

LONGBOURN
Forty Hill
Enfield

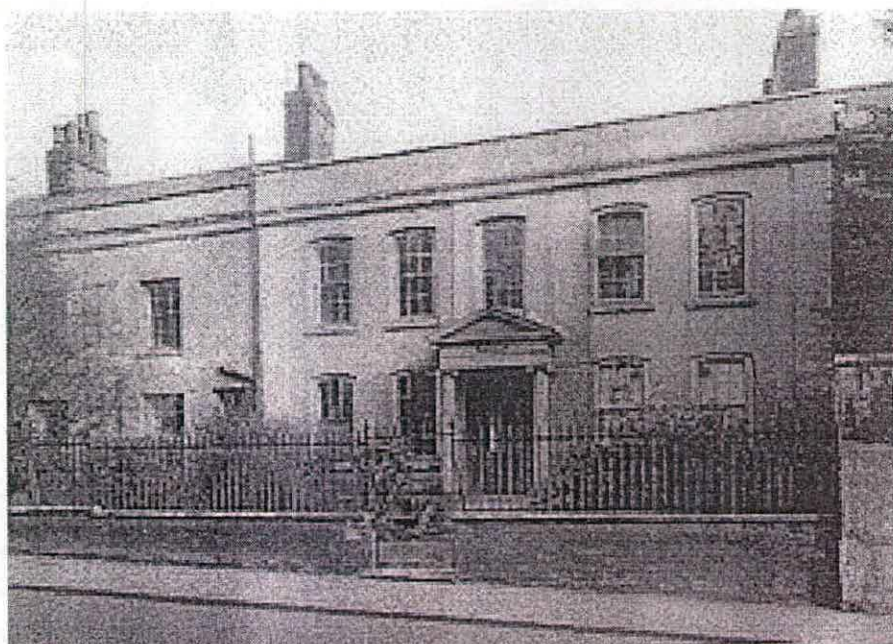
Report outlining a brief analysis and interpretation
of this early 17th century house

by

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HART

November 1999



Historical Analysis and Research Team
Reports and Papers 18
1999



ENGLISH HERITAGE

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**LANGBOURN HALL,
Forty Hill,
LB Enfield.**

1.0 INTRODUCTION AND SCOPE OF STUDY

An LBC application for alteration and refurbishment of this property and an enabling development to the south, was received by CON:LON REG. Little is currently known about the structure and its historical development. Advice was sought from HART with regards to the quality and historical interest of the surviving fabric of the house in order to identify and safeguard the special interest of the building and how this may affect the buildings current description on the statutory list.

The property has recently been sold for development and a chance was provided for a limited examination of the fabric after the structure became vacant shortly after the sale.

This brief report comprises a description based upon site observation following a single visit, limited examination and review of cartographic and other historic sources and an assessment of the extent, character and significance of fabric of either architectural or historical interest. A detailed history of the fabric of this structure is made complicated by the numerous alterations which have occurred as the building has historically evolved and the lack of conclusive documentary evidence. Only surfaces exposed on the day were examined and no disturbance to the fabric was undertaken.

2.0 DESCRIPTION

Longbourne Hall was recognised for its historic interest and architectural importance in the early 1950s when it was offered protection and placed on the statutory list. The building currently has grade II status. The property forms one of the most interesting and important structures within the *Forty Hill Conservation Area* and occupies a focal point architecturally and aesthetically in the historical development of the area. The site lies southeast of the grade 1 listed Forty Hall, on the eastern side of Forty Hill.

The building is a complicated structure of two main storeys, with attic and cellars and of five integrated ranges. The ranges are of different periods which largely relate to the historical development of the house. It is constructed in a mixture of brick types with the main front elevation covered with a hard render and has a complicated, multiple shallow-pitched roof arrangement, covered with slate. Joinery to the main front elevation is a mixture of styles the main front, Ionic porch is of timber. Photographic evidence suggests that below the external render fine segment headed window openings remain.

Extensive cellarage, described by Jones.I (1996), survives under the Hall (central) range of the house, constructed in a mixture of brick types and qualities. It would appear to be contemporary with and extends under the rear southern bay.

A range of 19th century stabling, including a dairy, coach house, domestic and other service quarters, is situated in a small cobbled courtyard complex immediately north of the house and set hard against the road. It comprises a two storey, five bay structure of yellow/purple brick constructed in two separate phases, with a shallow-pitched roof of pan tiles and was the subject of an earlier report by English Heritage.

3.0 HISTORICAL SUMMARY

Large houses were built in the area, for families attracted by Enfield's accessibility from London, at least from the 16th century and the area remained a fashionable place of residence into the 18th century. Houses had been constructed in Forty Hill by 1572 (VCH) but it was not until the early 18th century that development started on a much larger scale with several houses being constructed on the eastern side, opposite the Forty Hall estate.

The origins of Longbourn Hall, however, would appear to date from the 17th century. The bulk of the house is of the early 18th century, with additions and major alterations, both internally and externally, during the early and late 19th century.

The earliest known record of the estate, Rocque's map of 1754, gives very little detail but indicates a structure on this site simply marked as a rectangular block, with two projections to the rear. Interestingly, boundary lines have been thickened at each end of the block and extend to the road frontage suggesting enclosed courtyards. The form of the house remains largely the same on the 1803 Enclosure map of Enfield and it is not until the 1896 OS map that the large extension to the south is shown.

The lack of general documented evidence has hampered investigations relating to the function of ancillary buildings indicated on the estate. The more useful evidence relating to the site layout derives from maps, but these are only of value in determining the 19th century estate. However, by the middle of the 19th century it would appear the estate had been extensively landscaped and incorporated large paddocks to the east, stabling, a small farmery and a Kitchen garden for the production of vegetables and fruit to the north of the house.

The estate was owned by a Mr. Johnson in 1785. The property passed through a number of professional, prosperous owners/occupants during the 19th and early 20th centuries, the last owners occupying the building for some 40 years. The first recorded title for the property was 'Forty Hill House' (1867), however, by 1896 this had been changed to 'The Elms' and by 1960 the property had been renamed 'Longbourne'.

There would appear to be four main constructional phases, where major development, structural alterations or additions have been undertaken. These are outlined in the following brief account. To develop a fuller understanding of this complicated structure in its present form would require a thorough archaeological survey of the fabric.

4.0 PHASE I - The 17th century

Adjacent to and north of the existing central entrance area is what appears to be the earliest structure on the site, a surviving bay which stylistically dates from the 17th century. This bay may be all that survives of a heated wing, forming the lower (northern) end of the earliest house, the plan of which appears to be essentially an extension of the medieval form, with a central range flanked by a two-roomed cross-wing, a form which continued to be built in the early 17th century. With the exception of the western elevation, only the substantial brick shell of the wing appears to survive with no roof construction remaining from this phase.

A number of extant vertical construction joints and changes in brickwork coursing, indicate that this structure existed prior to the abutting elements - the rear bay window, the northern bay and the extant Hall range. Furthermore, the eastern wall clearly projected beyond the central or Hall range with no evidence to suggest a double-pile plan - a more common form at this date.

5.0 PHASE II - The early 18th century

A major re-organisation of the house was undertaken in the early 18th century. Although the plan-form appears to have remained largely the same, a new heated wing was constructed to the south of the Hall (further investigation of the cellar fabric may confirm whether it replaced an earlier wing); with a large bay window to the east, garden elevation. This remains largely intact although the former access between the two rooms created has now been sealed.

To provide a symmetrical eastern elevation, a bay of similar proportions was also constructed on the earlier northern wing, which survives intact.

This phase also saw the major reconstruction and modernisation of the principal elevation to Forty Hill and the introduction of the extant five-bay fenestration to the central, Hall range, together with the remodeling internally, of the Hall.

6.0 PHASE III - The late 18th century

With an increasing need for domestic staff to serve an expanding estate, the domestic quarters were extended with the addition of a further two-storey annex to the north of the building. It was also during this period that the principal elevation to Forty Hill was again altered and modernised, with the rebuilding of the surviving western wall of the earliest range. It would also appear that improvements were made internally to provide further accommodation for staff within the roof space above, accessed by a private back-stair rising from within the new extension.

These rooms are of a basic form and it is clear they were intended for use by domestic staff. However, it is unclear whether this represents the first time that this attic space was used. There are no diagnostic features within the attic area that could be attributed to a period before the end of the 18th century.

7.0 PHASE IV - The 19th century

By the beginning of the 19th century the central Hall range had been remodeled (the basic shell of which still survives). The extant arrangement here had been formed by the late 19th century with the swept staircase tucked into the south-east corner of the room.

It would appear that the Hall, as originally designed, may have had a much grander (geometric?) staircase, rising centrally between the existing columns to galleries, providing access to the principal first floor rooms on the north and south walls, now completely lost. This former arrangement may also explain why there is currently such a large expanse of open floor area, of the same proportions as the ground plan, on the first floor above the Hall.

Evidence in the surviving fabric of the rear wall, where bricks of a larger and more uniform size and texture, together with vertical construction joints at both north and south ends, indicate that the external fabric of the rear wall of the entrance hall was re-built. The extant wall rises from the cellar and appears to follow the line of what is believed to be the former hall range.

Mouldings and joinery attributable to this period, survive within the curved, north partition wall which encloses an area now forming part of the Kitchen (former *Pantry*) and a lavatory. At its swept east end it forms a small, isolated cupboard now divided from the Kitchen area by a cross-wall and inserted to create a fireplace and flue to heat the Hall area. The cross-wall, together with the entrance doorcase from the Hall, both interrupt the moulded cornice which survives in both areas. The evidence seems to suggest that this area formerly served as a passageway and isolated from the main Hall.

Further works were undertaken with the re-planning of the north range to improve circulation and provide better facilities for domestic staff. An enclosed porch was erected on the north wall.

Late in this phase saw the last piece of major development to the property with the addition of the south range, completed by 1896 and which appears to have been built originally as a billiard room with two large bedrooms over.

This also seems to be a period of considerable alteration and expansion of the landscaping and garden features of the estate.

FABRIC

Roof construction

The roof structure is very complicated and consists of a number of independent ranges, which broadly relate to the structural development of the house. No complete roof structure survives from the primary phase, however, re-used elements are clearly re-deployed in the assemblies. Carpenter's marks were evident but not found to be sequential, suggesting much reconstruction. Much secondary steelwork is evident, placed to strengthen the roof structure rather than for alteration.

Joinery and mouldings

Internally, a number of important features survive including good quality 18th century joinery with raised and fielded paneling, which has been relocated and currently forms the north wall partition to the ground floor Kitchen (presently covered with hardboard), fine 18th and 19th century chimney pieces, early plaster ceilings (it is quite possible that early wall plaster survives), 18th and 19th century fibrous plaster mouldings and early 20th century fitted furniture of interest.

Most of the external joinery is contemporary with the fabric in which is accommodated.

CONCLUSION AND RECOMMENDATIONS

On stylistic grounds, from the earliest fabric survival, we would expect the primary construction date for this building to be late 17th century. It has been extensively altered and modernised at different dates, most recently in the late 19th century, its original form has been lost but important historical elements will almost certainly lie concealed within the extant fabric.

Although the current list description will need revision to include our latest understanding of this structure, we do not think, with our present knowledge of Longbourne, that the building warrants upgrading.

Clearly there are a number of imponderables - questions remain about former access, staircase and circulation arrangements. The building and its historic fabric will still require further detailed investigation. Probably the most complicated area and that hardest to disentangle is the central Hall range. Its planning and present unbalanced arrangement currently offer only limited clues.

Works are likely to expose these hidden historic elements of the structure which would benefit from further on-site analysis during the building programme. The removal of extant decoration and especially plaster should be closely monitored. It is likely that early decorative schemes may exist, concealed under the extant surfaces of this property together with buried structural fabric from earlier phases of development (Phase I - first floor construction, drainage culverts may exist in cellar).

A measured survey which expands on the current information provided and which should include both internal and external elevations and sections, should be produced. The survey will provide a basis for fabric analysis, which is required to improve our understanding and interpretation of this complicated structure and as an aid to the future management of the building. A colour photographic record, to accompany the survey, should also be made of each room, recording internal features that are likely to be lost or are vulnerable to theft. Recording should also be undertaken during and on completion of repairs with any opening up carried out under archaeological supervision .

Works likely to affect features or fabric of an historic interest should be subject to an impact assessment and archaeological evaluation as necessary. No decision should be taken on proposed alterations to the existing arrangement until the significance of these elements has been elucidated.

Further historical background archival research should be separately programmed, to provide background information with which to compare present interpretations based on site analysis.

