horse Public House (Grade II), listed 12 August 1985. List entry no 1174613. *Public House. Early C18, altered C19. Brick, plastered. Tiled roof, except asbestos to rear pitch of front range roof. Long low range with parallel range added to rear. 2 storeys, 5 windows. Entrances in bays 2 and 4, that to left with moulded architrave but unused. First floor glazing bar sashes, second from left blocked. C19 ground floor canted bays with larger block to right linked by verandah. Roof hipped to right. Ridge stack over right hand entrance. Gable end stack to left. C20 single storey entrance extension to left. Rear range of exposed brick with some weatherboarding. Some glazing bar sashes. Hipped roof and cross axial ridge stack. Interior: ground floor entirely remodelled, inglenook remains on left end wall. Stop chamfered binding beam. First floor not inspected. Good painted sign*

- 2 Located c.47m southeast of Maple House and Canada Life Place site boundary

Potty's Diner listed as The Lion Public House (Grade II), listed 24 October 1984. List entry no 1346939. *Public House. Late C18. Painted brick. Hipped slate roof with T shaped ridge. 2 storeys. 4 window front. 2 left bays project slightly. Entrance 2nd bay from right: doorcase with ornament at angles of posts and lintel. Glazing bar sashes, first floor left with 16 panes, ground floor left and right with side lights. Cambered rubbed brick heads to windows. Left return angle has rusticated quoins. Large ridge stack to left, smaller stack on rear pitch to right. Single storey flat roofed extension to right. Gabled extensions to rear right. Interior remodelled.*

- 3 Located c.53m northeast of Maple House and Canada Life Place site boundary

Ladbroke School and forecourt wall (Grade II), listed 12 August 1985. List entry no 1103528. *School house. 1861-2. Stock brick with red and white brick and stone dressings. Green and blue slate roof. T plan with 2 storey house to left and 1 storey school room in main range. Polychrome Gothic. Front: gabled entrance porch in angle of main range and projecting wing. Pointed arch and stop chamfered surround to entrance with decoratively hinged timber door. Small buttresses to porch. 2 bays to school room. To right 2 lancets with trefoiled heads and stone sills under a gable. To left 3 similar lights, that to centre taller, with chamfered stone surrounds under a larger gable. House with slightly higher ridge. 3 light rectangular ground floor bay. 2 light glazing bar casement on first floor under polychrome brick relieving arch. Large gable. Red brick diapering on front walls. All gables have prominent and varied cusped or trefoiled ornamental bargeboards. Steeply pitched roof has slates in decorative stripes. Small timber bell-cote with fleche central on ridge. To right small stone ridge stack. Right gable end wall has 3 lancets with similar detailing as at front recessed in a chamfered white brick round*

relieving arch. Left return has central entrance with small gable above, 2 light casement to left, to right a stack corbelled out. Interior not inspected. Forecourt wall attached to left has plinth, chamfered stone coping stepped up at intervals and brick diapering. Pyramidal heads to 2 sets of piers. Original timber and iron gate to right. To rear linked to large C20 extension not of special interest. (Pevsner 1977).

- 4 Located c. 152m northeast of Maple House and Canada Life Place site boundary

Salisbury House, 81 High Street (Grade II), listed 12 November 1971. List entry no 1346906. *House, now offices. Mid C18, extended C19, altered C20. Red brick with some burnt headers, tiled roof. Double-pile plan. 2 storeys. Originally 5 bay front. Central entrance: 6 panelled door, semi-circular decorative fanlight and bracketed moulded hood. To right of entrance a prominent full height C19 semi-octagonal bay with 5 ground floor casement windows. First floor and all other windows are sashes with single glazing bars. Rubbed brick heads. 2 plat bands. Stone coped parapet. Plinth with blocked basement to right. Four extruded end stacks with oversailing courses. Double ridge. 2 storey lean-to extension to rear. Interior not inspected. Flanking blocks of 1975 linked only by glazed pergola to rear, not include*

- 5 Located c. 197m north northeast of Maple House and Canada Life Place site boundary

War Memorial, St John's Churchyard (Grade II), listed 19 December 1973. List entry no 1174621. *War Memorial. 1920. C.F.A. Voysey. Portland stone. Tall base surmounted by Free Gothic column and cross. Cornice to pedestal which has a dedicatory inscription and, on the other 3 sides, the names of war dead all inscribed in fine gold lettering. Octagonal column with concave sides and a loosely foliate capital. Diagonal buttresses to pedestal with finials and flying buttresses to column. Similar flying buttresses to iron gold painted cross. Re-erected 1973 on a stepped circular base on the site of the demolished Church of St. John the Baptist*

- 6 Located c. 370m northeast of Maple House and Canada Life Place site boundary

The Oakmere House Harvester listed as Oakmere House, High Street (Grade II) listed 12 August 1985. List entry no 1103568

- 7 Located c. 543m north northeast of Maple House and Canada Life Place site boundary

Cinopy listed as the Green Man Public House High Street (Grade II) listed 20 May 1949. List entry no. 1346927

- 8 Located c. 790m northeast of Maple House and Canada Life Place site boundary

The White Cottage, 27 The Causeway (Grade II) listed 12 August 1985. List entry no 1103559

Conservation area status

- 1 Maple House and Canada Life Place are not located within a conservation area

- 2 There are two conservation areas designated within Potters Bar these being Potters Bar, Darkes Lane (West) and Potters Bar, The Royds which are 1km and c.750m from Maple House and Caada Life Place respectively. Potters Bar (Drakes Lane (West is located to the north northwest and Potters Bar, The Royds is located to southwest

Registered parks & gardens

- 1 Located c.1.5KM southwest of Maple House and Canada Life Place
Wrotham Park, Hertmere and Barnet (Grade II) listed 11 June 1987. List entry 1000254

