

Potential allocation sites
for the Three Rivers
New Local Plan

HIGH LEVEL HERITAGE IMPACT ASSESSMENT

February 2026

PLACE
SERVICES



Three Rivers District Council High Level Heritage Impact Assessment

Project Details

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1. Introduction

- 1.1. This High-Level Heritage Impact Assessment has been prepared by Place Services, on behalf of Three Rivers District Council to inform the site allocation process within the forthcoming Local Plan.
- 1.2. An assessment was undertaken in 2022. This reviewed 120 Sites that had been identified by the Local Authority as requiring assessment with regard to their impact upon the historic environment. These sites were submitted to Three Rivers following a Call for Sites as part of the Local Plan process.
- 1.3. This assessment has been undertaken to review an additional 44 sites using the same methodology.
- 1.4. This assessment follows best practice procedures produced by Historic England^{1,2,3}, and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF), 2024 edition⁴.

The Sites

- 1.5. A total of 44 separate sites have been assessed, which are located across the district.
- 1.6. The Sites range considerably in size and are located both within urban and rural locations.

¹ Historic England, 2015. *Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans*

² Historic England, December 2017. *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*

³ Historic England, 2019. *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

⁴ Department for Communities and Local Government, 2024. *National Planning Policy Framework*

2. Methodology

- 2.1. This assessment has been undertaken to support the production of the new Three Rivers Local Plan. The high-level impact assessments are intended to provide an initial overview to the designated heritage assets which may be potentially affected and the form/extent of this impact.
- 2.2. Please note some potential non-designated heritage assets have been identified but not fully assessed. There may be non-designated heritage assets which would be affected by the development of the allocated sites. Were any allocations taken forward, non-designated heritage assets should be considered as part of any planning application, as per section 216 of the NPPF.
- 2.3. The data in this report will be combined with other specialist reports to help identify the sites to be allocated for development into the Local Plan. Should any planning applications be submitted for the Sites included in this document it is expected that a full and detailed Heritage Impact Assessment/Archaeological Desk-based Assessment and/or evaluation is undertaken, as is required by Paragraph 207 of the National Planning Policy Framework. This assessment should be informed by the nature of the proposed development. As such it should be noted that this assessment is not exhaustive and the exclusion of reference to a heritage asset does not imply that it would not be impacted by a future development.

The evidence base for this assessment has included:

- Review of historic cartography;
 - Consultation of the Historic England National List;
 - Consultation of Conservation Area Appraisals;
 - Consultation of online resources; and
 - Google Earth.
- 2.4. The archaeological assessment for each site was undertaken by Hertfordshire County Council and had been reproduced in the proforma below.

Scoring

- 2.5. For each site a separate summary report was produced which provides an overview of the relevant heritage assets and the potential impact of development. This includes, where relevant, mitigation recommendations which may reduce harm. The general headings of assessment include:
 - Site Summary;
 - Relevant heritage assets;
 - Archaeological assessment, provided by Hertfordshire County Council;
 - Built heritage assessment;
 - RAG score; and
 - Recommendations.

2.6. The overall (RAG) scoring will consider the fields above and will be assessed using the table below:

Impact	Description
Major Beneficial	The development of this site will have a major beneficial effect upon the significance of a heritage asset (s), or its optimum viable and sustainable use. Development resulting in these effects should be encouraged and supported.
Moderate Beneficial	The development of this site will have a moderate beneficial effect upon the significance of a heritage asset (s), or its optimum viable and sustainable use. Development resulting in these effects should be supported.
Minor Beneficial	The development of this site will have a minor beneficial effect upon the significance of a heritage asset (s), or its optimum viable and sustainable use. Development resulting in these effects should be supported.
Neutral	The development of this site will have no impact on the heritage asset and its significance. It may also be the circumstance that any identified harm can be neutralised through mitigation.
Minor Adverse	The development of this site will cause less than substantial harm to a heritage asset (s). There may be options, through mitigation, to reduce this harm.
Moderate Adverse	The development of this site will cause less than substantial harm to a heritage asset (s) and this harm is considerable. There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.
Major Adverse	The development of this site will cause substantial harm to a heritage asset (s). There are likely no options for mitigation. Proposals causing this level of harm to the significance of a heritage asset (s) should be avoided.

