

Croxley Green Conservation Area Appraisal



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1.0 Introduction

1.1 This report was prepared by the Built Environment Advisory and Management Service, the trading arm of the Hertfordshire Building Preservation Trust.

1.2 Croxley Green is an ancient elongated village green situated in close proximity and to the north-east of Rickmansworth. The Green is of ancient origin, mentioned as "Croc's Lea" in the eighth century, and given to the Bishop of St. Albans in c790.¹ Croxley Green is a very important area of open green space, surrounded by suburbia to the south, with open fields, pasture and country lanes to the north. Overall, the Green acts as a powerful cohesive element with an interesting mix of both listed and unlisted buildings.



Croxley Green Conservation Area
View looking north from east side of Area in Section A

1.3 Croxley Green has two ancient farms with strong evidence of additional agricultural activity throughout the centuries. The Green is now almost exclusively residential in use, although a number of farm buildings still exist, testifying to older uses. The existence of a long strip of common land is also indicative of long-gone agricultural uses.

1.4 Three Rivers District Council aim to "preserve and enhance" the Conservation Area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 71.²

1.5 As part of this policy, it is important to prepare a detailed character appraisal.

2.0 Designation

2.1 Croxley Green Conservation Area was designated on the 22 January 1980.

2.2 Croxley Green is a unique area within the Three Rivers District and its continuing preservation and enhancement is of the utmost importance.

3.0 Conservation Area Boundaries

3.1 Croxley Green Conservation Area is situated three quarters of a mile to the north-east of Rickmansworth on the A412. The Area extends from All Saints Church in the south to Croxley House, Little Green and the fields beyond in the north. The Area also includes properties in the east and west.

4.0 History and Layout of the Area

4.1 The origins of village greens remains a riddle.³ They may have initially had a defensive purpose, for protecting livestock, villagers or a common water supply, or they may have simply been created as areas where the villagers could gather together or meet the Lord of the Manor.

4.2 *"The present day survival of 3 ponds and depressions suggestive of dew ponds, on and around the Green, are a pointer, not only to antiquity, but to the need of early settlers to conserve all available moisture"*⁴

4.3 This idea would seem to tie in with Bailey's assertion that one possible origin of village greens was as an enclosed area to protect a valuable water supply.

4.4 Croxley Green, as with many other greens, undoubtedly began as a clearing in a heavily wooded area, and has seen human activity for many centuries. According to notes prepared by the Croxley Green Local History Society in 1950,⁵ there is evidence of Stone Age or Palaeolithic man on the Green in the form of "hand axes" and other small tools. On page 19 of *A History of Hertfordshire*, written in 1984, Tony Rook says tools known as "ovate axes" have been found at Croxley Green and this is indicative of occupation by Palaeolithic people.



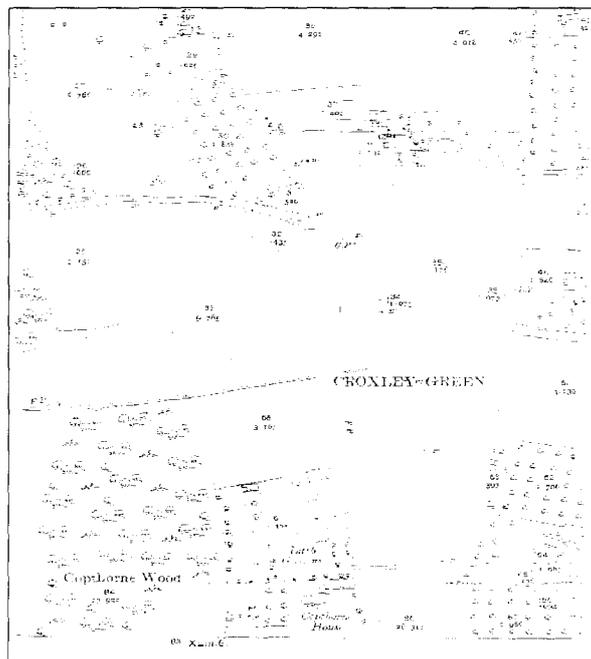
Croxley Green - View along "The Green" in Section C

4.5 The Green is believed to stand on the site of a Romano-British road which probably ran north-west and south-east. In around 790AD Offa, the Saxon King of Mercia, gave the Manor of Croxley, along with three others nearby, to the Monastery of St. Albans. In 1084 "Croc's Lea" was mentioned in the Domesday Book. In 1166 Richard de Croxley (a Knight of St Albans) gave a mill at Croxley to the Nunnery of St Mary, Clerkenwell. In the thirteenth century, two farms were recorded at Croxley: Ralph Pyrot's in 1248 (later Parrotts) and Simon Duraunt in 1278 (later Durrants). Croxley Green is obviously an area of great historical importance.

4.6 The topography of the Area is of some interest and maps of the Area are of considerable importance in determining development. Dury and Andrews' map of 1766 shows a clear depiction of the Green, with two ponds, many surrounding dwellings and roads.⁶ 40 years later, Bryant's 1822 map also shows the Green, using the roads to make a clear and interesting division into "Croxley Grove" and "Croxley Green".⁷ A part of The Area appears on an 1828 Estate map.⁸ Various Ordnance Survey maps⁹ show the Area in more detail. Of especial note is the existence of numerous orchards around the Green; these are specifically visible on the first edition 25" OS map of c1880 and the second edition 6" map of 1898. With regard to maps, the question of sub-dividing the Area is brought to prominence.¹⁰

4.7 The maps of Croxley Green highlight the historical development of uses and the importance this has on the present-day character

and appearance of the Green, with large detached houses and their open grounds; farmhouses and accompanying land; other important open spaces such as the orchards; and the open common.



Croxley Green - An extract of the 1914 edition 25" Ordnance Survey map, showing the open common and many detached houses. (See paragraph 4.7)

5.0 Character and appearance of the Conservation Area

5.1 The Croxley Green Conservation Area is overwhelmingly green and open in character and appearance. Open space and a powerful spatial quality surrounding many of the predominantly detached houses is of immense important across the whole Area. In the past a number of minor developments have occurred where land has been taken from a detached property and developed. This does not reflect the character of the Conservation Area and is to be avoided.

5.2 Throughout the centuries Croxley Green has remained mainly rural; the existence of farms, agriculture and large detached houses testify to this. More recently, Croxley Green has undoubtedly been influenced by the development of Rickmansworth and the surrounding area. This increased "urbanisation" should be recognised, although the character and appearance resulting from a mainly rural history is strong.

5.3 Materials that occur throughout the Conservation Area are mainly local red brick and stock yellow brick, timber, tiles and a little slate, with some stone, in the church.

5.4 The trees that appear on the Green are mostly smaller in scale and indigenous to the UK. There are a number of oak trees which were all planted at the turn of the century. An important facet of the Area is the existence of a number of orchards. Most of the ancient trees have now disappeared although, on the whole, the open spaces still exist. There are many hedges, holly being a predominant type. The Area is well grassed and small wild flowers appear in the Spring and Summer. There are many small unmilled wooden bollards throughout the Area. This is to be encouraged as it is a positive contribution to the character and appearance of the Area.

5.5 As one crosses the Area, a division between the "built up" part to the south and the "open" area to the north is very apparent. This division is useful for comparative purposes in this study. Two further sub-divisions might also be suggested. The area known as "Little Green", where Durrant's Lane and Little Green Lane meet, is distinct from the main body of the Croxley Green Conservation Area; also, the area to the extreme south of the Conservation Area, surrounding All Saints church, has a particularly "urban" feel, with a higher density of buildings, the influence of the major Watford road and the notable lack of large open green areas. Thus, for the purposes of this study, the Croxley Green Conservation Area may be subdivided into sections **A, B, C and D.**¹¹



Croxley Green - View south into Section B along "The Green"

5.6 **Section A**, extending south from the end of the de-restricted speed zone to just north of All Saints church, is more urban than purely rural in nature.¹² This section contains six listed buildings, all listed as being of "special architectural or historic interest".¹³ However, as yet, there are no buildings which have been recognized formally as being of local merit.