Scheduled monuments

- 1 There are no scheduled monuments within the civil parish of Potters Bar

HERITAGE ASSETS: NON-STATUTORY DESIGNATIONS

Non-designated heritage assets/locally listed buildings

- 1 Maple House and Canada Life Place are not recognised as non-designated heritage assets
- 2 Hertsmere Borough Council maintain a list of non-designated heritage assets referred to as locally listed buildings. The list was produced in 2016 and includes criteria on which local list designation was made. There are 50 buildings within Potters Bar that are identified as locally listed buildings, this includes 5 no. buildings located on High Street and 2 no. buildings located on The Walk. The following buildings are considered as locally listed buildings (non-designated heritage assets)
 - 75,77 & 79 High Street, Potters Bar
 - 80, 82 & 84 High Street Potters Bar
 - 86 High Street, Potters Bar
 - 88-110 High Street, Potters Bar
 - 151, 157, 159, 161, 163, 165 & 167 High Street, Potters Bar
 - St Mary's and All Saints Church, The Walk
 - St Mary's and All Saints Church Hall, The Walk

Appendix B

APPENDIX B

ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

- 1 Information obtained through documentary research can provide insight into the origins, historic settlement pattern, heritage interests of a place and the building within it as well as the people associated with the place. There is a good amount of documentary material, records and references specific to Potters Bar from different sources. Collectively this information can assist in providing an understanding of Potters Bar and its evolution as well as providing an understanding of individual buildings and their setting and how setting may have evolved.
- 2 The following research is focused closely on the High Street between the crossroads with Muton Lane, Southgate Road, Barent Road at the south end of High Street and the Hatfield Road and The Causeway junction at the north end of High Street

Archives, records and local studies

- 1 **Hertfordshire Historic Environment Record (HER)** (excluding listed buildings)

Hertfordshire HER (map search) Reference	Description	Time period
MHT11254	Site of Toll House. 1802 toll house and gate on the new course of the Great North Road. Demolished 1897	Post-medieval
MHT11259	Site of Enfield Chase Boundary Bank; Park Pale; linear earthwork	Medieval
MHT11249	Site of St John the Baptist's Church. Designed by Blore, 1835. Closed 1915. Demolished 1967	Post-medieval
MHT6231	Post medieval well and building materials found at 2-8 High Street. Filled c 1660 with pottery, clay pipes and bricks	Post-medieval
MHT30757	Enfield Chase. Geoffrey de Mandeville's hunting park. Not disparked until 1777	Medieval to post-medieval

- 2 **Heritage Gateway:** under Historic England research records there are 478 records relating to Potters Bar. The majority of records reference archaeological finds. The remainder list designated buildings in the parish. There are three results under the Historic Milestone Society Database, which note the milestones or boundary markers. There are 24 results under the National Monument Record Excavation Index
- 3 **Hertfordshire Archives and Local Studies Catalogue:** (www.hertfordshirearchives.org.uk). This local archive source holds over 450 records on Potters Bar and of specific interest in this collection is the following information:

- (i) **Cask & Stillage, listed as The White Horse Public House.** Ref: DE/Bz/O31. 1920s plans and papers specific to the alteration of White Horse Potters Bar
 - (ii) **Cask & Stillage, listed as The White Horse Public House:** Ref: DE/X1025/2/66/13. C.1900 postcard of High Street, Potters Bar with White Horse on the left
 - (iii) **Cask & Stillage, listed as The White Horse Public House:** Ref: DE/Bz/O27. 1913 plans of alteration to The White Horse, Potters Bar
 - (iv) **Cask & Stillage, listed as The White Horse Public House** Ref: DE/X9/75178. 1727 Probate Will with reference to The White Horse, Potters Bar
 - (v) **Cask & Stillage, listed as The White Horse Public House:** Ref: DE/X9/75183. 1743 Draft deed of Andrew & Ann French to Jeremiah Hammond associated with messuage called White Horse, Potters Bar
 - (vi) **Cask & Stillage, listed as The White Horse Public House** Ref: Document listing property associated with the Hatfield Brewery Estate, dated 1920 including The White Horse Public House, Potters Bar (tenant The Home Countries Public House Trust Ltd)
 - (vii) **St Mary Virgin and All Saints Church and Church Hall:** Ref: DS/1/3/24/4. 1915 document associated with proposals to replace St John the Baptist Church with St Mary the Virgin and All Saints
 - (viii) **St Mary Virgin and All Saints Church and Church Hall:** Ref: DP/130/8/18. Reports concerning debt associated with the construction of the new church.
 - (ix) **St Mary Virgin and All Saints Church and Church Hall:** Ref: DP/130/6/5. 1972 – 1982. Architects report on St Mary's Church and Church Hall
- 4 **Potters Bar Museum:** Potters Bar Museum tells the story of the growth of Potters Bar from a tiny village on the Great North Road to the thriving present-day town through artifacts and photographs on display and within the collections.
 - 5 **The National Archives Online Catalogue:** There are 1071 records referenced to Potters Bar identified within The National Archives online catalogue (www.nationalarchives.gov.uk) and this includes; ten documents referencing White Horse, Potters Bar including deeds going back to mid-18th century, two documents referencing to Red Lion Potters Bar, two documents referencing to St John's School, Potters Bar and multiple documents associated with St Mary Virgin & All Saints Church
 - 6 **Historic England Archives Online Catalogue.** Within the Historic England Archives Online catalogue (www.historicengland.org.uk/images-books/archive) there are 252 records relating to Potters Bar and this includes 1999 IoE photograph of The White Horse PH, 1999 IoE photograph of The War Memorial, 1999 IoE photograph of Ladbroke School, RCHME file (BF077765) for Salsbury House,

Books and guides

- 1 **British History Online (BHO):** Entry for Potters Bar with South Mimms parish. The entry describes the general character and evolution of the parish of South Mimms, within which the evolution of Potters Bar can be gleaned. BHO information is sourced from the Victorian County History records for the count of Middlesex, the South Mimms entry having been published in 1976 (<https://www.british-history.ac.uk/vch/middx/vol5/pp271-282>)
- 2 Urban District Council of Potters Bar (1966) *The story of Potters Bar and South Mimms*. Potters Bar: Urban District Council of Potters Bar

