



Terapia @ The Bothy

Heritage Fact Sheet

Did you Know ?

Terapia is a charity which trains people and provides counselling and therapeutic services to help young people, children and families

The Bothy is a very interesting Listed building which has had many different uses

Key events and facts

This curious Victorian building was once part of an experimental working farm within the Avenue House Estate. How it was used, and who used it has changed over time.

Do you know? The word 'Bothy' is Scottish and used to describe the living quarters of farm workers.

Henry "Inky" Stephens bought Avenue House in 1874 and the Bothy was built in 1882.

1874

Henry Stephens buys the Avenue House Estate. Soon he enlarges and improves the house and grounds. A man with a vision, he has agricultural and architectural plans!

Henry C Stephens 1841-1918

- I am the heir to the Stephens Ink Company.
- A businessman, chemist, Member of Parliament, philanthropist and agricultural innovator, I have many roles!
- People call me the 'uncrowned King of Finchley'.
- I helped sketch designs for the Bothy, which will provide shelter, storage and kitchen gardens.
- Avenue House Estate will be left to the local people.

Henry



1878

Stephens employs Robert Marnock a well-known and talented landscape architect. Their plans for a self-sufficient Estate are exciting and forward thinking. Designs for the Bothy, to the east of the Estate are begun too.

1882

The Bothy is completed!

The Bothy was the first building you saw along the carriageway approach to the house.

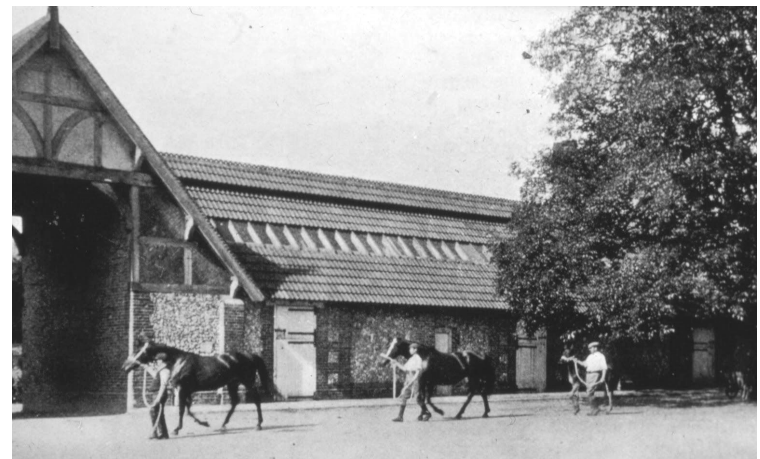
It had a dairy, an abattoir, room for farriers and rooms. The buildings are made from a special type of reinforced concrete, unique in its time. In the garden there is a tropical house with palms, vineries, a greenhouse, cucumber, melon and tomato pits and an 'Orchid House'.

Experiments on the Estate and the Bothy are a success and Stephens' has expansion plans. He purchases the Cholderton Estate in Wiltshire where he breeds Hampshire Down sheep and Cleveland Bay horses.

Avenue Estate maintains a herd of cattle, flock of sheep and a stable of Cleveland Bay Horses.

1900

Stephens leaves Avenue House to move to the Cholderton Estate.



1914

During the First World War Avenue House is used as hospital for injured servicemen and the Bothy sometimes provides beds too.

1918

When Stephens dies the house and gardens are in the control of the Ministry of War and then the Air Ministry. The Bothy is no longer used as a farm. Finchley Urban District Council try to take possession of the Estate to sell it for development. A legal battle takes place between the council, the executors of Stephens' will and local people. Henry had specified in his bequest that the Estate should be 'for the enjoyment of the public always'

1920s - 1930s

Now a nursery the Bothy supplies other parks in the area with plants and provides accommodation for the Parks Superintendent of Barnet and his family. On 3 May 1928 the Estate gardens are formally opened to the public as Avenue House Grounds, with a new playpark. They become well used and loved by local residents.