5.7 The first listed building to note in this section is a small sixteenth century house, Providence Hall,¹⁴ on the east side of the Green. Providence Hall is listed grade II and was originally a 2 bay open hall, probably floored and heated in the seventeenth century, cased in brick in the eighteenth century and extended in nineteenth century.

5.8 Providence Hall is surrounded on both sides by substantial detached late nineteenth and early twentieth century houses. Many of these surrounding houses are imbued with various Arts and Crafts qualities, such as hipped roofs, tile hung brick elevations, substantial chimneys, decorative windows and so on. These detached properties should be considered for inclusion on a local list. This would afford them some degree of protection, whilst also recognising their importance to the character and appearance of the Conservation Area. Roefield, Lydeard, Woodlands, Tweedside, Hollow Tree House, Sunnyside, Sundial Cottage, Greenside, Roseville, Parsley Cottage and Rose Cottage are notable. There are some good hedges and pleasant trees outside these properties, although the growth of this greenery must be carefully monitored.¹⁵

5.9 To the north of Providence Hall, on the east side of the Green, the next listed building is the grade II listed Halewood Cottage.¹⁶ This late eighteenth century red brick house was listed for its "group value", although it now unfortunately has replacement uPVC windows. These late twentieth century additions are inappropriate with this small eighteenth century cottage, lacking all of the texture and appearance of the original wooden fenestration. Many of the other detached properties on the Green also have an important "group value", although no list of locally important buildings exists.

5.10 Moving along the eastern side of **section A** of the Croxley Green Conservation Area, to the south of Providence Hall, is New Road.¹⁷ The first part of New Road, east almost as far as Yorke Road, is included within the Conservation Area boundary. This inclusion was undoubtedly to continue the line south to north without there being a substantial indentation. It may have originally been intended to protect Victorian housing along New Road and an important visual line into the Area. Unfortunately, New Road has been damaged. Some Victorian housing has disappeared altogether and only Nos. 1-7 on the north side of New Road survive. Vistas along New Road, into the Green, are of some importance and many mature trees survive.



Croxley Green - The grade II listed Providence Hall on the east side of Section A. (See para. 5.7)

Croxley Green - The grade II listed Parrotts on the east side of Section A. (See para. 5.11)



5.11 At the far north end of **section A** there are a number of modern dwellings which have been built on what was presumably once Parrotts' farm.¹⁸ Parrotts,¹⁹ is a grade II listed house of sixteenth century origins, with a grade II listed granary of seventeenth or eighteenth century origins around 15 metres to the south-east.²⁰ Parrotts was

probably originally a 2 bay open hall house and is of considerable historical importance; references to it appearing in ancient manorial records. All the associated dwellings are set far back from the main body of the Area and are screened by trees and bushes which stretch out along the line of the Green. The very presence of these modern houses is not in keeping with the overwhelming character of the Conservation Area.²¹ It should be noted that there is one quite large gap in the trees and bushes hiding this new development²² and that much of the greenery is overgrown.

5.12 On the western side of **section A** of the Croxley Green Conservation Area there are two further listed buildings. Both of these are public houses. The Artichoke²³ is a red brick and tile grade II listed building was built in the early seventeenth century and extended in the 18th, 19th and 20th centuries. The Artichoke is set back from the road by around 30 metres and is of a small scale, blending in well with the overwhelmingly open and green nature of the Area. The Coach and Horses²⁴ is to the north of the Artichoke. This building is slightly later in date, early eighteenth century, extended and altered in the twentieth century. The Coach and Horses is built of red brick, with a hipped tiled roof, possibly incorporating a timber frame. This building is a slightly larger scale than the Artichoke, although still sits comfortably on the Green, surrounded by trees. It is the utmost importance that these two public houses do not encroach on the Green, through either car parks or outside seating.

5.13 The buildings on the west side of **section A** of the Area are fewer in number than those on the east side. Houses to the north and the south of Elmcote Way are brick and tile 2 storey, mid twentieth century in origin. These buildings are of little interest and perhaps more screening could be considered, thus adding to the greenery of the Area. There are a number of unmilled²⁵ oak bollards along the edge of the road and these should be renewed like for like as necessary.

5.14 Elmcote House is a substantial late nineteenth or early twentieth century house, set far back from the Green, but specifically included within the Conservation Area. In the area in front of Elmcote, 2 plain brick houses have recently been built.²⁶ Such development should be avoided as there is a danger of further encroachment on the Green. The open spaces between Green Lane and Barn Lane are important, emphasising the open nature of the Area.

5.15 Between Barn Lane and Copthorn Road, there are a number of individual houses and open areas.²⁷ There are eight

Croxley Green - The grade II listed granary in the grounds of Parrotts on the east side of Section A. (See para. 5.11)





Croxley Green - the grade II listed Church of All Saints in Section B.
(See para. 5.19)

individual detached houses c1930 and a terrace of four mid to late nineteenth century dwellings with another detached property of the same era on the end.²⁸ The group of detached properties are well screened by small trees and hedges, with an area of the Green in front. The area shown as orchards right up until the 1970s, to the north of The Cricketeers Public House, is now overgrown with a variety of greenery.

5.16 To the north of Cophthorn Road, right at the northern end of **section A**, there are two substantial detached properties, Cophthorn House and Little Gillions, both dating from the late nineteenth or early twentieth century. These properties, with their large grounds, form a valuable contribution to the Area. They reflect very well the rural and open character of the Area. Cophthorn House is set in substantial grounds, surrounded by good quality hedges and substantial stone posts.²⁹ Moving slightly to the north of **section A** and into **section C**, Little Gillions is set far back from the road and screened by some mature trees and hedges.³⁰

5.17 An important area of open space on the eastern side of **section A** should be highlighted.³¹ The area is set back from the road and comprises an orchard known as Stones Orchard and includes an adjoining sports ground. This open area now has public access and although many of the ancient trees have disappeared there has been some new planting in the open space. This is excellent, ensuring the future of this open space, and its balance and close relationship with the Green is enhanced and preserved for future generations.

5.18 Moving to **section B** of the Area, some comment should be made about the architectural quality, character and coherence of the buildings, the spaces and townscape quality of this small area.³²

5.19 The Church of All Saints³³ is the prominent listed building in this section. Situated at the far southern end of the section, this substantial grade II listed church fits in with the predominantly "urban" feel of this section. It is surrounded by a fine hedge and a number of fine mature trees and this offsets the urban character, adding to the important "green" feel of the Area. All Saints was built in smooth faced snecked stone between 1870 and 1872 by J Norton and extended in 1907 by T Moore in yellow brick with ashlar dressings.

5.20 Looking into the Conservation Area from the Watford Road, the urban nature (buildings in close proximity, a major road, roundabouts, traffic, signage, etc) of this small section is apparent.³⁴ However views into the main Conservation Area are important from this position. The surrounding trees and other greenery emphasise this. Some of the buildings in this section do not contribute positively in any way to the character or appearance of the Conservation Area.



Croxley Green - the grade II listed Killingdown Farmhouse in Section C. (See para. 5.25)

5.21 Some of these buildings are right on the boundary of the Area, and should not be neglected as they are situated in an important "gateway" to the Conservation Area. The row of shops opposite All Saints church and next to the listed K6 telephone box are particularly neglected and out of place.³⁵ The Sportsman

Public House is an interesting brick building, which is older than it appears. This building should be considered for inclusion on a local list, as this would make note of and perhaps preserve its character and appearance.³⁶

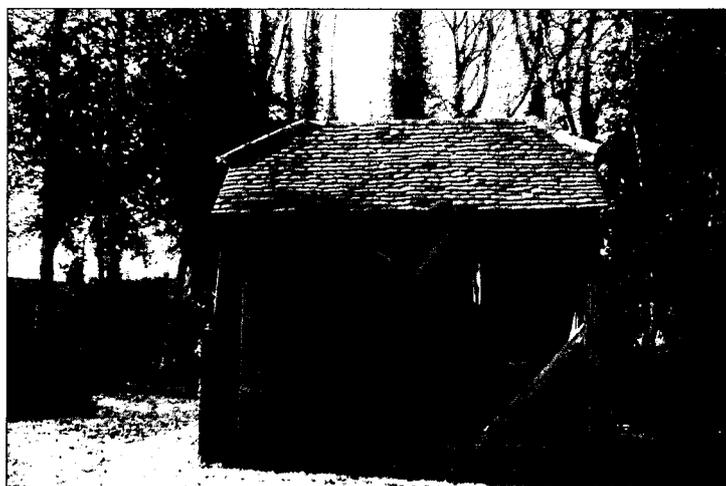
5.22 The influence of the Green is an overpowering visual influence on **section B**. Even though this section is urban in nature, it is definitely an intrinsic part of the Conservation Area. Just as it is reliant on the Area for its underlying form, so the Area relies on it to provide a pleasant entrance to the southern end of the Area. **section B** must not be compromised by allowing any unsuitable development which would destroy its visual relationship with the rest of the Area.