Cartographic material

- 1 Historic maps can provide an understanding about settlement morphology, street patterns, street names and building names, phases of development and building footprints. The following maps are aid an understanding of Potters Bar and its evolution as a settlement:
 - (i) **1644.** Blaeu map of Hertford. Potters Bar and surrounding settlements are named on the map. The settlement is depicted merely as a place name with no identifiable buildings. (oldmapsonline.org) (APPX B, Fig.1)
 - (ii) **1776.** Russell Francis. A Survey and admeasurement of Enfield Chase. Depicts Potters Barr (as spealt) as a linear settlement between Hatfield Road and Mutton Lane. Building footprints not accurately depicted (APPX B, Fig.2)
 - (iii) **1788.** Faden William The County Twenty-Five Miles Road London depicts Potters Bar as a linear settlement with identifiable development fronting the main road (High Street) although individual buildings cannot be identified. (APPX B, Fig.3)
 - (iv) **1810.** Cary's Survey of the High Roads: Linear road map tracing the road and notable residences along the route. Milestones are illustrated at 14 and 15 miles from London, at either end of Potters Bar High Street. Captain Carpenter's House is illustrated (though it is not clear who he is, or which house this might be). Other buildings are roughly illustrated either side of the road. (www.oldmapsonline.org)
 - (v) **1841.** Tithe map. Showing Potters Bar as a linear road although only property on the west side of High Street is covered by the map. The White Horse is named on east side of High Street. (APPX B, Fig. 4)
 - (vi) **1868.** Surveyed 1866. Ordnance Survey Six-inch map. Potters Bar, it's inns, principal houses, parks smithies and toll point. The settlement has a linear morphology along the main road (High Street). White Horse Inn, The Lion and Salsbury House are named and the school referred to as 'Infant School'. St John's Church still exists in the location of the war memorial and there is no development along The Walk with St Mary's Church not yet built. Notably the road alignment in the location of Potty's Bar differs to what is shown presently. In the location of Maple House and Canada Life Place are building's fronting High Street only and where the current carpark is was a Parsonage and its associated grounds. (www.oldmapsonline.org) (APPX B, Fig.5)
 - (vii) **1896.** Revised 1895 OS 25-inch map. Potters Bar, it's inns, principal houses, parks smithy's and toll point. The settlement has a linear morphology along the main road (High Street). High Street is called North Road. White Horse and Salsbury House are named ant the school referred to as 'Infant School'. St John's Church still exists in the location of the war memorial and there is no development along The Walk with St Mary's Church not yet built. Notably the road alignment in the location of Potty's Bar differs to what is shown presently. In the location of Maple House and Canada Life Place are building's fronting High Street only and where the current carpark is was a Vicarage and its associated grounds. (www.nls.uk)
 - (viii) **1913.** Revised 1911.OS 25-inch map. Illustrates the settlement shortly before its rapid evolution into a commuter settlement. The settlement has a linear morphology along the main road (High Street). White Horse and Salsbury House are named ant the school referred to as 'Infant School'. St John's Church still exists in the location of the war memorial and there is no development along The Walk with St Mary's Church not yet built. Notably the road alignment in the location of Potty's Bar differs to what is shown presently. In the location of Maple House and Canada Life Place are building's fronting High Street only and where the current carpark is was a Vicarage and its associated grounds. (APPX B, Fig.6)
 - (ix) **1936.** Revised 1935. OS 25-inch map. Illustrates the early wave of 20th century change and evolution to the settlement of Potters Bar. Some principal houses have been replaced by shopping parades and housing is beginning to encroach on newly laid out residential roads and

streets. The settlement is starting to expand out from its previous linear morphology off the main road (High Street). High Street is called High Street. White Horse and Sailsbury House are named, and the school is referred to as 'school'. The school has been enlarged and extended to the rear. St John's Church still exists in the location of the war memorial, but it is identified as disused and there is now development along The Walk with St Mary's Church and the hall both built. Notably the road alignment in the location of Potty's Bar differs to what is shown presently. In the location of Maple House and Canada Life Place are building's fronting High Street only and where the current carpark is was a Vicarage and its associated grounds (www.nls.uk) (APPX B, Fig.7)

(x) **1968.** Surveyed 1967. OS 1:1250 Map Illustrates the extent of change by the mid-20th in which Potter's Bar has evolved into a commuter town. Shopping parades can be found along the length of High Street. The settlement has expanded beyond its original linear morphology off the main road (High Street). High Street is called High Street. Sailsbury House are named the school is referred to as 'Ladbroke Primary School'. St John's Church still exists in the location of the war memorial, but it is identified as disused and there The Walk is well developed with housing along with St Mary's Church and the hall. Notably the road alignment in the location of Potty's Bar has been altered with Mutton Lane and Southgate Road better aligned on the junction. Where Maple House and Canada Life Place are located was a surgical glass works and vehicle repair shops, but the Vicarage still remains (www.nls.uk) (APPX B, Fig.8)