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Cartographic Sources:

- 1695 Morden's map of London
1754 Rocque's map of Middlesex
1785 Breton's Forty Hall Estate map
1803 Enfield Enclosure map
1804 Estate map of Newell Connop
1867 First edition Ordnance Survey map
1868 Ordnance Survey map
1896 Ordnance Survey map
1913 Ordnance Survey map
1918 Estate Plan (sale catalogue)
1935 Ordnance Survey map
1965 Ordnance Survey map

Archive Sources:

Records held in the following libraries were examined:

London Borough of Enfield Record Office (Local History Unit)
RCHME (NMR)
GLSMR

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Site Visit and Notes: August 1999
Date of Report: November 1999 (first draft August 1999)
HART Archive Number: Enfield EN83
HART Report Number: 18

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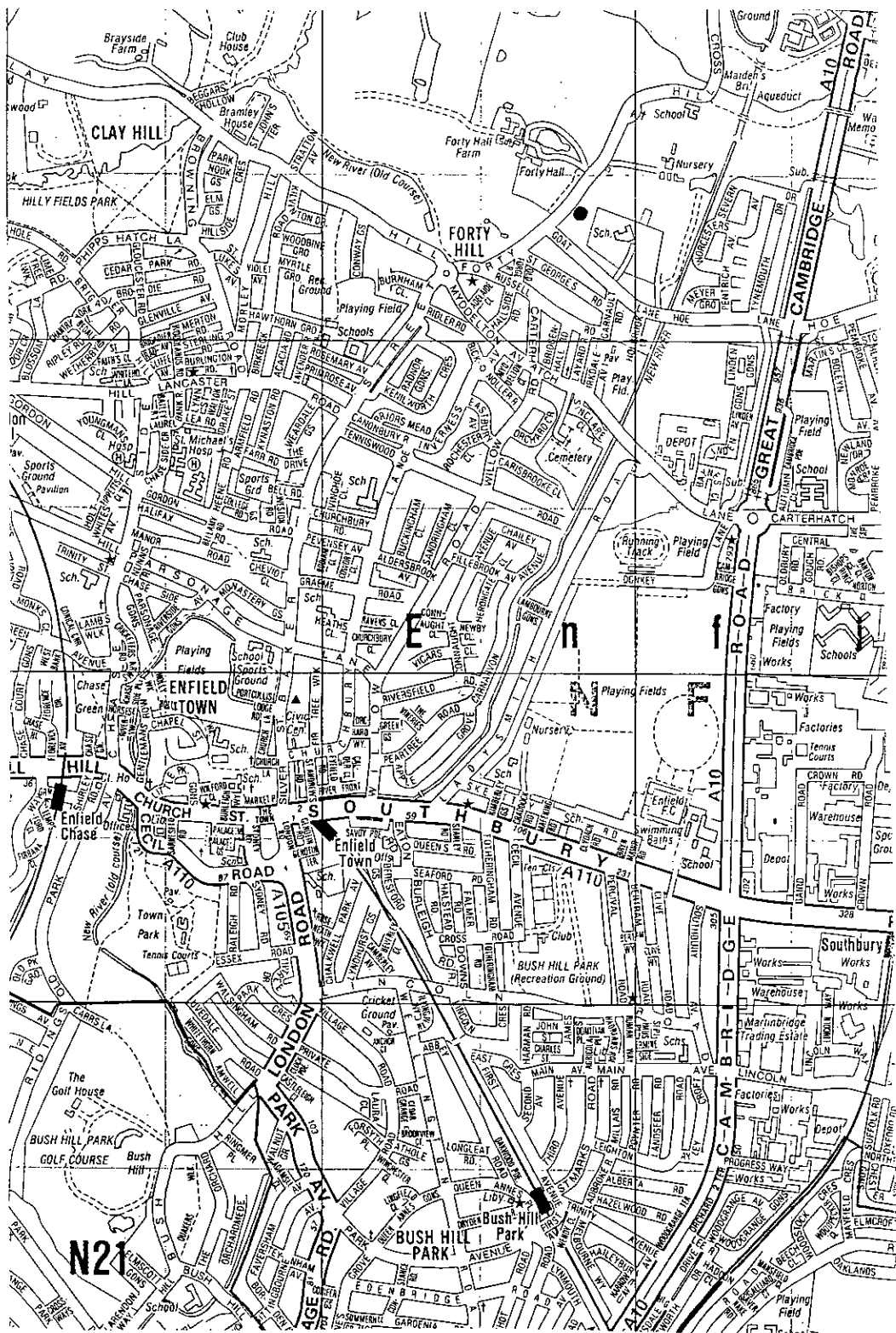


Fig.1
Site Location

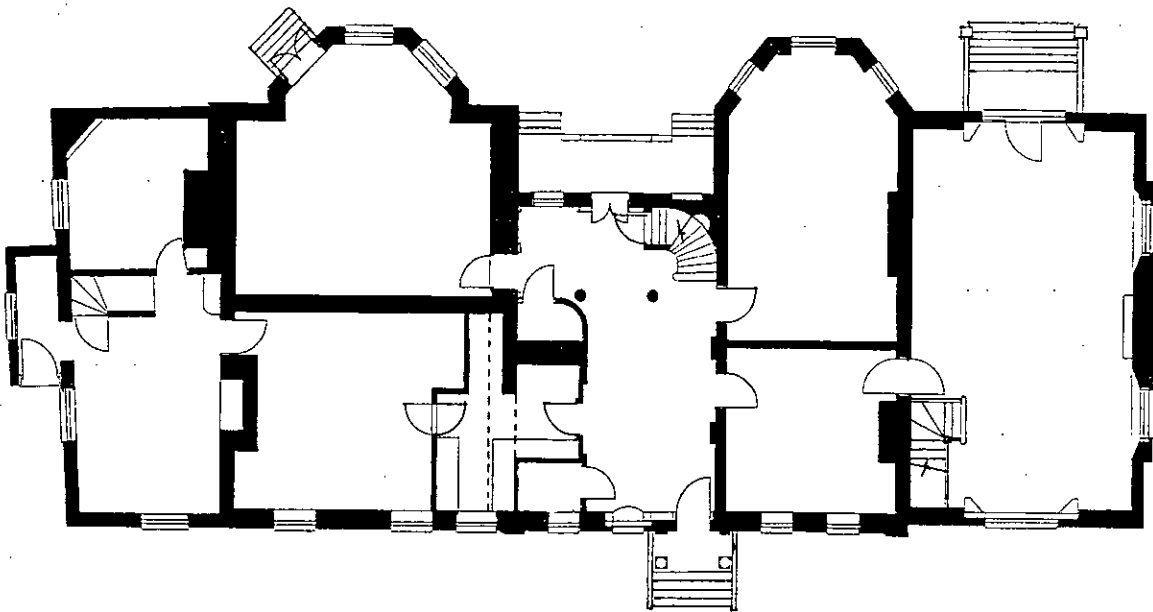
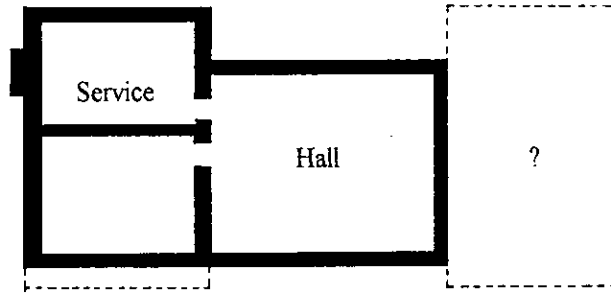
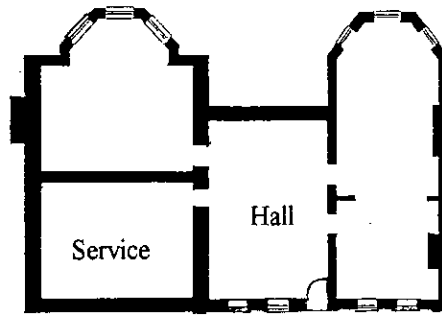


Fig.2

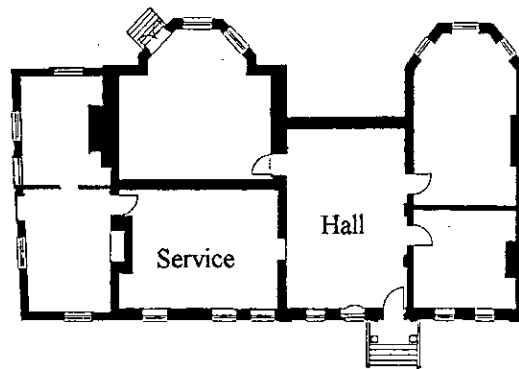
Ground Floor Plan c.1980
(1:200)



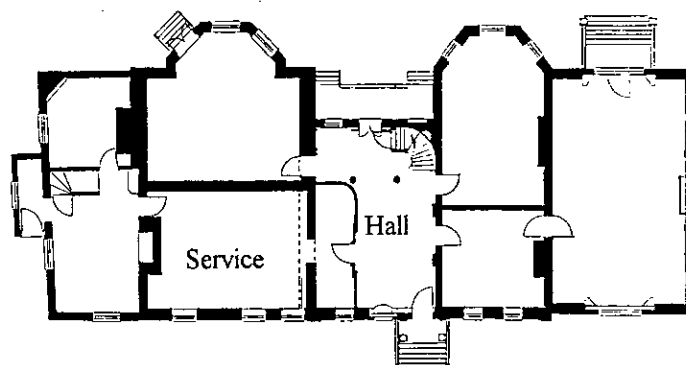
PHASE I - 17th century



PHASE II - Early 18th century



PHASE III - Late 18th century



PHASE IV - 19th century

Fig.3
Conjectural historical development of Ground Floor Plan

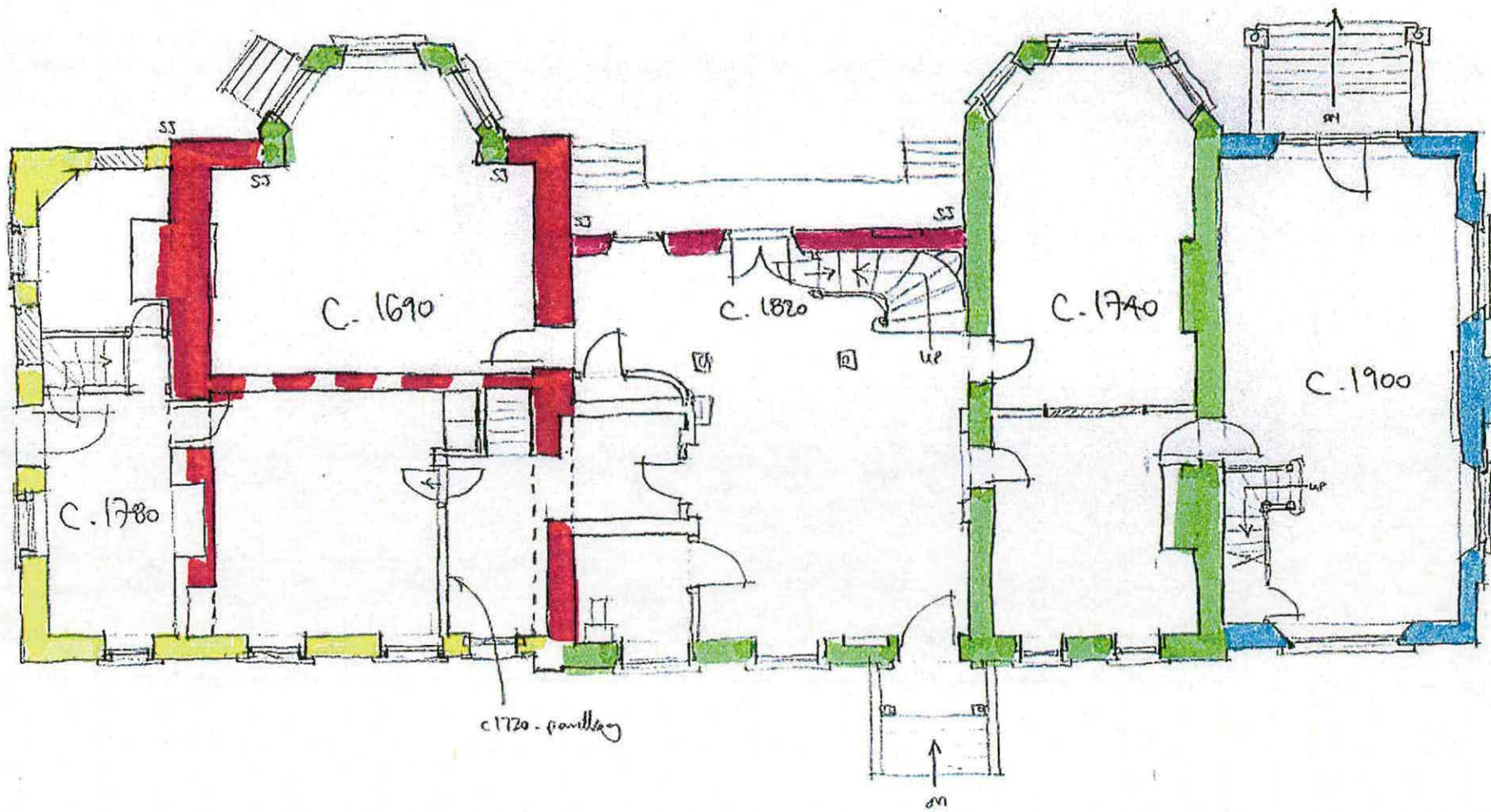
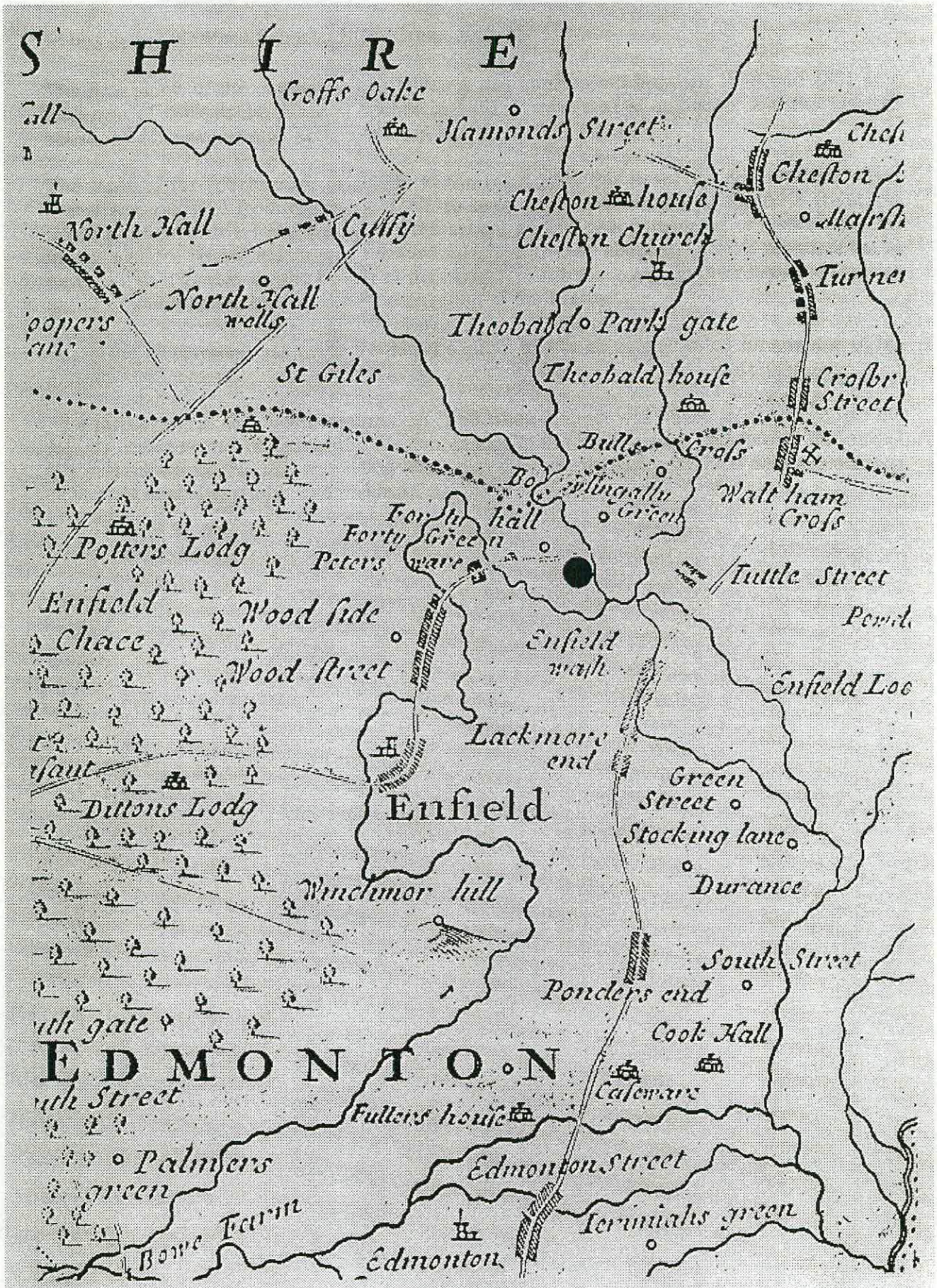