3. Site Assessment table

	Site No.	Site	Score	Notes
Abbots Langley/Hunton Bridge	NCFS1	Chequers House, Chequers Lane	Neutral	
	NCFS2	Fortune Farm, High Elms Lane	Neutral	
	NCFS3	The Old Dairy, Chequers Lane	Neutral	
	NCFS4	High Elms Manor	Moderate Adverse	
	NCFS6	Land to the east of Watford	Minor Adverse	
	NSS10	Land at Mill Place, Hunton Bridge	Minor Adverse	
Bedmond	NCFS8	Land off St Albans Lane, Bedmond	Neutral	
	NCFS9	Land to the north-west of Woodstock, Bedmond	Neutral	
	NSS2	56 High Street, Bedmond	Neutral	
Belsize	NCFS31	Land to the south-east of Poles Hill, Belsize	Minor Adverse	
	NCFS32	Land to the south-west of Bragmans Lane, Belsize	Moderate Adverse	
Bricket Wood	NCFS7	HCC Waterdell, Bricket Wood	Neutral	
Bucks Hill / Langleybury	NCFS10	Great Westwood, Langleybury	Minor Adverse	
Carpenders Park	NCFS11	Grange Wood, Carpenders	Minor Adverse	
	NCFS12	Land east of Oxhey Lane, Carpenders Park	Neutral	
Chorleywood	NCFS13	Catlips Farm	Minor Adverse	
	NCFS14	Land at Homefield Road, Chorleywood	Moderate Adverse	
	NCFS15	HCC Chorleywood Library	Neutral	
	NCFS16	Land at Stag Lane, Chorleywood	Neutral	
	NCFS17	North Hill, Chorleywood	Minor Adverse	
	PCS4	East Green Street, Chorleywood	Moderate Adverse	Harm to conservation area
Croxley Green	NCFS21	Land south of Scots	Neutral	
	NCFS36	Land north of Little Green Lane, Croxley Green	Minor Adverse	

	Site No.	Site	Score	Notes
Kings Langley	NCFS19	Land adjacent to 60 Harthall Lane	Neutral	
	NCFS20	Lonsdale, Hyde Lane	Neutral	
	NSS20	Land adjacent to RES site, Egg Farm Lane, Kings Langley	Moderate Adverse	
	CFS26c	West of the Kings Langley Estate	Moderate Adverse	
Loud water	NCFS18	Land to the east of Sarratt Lane, Loudwater	Moderate Adverse	Direct harm to conservation area
Maple Cross	EOS12.3	Land to the north of Chalfont Road, Maple Cross	Neutral	
Rickmansworth	NCFS22	Nine of Herts Golf Club and surrounding land	Minor Adverse	
	NCFS23	Primrose Lodge, London Road, Rickmansworth	Neutral	
	NCFS24	The Island, Rickmansworth	Minor Adverse	
	NCFS25	The Vicarage, Rickmansworth	Minor Adverse	Within conservation area but potential to mitigate
	NCFS26	HCC Meresworth, Rickmansworth (Care home)	Neutral	
Sarratt	NCFS27	Green End Farm, Sarratt	Neutral	
	NCFS28	Ravenswood, Sarratt	Neutral	
	NCFS29	New Model Farm, Sarratt	Minor Adverse	
	NCFS30	Sarratt Lodge, Sarratt Green	Moderate Adverse	Direct harm to conservation area
South Oxhey	NCFS34	HCC Pinewood Lodge, South Oxhey	Neutral	
	CFS52a	Former Sir James Altham School (northern parcel only)	Neutral	
West Hyde	NCFS35	Land south of Chalfont Lane, West Hyde (Employment)	Moderate Adverse	Impact difficult to mitigate due to locations of heritage assets surrounding Site

4. Assessment Sheets – Abbots Langley/Hunton Bridge

Site ref.:	NCFS1	Site Name:	Chequers House, Chequers Lane
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Site Summary:

The Site is located to the north of Abbots Langley covering an area of 4.36 ha comprising a largely open agricultural field, with smaller areas of woodland and a boundary of mature hedges to the north of Chequers Farm.

There is a Public Right of Way (Abbots Langley 060) along its eastern boundary and a modern agricultural building at the southern end within the Site.

Relevant Heritage Assets:

Listed Buildings

The Chequers, Grade II listed (LEN: 1172983)

Garston Manor, Grade II listed (LEN: 1173003)

Ice House About 70 Metres North West Of Garston Manor, Grade II listed (LEN: 1100917)

Locally Important Buildings

Waterdale House

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and the limited archaeological investigation undertaken in the immediate surrounding area, there is currently insufficient information regarding its archaeological potential. As such, the Historic Environment team recommends that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Assessment by Place Services:

The Grade II listed **The Chequers** (List Entry Number: 1172983) is located within the 500-metre Study Area of the Site, close to the northeast boundary. The significance of the building is derived from its special architectural and historic interest as timber-framed farmhouse of sixteenth-seventeenth century origins, later used as a public house. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Garston Manor** (List Entry Number: 1173003) (also known as High Elms) and **Ice House About 70 Metres North West Of Garston Manor** (List Entry Number: 1100917) are separately listed but are very close to each other with a shared history and will be assessed together. They are both located almost 500m southeast of the Site. The Manor derives its significance from its historic associations with C. Watney, part of the brewing dynasty and the Bourne Family, an important local family. Its architectural interest derives from its Neo-Classical and Neo-Georgian design. The ice house has historic interest due to its association with the occupancy of the Manor. Tithe Map Apportionments (1844) indicate the Site and the Manor were under the same ownership at that time. However, the setting of Garston Manor and the ice house does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