Census

- 1 Census information attributable to individual property in Potters Bar is limited as most property within the census is unnamed and not provided with a street number. In some cases, all property is just referenced by the address 'Potters Bar'. High Street is also sometimes called High Road. Only a limited amount of insight into the occupants of specific buildings can be obtained from census. The following information has been obtained through census:
 - (i) **1841.** Property referenced 'Potters Bar'. No individual property names
 - (ii) **1851.** Property referenced 'Potters Bar'. No individual property names
 - (iii) **1861. *White Horse Inn*:** Samuel Coleman (46) Victualler, Esther (44) wife, 4 no. children and 1 no. servant and 1 no. lodger. ***Sailsbury House*:** George Waldron (36) Clergyman without case ????, Rebecca (38) wife, 1 no. visitor plus 5 no. servants (cook, housemaid, housemaid, nurse and groom) and 1 no. guest.
 - (iv) **1871.** Property on High Street mainly reference 'Potters Bar'. ***White Lion Public House*:** James Wancall (68) plus 1 no. servant.
 - (v) **1881. *White Horse Inn*:** Benjamin Caue (59) Licenced Victualler, Mary Caue (51) wife plus 1 no. visitor. ***Sailsbury House*:** Rebecca Waldron (60) Lady Lodger Boarders, 2 no. boarders plus 2 no. servants.
 - (vi) **1891.** Main street called 'High Street'. ***White Horse Inn*:** Amariah Hirons (41) Licensed Victualler, Laura Hirons (35) plus 3 no. children, 1 no. servant and 2 no. lodgers. ***Sailsbury House*:** William G Burge (33) Stockbroker, Flece Burge (30) wife plus 3 no. children and 3 servants (cook, house servant and page)
 - (vii) **1901.** Main street called 'High Road'. Limited property named and identifiable.
 - (viii) **1911.** Main Street called 'High Road'. ***White Horse Hotel*:** Albert Meye (46) Licenced Victualler, Jane (45) Wife and assistant in the business. Emily Maria Naudel (33) Barmaid, Kate Self (15) maid, Ethel Roberts (22) maid, Wilfred Aldridge (/0 Yard Servant plus 5 no. boarders (all general labourers). ***The Lion Hotel, Great North Rd*:** Percy Parsons (37) Licensed Victualler. Cecilia (37) Wife plus 1 no. child.

Newspaper archives

- 1 Within the British Newspaper Archive there are 35,000 references to Potters Bar which provide an insight into the evolution of settlement and buildings within it. This includes individual references to White Horse Public House which in its past has previously been used as a venue

for auctions or location from which sales catalogues are distributed, references to the Infant School (later Ladbroke School), war memorial and St Mary Virgin & All Saints Church. Some specific references worthy of individual mention area as follows:

- (i) **1923** (6 July). Evening News (London). Article referencing the well-designed War Memorial at the Hatfield Road entrance to the place.
- (ii) **1972** (26 October). Evening News (London). Notice about the pending relocation of the war memorial from north end of High Street to garden of remembrance on former site of St John's Church

Photographic and image material

- 1 Historic photographs can provide a clear understanding of how buildings and places looked in the past and inform how they may have evolved and changed. The following sources have been explored for photographs showing how Potters Bar looked in the past and of key listed buildings showing how they appeared in the past and their historic settings:
 - (i) **Britian from Above:** (www.britainfromabove.org.uk). 1925 aerial image showing the south end of High Street and showing St Mary & All Saints Church and associated church hall shortly after they were built and before The Walks was developed (Ref: EPW013421). 2 no. 1952 Images of High Street (Ref: EAW043440 and EAW043441)
 - (ii) **ebay:** Multiple photographs of Potters Bar High Street available on this source. Early – mid 20th century photographs including many of war memorial in original and later location. (APPX B, Fig. 9, Fig. 11 – Fig.17)
 - (iii) **Google maps:** Images of Potters Bar going back to July 2008. Image dates 2008, 2015, 2016, 2017, 2018, 2020, 2021,2022, 2024 (APPX B, Fig. 10)
 - (iv) **Hertfordshire Archives and Local Studies Catalogue:** (www.hertfordshirearchives.org.uk). The collection includes photographs of Potters including photographs of Cask & Stillage, listed as The White Horse Public House (Ref: DE/X1025/2/66/7. Early 20th century postcard of Main Street that includes glimpses of White Horse). Ladbroke School (Ref: DE/X1025/2/66/4. Early 20th century postcard of High Street which includes school and shops) Ladbroke School (Ref: DE/X1025/2/66/8. Early 20th century postcard of High Street showing school and before adjacent shops were built). War Memorial (Ref: DE/X1025/2/66/27. Postcard showing war memorial in its original location)
 - (v) **Francis Frith Collection:** The collection includes 52 photographs of Potters Bar including 3 mid-20th century images taken along the High Street of the war memorial in its original location (1967), White Horse (1955), general view of High Street (1955). Images not used due to copyright.
 - (vi) **Youtube:** Still image taken from YouTube short film 'Potters Bar – The Past in Pictures, part 2'. Shows the Lion at the crossroads to the south of the high street and the undeveloped nature of the surroundings. (APPX B, Fig. 18)
 - (vii)**Historic England aerial photography:** The collection includes an Ariel photograph of High Street from early 20th century (ref EAW043440. (Extracts under APPX B, Fig. 19 - 21)
 - (viii) **Historic England England's Places Collection:** The collection includes 3 no. photographs (2 external and 1 internal) of Salisbury House from 1973. Images not used due to copyright.
 - (ix) **JB Archive:** The collection includes 46 photographs associated with the Potters Bar area including three mid-20th century images taken along the High Street of the war memorial in its original location and general High Street views.
 - (x) **Potters Bar Museum:** (www.pottersbarmuseum.org.uk). The museum holds a collection of

various photographs of Potters Bar from the 20th century.

(xi) **Tuck DB Postcards:** (www.tuckdbpostcards.org). No material on Potters Bar

Professional Reports

- 1 RPS, Aug 2023, *Built Heritage Statement: Former ESC, High Street, Potters Bar*