5.23 **Section C** lies to the north of the Area, comprising quite substantial open spaces and lanes. There are 7 listed buildings in this section. These structures do contribute positively to the makeup of this section; their historic character and appearance combining with the open character and appearance of the Green at this point, to form a unique and special area, closely akin to the Conservation Area as a whole.

5.24 Warren Cottage and Lovatts Cottage is the first listed building as one enters **section C**³⁷ on the east side of the Green. Listed grade II, this building was originally a single dwelling and is now split in two. Built in the mid to late seventeenth century and altered and extended in both the nineteenth and twentieth centuries, this listed building makes a positive contribution to the Area.

Croxley Green - the grade II listed well-house in grounds of Croxley Green House. (See para. 5.27)

5.25 To the north of Lovatts Cottage stands the next listed building, Killingdown Farmhouse,³⁸ listed grade II, this ancient farmhouse is now part of a modern farmyard, with associated barns and outbuildings.



5.26 Opposite Killingdown Farmhouse stands the grand grade II listed, late eighteenth century, Croxley House.³⁹ This substantial red brick house has a powerful presence at the north end of section C and the whole Area. In the recent past Croxley House has been extended using appropriate materials. However, the wall

which surrounds the entire house and estate, being not only an integral part of the Conservation Area, but also the curtilage of a listed building, has been allowed to deteriorate and decay and is now in an appalling condition.⁴⁰ See also negative elements and map for further details.

5.27 In the grounds of Croxley House stands an important grade II listed well house, complete with its original winding gear.⁴¹ Opposite the well house, and possibly part of an original farm stands an unlisted barn with visible timber framing. This barn is sadly at risk, a portion of having already collapsed at the time of writing.⁴²

5.28 Opposite Croxley House, on the west side of the Green, stands the grade II listed Crossely Wyld.⁴³ This part red brick, roughcast and tile hung house is of ancient origins; beginning of the seventeenth century or possibly earlier. This important and imposing listed building is surrounded by trees with a fine brick wall at its entrance. This wall is covered with ivy and close inspection and monitoring must occur, if it is not already in progress.⁴⁴

5.29 To the north of Crossely Wyld stands another listed building known as Gallopers Cottage.⁴⁵ This building is just off the fairly busy Sarratt road. From the front the original ancient structure (seventeenth century or earlier) is disguised by twentieth century additions. Behind Gallopers cottage sits a large detached house which might be considered for inclusion on a local list. The Conservation Area boundary specifically takes in this property and the setting, amongst trees and gardens, is an important feature in the character and appearance of the Area as a whole.

5.30 Barn Cottage stands behind Crossely Wyld.⁴⁶ This grade II listed house is the former barn to Crossely Wyld and is part dwelling and part garage. The building is of seventeenth or eighteenth century origin, with a timber frame on a brick base. Unfortunately there have been aluminium window replacements and some cement mortar repairs.

5.31 At the far north-west corner of the Area and **section B** is Corner Lodge, a pretty unlisted cottage, built in brick and tile with white painted decorative barge boards. Standing at the extreme edge of the Area, but specifically included within it, this cottage retains some original features and, as with many of the other unlisted buildings in the Area, should be considered for inclusion on a local list.

5.32 To the east side of **section C**, stands The Grove and the houses immediately surrounding it in Dugdales Close.⁴⁷ All this is included within the Conservation Area

5.33 The Grove is a substantial detached house, built in stock brick, with slate roofs and four and twelve pane double hung vertically sliding sash windows. The Grove has been sub-divided into a number of individual flats and the land surrounding it has been developed.

5.34 Dugdales Close, is included within the Conservation Area, although it is not of any particular architectural merit and set back from the road, out of site and screened by trees and bushes.

5.35 The Grove is surrounded on all sides by many mature trees and bushes (some overgrown), There are some shabby street signs in this immediate area and other large grey signs warning of a Hertfordshire County Council traffic calming scheme.⁴⁸

5.36 The Grove is surrounded by a low brick wall. In places this has been sympathetically repaired, although on west side of the house the original wall is under attack by greenery.⁴⁹



Croxley Green - locally important building, The Grove on the east side of Section C. (See para. 5.33)

5.37 Little Green which can be considered as **section D**, with its distinct and separate setting affecting its character and appearance.⁵⁰ Little Green is surrounded by woods and walls. Numbers 1, 2 and 3 Little Green are listed, originally being one house, probably sixteenth century in origin and sub-divided in the eighteenth and nineteenth centuries.⁵¹



Croxley Green - listed house with unsympathetic uPVC window replacements

5.38 The Little Green Area is worthy of more detailed consideration. It has a small pond and a number of houses in close proximity. These houses are not listed, but need to be considered for inclusion on a list of locally important buildings as they form an important part of the character and appearance of this small but fine and noteworthy space.

5.39 In particular the substantial stock brick, with eight and twelve pane double hung vertically sliding sash windows, and slate roof house, known as Waterdell House⁵² This house is possibly of mid to late nineteenth century origins and is surrounded by a fine brick wall.

5.40 Another noteworthy house in the Little Green area is the Coachman's Cottage⁵³ a T-shaped painted brick with slate roof cottage. This cottage is of early to mid twentieth century origins.

5.41 The Little Green area is compact and enclosed within its own boundary of wall, trees and small lanes. This needs to be preserved and where possible enhanced⁵⁴

5.42 Negative elements

5.43 Concrete kerbing along main roads in sections A and B and some of C.⁵⁵

5.44 UPVC windows in listed building on east side of Green.⁵⁶

5.45 Inadequate screening of mid to late C20 housing.⁵⁷

5.46 Very poor condition of wall around Croxley House.⁵⁸



Croxley Green - View of pond in Section D.
(See paras. 5.37 onwards)

5.47 Inappropriate traffic measures in Little Green.⁵⁹

5.48 Inappropriate bin on east side of Green and metal painted gate/divider.⁶⁰

5.49 Shabby signage.⁶¹

5.50 Intrusive and inappropriate overhead wires.⁶²

5.51 Aluminium replacement windows in non-listed, but locally important buildings.⁶³

5.52 Unsympathetic mid-twentieth century development to the north of The Grove.⁶⁴

5.53 Late twentieth century development with inadequate screening and poor hedges - Whitegates.⁶⁵

5.54 Windmill Drive, on the western side of the Green, to the north of All Saints Church, is a late C20 development of small brick two storey terrace houses. Windmill drive has destroyed an open space on the west side of the Area and makes no contribution to the character and appearance of the Area, although it has been screened with various planting and the houses are small in scale.⁶⁶

5.55 A new piece of concrete-lined paving has been added outside the large detached properties to the east of All Saints Church. In time the grass will grow back and this pavement will weather.



5.56 Inappropriate mid C20 houses at north end of Area.⁶⁷

5.57 Inadequate screening of non-descript mid C20 housing.⁶⁸

Croxley Green - View north into Section B showing clutter and use of unsympathetic materials.
(See paras. 5.18 onwards)

6.0 Summary

6.1 Open space and a powerful spatial quality is of immense importance across the whole Area, although this does change in both character and appearance as one moves across the Area from section to section.