Fig.4
 Sketch of Ground Floor Plan indicating phasing



Detail from Morden's map of 1695.

Fig.5



Fig.6
Rocque 1754



Fig. 7
Enlargement of Rocque's map of 1754

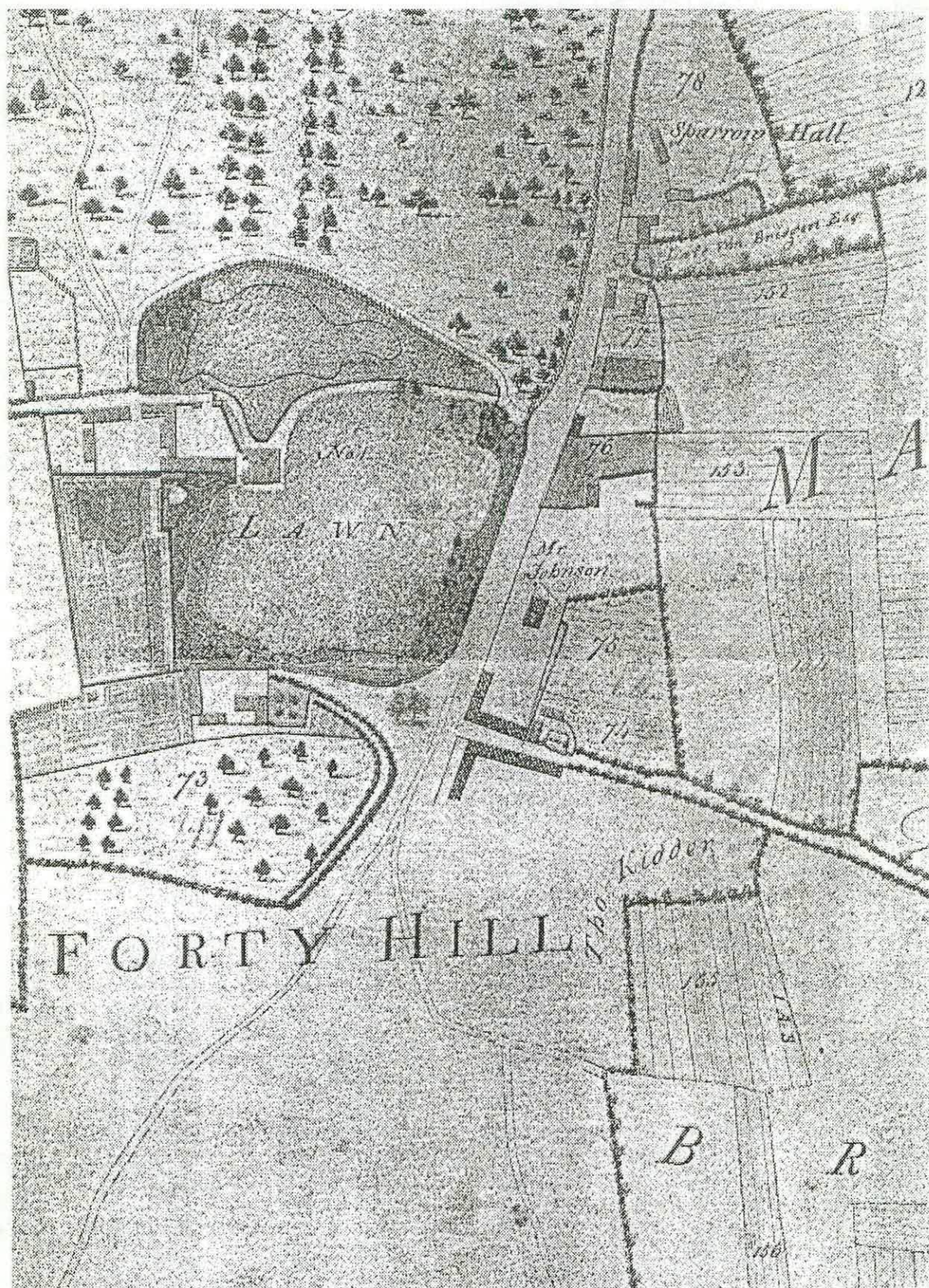


Fig.8
Breton Estate map 1785

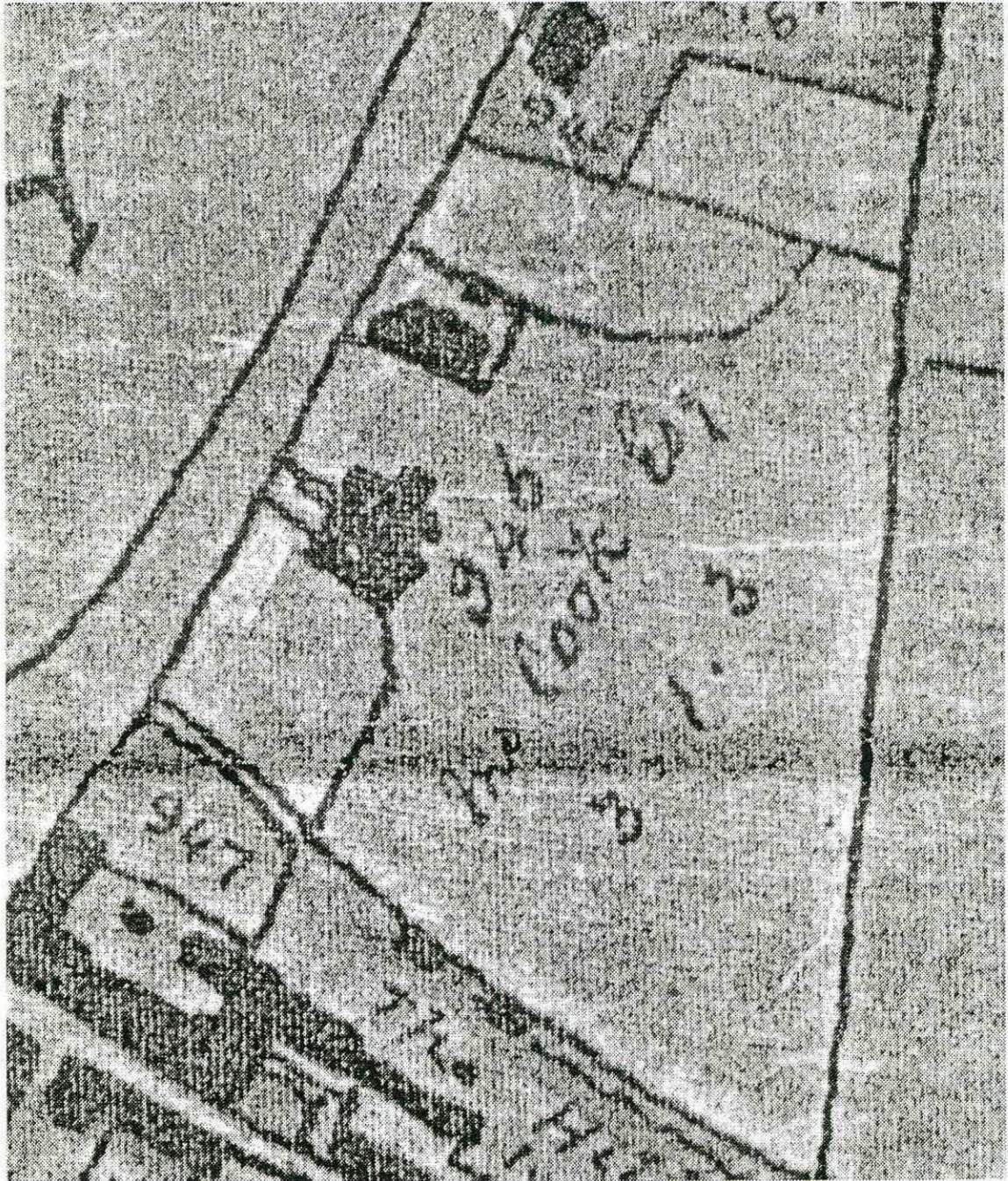


Fig.10
Extent of 'Longbourne' estate as indicated on Enfield Enclosure map 1803

W 3627 / L 7

The estate of Newell Connop ENFIELD

1804

(Baker St Chase side section)

No 607 (Down Ho) Newell Connop 5-1-24

on E side Finty Hill from Baker St.