Trade Directories

- 1 Trade Directories can give insight into a place with a brief but factual description of the extent of a place and the facilities and services it offers. A limited amount of historical information may also be included and reference to key figures within the community. Potter's Bar appears as an entry in trade directories, including the following:
 - (i) **1855.** Post Office Directory of Essex, Herts, Kent, Middlesex, Surrey and Sussex. Describes Potter's bar as a village with the 'inhabitants chiefly engaged in agriculture'. There is a National School ½ mile from the church. Samuel Coalman at White Horse is also a dealer in hay, straw and firewood. William John Cuthbert runs a boarding school for gentleman at Sailsbury House
 - (ii) **1874.** Post Office Directory of Middlesex. Describes Potters Bar as a village on the Great North Road. Describe the village as having two schools these being a National School erected in 1872 and Infant School erected 1861 at the sole cost of the Rev H G Watkins (this being Ladbroke School). Rev George Henry Waldron is occupant of Sailsbury House. Martha Denkin runs White Horse. Jason Wanstall runs Lion Inn and is also a brewer and farmer (APPX B, Fig. 22)
 - (iii) **1899.** Kelly's Directory of Middlesex. Describes Potters Bar as a village which has gas lighting and is supplied by water. Describe the village as having two schools these being a National School erected in 1872 and Infant School erected 1861 at the sole cost of the Rev H G Watkins (this being Ladbroke School). William Alfred Burge occupies Sailsbury House
 - (iv) **1914.** Kelly's Directory of Middlesex. Describes Potters Bar as a village. Describes the village as having two schools these being the Mixed School erected 1872 7 enlarged 1893. Infants erected 1861 which was purchased by the County Council in 1911 and holds 66 children. Frank Partridge occupies Sailsbury House. Thomas Henry Ivey at White Horse PH

Web sources

- 1 Wikipedia [REDACTED] Provides good overview of the transport and administrative changes to the settlement, particularly in the 20th century.
- 2 Great North Road ([REDACTED]) Provides a source for understanding the impact of the Great North Road on the settlements it runs through, and the infrastructure that evolved as a result of, or in response to the road.
- 3 Potters Bar and District Historical Society [REDACTED]. Source of local history
- 4 Brewery History Society ([REDACTED]). Source of information on historic breweries and associated public houses reference to The White Horse now Cask & Stillage.

Appendix C



Fig 1:

Cartographic material

1664. Hertfordia Comitatus. Joan Blaeu Pottrells Bare is noted as a settlement, along boundary line for Enfeilde Chace.

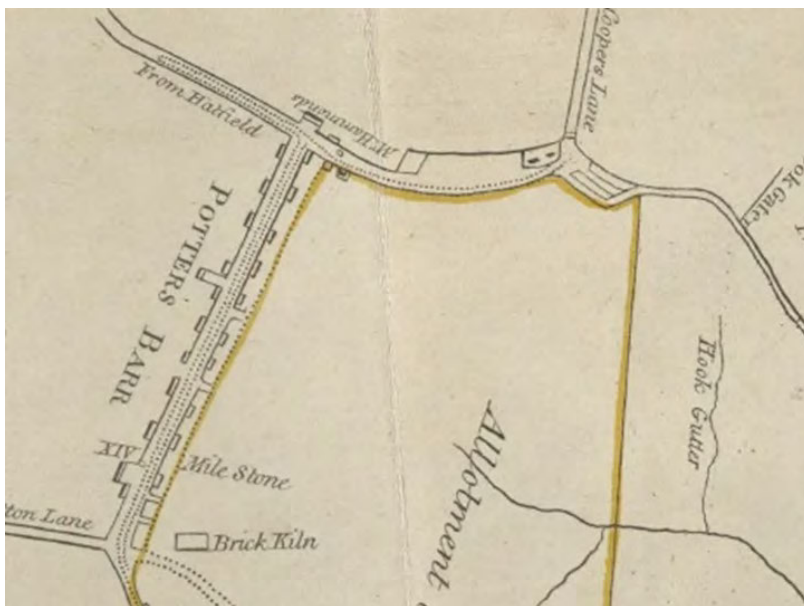


Fig 2:

Cartographic material

1776. Russell Francis. A Survey and admeasurement of Enfield Chase. Depicts Potters Barr (as spelt) as a linear settlement between Hatfield Road and Mutton Lane. Building footprints not accurately depicted.



Fig 3:

Cartographic material

1788. Faden William The County Twenty Five Miles Road London depicts Potters Bar as a linear settlement with development fronting the main road (High Street) although individual buildings cannot be identified.



Fig 4:

Cartographic material

1841. Tithe map. Showing Potters Bar as a linear road although only property on the west side of High Street is covered by the map. The White Horse is named on east side of High Street.



Fig 5:

Cartographic material

1868. OS map. Potter Bar, its inns, principal houses, parks smithy's and toll point. The settlement has a linear morphology along the main road (High Street). White Horse Inn, The Lion and Salsbury House are named ant the school referred to as 'Infant School'. St John's Church still exists in the location of the war memorial and there is no development along The Walk with St Mary's Church not yet built.

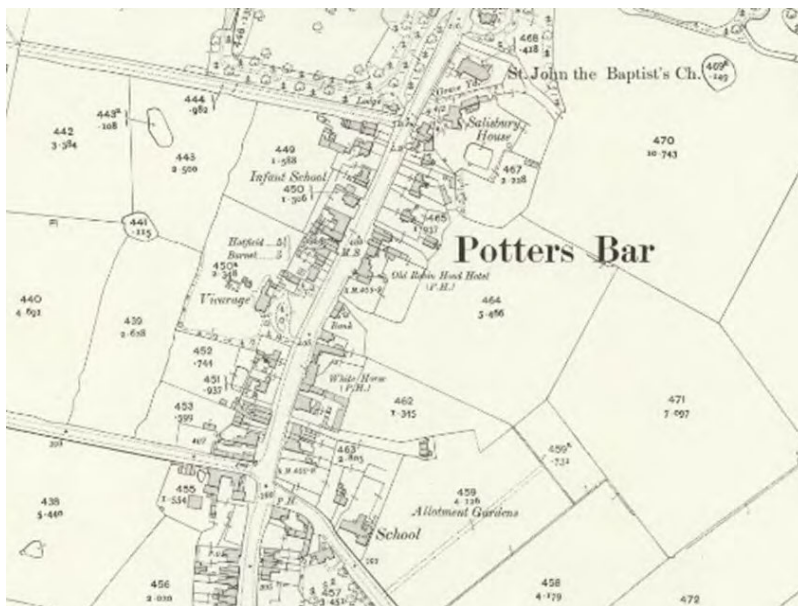


Fig 6:

Cartographic material

1913. Revised 1911 OS 25-inch map. Illustrates the settlement shortly before its rapid evolution into a commuter settlement. The settlement has a linear morphology along the main road (High Street). White Horse and Salsbury House are named ant the school referred to as 'Infant School'. St John's Church still exists in the location of the war memorial and there is no development along The Walk with St Mary's Church not yet built.