6.2 The establishment of a list of locally important buildings should be urgently implemented.

6.3 All buildings at risk need to be noted, especially the listed granary at Parrotts.

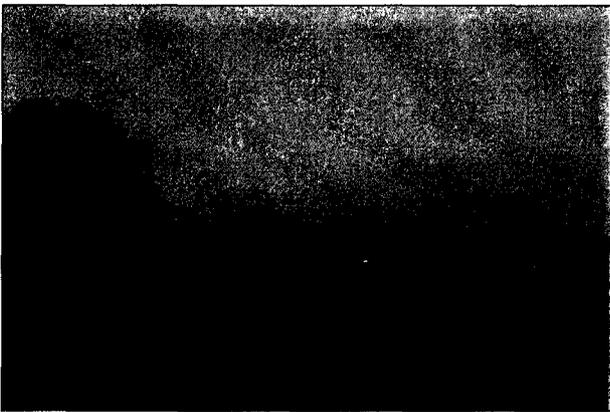
6.4 It needs to be noted that the open and overwhelmingly green nature of the Area is being compromised by a lack of maintenance of trees, bushes, hedges and other greenery.

6.5 Any further encroachment on the Green must be avoided.

6.6 Signage, clutter and urban "sprawl" with unsympathetic new development, inadequate planting and untidy buildings within **section B** needs to be carefully considered. (See paragraphs 5.18 onwards)

6.7 The substantial wall surrounding Croxley House needs attention.

6.8 There is undoubtedly a powerful sense of space throughout Croxley Green Conservation Area; this is seen both on the ground and through looking at maps of the Area. Many of the buildings occupy their own, often substantial, plots and there exist many other open spaces. In some instances (notably Parrotts Close and Whitegates Close) new buildings have destroyed open space and this is unacceptable. New buildings may not encroach significantly on the Green, however the land taken for their development once formed an important part of the Area's coherence and layout.⁶⁹



Croxley Green - View accross
Common lookig north west
towards Crossley Wilde.
(See para. 5.28)

7.0 Conclusions

7.1 Croxley Green Conservation Area has ancient origins, as proven by the discovery of Palaeolithic objects. The Area has been inhabited throughout the centuries and this has had an unparalleled effect upon its landscape and physical form. The existence of orchards, other open areas and buildings of many different eras and generally of good quality, testify to this.

7.2 The Area is part urban, to the south, and part rural, to the north. This split is exemplified and intensified through the existence of major roads and a concentration of building.

7.3 The Area has reached its present day form relatively unspoilt by unsympathetic development or alteration, with the exception of some inappropriate new or poorly maintained buildings.

7.4 The Green itself is a very important area of open space within the Three Rivers District and should be preserved and where possible enhanced.

7.5 The character and appearance of the Croxley Green Conservation Area should not be compromised through the addition of any further development or encroachment onto the Green.

7.6 There are no "vacant sites", only areas which are integral to the openness of the Green.

7.7 The Area has reached a harmony of form which would be very sensitive to further development. Areas in need of improvement within the Area must be concentrated on and could where relevant provide room for re-development. A prime example of this might be the row of shops opposite the church. Important buildings at risk must be protected.

Croxley Green - View of wall
surrounding Croxley Green House



8.0 Sources

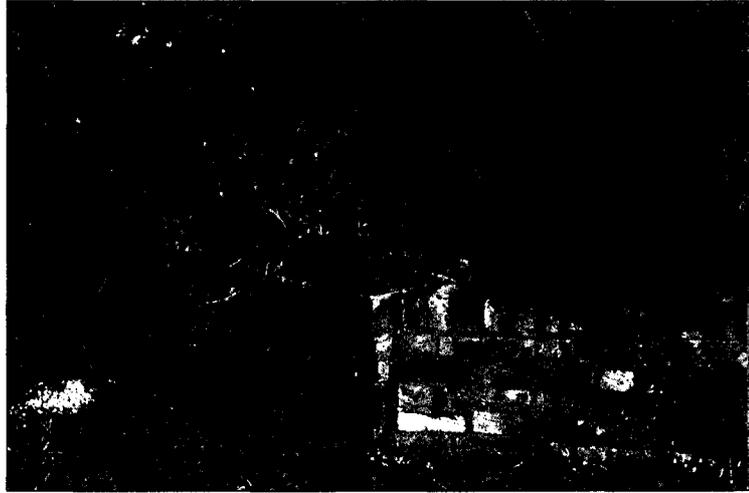
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Conservation Areas) Act 1990.

Planning Policy Guidance Note 15.
*Planning and the Historic
Environment.*

English Heritage, *Conservation Area Practice -English Heritage guidance
on the management of Conservation Areas*, October 1995.



Croxley Green - View of small wall
surrounding The Grove where a
new section to the right has been
built with no coping stone and split
through subsidence from the
original wall due to lack of
suitable ties.



Croxley Green - View looking east
in Section A.
Note unmilled wooden bollards in
foreground, which should be
replaced like for like.
(See para. 5.13)

9.0 Notes

¹ English Place Name Society (EPNS), *The Place Names of Hertfordshire*, Volume XV, General Editors Allen Mawer & FM Stenton, Cambridge University Press 1938, p. 45.

² For details see Three Rivers District Plan Review 1991, p. 76.

³ B Bailey, *Village Greens*, 1985, p.13.

⁴ Historical notes on Croxley Green as prepared by the Croxley Green Local History Society, 1950. Hertfordshire Local Record Office (HRO).

⁵ *Ibid.*

⁶ See map I, area noted as "Croxley Green".

⁷ See map II.

⁸ See map III, "A Plan of the Manor of Rickmansworth, Herts", by Henry Sayer 1828, 13.3" to 1 mile. Hertfordshire Record Office Ref. 70470A - F.

⁹ See maps IV, V, VI, VII, VIII, IX, X, XI

¹⁰ See map XII. This map details important elements in the CA. A list of locally important buildings should be prepared as soon as possible for development control reasons. The buildings which might be included are detailed on the map. Any statutory rights of way which cross the CA have also been detailed and these are very important in contributing to the character of the common land and public access. Any encroachment on the Green should be avoided.

¹¹ For illustration of these sub-divisions refer to map XII and footnote 8.

¹² Please refer to the photographs of this sub-section. Film (i) 0, 1, 4, 5; film (ii) 0, 1-12, 14, 16-18, 20-32, 36, E & film (iii) 6-36, E.

¹³ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 1.

¹⁴ See photograph 23, film (iii).

¹⁵ See photographs 21, 21, film ii, 32, 33, film iv, etc.

¹⁶ See photograph 27, film (iii).

¹⁷ See photograph 18, film (iii).

¹⁸ The late nineteenth and early twentieth century Ordnance Survey maps refer to a "Parrot's Farm". This is pictured in its own substantial grounds. See second edition OS 1898 sheet XLIII.4 for further detail.

¹⁹ See photograph 29, film iv.



Croxley Green - View towards pond in Section D.
(See para. 5.47)

²⁰ See photographs 3, film (i); etc. It should be noted that at the time of writing this granary was empty and at risk.

²¹ See paragraphs 5.1, 5.2, the Summary and Conclusions for a definition of the character of the Conservation Area.

²² See photographs 2, film i & 30, film iv.

²³ See photograph 34, film iv.

²⁴ See photograph 12, film ii.

²⁵ Decaying unmilled wooden bollards must be replaced like for like. This has not been happening and many plain square wooden stakes have been introduced. See photographs 17, film ii, 35, film iv, etc.

²⁶ See photographs 18, film (ii) & 25, film (iii).

²⁷ See photographs 0, 5, 7, 8, 9, film (ii) & 33, 34, 35, film (iii).

²⁸ See 1898 OS Map (2nd Edition - 6" Sheet XLIII.8.

²⁹ See photograph 1, film (ii). (Cophorn house is on the left of the picture, behind the hedge)

³⁰ See photograph 2, film (ii).

³¹ See map and photographs 11, film (ii) & 30, 31, 32 film (iii).

³² See photographs film (ii), 26-32 & film (iii), 6-13.

