AVENUE HOUSE
ESTATE TRUST

FOR STEPHENS HOUSE & GARDENS

Terms and Conditions of Access to and use of the Gardens July 2025

Stephens House & Gardens is a private estate managed by Avenue House Estate Trust. There is no public right of way through the estate.

The public are invited to quietly enjoy the grounds of Stephens House & Gardens. In common with other open spaces we do have some terms and conditions of access made under clause 4.21 of the Memorandum of Association of Avenue House Estate (AHET) (Regulations).

By entering the gardens, you agree to accept these terms and conditions.

Breach of Regulation
Anyone breaching these Conditions may be asked to cease breaching the condition and/or be required to leave the grounds and/or be banned from entering the gardens again at the discretion of AHET or its agents. Persons who do not obey the signs in the grounds or the reasonable instructions from AHET or its agents may be removed by reasonable force.

Opening Times
Normally the grounds will be open to the public every day during published hours. AHET may close or restrict access to all or part of the grounds from time to time.

Vehicles and Equipment
No vehicle or equipment, whether power driven or not, may be brought into the grounds unless with the prior permission of AHET. Such vehicle or equipment may not be taken off the metalled paths, must be driven at less than 5mph with hazard warning lights, and must not be driven in a manner that causes nuisance or danger to others. This general prohibition on vehicles and equipment includes, but is not confined to: Lorries, cars, motorbikes, bicycles, roller skates, skateboards and hover boards, electric scooters/bicycles. The following are permitted.

1 Push chairs, bicycles or similar non power driven vehicles for children under 10 years whilst under the control of an adult.

2 Wheelchairs or similar for people with disabilities.

Animals
No animal or other creature, except for dogs, may be brought into the grounds. No creature may be released into the pond or elsewhere in the grounds.

Dogs (In line with the specific Barnet Bye Laws pertaining to the gardens) Dogs are permitted in the grounds but their handlers must observe the following:

1 Dogs must be under supervision and proper control and must not cause a nuisance to other people or any creature.

2 Dogs must be kept on a fixed length lead (max 2 metres) in designated areas of the lower lawn and paths adjacent to the house and stables. Long, extendable or retractable leads must not be used. Dogs may be exercised off the lead in other areas.

3 Dogs are not permitted on the lower lawn, in the children's playground or the pond.

4 Dog faeces must always be immediately cleared and deposited in the special bins for that purpose, not in the ordinary waste bins.

Games

Games are permitted in the grounds but only when the following are observed:

1 No games shall be played which are or may become a nuisance to other people or exclude other people from part of the grounds.

2 On the Lower Lawn there shall be no games involving balls or other missiles. This means no football, cricket, rounders, frisbee or similar games.

3 Children under 10 years with their accompanying adults may play with soft balls.

Children's Playground

Only children under 14 years and their accompanying adults may enter the children's playground, and only such children may use the play equipment. A Wild Play area is available adjacent to the playground for the use of older children.

Personal Trainers

The Trust encourages and supports individuals to use the gardens for fitness activities, however the use of the gardens by Personal Trainers instructing or training groups or individuals is not permitted without a license from Avenue House Estate Trust.

Avenue House Estate Trust offers Personal Trainers the opportunity to purchase an annual license for the use of our facilities to conduct training. Please read the attached code of conduct and terms and conditions. The current annual fee is £500.

Personal Trainers conducting unlicensed training within the gardens will be asked to leave the property.

School Visits

School visits are limited to a class rather than an entire year. Should you wish to bring single classes along please contact us and we will check our diary for you. We have a range of self-guided worksheets available. Use of facilities are free to state schools in the London Borough of Barnet.

The us of gardens for commercial/private schools, nurseries and playgroups are subject to a charge of £25 per hour, or a negotiable fee for regular use.

All school groups need to inform us of their activities prior to their visit to avoid clashes with Trust activity. Please email vsm@stephenshouseandgardens.com Picnics for school groups are not permitted on the Lower Lawn.