There is no information available about the Locally Important Building of Waterdale House. However, Tithe Map Apportionments (1844) do not indicate common ownership at that time. The setting of Waterdale House does not extend to the Site due to the intervening mature woodland and distance. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Neutral**

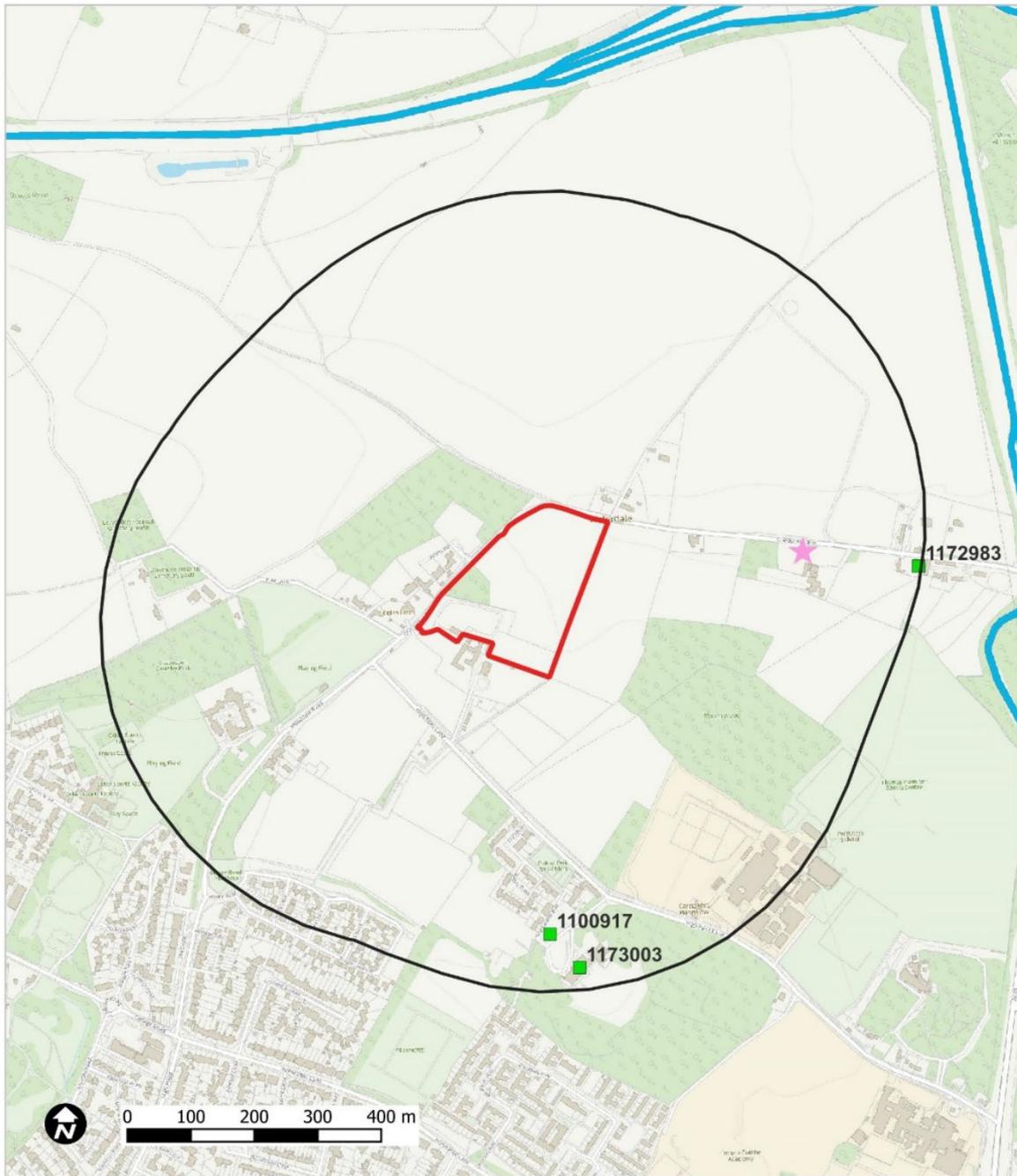
Recommendations:

Archaeological Recommendations

Archaeological recommendations from HCC are that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS1</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

Site ref.:	NCFS2	Site Name:	Fortune Farm, High Elms Lane
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Site Summary:

The Site is located to the north of Abbots Langley covering an area of 4.06 ha comprising a group of agricultural fields, containing hedgerows, some mature trees and smaller buildings within the western boundary to the west of Chequers Farm.