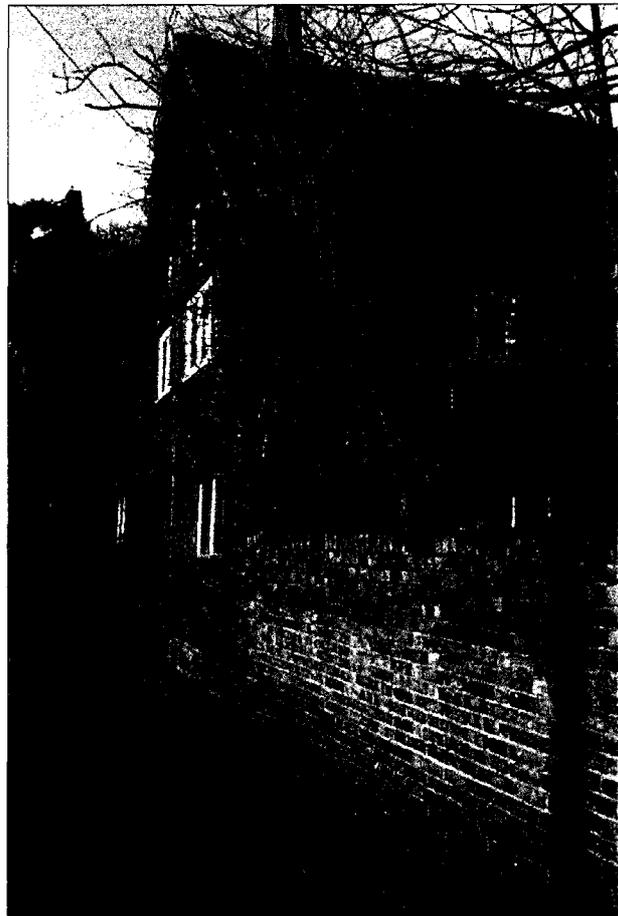
³³ See photographs 29, film (ii), 11, film (iii) & 31, film iv.

³⁴ See photographs mentioned in note 24.

³⁵ See photographs 28, film (ii) & 6, film (iii).

³⁶ See photograph 31, film (ii).

³⁷ See photograph 6, film (i).



Croxley Green - grade II listed Barn Cottage in Section C.
(See para. 5.30)



Croxley Green - wall surrounding Croxley Green House, exhibiting repair and subsequent failure.

- ³⁸ See photographs 16, film i & 11, 13, film iv.
- ³⁹ See photographs 11, 23, film i & 4, 17, film iv.
- ⁴⁰ See photographs 18, 24, film i & 10, 20 & E, film iv.
- ⁴¹ See photograph 14, film iv.
- ⁴² See photograph 15, film iv.
- ⁴³ See photographs 34, film ii & 1, 18, film iv.
- ⁴⁴ See photograph 34, film ii.
- ⁴⁵ See photograph 22, film i.
- ⁴⁶ See photograph 2, film iv.
- ⁴⁷ See photographs 22, 25, 26, film iv (see also photographs 21 & 27, film iv for pictures of wall around The Grove).
- ⁴⁸ See photograph 13, film i.
- ⁴⁹ In particular see photograph 21, film iv.
- ⁵⁰ See photographs 20, 21, film i & 6, 8, film iv.
- ⁵¹ See photograph 20, film i.
- ⁵² See photograph 7, film iv.
- ⁵³ See photograph 9, film iv.
- ⁵⁴ The removal of traffic signs could be considered. See photographs 21, film i & 6, film iv.
- ⁵⁵ See photograph 6, film (ii), etc.
- ⁵⁶ See photograph 27, film (iii).
- ⁵⁷ See photograph 24, film (ii).
- ⁵⁸ See photographs 18, 24, film (I).
- ⁵⁹ See photograph 21, film (i).

- ⁶⁰ See photograph 32, film (iii).
- ⁶¹ See photograph 0, film (i).
- ⁶² See photograph 5, film (I), etc.
- ⁶³ See photograph 15, film (ii).
- ⁶⁴ See photograph 15, film i.
- ⁶⁵ See photograph 28, film iv.
- ⁶⁶ See photographs 12 & 13, film (iii) and 27, film (ii).
- ⁶⁷ See photograph 15, film (i).
- ⁶⁸ See photograph 15, film (iii).
- ⁶⁹ See paragraph 4.7 for further details.

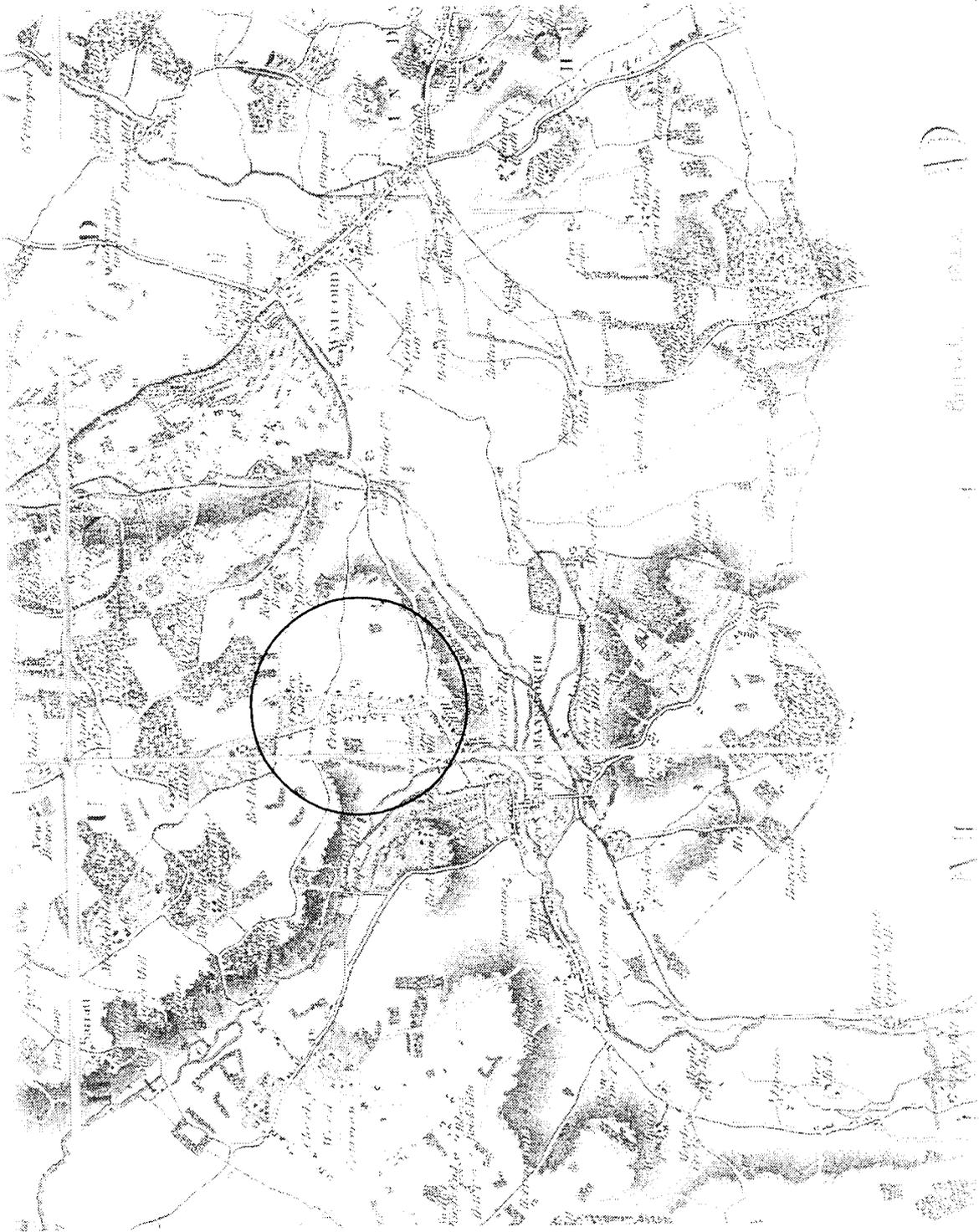
BEAMS 1996

Croxley Green - grade II listed cottages in Section D.
(See para. 5.37)