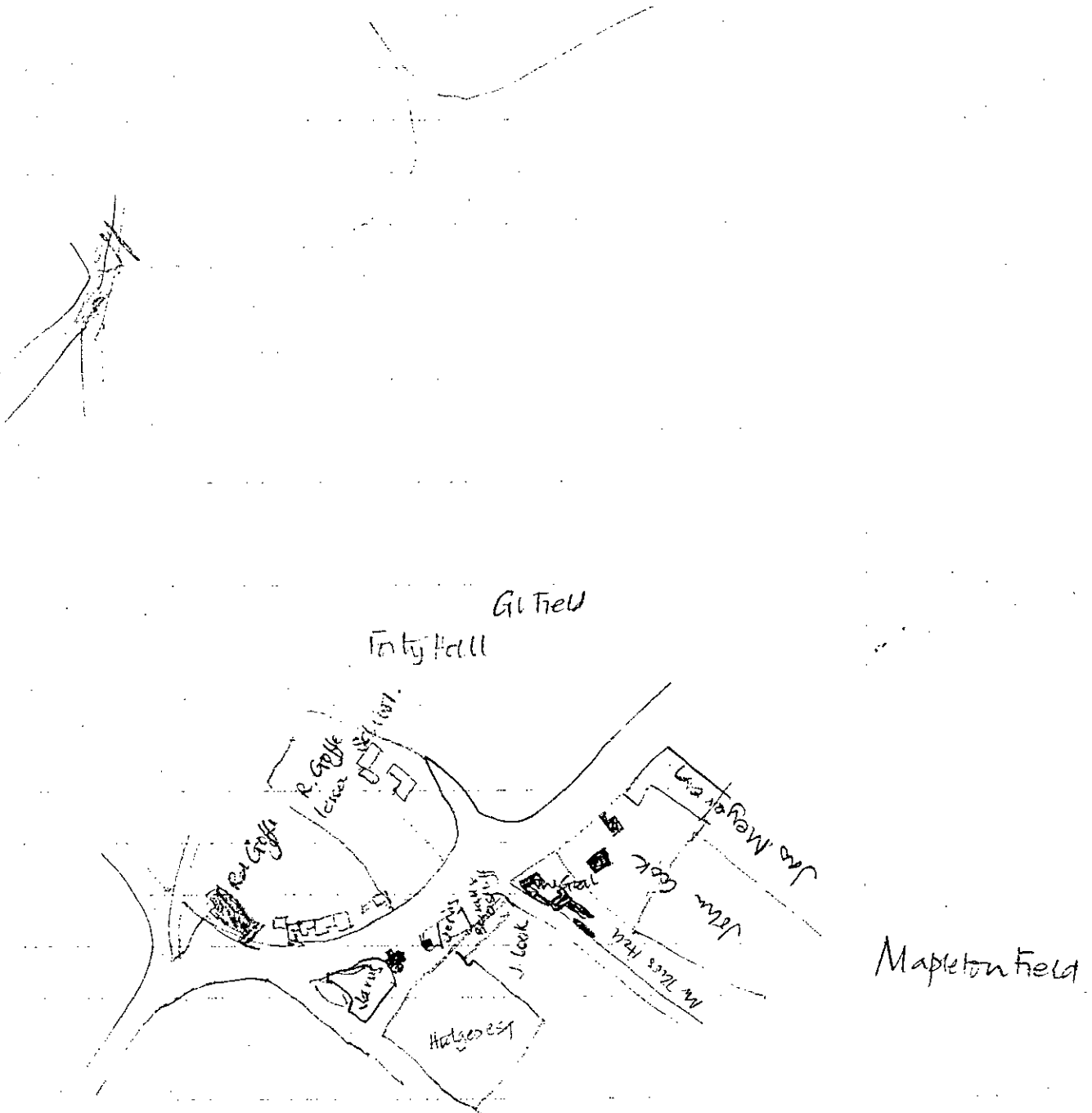


Fig. 11

Sketch of Newell Connop's estate map 1804

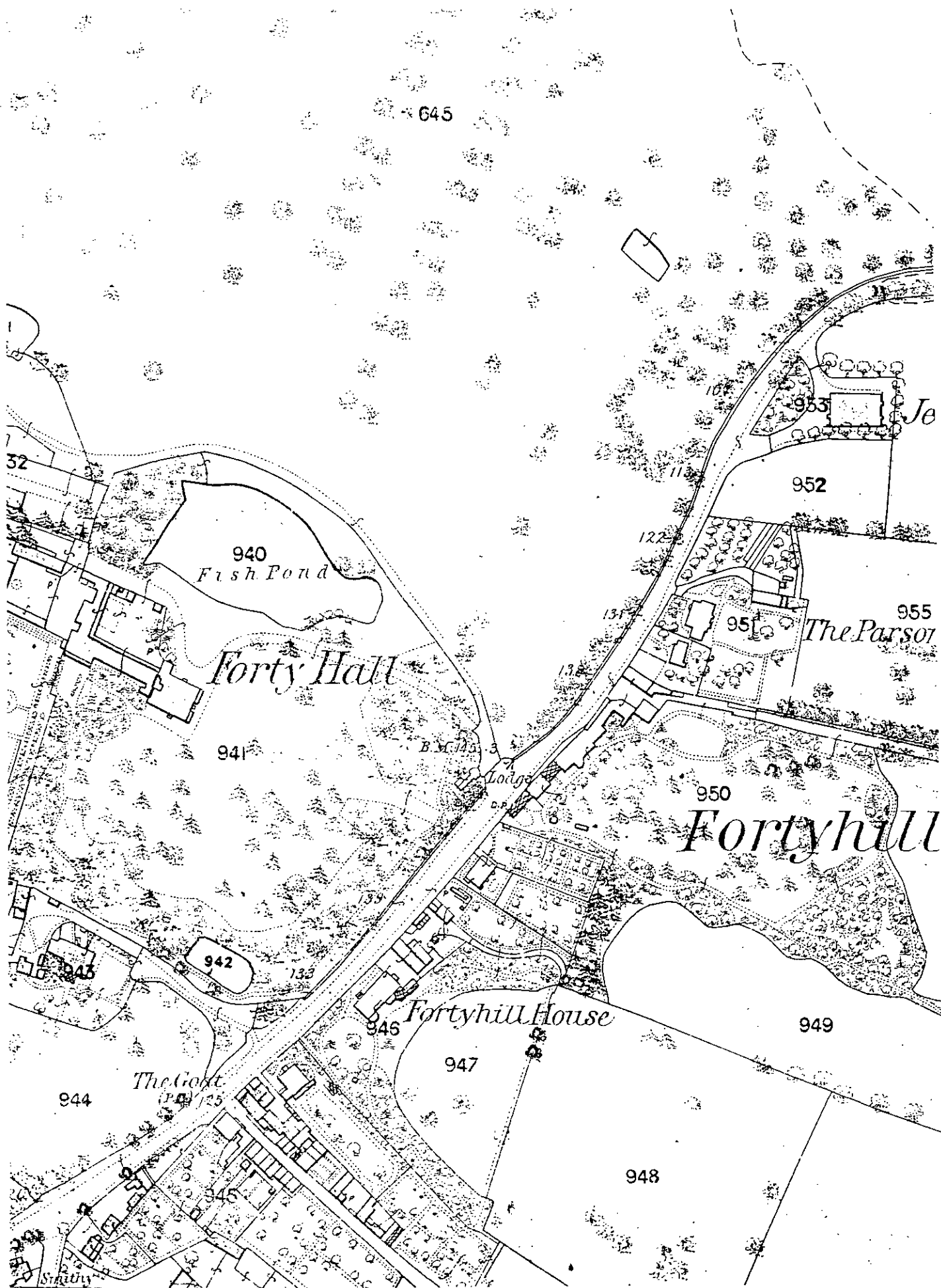


Fig. 12
Ordnance Survey map 1867

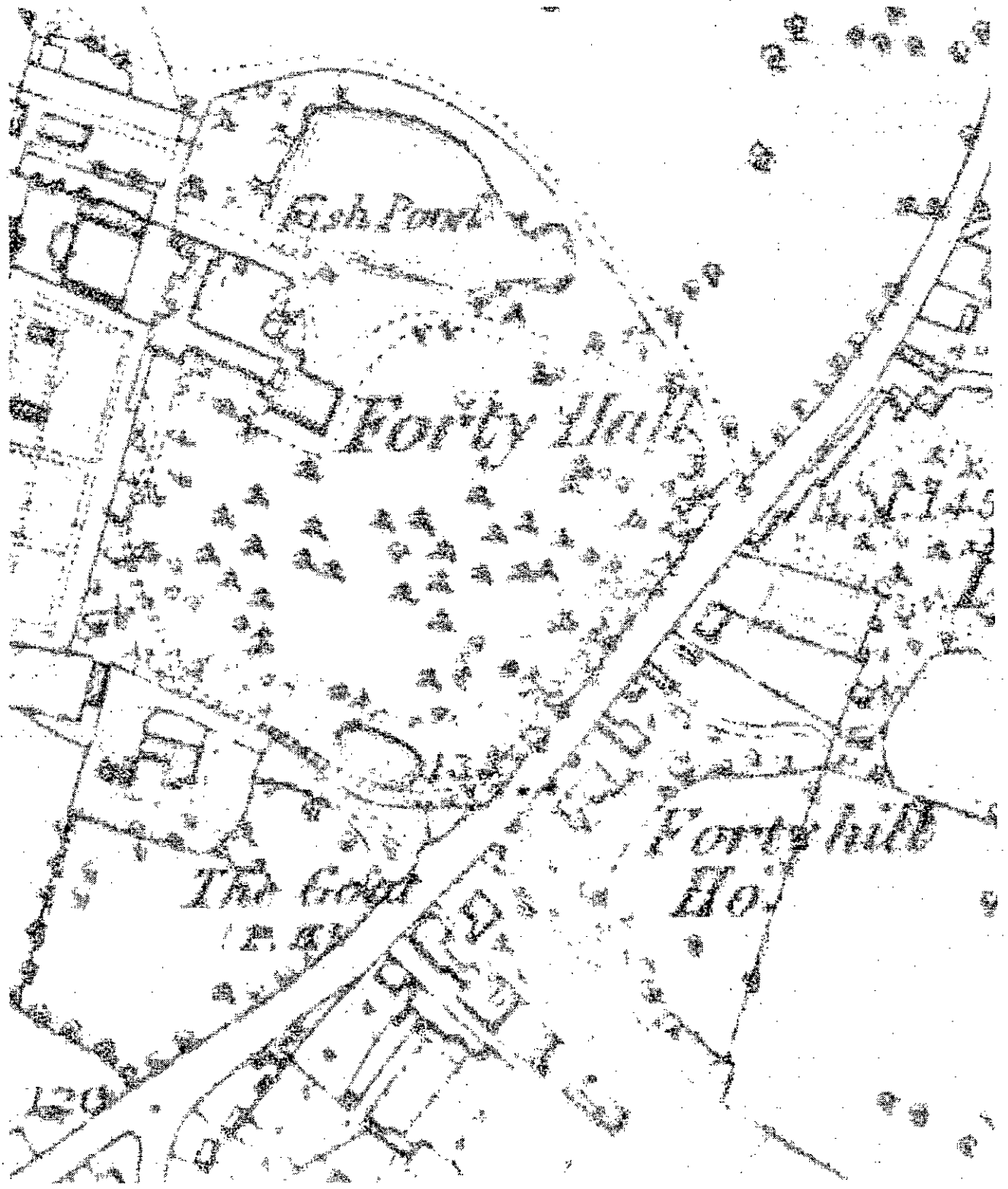


Fig.13

Enlarged extract from 1868 OS map showing extent of estate (Forty Hill House)