There is a Public Right of Way (Abbots Langley 060) running through the southwestern side of the Site.

Relevant Heritage Assets:

Listed Buildings

Grade II listed The Chequers (LEN: 1172983)

Grade II listed Garston Manor (LEN: 1173003)

Grade II listed Ice House About 70 Metres North West Of Garston Manor (LEN: 1100917)

Locally Important Buildings

Waterdale House

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and the limited archaeological investigation undertaken in the immediate surrounding area, there is currently insufficient information regarding its archaeological potential. As such, the Historic Environment team recommends that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Assessment by Place Services:

The Grade II listed **The Chequers** (List Entry Number: 1172983) is located within the 500-metre Study Area of the Site, close to the northeast boundary. The significance of the building is derived from its special architectural and historic interest as timber-framed farmhouse of sixteenth-seventeenth century origins, later used as a public house. The setting of the heritage asset, because of the distance, surrounding mature trees, vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Garston Manor** (List Entry Number: 1173003) (also known as High Elms) and **Ice House About 70 Metres North West Of Garston Manor** (List Entry Number: 1100917) are separately listed but are very close to each other with a shared history and will be assessed together. They are both located to the southeast of the Site.

The Manor derives its significance from its historic associations with C. Watney, part of the brewing dynasty and the Bourne Family, an important local family. Its architectural interest derives from its Neo-Classical and Neo-Georgian design. The Ice House has historic interest due to its association with the occupancy of the Manor.

Tithe Map Apportionments (1844) indicate the Site and the Manor were under the same ownership at that time. However, the setting of Garston Manor and the Icehouse does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

There is no information available about the Locally Important Building of Waterdale House. However, Tithe Map Apportionments (1844) do not indicate common ownership at that time. The setting of Waterdale House does not extend to the Site due to the intervening mature woodland and distance. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Neutral**

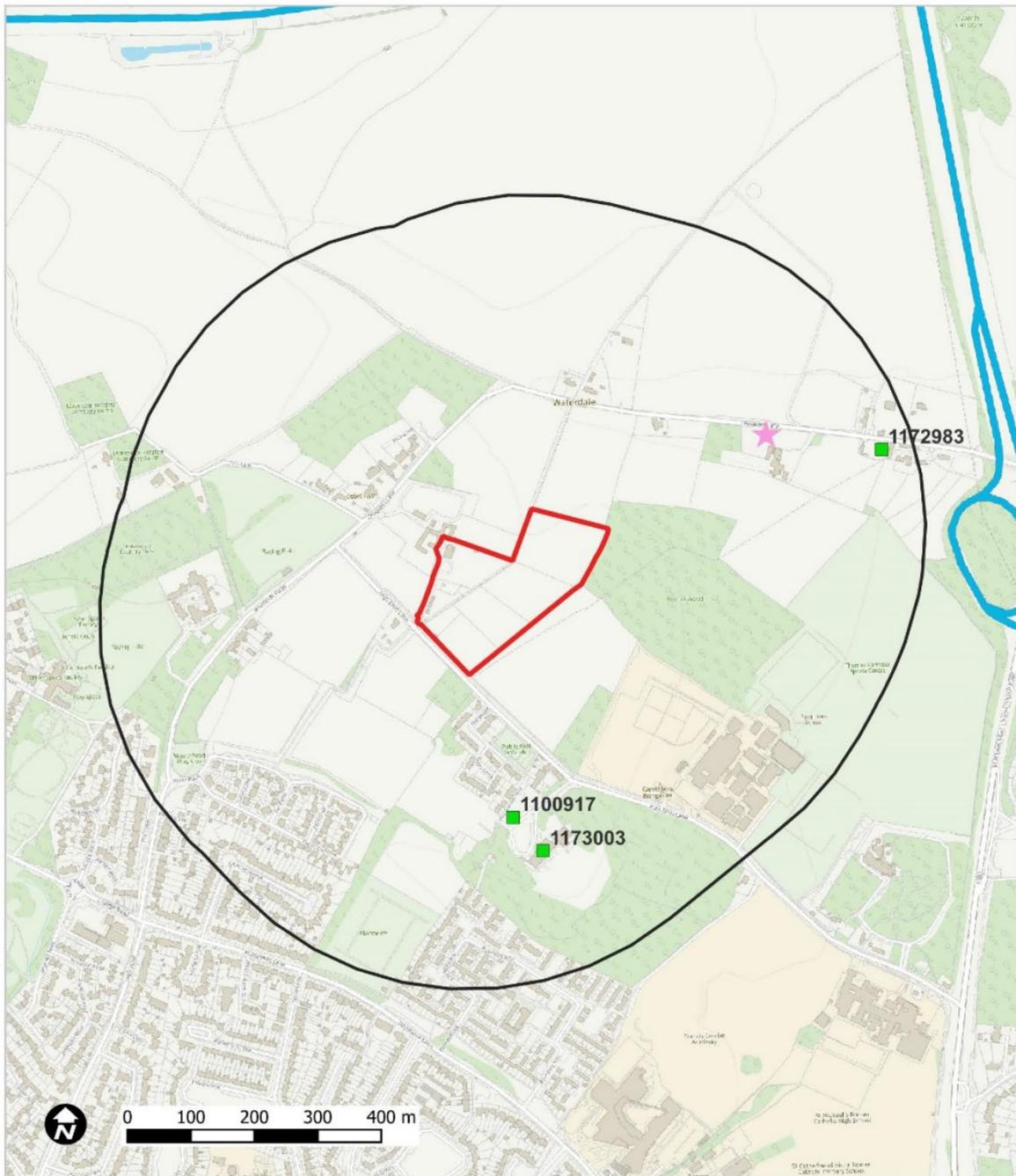
Recommendations:

Archaeological Recommendations

The site is considered an appropriate location for development. Archaeological recommendations from HCC are that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Recommendations

There are no built heritage recommendations.



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Site ref.:	NCFS3	Site Name:	The Old Dairy, Chequers Lane
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Site Summary:

The Site is located to the north of Abbots Langley covering an area of 0.95 ha comprising an agricultural field with mature trees to the boundary, located to the south of Chequers Farm.

There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Garston Manor, Grade II listed (LEN: 1173003)

Ice House About 70 Metres North West Of Garston Manor, Grade II listed (LEN: 1100917)

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and the limited archaeological investigation undertaken in the immediate surrounding area, there is currently insufficient information regarding its archaeological potential. As such, the Historic Environment team recommends that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Assessment by Place Services:

The Grade II listed **Garston Manor** (List Entry Number: 1173003) (also known as High Elms) and **Ice House About 70 Metres North West Of Garston Manor** (List Entry Number: 1100917) are separately listed but are very close to each other with a shared history and will be assessed together. They are both located to the southeast of the Site.

The Manor derives its significance from its historic associations with C. Watney, part of the brewing dynasty and the Bourne Family, an important local family. Its architectural interest derives from its Neo-Classical and Neo-Georgian design. The Ice House has historic interest due to its association with the occupancy of the Manor.

Tithe Map Apportionments (1844) indicate the Site and the Manor were under the same ownership at that time. However, the setting of Garston Manor and the Ice House does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

RAG score:

Neutral

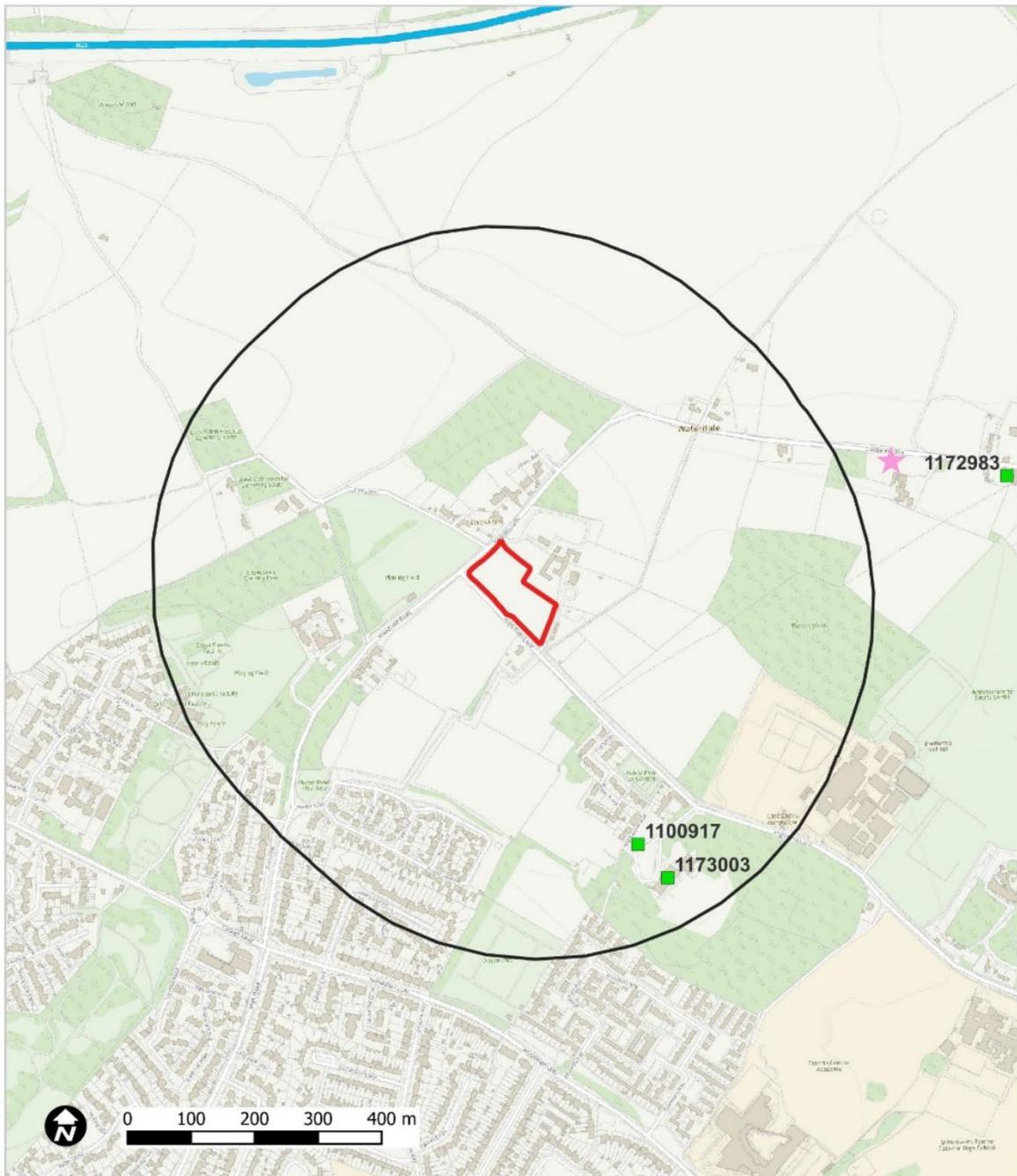
Recommendations:

Archaeological Recommendations

The site is considered an appropriate location for development. Archaeological recommendations from HCC are that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS3</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

Site ref.:	NCFS4	Site Name:	High Elms Manor
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Site Summary:

The Site is located to the north of Abbots Langley covering an area of 4.39 ha comprising woodlands immediately to the rear/southeast of the Grade II listed Garston Manor (also known as High Elms).

There are no Public Rights of Way through the Site, but there is a Bridleway (Abbots Langley 078) along the southern boundary of the Site.

Relevant Heritage Assets:

Listed Buildings

Garston Manor, Grade II listed (LEN: 1173003)

Icehouse About 70 Metres North West Of Garston Manor, Grade II listed (LEN: 1100917)

Archaeological Assessment by Hertfordshire County Council:

The site has the potential to include, heritage assets with archaeological interest. There is a high risk that archaeological interest may act as a constraint on the principle of development at the proposed scale. In some cases, this interest could influence the number of dwellings or the design of development proposals, should the sites be adopted.

This site is not considered appropriate for development. This conclusion is based on its location within the grounds of High Elms Manor, recorded in the Historic Environment Record as Monument HER 13533: Garston Manor. The scale of the proposed development is likely to have a significant impact on the setting of the Grade II Listed Building.

To provide further clarity on the potential effects of the proposed development on the heritage asset, the Historic Environment team recommends that a Heritage Statement or Heritage Impact Assessment be submitted, should this site progress further in the planning process.

Built Heritage Assessment by Place Services:

The Grade II listed **Garston Manor** (List Entry Number: 1173003) (also known as High Elms) and **Ice House About 70 Metres North West Of Garston Manor** (List Entry Number: 1100917) are separately listed but are very close to each other with a shared history and will be assessed together. They are both located a short distance to the northwest of the Site.

The Manor derives its significance from its historic associations with C. Watney, part of the brewing dynasty and the Bourne Family, an important local family. Its architectural interest derives from its Neo-Classical and Neo-Georgian design. The Ice House has historic interest due to its association with the occupancy of the Manor.

Tithe Map Apportionments (1844) indicate the Site, and the Manor were under the same ownership at that time, and the site is immediately to the rear of the Manor, with pathways running through the woodland, which suggests it was the immediate grounds or pleasure gardens for the owners/occupiers of the Manor.