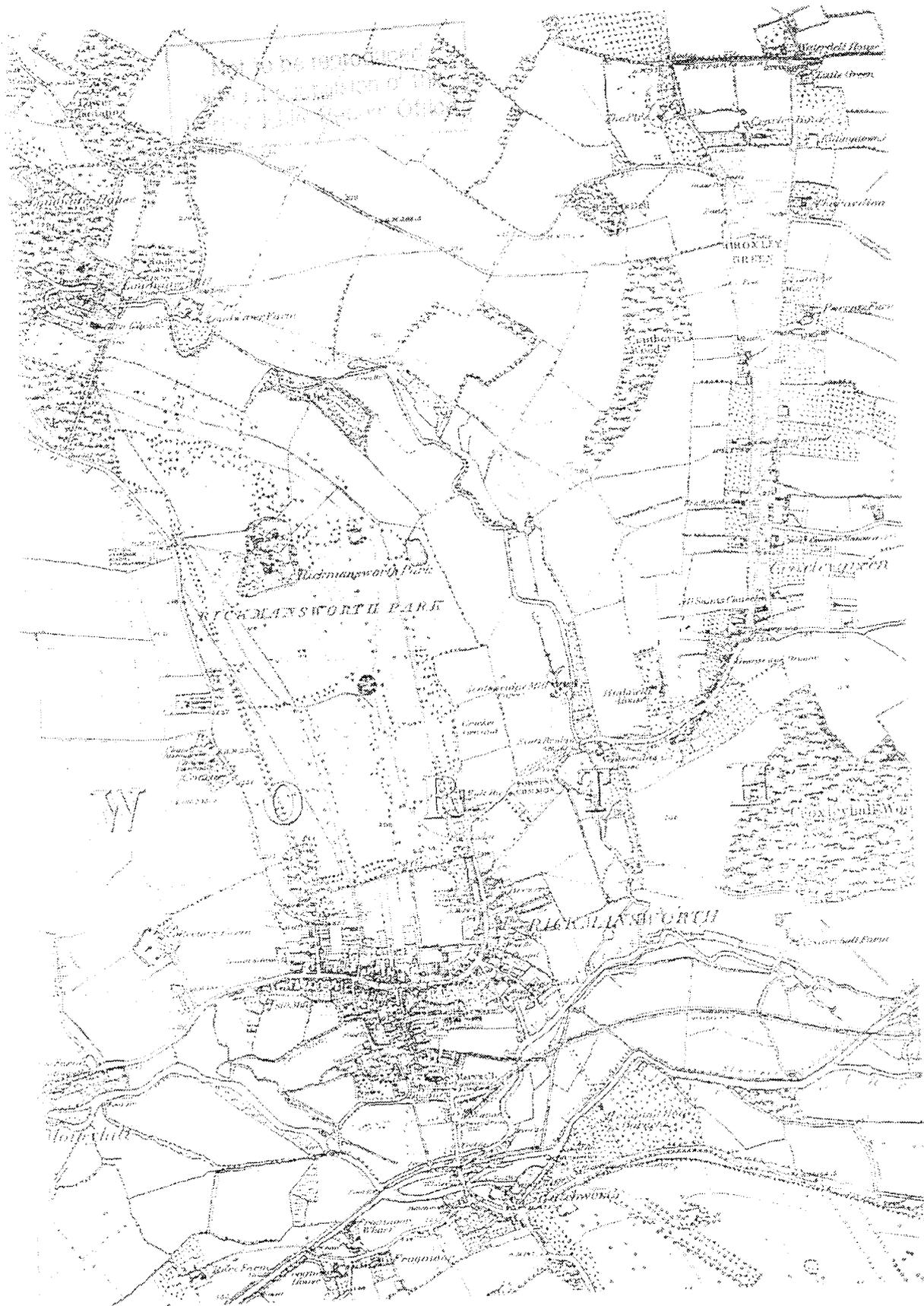
**Croxley Green
Conservation Area Appraisal
Appendix I - Maps**

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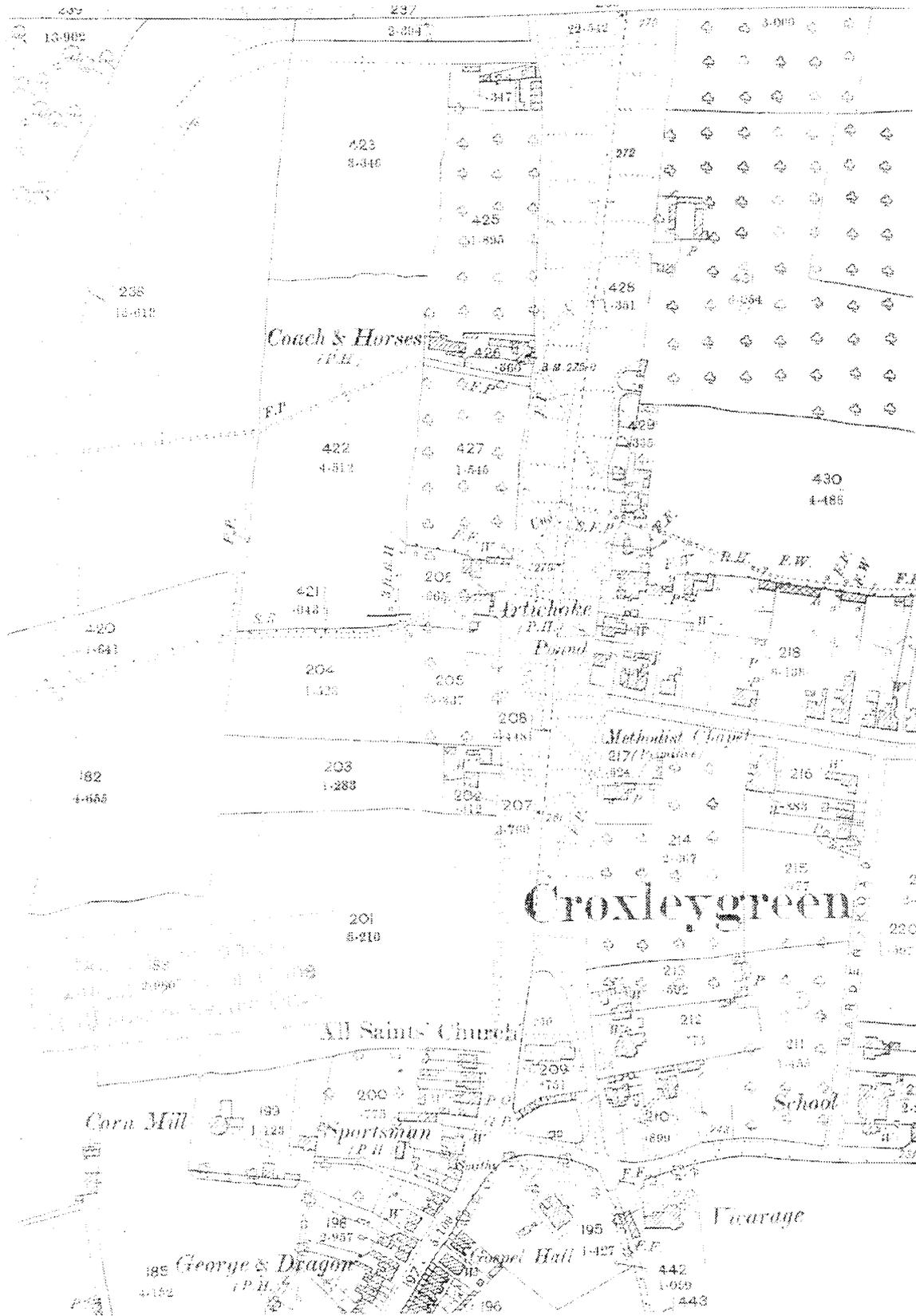
showing Croxley Green in the top right hand corner.