Gordon Westgate

Born 17 January 1931

- I was born in the Bothy.
- My parents moved here in 1928 and my father helped to set up the Estate as a park.
- I rode my pedal car round the Bothy greenhouses and set up a chicken house in a room underneath one of the towers.
- Raiding the apple, pear, damson and fig trees was my favourite pastime!
- When bombs dropped around Finchley during the Second World War I watched from the roof of the Bothy.



1959

The Bothy becomes home to the new Barnet Parks Superintendent Gerald Fedrick, his wife and two daughters. Accommodation is dark, damp and hard to heat. Mr. Fedrick sets about redesigning the interior into a cosy family home. Central heating is installed and outside the greenhouses are pulled down and a water garden built. After the family leaves in the late 1980s the Bothy becomes neglected.

1998 - 2003

A group of volunteers dedicate themselves to creating a new Bothy garden. Essential repairs and maintenance of the walled garden are carried out.

“There were weeds up to our eyes and brambles everywhere. It was good for blackberries, but not much else” Alison Dean, *The Times*, May 2008

Finchley Arts Centre Trust plan to convert the Bothy into an arts centre. The scheme includes alterations to the layouts inside and repairs to roof. Plays and performances take place after the grounds are created.



2013 - 2018

Terapia see the potential in the building and secure a lease for the Bothy and consent to convert. A grant is awarded by the Heritage Lottery Fund under its Heritage Enterprise Grant Scheme. Partner funding is provided by the Elliott David Simmons Charitable Trust, private donations and fundraising events. A dedicated team restores the Bothy and brings the building back into use. It is the first Heritage Enterprise Scheme in London and completes on time and on budget.

The Bothy Gardens continue to be cared for by Stephens House & Gardens' team of dedicated volunteers. Terapia commences training services from the building on 4th September 2017 and has a “Grand Opening” Event on 16th September 2018.



Why is the Bothy important?

- **The Setting** of the Bothy has local significance through its purposeful location by Robert Marnock as an integral part of his scheme for the Estate, to serve as a visual element within the landscape.
- **Architecturally**, The Bothy is distinct from the House and Stables and resembles a small castle.
- **The construction material** of the Bothy derives regional significance as a surviving example of the use of an early form of reinforced concrete.
- **Association with HC Stephens'** creation of the Estate encapsulates his innovation whilst his bequest to the people of Finchley was an act of enormous philanthropy to the borough.
- Social History of the Bothy derives some significance from what it reveals of **Victorian society and changing attitudes under public ownership**. Residential use of the Bothy by a Barnet Council Parks Superintendent may have been unusual and could be a good example of the changing role and history of Estate Keepers in London.
- **Community use** of the Bothy derives significance from its continued aesthetic contribution to the Estate and to the wider society through its former productive use. The disrepair and restoration of the Bothy is an all too common circumstance for historic buildings across the UK, so mapping and documenting the Bothy journey can illustrate the importance of maintaining historic buildings before they fall into irreversible dilapidation.



Find out more:

Visit the Bothy

- Terapia has Open Days each year and welcomes people to come and visit the building.
- The Bothy has a Sensory timeline, providing an interesting insight into the heritage of the building.
- Learn more through our listening post which includes the stories of life at the Bothy from Mr. Fedrick and Mr. Westgate in their own words as well as a unique perspective of the recent transformation from Bozena Merrick, CEO of Terapia.
- Keep an eye on our website for dates when The Bothy will be open. www.terapia.co.uk.
- Schools visits can be arranged by appointment.

Visit Stephens House & Gardens' Visitor Centre

- Stephens House & Gardens has a Visitor Centre with more information about the history of the wider Avenue House Estate and Henry Stephens.

Do your own research

- Perhaps you could be a history detective and find out more about the Bothy story
- Maybe you live locally and have memories about the Bothy to share
- Consider visiting other local heritage to find out more about the special places in your community