The Site is immediately to the rear of the lawn associated with the Manor and makes an important contribution to the significance of the Manor by indicating its historic associated landholding and location within a historically rural landscape. In addition, this is one of the few remaining areas of open space of the former grounds, with much of the previous landholding now occupied by housing or other modern developments. The Site allows outward views of the woodland which makes a positive contribution to the setting and significance of the asset. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Manor (and to a lesser extent the Ice House) by virtue of building on historically undeveloped land and compromising the

wooded character of the immediate setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

RAG score: **Moderate Adverse**

Recommendations:

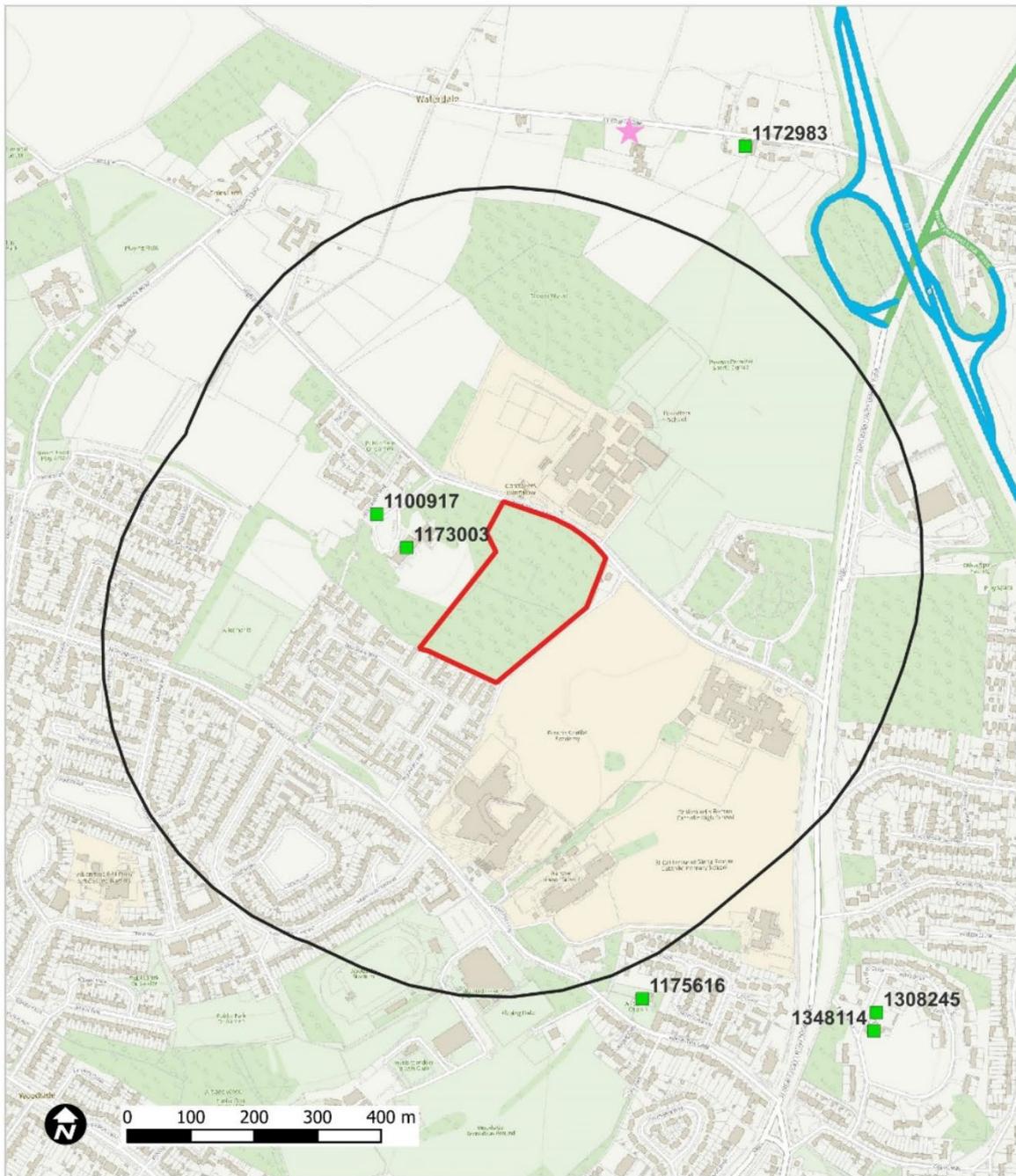
Archaeological Recommendations

This site is not considered appropriate for development.

To provide further clarity on the potential effects of the proposed development on the heritage asset, the Historic Environment team recommends that a Heritage Statement or Heritage Impact Assessment be submitted, should this site progress further in the planning process.