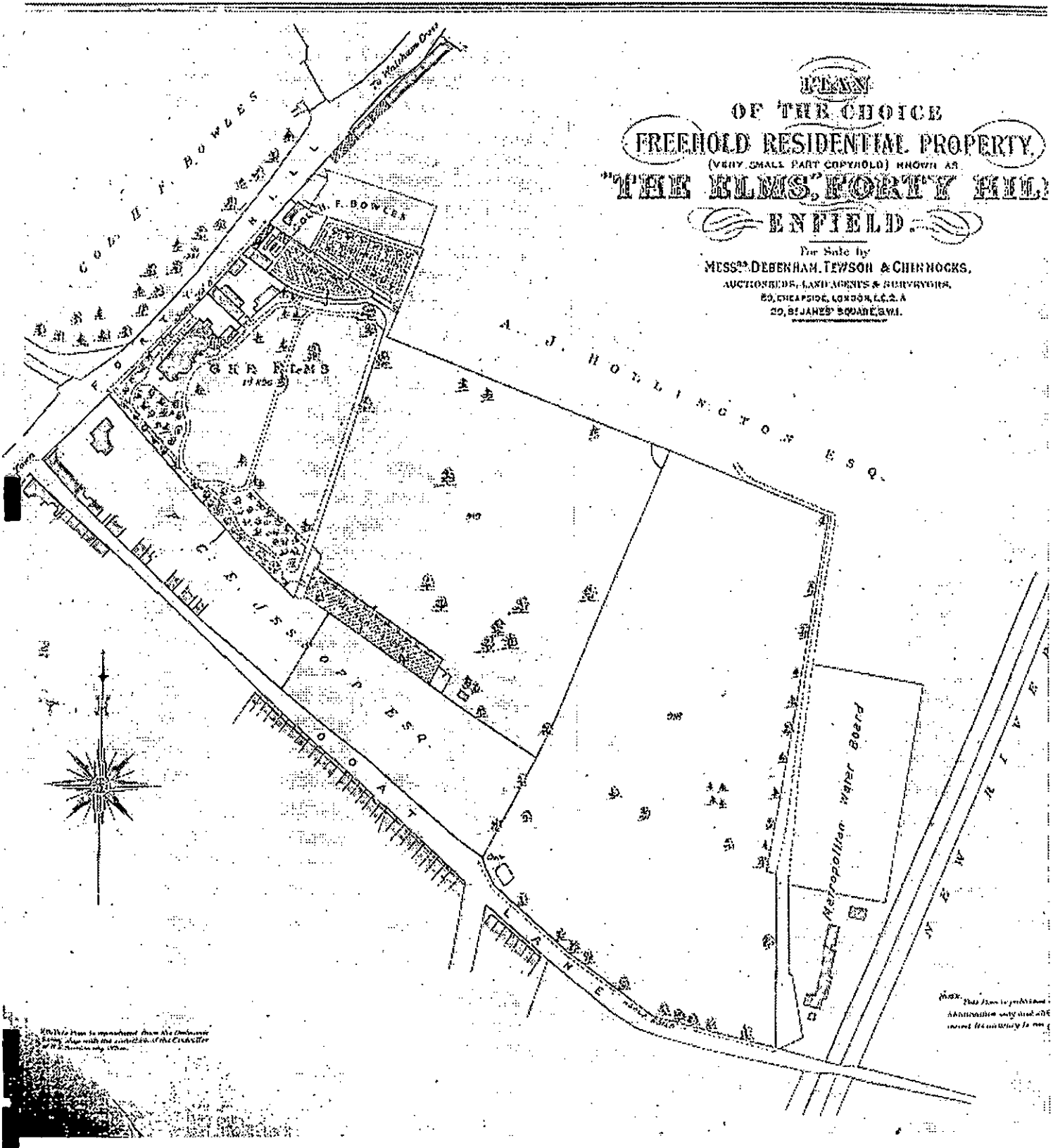


Fig. 14
 Estate plan from 1918 sale catalogue

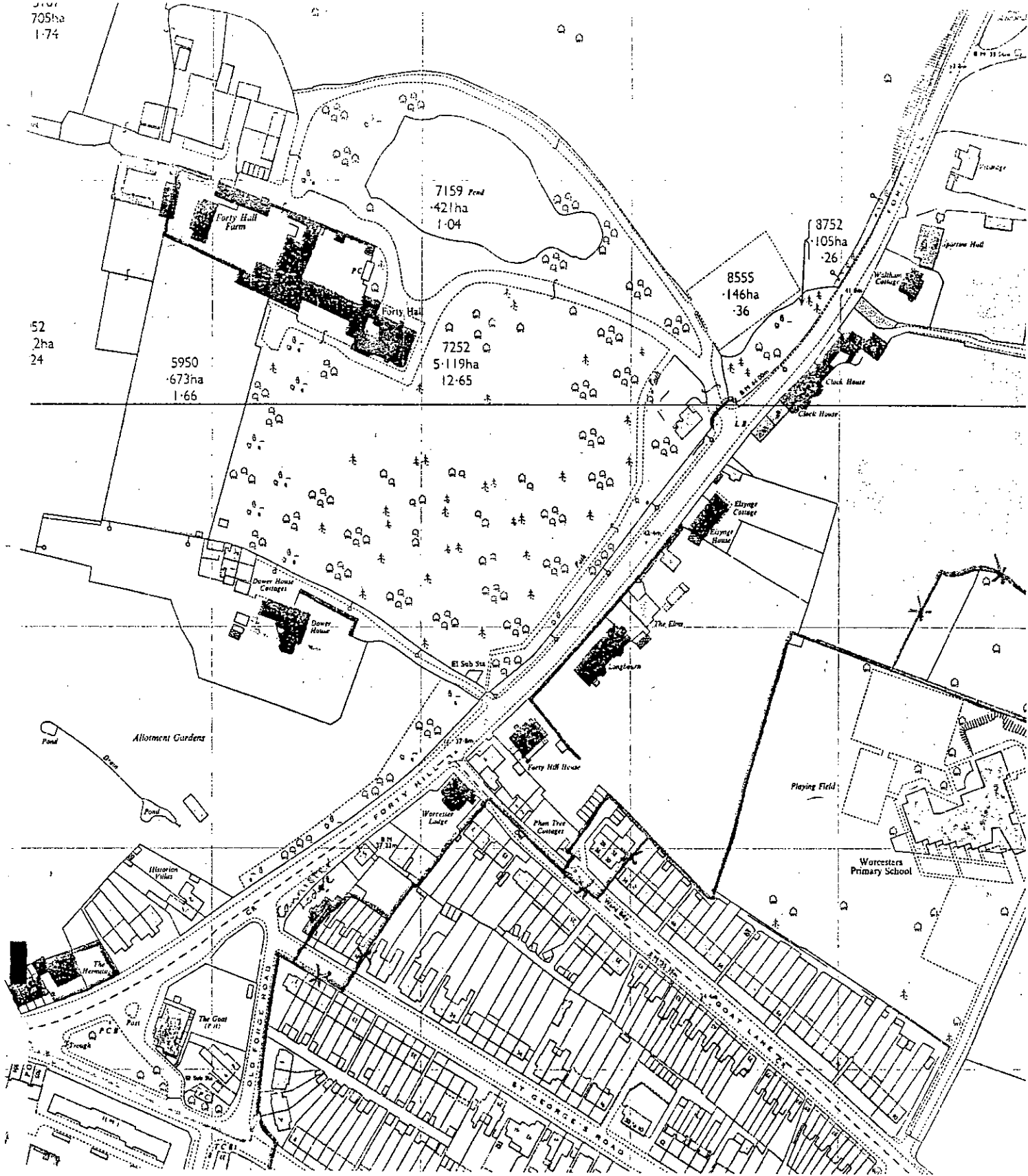


Fig.15
Ordnance Survey 1971

FORTY HILL, ENFIELD,

About 1½ miles from the Great Eastern and Great Northern Lines, and an easy distance from the City, whence the journey is accomplished in 32 minutes. To be let on lease with early possession, a charming detached FAMILY RESIDENCE, most substantially built, situate in a select position, known as "The Elms." It is well planned with every improvement, is in excellent condition, is exceptionally dry and healthy. It contains on the

UPPER FLOOR : Three bedrooms.

FIRST FLOOR : Six bedrooms, day and night nursery, bathroom, hot and cold water supply, w.c.

GROUND FLOOR : Dining-room, drawing-room opening into conservatory, and leading into the garden, boudoir, billiard-room, 34-ft. by 20-ft. (for a full-size table), spacious entrance hall. The domestic offices are most complete, and are shut off, comprising:— Spacious well ventilated kitchen, patent kitchener, butler's pantry, housekeeper's room, secondary staircase, larder and dairy.

BASEMENT : Wine, beer, and coal cellar, in which is a fireproof plate-room and matchboard glass-room.

THE STABLING consists of two stalls and a loose box, loft over, harness-room, spacious dry coach-house, groom and footman's rooms, and an excellent enclosed court-yard.

THE GARDEN AND GROUNDS comprising about three acres of garden and twelve acres of pasture, in all fifteen acres, are unique in character, well shrubbed, handsomely timbered; with terrace walks, slopes, ivy banks, tennis lawn, summer-house, fernery, kitchen garden well screened from the residence, fern-house, greenhouse, two potting-sheds, forcing-houses, vinery, melon, cucumber and mushroom-houses.

SMALL FARMERY.—Cowhouse, granary, cart shed, covered piggeries, pigeon-house, &c., &c.

NEIGHBOURHOOD.—The suburban district is very healthy and possesses many advantages and features of interest, and is considered one of the most interesting suburbs of the great metropolis. The drives and walks are attractive.

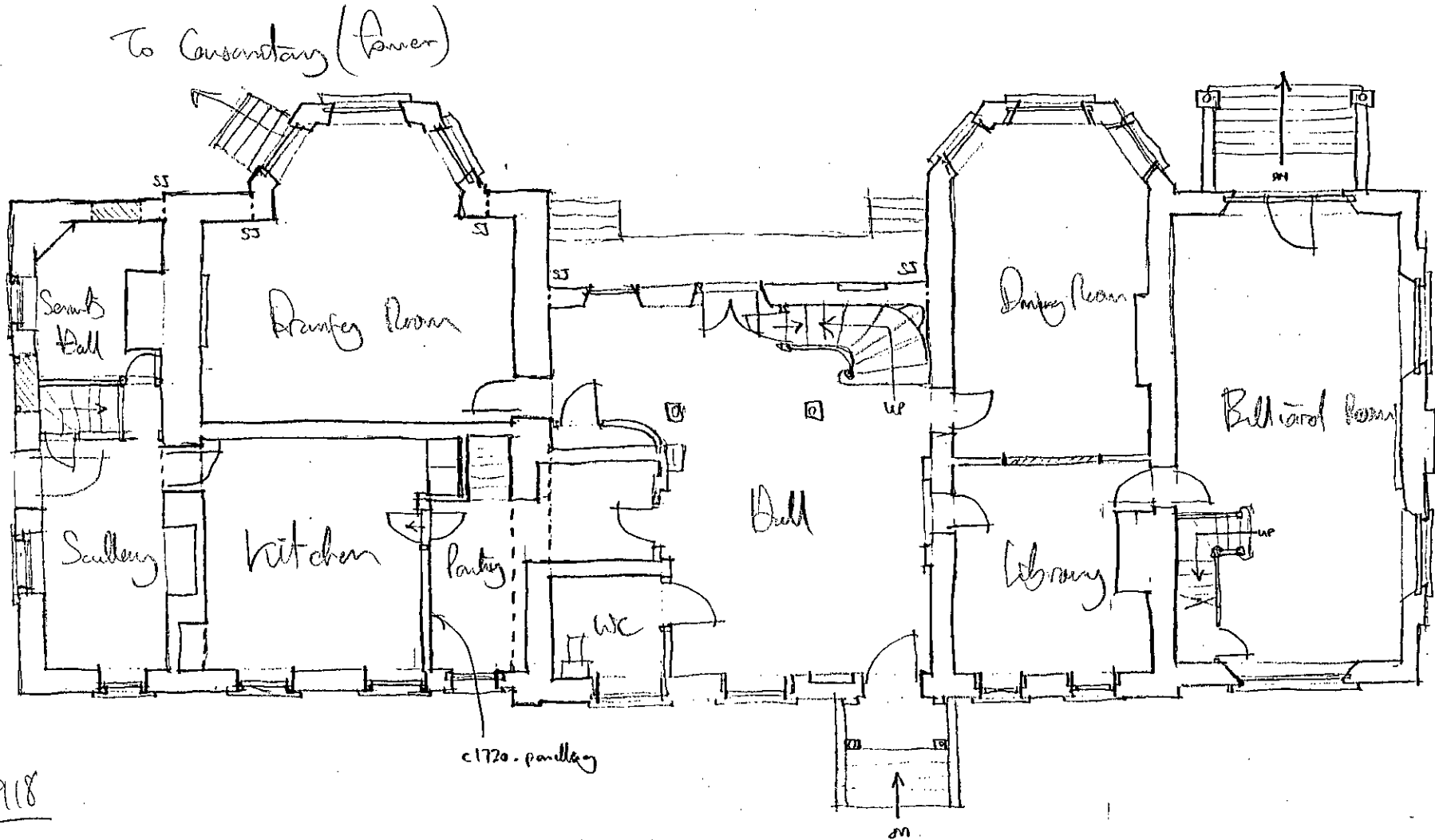
RAILWAY COMMUNICATIONS to Broad-street and Liverpool-street by Great Eastern and Great Northern Lines, running every half-hour throughout the day. By some trains the journey is accomplished in about 32 minutes.

Cards to view apply to

Mr. Arthur Jackson

Land Agent, 25, Liverpool-street, E.C., and Enfield, Middlesex.

Fig. 17



c1918

Stone steps descended from Pantry to cellars -
 Light Store, Strong room - with massive oak door, Wine cellar
 Inner cellar with stone & brick bins, Coal cellar, Coal cellar



Plate.1
Rear, garden elevation c.1969



Plate.2

Main, front elevation c.1969, structural works exposing fine gauged brickwork



Plate.3

Front elevation c.1969, structural works exposing fine gauged brickwork



Plate.4

Chimney pots removed during works of repair 1974

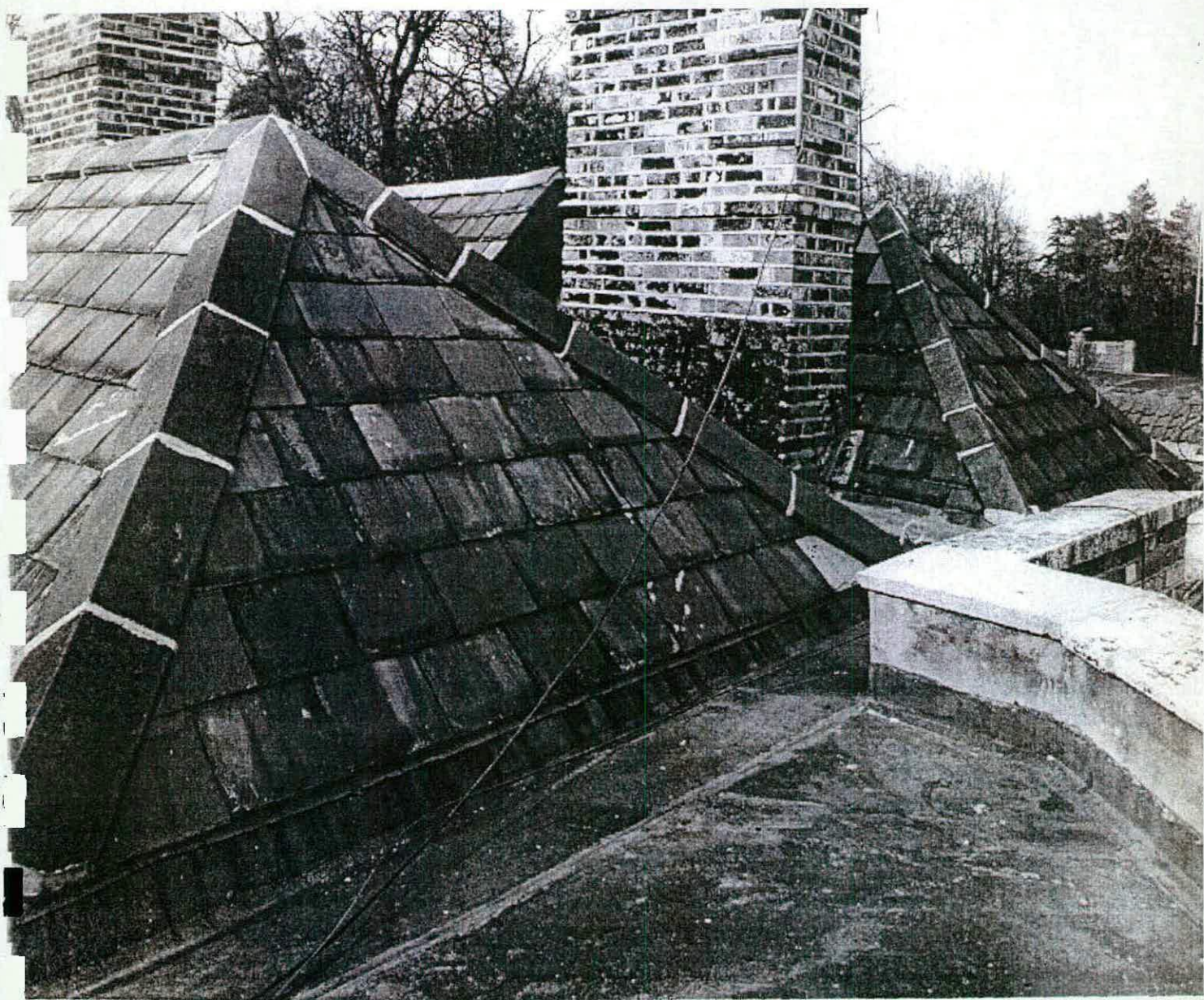


Plate.5
Works of repair to roof coverings 1974 - northern rear bay



Plate.6
Chimney stacks reduced and capped during works of repair to roof coverings 1974