Fig 7:

Cartographic material

1936. Revised 1935. OS 25-inch map. Illustrates the early wave of 20th century change and evolution to the settlement of Potters Bar. Some principal houses have been replaced by shopping parades and housing is beginning to encroach on newly laid out residential roads and streets. The settlement is starting to expand out from its previous linear morphology off the main road (High Street). High Street is called High Street. White Horse and Sailsbury House are named and the school is referred to as 'school'. The school has been enlarged and extended to the rear.



Fig 8:

Cartographic material

1968: OS 1:1250. Map Illustrates the extent of change by the mid-20th in which Potter's Bar has evolved into a commuter town. Shopping parades can be found along the length of High Street. The settlement has expanded beyond its original linear morphology off the main road (High Street). High Street is called High Street. Sailsbury House are named the school is referred to as 'Ladbrooke Primary School'. St John's Church still exists in the location of the war memorial but it is identified as disused and there The Walk is well developed with housing along with St Mary's Church and the hall.



Fig 9:

Photographic material

Early 20th century: Photograph showing The Lion, now Potty's Diner.

Source: ebay



Fig 10:

Photographic material

Jul 2008: Photograph showing The Lion, now Potty's Diner.

Source: Google maps. Image capture July 2008 © 2026 Google



Fig 11:

Photographic material

Mid 20th century: Photograph showing The White Horse, now Cask & Stillage. Up until c.1970 a garage adjoined the pub on its south side

Source: ebay



Fig 12:

Photographic material

Mid 20th century: Photograph showing The White Horse, now Cask & Stillage. Up until the 1950s/1970s there were other buildings adjoining the building on either side.

Source: ebay



Fig 13:

Photographic material

C. 1901: The White Horse, now Cask & Stillage, postcard showing public house decorated for the coronation of King Edward.

Source: ebay



Fig 14:

Photographic material

C. 1904: Ladbrooke School, postcard showing school before it was extended to the rear and before the shops were built to the north.

Source: ebay



Fig 15:

Photographic material

C. 1930's. Ladbroke School and adjacent shops to north. The bank has not yet being built on the north side of the shops on the corner of The Walk.

Source: ebay



Fig 16:

Photographic material

C. 1930's. Ladbroke School and adjacent shops to north in street scene. The bank has not yet being built on the north side of the shops on the corner of The Walk.

Source: ebay



Fig 17:

Photographic material

Mid 20th century. War memorial in its original location at the north end on the road junction at the north end of High Street.

Source: ebay



Fig 18:

Image material

Unknown: Potters Bar, possibly prior to construction of Greyhound Garage on corner plot opposite the Potty's Diner (listed as Lion public house). The site of Maple House and Canada Life Place has limited development upon it.

Source: Youtube



Fig 19:

Photographic material

1952: South end of Potters Bar High Street. Photograph showing Potty's Diner (listed as Lion Public House)with Grey Hound Garage now opposite. The site of Maple House and Canada Life Place has limited development upon it.

Photo credit: 1952 EAW043440
Historic England aerial photography



Fig 20:

Photographic material

1952: High Street, showing views midway along High Street with St Mary and the Virgin Church along with the church hall in the foreground. The old St John's Church still exists on the site where the War memorial now stands.

Photo credit: 1952 EAW043440
Historic England aerial photography



Fig 21:

1952: Potters Bar High Street, showing the settlement in a strong rural setting whereby High Street was still surrounded largely by fields.

Photo credit: 1952 EAW043440
Historic England aerial photography

POTTERS BAR is a village, on the Great North road, deriving its name from an ancient bar on Enfield Chase: it is an ecclesiastical district, forming part of South Mimms parish, in the hundred of Edmonton, Barnet union and county court district, rural deanery of Enfield, archdeaconry of Middlesex, and diocese of London, 3 miles north from Barnet, and 14 from London. The Potters Bar station on the Great Northern Railway is 1 mile west from the village. The church of St. John is in the Norman style, and was erected in 1835, chiefly at the expense of the late George Byng, esq., M.P., to whom there is a monument on the north side of the communion table: at the east end of the church are three stained glass windows, erected by the late Lady John Thynne, in memory of Mrs. Byng, and one to the memory of a daughter of Horatio Kemble, of Oakmere: there is also a monumental tablet, by Westmacott, to the Lady Agnes Byng, and another, by Noble, to the late Earl of Strafford. The register dates from the year 1835. The living is a vicarage, yearly value £170, with residence, in the gift of the Bishop of London, and held by the Rev. Henry George Watkins, M.A., of Worcester College, Oxford. Trinity Chapel is a private chapel, erected by the Earl of Strafford, situated at Bentley Heath, in the ecclesiastical district of Potters Bar. The Baptist chapel is a brick building in the Byzantine style, with dressings of Bath stone: it has sittings for about 300: it occupies the site of the old chapel, and was built in 1868. There is a mixed National school, which was erected in 1872, at a cost of about £1,500, raised by subscription: it has

residences for master and mistress; also an Infant school, with residence, erected in 1861, at the sole cost of the Rev. H. G. Watkins, the vicar, who also gave the site. There are small Gas works belonging to the Barnet District Gas Company. In the village are Perfield, the residence of Henry Parker, esq., and Oakmere, the residence of Horatio Kemble, esq., standing in extensive grounds. **BENTLEY HEATH** and **GANNIC CORNER** are hamlets. The population in 1871 was 1,198.