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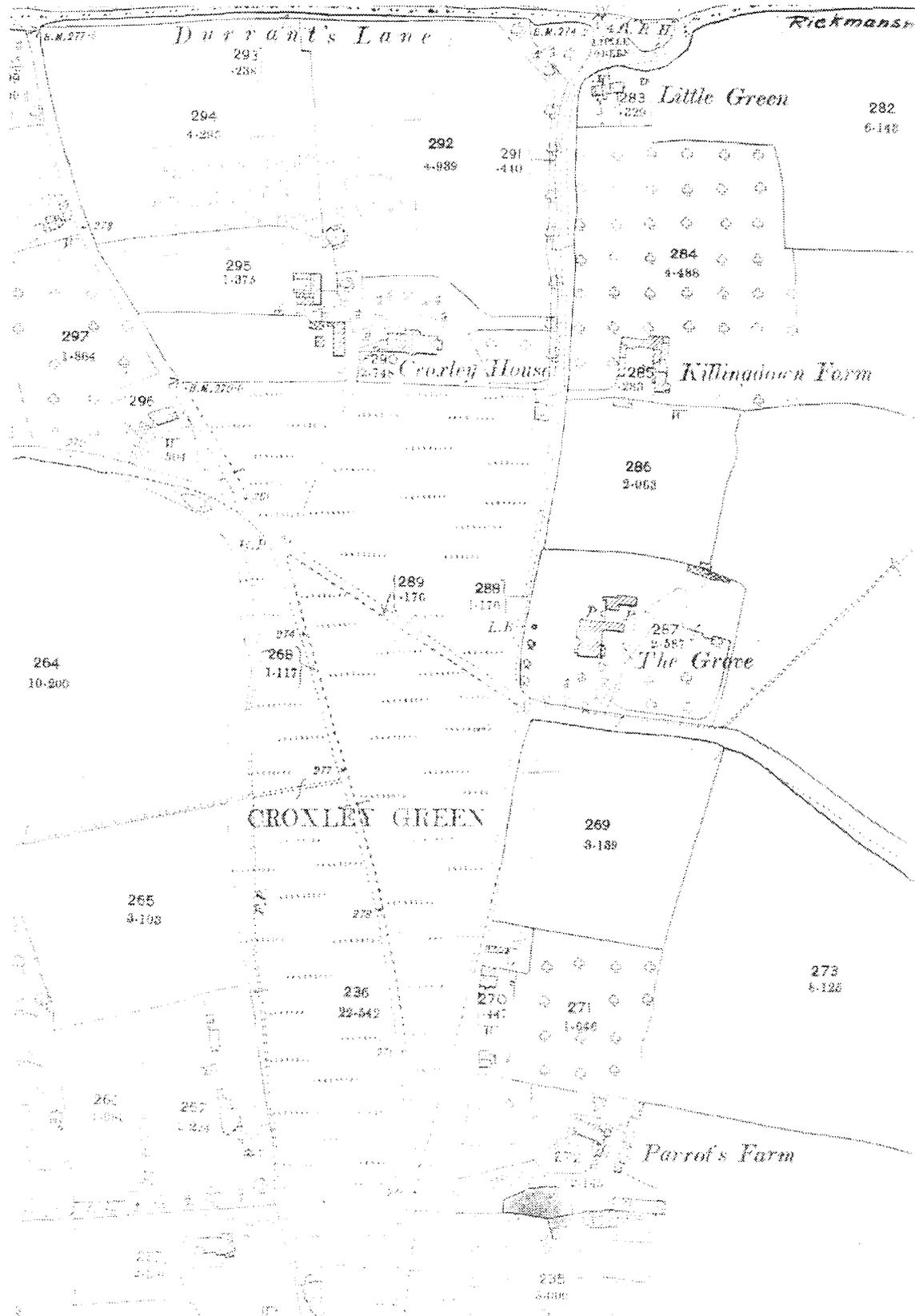
Ordnance Survey map.

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map v (ii) - An extract of the second edition 25 C. 1898
Ordnance Survey map.

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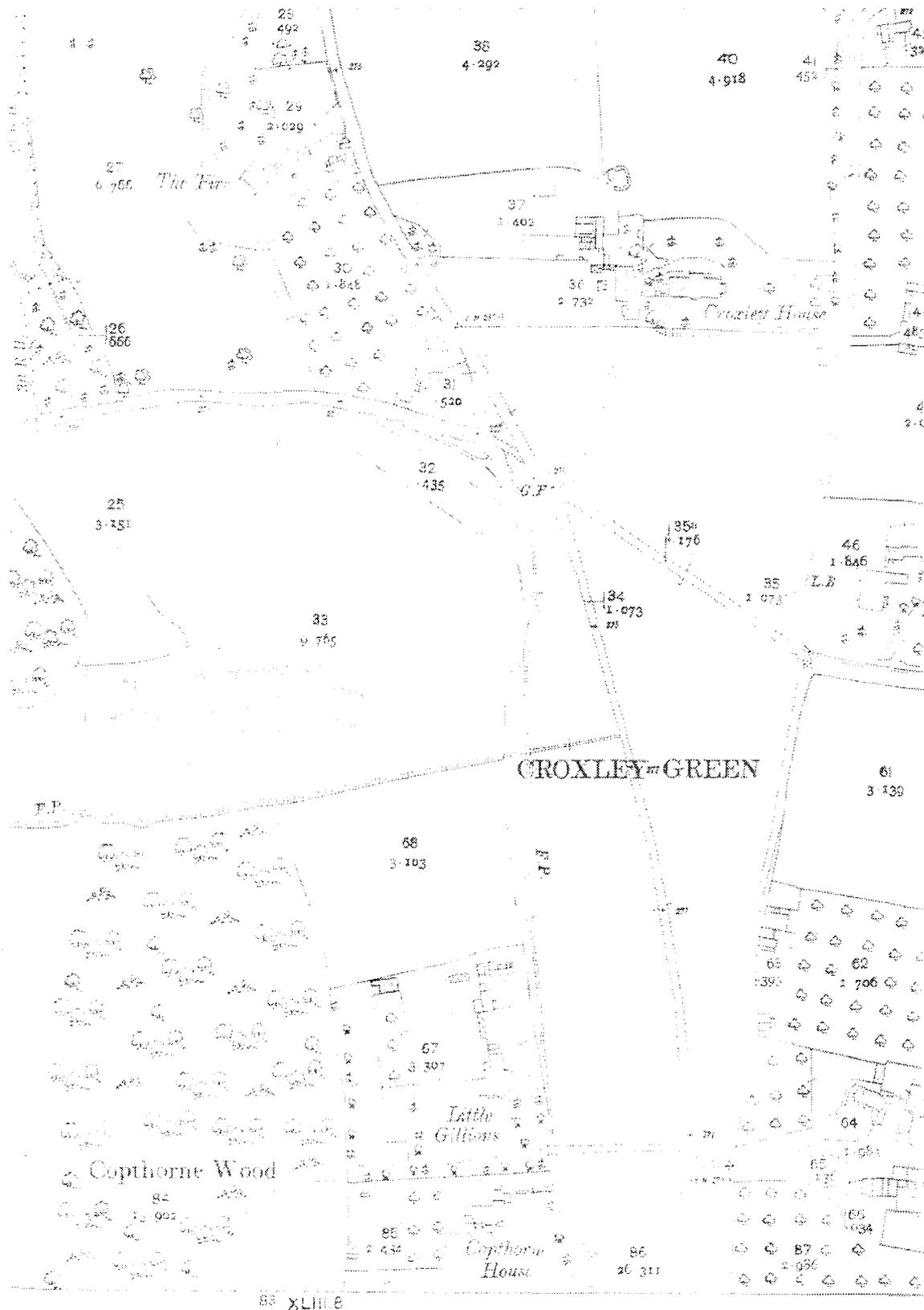


Map VIII (I) - An extract of the 1914 edition 25 Ordnance Survey map.