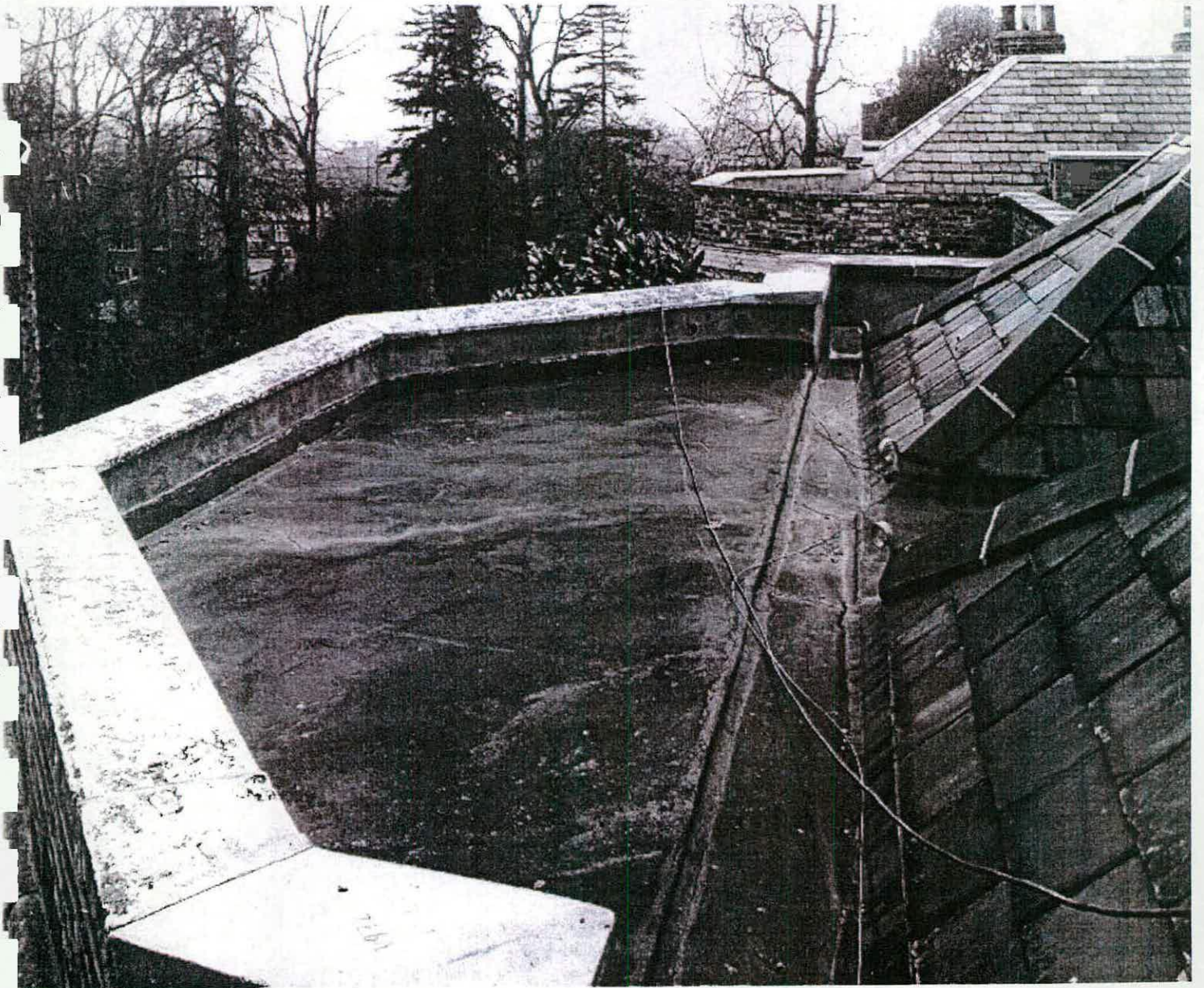


Plate.7
Rear, northern bay roof covering 1974

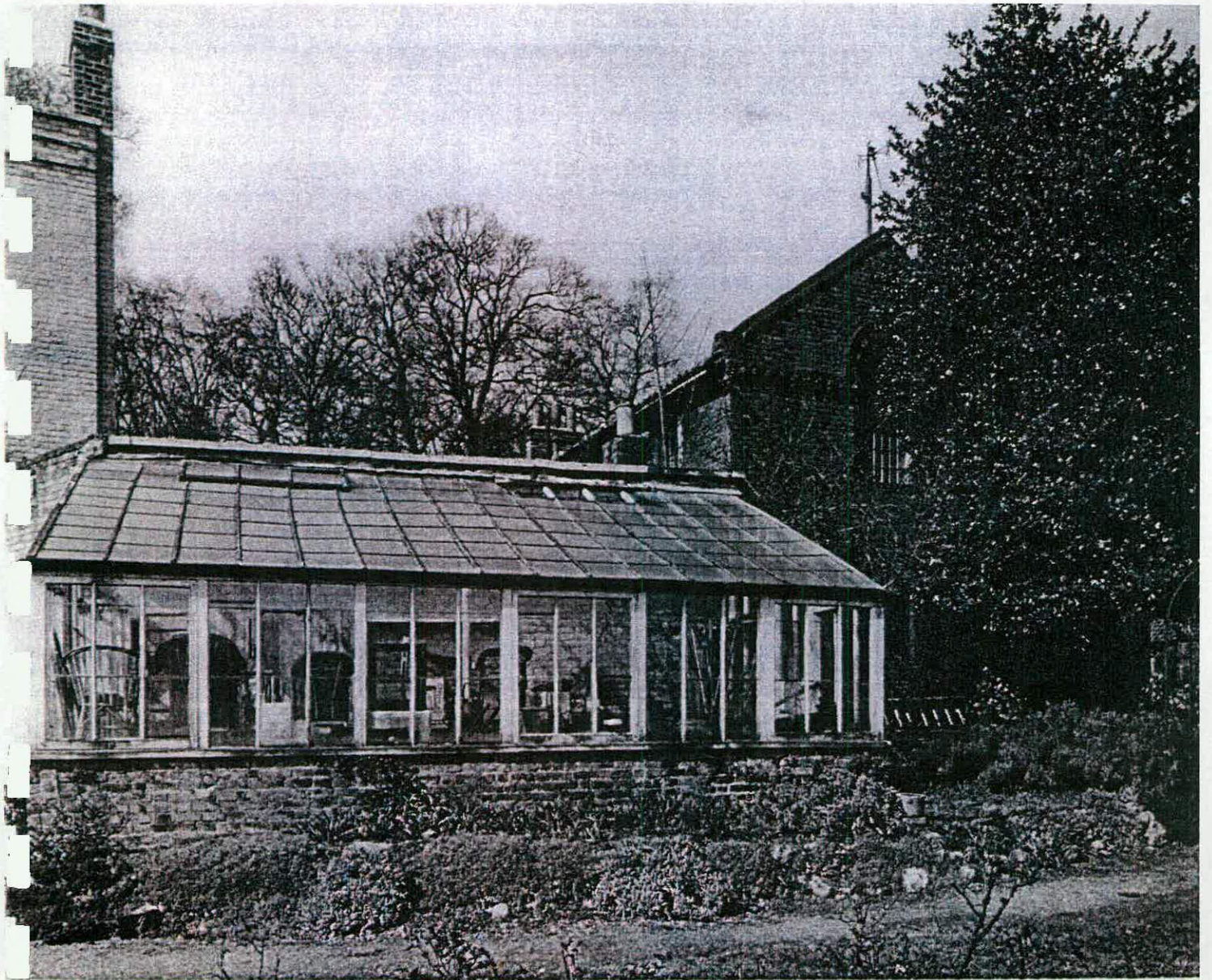


Plate.8

Rear conservatory and link from house, shortly before demolition 1974



Plate.9

Granary, to rear of stable block, shortly before demolition 1974

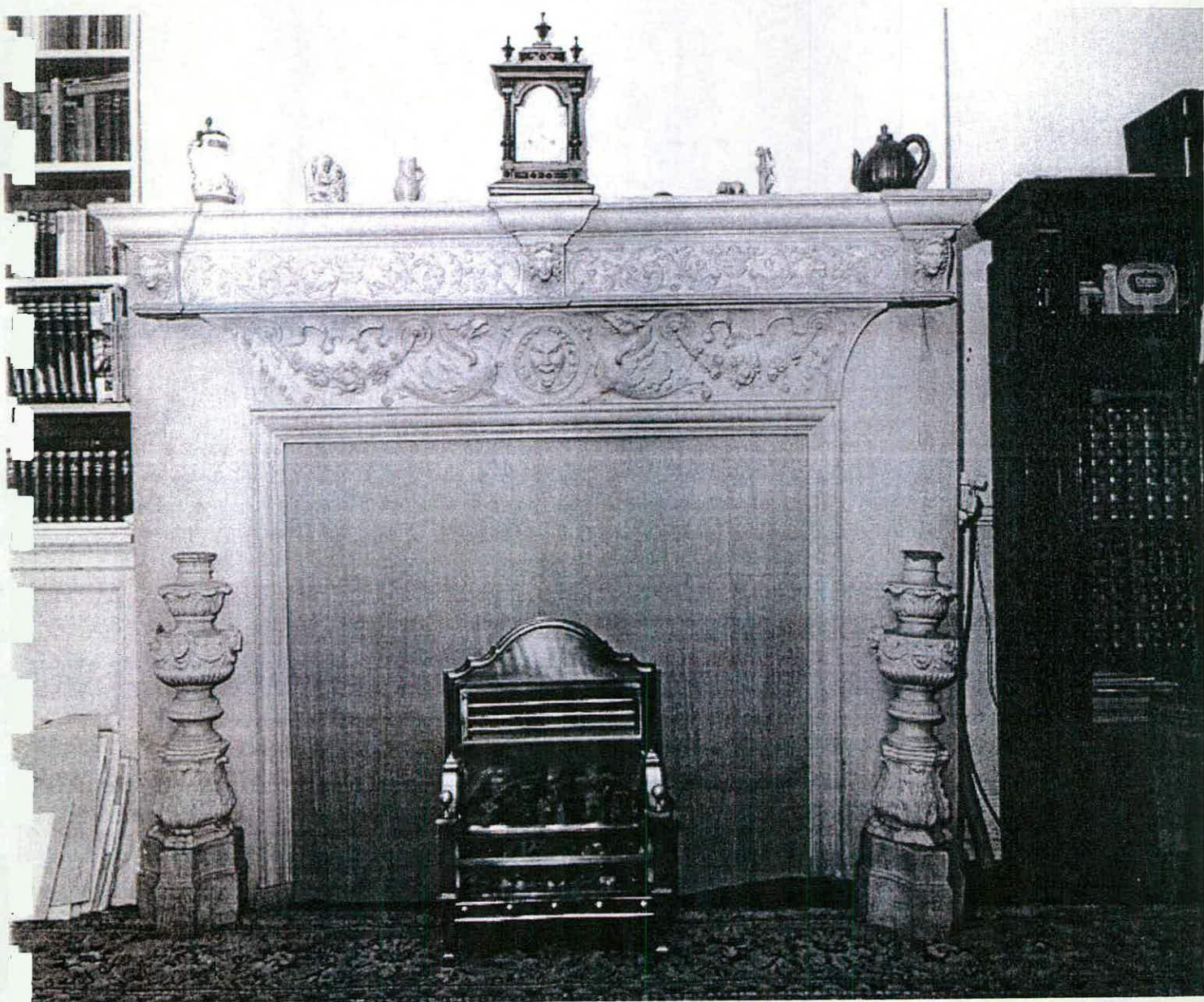


Plate.10

Fireplace to Dining Room, placed during late 19th century alterations



Plate.11
Main front elevation to Forty Hill (1999)



Plate.12
Main front entrance (1999)