POST & MONEY ORDER & TELEGRAPH OFFICE & Savings Bank.—John Jones, sub-postmaster. Letters dispatched at 11.15 a.m. & 3 & 7.30 p.m.; arrive at 7.45 & 10 a.m. by foot post through Chipping Barnet. There is a receiving-box at the Railway station & another at the Duke of York inn.
PILLAR BOX, near Cooper's lane, cleared at 2.50 & 7.30 p.m.
INSURANCE AGENTS.—*Liverpool & London & Globe*, C. W. Jones; & T. Sainsbury.
Police Station, John Webster, sergeant in charge.
Collector of Rates, Charles Wright Jones.
SCHOOLS:—*National*, Daniel William Greenway, master; Mrs. Ellen Greenway, mistress.
Infant, Miss Harriet Cherrill, mistress.
Railway Station, James Turnbull, station master.
CARRIER TO LONDON.—Stracey Lake, from Northaw, passes through tuesday & friday, returning the same day

PRIVATE RESIDENTS.
Ballan Mrs. Gannic Corner

Whitehouse George, Park house
Willis Mrs. Wanciffe villa

Harvey George, farmer, Baker street
Harvey Joseph, farmer, Baker street

Fig 22:

1874: Post Office Directory entry for Potters Bar describing it as a village and providing a little information on its history, the services and businesses within the village and people associated with the village.

Appendix D



Fig 1:

Potty's Diner listed as The Lion Public House (Grade II).



Fig 2:

Potty's Diner listed as The Lion Public House (Grade II).

Photograph taken looking southward from the southern end of High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not change this setting and how this building is fundamentally experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

SOCOTEC UK Building Pathology and Heritage

Tel: 01483 203 221 Email: katie.mcandrew@socotec.co.uk Web: www.handr.co.uk



Fig 3:

Potty's Diner listed as The Lion Public House (Grade II).

Photograph taken looking eastward from the east end of Mutton Lane, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not change this setting and how this building is fundamentally experienced.



Fig 4:

Potty's Diner listed as The Lion Public House (Grade II).

Photograph taken looking south eastward from the east end of Mutton Lane, showing the setting of the listed building from this perspective. Development is currently underway behind the listed building as the building behind is altered to incorporate accommodation at roof level.

Redevelopment of the Maple House and Canada Life Place site will not change this setting and how this building is fundamentally experienced.



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Fig 5:

Potty's Diner listed as The Lion Public House (Grade II).

Photograph taken looking westward from Southgate Road, showing the setting of the listed building from this perspective. Redevelopment of the Maple House and Canada Life Place site will not change this setting and how this building is fundamentally experienced.

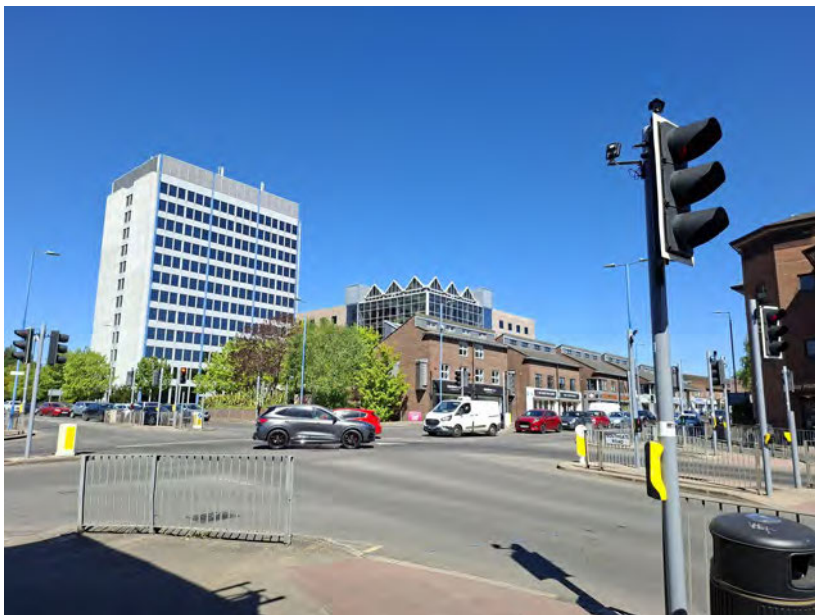


Fig 6:

Potty's Diner listed as The Lion Public House (Grade II).

Photograph taken from the entrance door of listed building showing views from the listed building from this perspective. Redevelopment of the Maple House and Canada Life Place site will not change this setting and how this building is fundamentally experienced.



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Fig 7:

Cask & Stillage, listed as The White Horse Public House, (Grade II).



Fig 8:

Cask & Stillage, listed as The White Horse Public House, (Grade II).



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Page 4



Fig 9:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking southward down High Street, showing the setting of the listed building from this perspective.



Fig 10:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking northward up High Street, showing the setting of the listed building from this perspective.



Fig 11:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking northward up High Street, and showing the setting of the listed building from this perspective.



Fig 12:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking northward up High Street, and showing the setting of the listed building from this perspective.



Fig 13:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking northward up High Street from the Mutton Lane junction , and showing the setting of the listed building from this perspective.

Red arrow points to the listed building.



Fig 14:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking eastward from the Maple House and Canada Life Place site and showing the setting of the listed building and how it is currently viewed from this perspective.

Redevelopment of the Maple House and Canada Life site will improve how the building is seen from this perspective.



Fig 15:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking eastward from the Maple House and Canada Life Place site and showing the setting of the listed building and how it is viewed from this perspective.

Redevelopment of the Maple House and Canada Life site will improve how the building is seen from this perspective.



Fig 16:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking eastward from the Maple House and Canada Life Place site and showing the setting of the listed building and how it is viewed from this perspective.

Redevelopment of the Maple House and Canada Life site will improve how the building is seen from this perspective.



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Fig 17:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking westward from a doorway of the listed building showing the setting of the listed building and views from the building from this perspective.