Picnics and Parties in the Gardens

Organised Picnics and Parties for groups of 10 or more are not permitted within the Gardens without prior permission. Picnics for small groups of less than 10 are permitted without prior permission. The limit for such events is a maximum of 20 persons, they should only take place on the middle and upper lawns, the use of any space is not exclusive and other visitors should not be restricted in any way from their enjoyment of the gardens. Events should not last longer than 2 hours. Applications should be made in writing to info@stephenshouseandgardens.com. A reasonable administrative donation of not less than £50 will apply, details on application. Please note that the lower green and the terrace next to the house are not available for organised picnics and parties. The terrace can be hired in conjunction with rooms in the house.

Permitted Picnics and Parties, in line with the general regulations for the use of the gardens, should not use any glassware, fix anything to trees or into the ground, erect gazebos, tents or other structures, cook or barbecue any food, and be aware of the rules relating to the consumption of alcohol. The consumption of alcohol, other than that purchased on site, is not permitted anywhere on the estate. They should clear up their litter and take it away with them. Black bags left piled up by litter bins encourages the birds, squirrels or the foxes to make an awful mess that either our staff or our volunteers then have to clear up, which is not fair on them.

Please note that there are toilets available for public use within the Stables during the hours that the cafe is open to the public, toilets in the house are only available to those attending events within the house.

Drones

The flying of drones or any other radio controlled aircraft or vehicle is not permitted

Balloons

Balloons are not permitted in the house or gardens.

Nuisance

Only activities which do not cause a nuisance to other visitors, Estate neighbours or AHET are permitted. The following are not permitted:

1 Depositing rubbish or polluting material, except for the proper use of the waste bins.

2 Any commercial act such as displaying, selling or hiring goods or services.

3 Meetings, including religious, political or sports meetings.

4 Erecting any furniture, stand or structure.

5 Fixing or displaying any sign.

6 Using any radio, music machine, public address system or similar.

7 Flying model aeroplanes, drones, kites or similar.

8 Climbing trees, buildings, fences or artifacts.

9 Lighting fires, stoves, barbecues, pyrotechnics or fireworks.

10 Filming and Photography for publication or commercial purposes. Such filming and photography requires AHET's permission and a charge will be made. This restriction does not apply to private, non-commercial and non-publishable photography. The use of the gardens for Wedding Photography and Photography of Family Groups is reserved exclusively for those holding their events within the house. All Filming requires a license.

11 Causing disturbance or nuisance to other Estate users.

12 Balloon Releases

Photography at Stephens House & Gardens

Avenue House Estate Trust controls the intellectual property of its image and consequently all photography within the house & gardens requires permission. All photographers must be in possession of a valid license signed by the management. Private, non commercial and non publishable photography
A license for this purpose that puts a legal control on the images will be issued without charge, all we ask is you make a donation of your choice to cover our administration.
Example:
A family group photographed by a professional photographer even if the photographer is not charging a fee. Please note this does not include wedding parties, the right to photograph wedding parties is granted exclusively to those that have hired spaces within Stephens House & Gardens for a wedding/civil ceremonies, receptions or celebrations Photography for publication or commercial purposes
Such photography requires a license placing control on the images that must be issued and an agreed fee paid in advance of the photography taking place.
Example:
Fashion or Magazine shoots, advertising backgrounds and shoots, and stock image banks. Please note photography of the house & gardens for sale as postcards, souvenirs or other such ephemera is not permitted under any circumstances this right remains exclusively with Avenue House Estate Trust.

Food and Drink
There is a café in the Stables. Visitors' own food and drink may be consumed elsewhere in the grounds provided this does not involve cooking or result in nuisance or litter. The consumption of alcohol, other than that purchased on site, is not permitted anywhere on the estate.

The Following are Not Permitted.

1 Going into the shrubberies or upon the flower beds/rockery. Access is permitted upon only the metaled paths and lawns.

2 Planting, removing, pruning or otherwise tending any plant.

3 Disturbing the wildlife.

4 Damaging, dislodging, defacing, moving or interfering with the buildings, installations, artifacts or soil of the Estate.

5 Any illegal act.

Amendment
AHET or its management may amend these Terms and Conditions at any time.

Avenue House Estate Trust