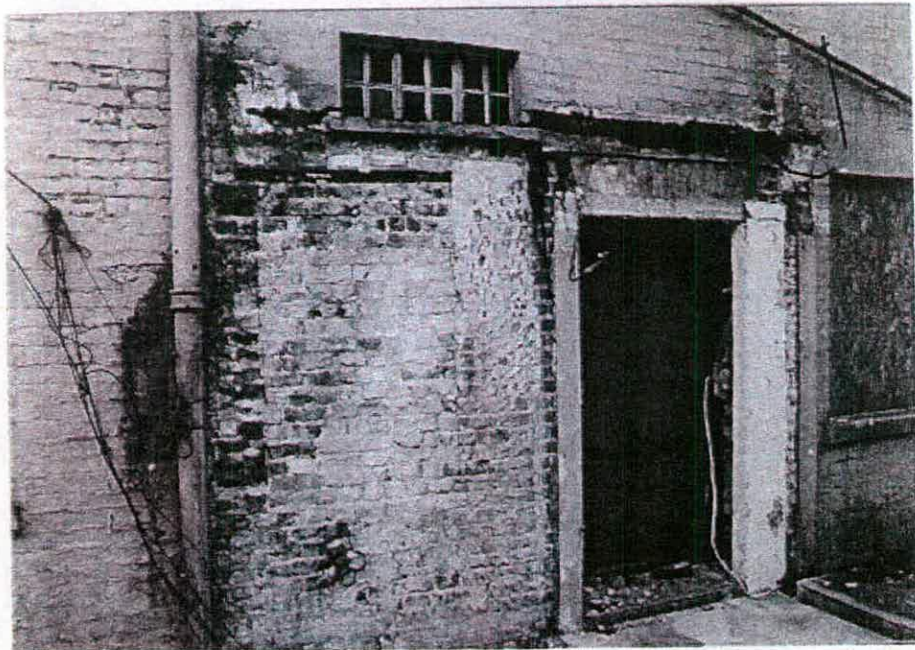
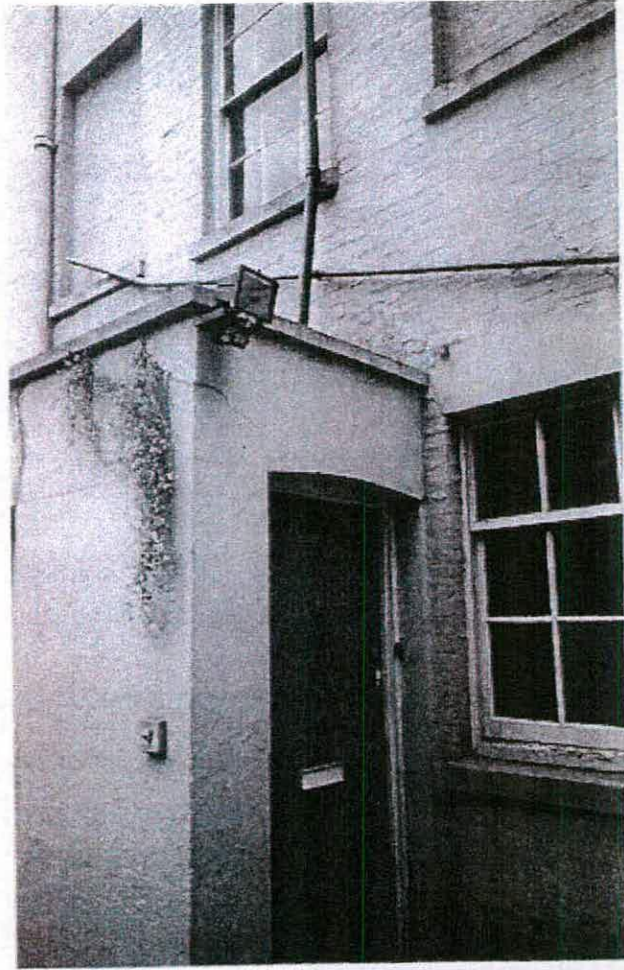


Plate.13
Northern enclosed porch before and after removal (1999)

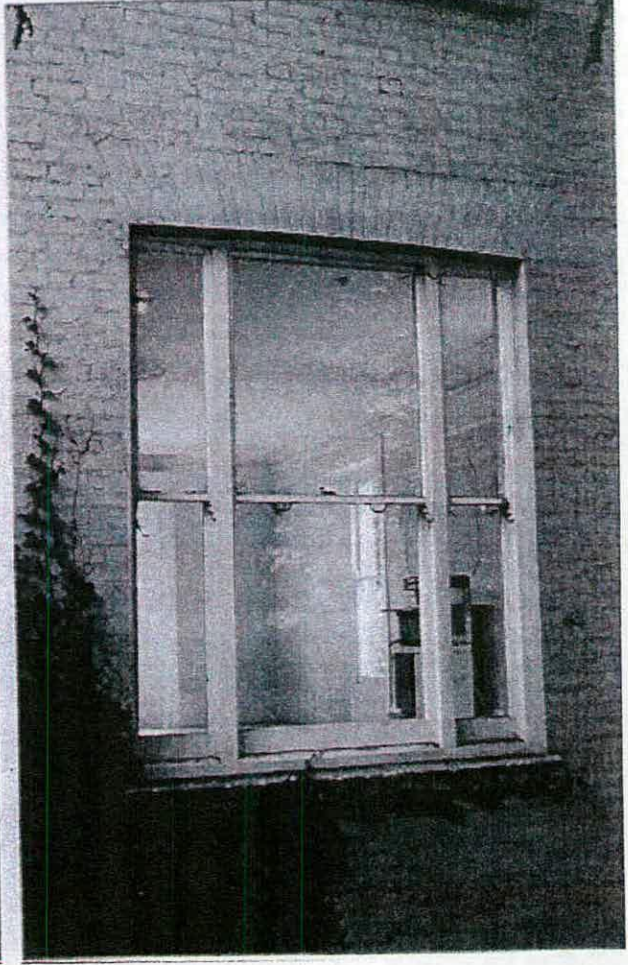
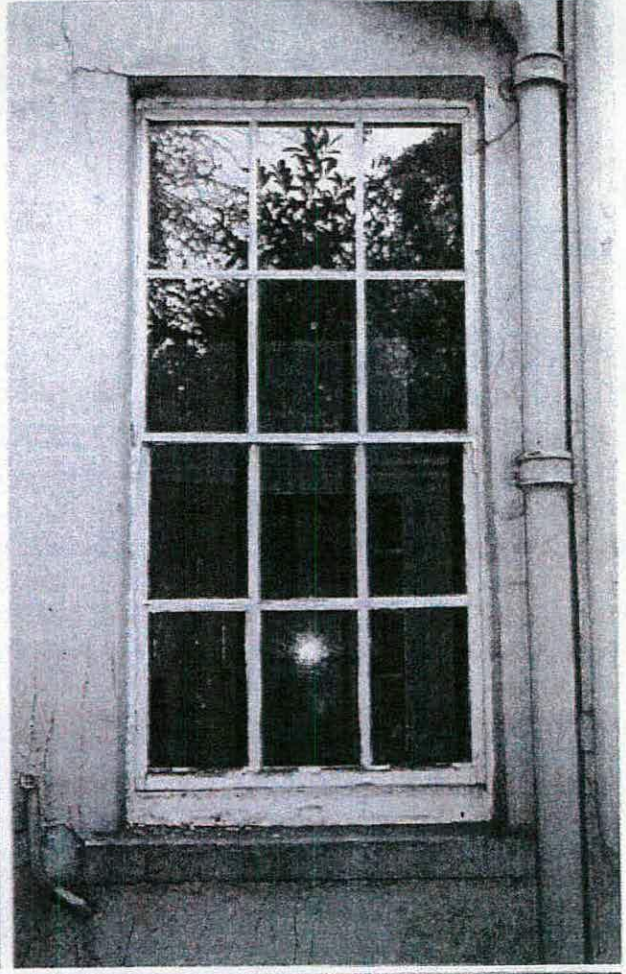
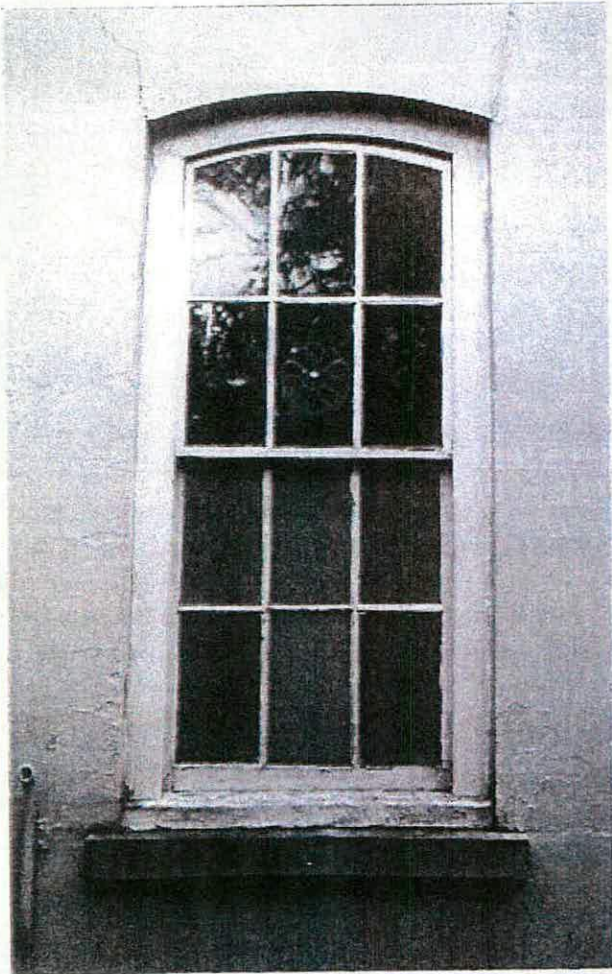


Plate.14

The four sash window assemblies from main elevation to Forty Hill (1999)



Plate.15
Fireplace to Drawing Room (1999)



Plate.16
Ground floor Kitchen with former access to cellar (1999)



Plate.17

Fine 18th century panelling hidden within ground floor Kitchen area (1999)



Plate.18

Fine moulded cornice in Kitchen area extends into enclosed Hall cupboard (1999)

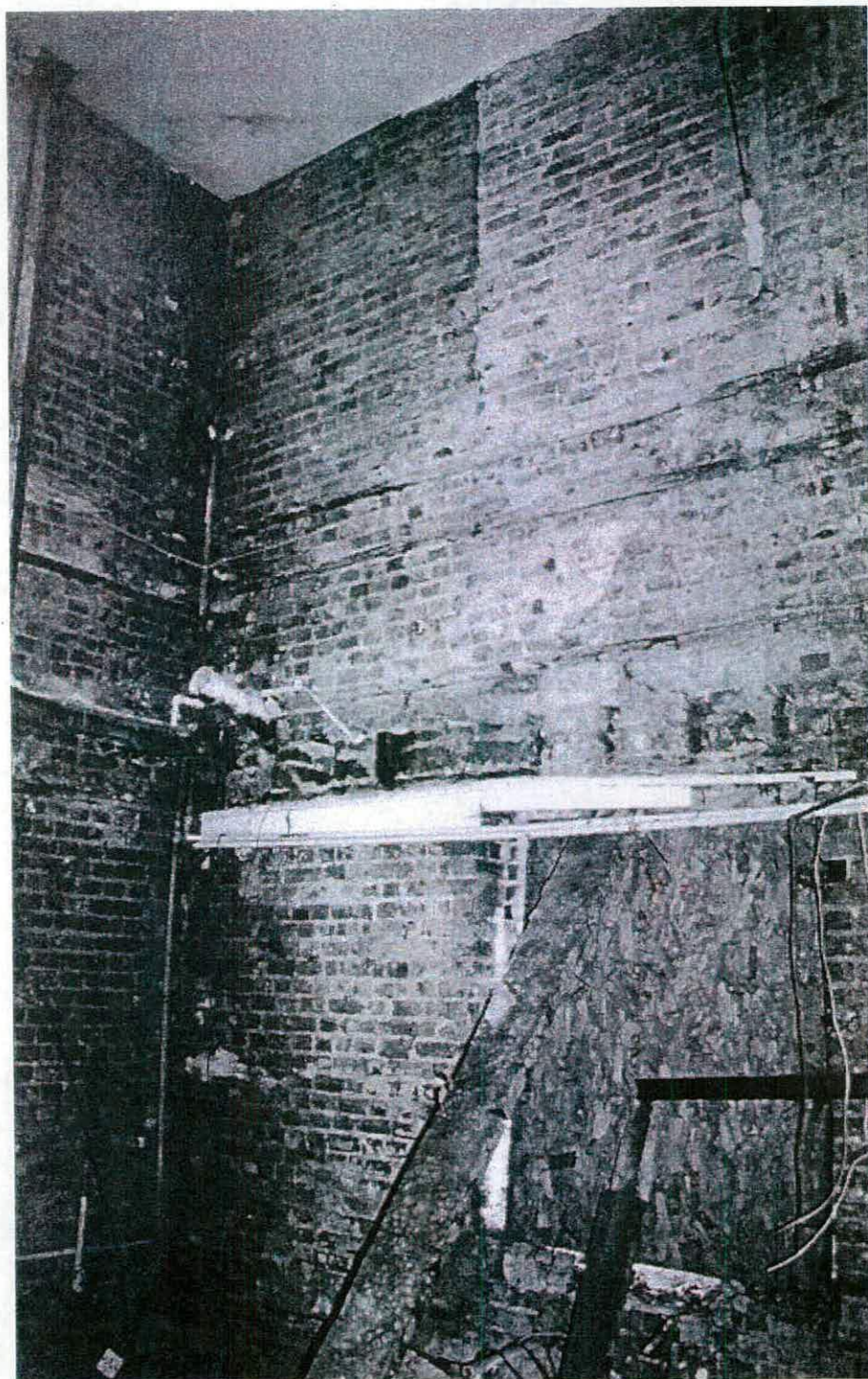


Plate.19

Removal of plaster and floor structure, within northern service annexe, has exposed former arrangements and blocked openings which require further investigation (1999)