Redevelopment of the Maple House and Canada Life site will improve the outlook of the building from this perspective.



Fig 18:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking westward from a doorway of the listed building showing the setting of the listed building and views from the building from this perspective.

Redevelopment of the Maple House and Canada Life site may improve a little the outlook of the building from this perspective.



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Fig 19:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking westward from the corner of the listed building showing the setting of the listed building and views from the building from this perspective.

Redevelopment of the Maple House and Canada Life site will improve the outlook of the building from this perspective.



Fig 20:

Cask & Stillage, listed as The White Horse Public House, (Grade II).

Photograph taken looking southward down High Street, and showing the setting of the listed building from this perspective.



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Fig 21:

Ladbrooke School and forecourt wall (Grade II).



Fig 22:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking westward from High Street, showing the setting of the listed building from this perspective.



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Page 11



Fig 23:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking westward from High Street, showing the listed building with the original 19th century part of the building fronting the street and the 1920s additions to the rear. C

Consent and permission have been granted to knock down the 1920s additions and replace them with a residential block up to three storeys high.



Fig 24:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken from Goodacre Court showing the listed building with the 1920s additions to the rear.

Consent and permission have been granted to knock down the 1920s additions and replace them with a residential block up to three storeys high.

Red arrow identifies the original 19th century part of the building to be retained.



Job No: 439-30 Maple House & Canada Life Place
Heritage Statement– *site photographs*
29 April 2026 (unless otherwise stated)

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Fig 25:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking westward on High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not fundamentally impact on how this building is experienced.



Fig 26:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking northward up High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not fundamentally impact on how this building is experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 27:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking southward down High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not fundamentally impact on how this building is experienced.



Fig 28:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking southward down High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not fundamentally impact on how this building is experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– site photographs

29 April 2026 (unless otherwise stated)

SOCOTEC UK Building Pathology and Heritage

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Fig 29:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken looking showing Goodacre Court which is positioned on the southwest side of the school.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Fig 30:

Ladbrooke School and forecourt wall (Grade II).

Photograph taken from Mapel Court and Canada Life Place carpark showing Goodacre Court which is positioned between Maple Court and Canada Life Place and Ladbrooke School, Church of St Mary and All Saints and church hall.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of these buildings and how they are experienced.



Fig 31:

Sailsbury House (Grade II).

Photograph taken looking westward across High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Fig 32:

Sailsbury House (Grade II).

Photograph taken looking westward across High Street, showing the setting of the listed building from this perspective.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

SOCOTEC UK Building Pathology and Heritage

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Fig 33:

War Memorial (Grade II).

Photograph taken looking across the public open space from adjacent access road.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Fig 34:

War Memorial (Grade II).

Photograph taken from high Street looking east towards the war memorial.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Fig 35:

80, 82 & 84 High Street Potters Bar

Photograph looking west across high Street.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.

(photograph taken 3 June 2026)



Fig 36:

86 High Street, Potters Bar

Photograph looking west across High Street.

Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this NDHA and how it is experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

SOCOTEC UK Building Pathology and Heritage

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Fig 37:

75,77 & 79 High Street, Potters Bar

Photograph looking east across High Street. Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.

Image: sourced from Google maps



Fig 38:

88-110 High Street, Potters Bar

Photograph taken looking west across High Street. Redevelopment of the Maple House and Canada Life Place site will not have a perceptible impact on the setting of this listed building and how it is experienced.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

SOCOTEC UK Building Pathology and Heritage

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Fig 39:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken from The Walk showing the church as it fronts the street.



Fig 40:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken from The Walk showing the east end of the church.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 41:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken looking eastward down The Walk showing the west end of the church.



Fig 42:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken looking eastward down The Walk showing the west end of the church.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– site photographs

29 April 2026 (unless otherwise stated)

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Page 21



Fig 43:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken from The Walk showing the west end of the church and adjacent carpark.



Fig 44:

St Mary the Virgin and All Saints Church, The Walk.

Photograph taken from the sport field access showing the west end of the church and Goodacre Court to its south.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– site photographs

29 April 2026 (unless otherwise stated)

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Fig 45:

St Mary the Virgin and All Saints Church Hall.

Photograph taken looking across the carpark. This is the most visible elevation of the building which is tucked between the church and Goodacre Court site.



Fig 46:

St Mary the Virgin and All Saints Church Hall.

Photograph taken looking across the carpark. This is the most visible elevation of the building which is tucked between the church and Goodacre Court site.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 47:

St Mary the Virgin and All Saints Church Hall.

Photograph taken looking across the carpark.



Fig 48:

St Mary the Virgin and All Saints Church Hall.

Photograph taken looking across the sports field access.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 49:

St Mary the Virgin and All Saints Church Hall.

Photograph taken from Goodacre Court.



Fig 50:

St Mary the Virgin and All Saints Church Hall.

Photograph taken from Maple House and Canada Life Place multi storey carpark. There is no view of the church or church hall from this perspective because Goodacre Court sits between the two buildings.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 51:

High Street.

General High Street view looking south down High Street from road adjacent to Oakmere Park.



Fig 52:

High Street.

General High Street view looking south down High Street from road adjacent to Oakmere Park.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 53:

High Street.

General High Street view looking south down High Street from road adjacent to Oakmere Park.



Fig 54:

High Street.

General High Street view looking south down High Street from footpath opposite Ladbroke School.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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Fig 55:

Maple House and Canada Life Place site.

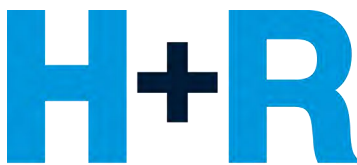
Looking north across the carpark towards the sites northern boundary and Goodacre Court.



Fig 56:

Maple House and Canada Life Place site.

Looking north across the carpark towards the sites northern boundary and Goodacre Court.



Job No: 439-30 Maple House & Canada Life Place

Heritage Statement– *site photographs*

29 April 2026 (unless otherwise stated)

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