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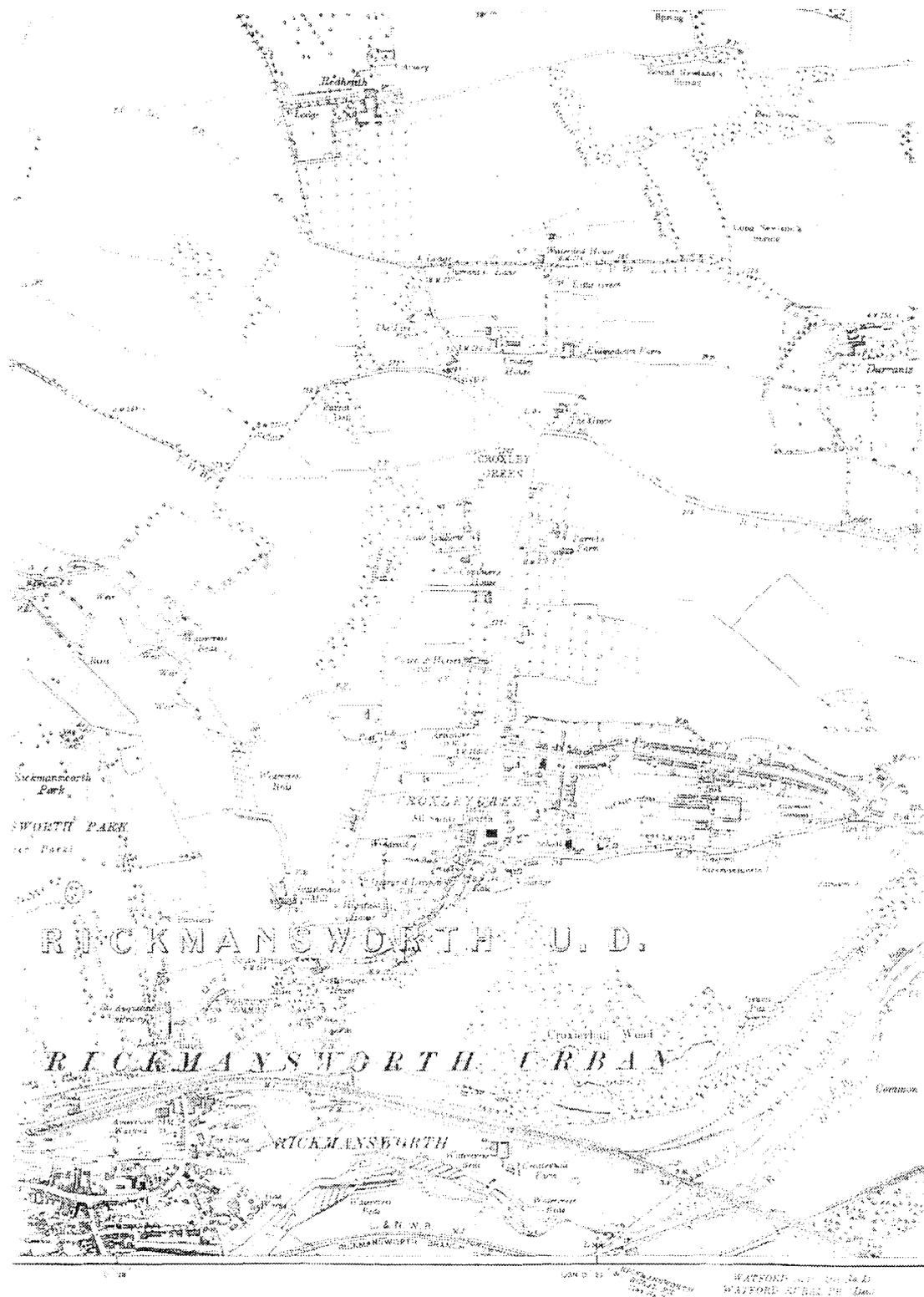


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Map IX - An extract of the 1921 edition 6" Ordnance Survey map.

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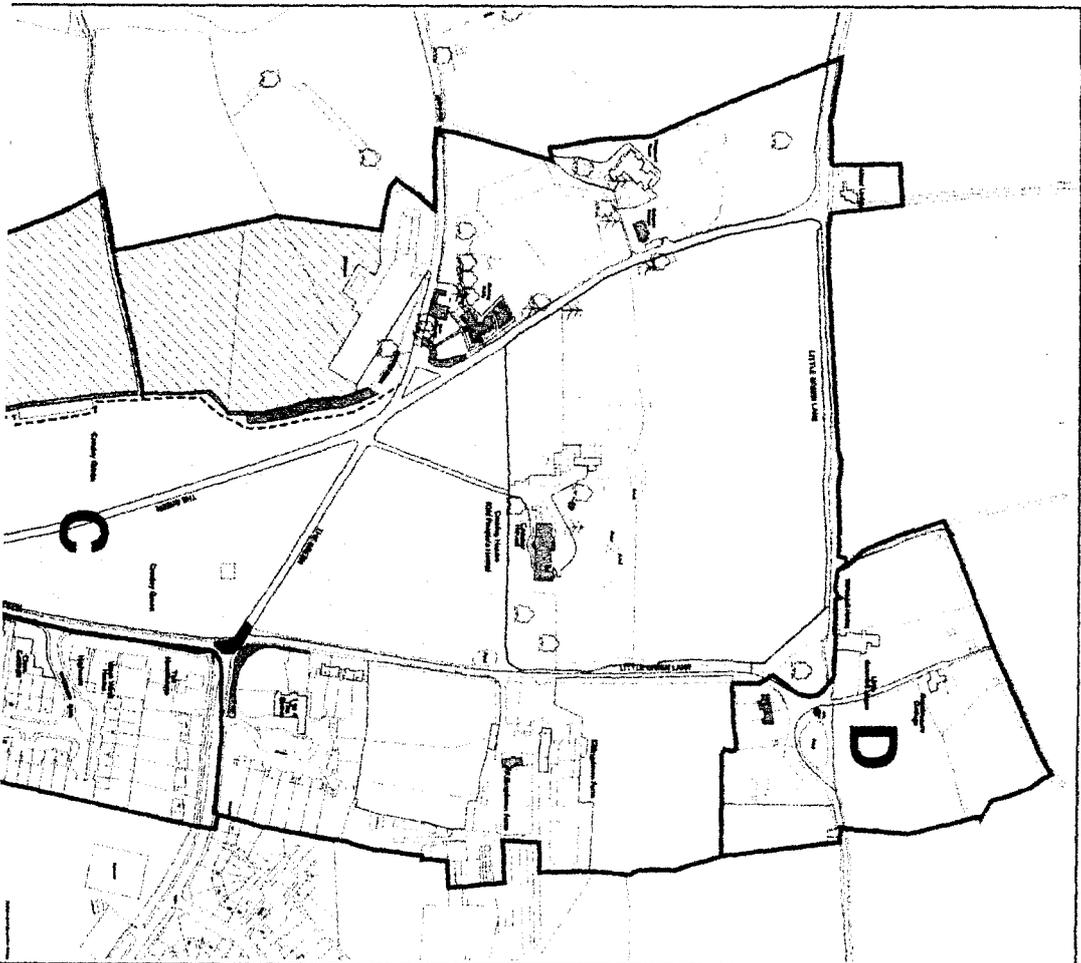
CROXLEY GREEN CONSERVATION AREA - MAP XII

LEGEND

- LISTED BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.
- BUILDINGS WHICH MIGHT BE CONSIDERED FOR INCLUSION ON A LOCAL LIST SEE TEXT FOR DETAIL. FOOTNOTE NUMBER 10.
- AREAS OF OPPORTUNITY (SEE REFERENCES IN TEXT).
- IMPORTANT WALL OR HEDGE.
- IMPORTANT OPEN SPACES.
- IMPORTANT OTHER SPACES INTRINSIC TO THE CHARACTER OF THE CONSERVATION AREA.

N

CROXLEY GREEN CONSERVATION BOUNDARY.



N
DEFINITIVE RIGHT OF WAY.

A B SUBDIVISION OF MAIN CONSERVATION AREAS SEE
C D TEXT FOR DETAILS. (PARAGRAPH B.5).



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Scale 1:2200
0 200 400 600 800 1000
Metres