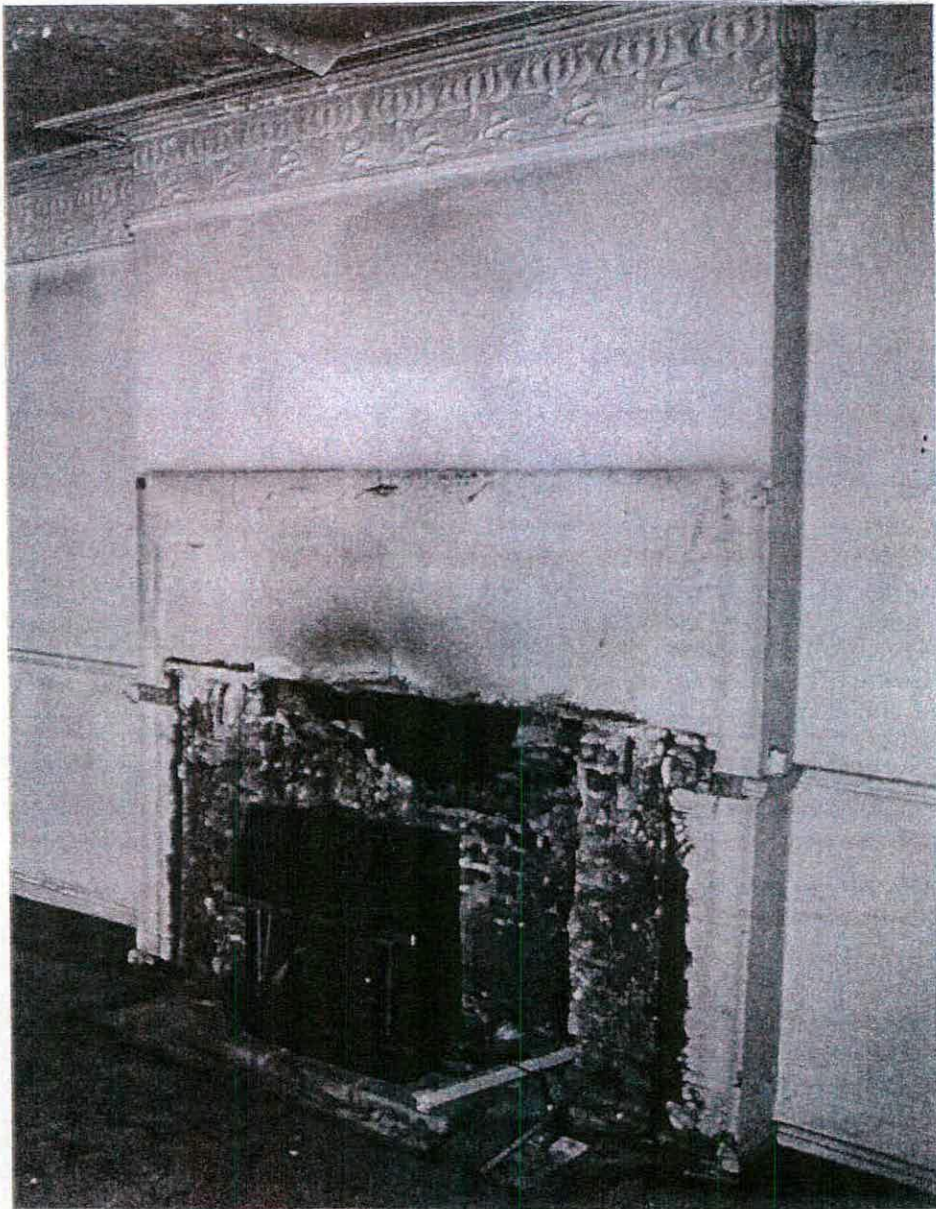


Plate.20

Loss of fireplace to Dining Room has exposed former arrangements and indicates clear evidence for late placing (1999)



Plate.21

Former entrance to cellar - now blocked - and existing entrance under main Hall staircase
(1999)

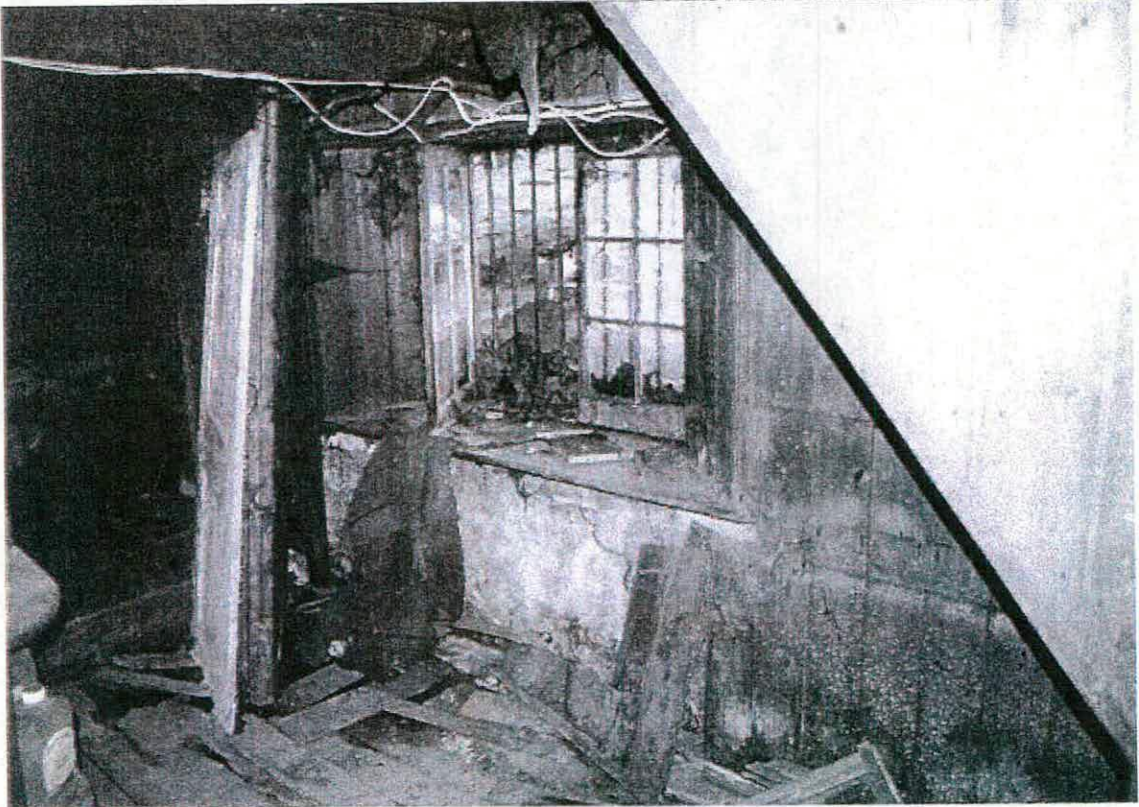


Plate.22

Surviving elements of match-board 'glass room' to cellar (1999)



Late 18th century accommodation in roof space, accessed by private back stair. Rooms of basic form clearly intended for domestic use (1999)

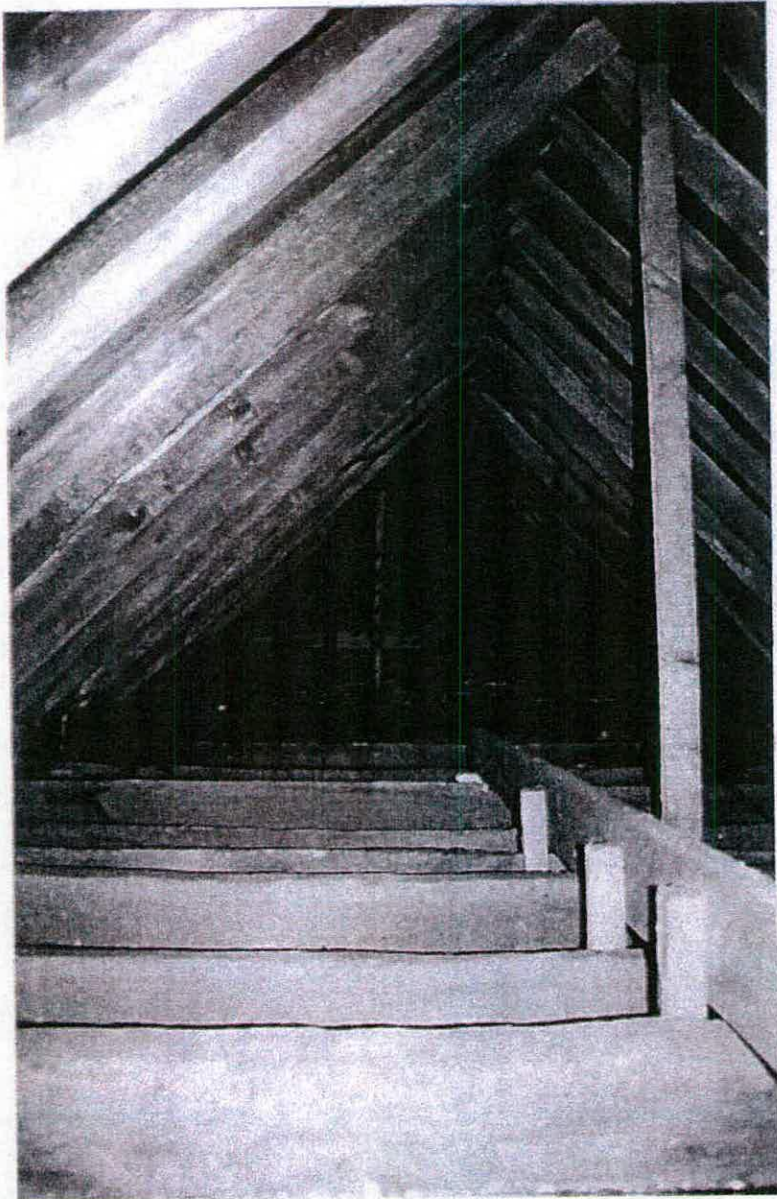
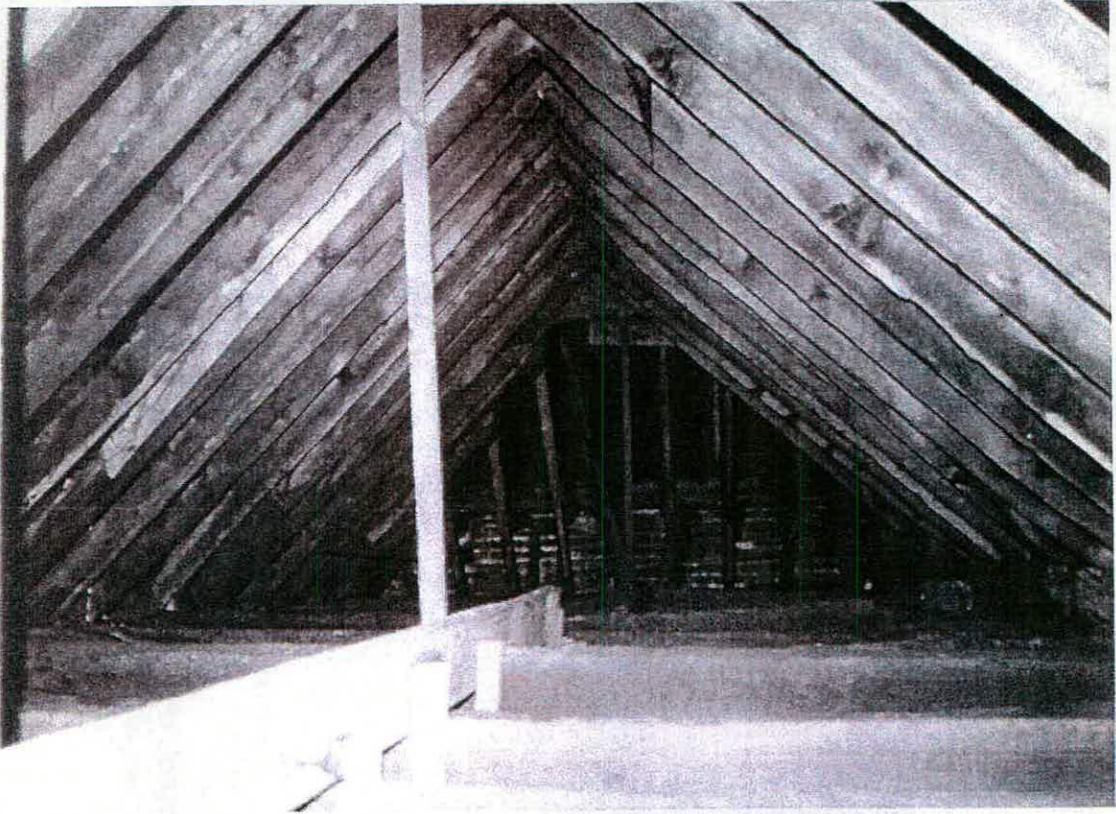


Plate.24

Roof construction (18C) over Hall. Some elements from earliest form may survive (1999)