Built Heritage Recommendations

In relation to the Grade II listed Garston Manor and Ice House the proposed Site Allocation has the potential to affect, and cause harm to their setting and significance by building on historically undeveloped land, compromising the wooded character of the immediate setting. It is possible that some degree of harm could be mitigated by building only on the southern part of the Site and leaving a tree belt to the north. However, this would still be very likely to result in harm the significance of the Manor which could not be fully mitigated.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>	<p>NCFS4</p> <p>Three Rivers Heritage Impact Assessment</p> <p> </p>	

Site ref.:	NCFS6	Site Name:	Land to the east of Watford
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Site Summary:

The Site is located to the southwest of Abbots Langley and north of the small settlement of Hunton Bridge, covering an area of 9.08 ha, comprising an open agricultural field. The Site is bounded by the Grand Union Canal and River Gade to the east with the railway line beyond this, and bounded by the A41 Road to the west, with further open land to the north.

It does not contain any Public Rights of Way, but the canal towpath runs adjacent to the Site's eastern boundary.

Relevant Heritage Assets:

Listed Buildings

1100913 Kings Lodge, Grade II* Listed (LEN: 1100913)

Church of St Paul, Grade II* Listed (LEN: 1100890)

Lych Gate About 25 Metres South of Church of St Paul, Grade II Listed (LEN: 1173180)

Loyd Memorial Cross About 20 Metres South of Church of St Paul, Grade II Listed (LEN: 1348206)

Langleybury War Memorial, Grade II Listed (LEN: 1436884)

The Old School House, Grade II Listed (LEN: 1100912)

North Grove Lock House, Grade II Listed (LEN: 1348210)

North Grove Lock, Grade II Listed (LEN: 1172996)

The King's Head Public House, Grade II Listed (LEN: 1348217)

The Unicorn Public House, Grade II Listed (LEN: 1296450)

The Hollies, Grade II Listed (LEN: 1173251)

Oak Beam Cottage and Endways, Grade II Listed (LEN: 1173245)

Queen Anne Cottage and Elizabeth Cottage, Grade II Listed (LEN: 1100896)

42 And 44, Gallows Hill, Grade II Listed (LEN: 1348219)

11, Gallows Hill, Grade II Listed (LEN: 1100915)

K6 Telephone Kiosk Near Junction of Bridge Road and Old Mill Road Hunton Bridge, Grade II Listed (LEN: 1347866)

Conservation Areas

Hunton Bridge Conservation Area

Locally Important Buildings

1 Bridge Road

Brookside Cottages

120 Wharf Way

The Grand Union Canal

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and its proximity to a site where Late Bronze Age pits were identified (HER 31467), located less than 100 metres to the west, there is a need for further archaeological investigation. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

The Grade II * listed **Kings Lodge** (List Entry Number: 1100913), is a former house, now restaurant with late fifteenth century origins, and was largely rebuilt c.1640. Its significance relates to its historic, architectural and archaeological interest as a house surviving from the Stuart-era. The building is separated from the Site by modern development, and the setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Grade II* **Church of St Paul** (List Entry Number:1100890) is located a short distance to the southwest of the Site, the significance of the building is derived from its special architectural and historic interest as a parish church with nineteenth-century origins and its design by H Woodyer, a prolific ecclesiastical architect of this era. They are separated by the busy A41 Road which is a dual carriageway and has been in place in some form since prior to the building of the church. There are mature tree belts screening the church from the busy traffic and a sense of separation. However, there is potential for views for the church tower from parts of the Site. These views are important in allowing an appreciation of the church with a historically rural landscape. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the church by diminishing views which contribute to its semi-rural setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The following Grade II listed structures are within the curtilage of the church: **Lych Gate About 25 Metres South of Church of St Paul** (List Entry Number: 1173180); **Loyd Memorial Cross About 20 Metres South of Church of St Paul** (List Entry Number: 1348206); and **Langleybury War Memorial** (List Entry Number: 1436884). For the same reasons as highlighted in relation to the church, the setting of these assets is not considered to extend to the Site, and the proposed Allocation is unlikely to affect the setting and significance of the designated heritage assets.

The Grade II listed **Old School House** (List Entry Number: 1100912) directly abuts the Site at its southern boundary. The school dates from the mid-nineteenth century and has architectural interest due to its Gothic revival style, with typical features of this form including prominent chimneys and gable features and its use of knapped flint, a typical local building material. It also has historical interest due to its important civic use within the settlement as a village school. The Site directly abuts the school's rear

garden and historically the school would have been appreciated in an open setting to its north, i.e. the Site and the canal to the east. However, there is no historic link between the two, the garden area of the school now extends beyond the historic school yard into an area that had previously been allotment gardens, and this rear garden is bounded on three sides by mature trees. On this basis, while the Allocation has the potential to impact the significance of the School, the Site makes a limited contribution as part of the wider setting of the school and proposed recommendations to mitigate harm will be addressed in 'Recommendations' below.

The Grade II listed **North Grove Lock House** (List Entry Number: 1348210) and separately Grade II listed **North Grove Lock** (List Entry Number: 1172996) sit close together approximately 100m beyond the northern boundary of the Site. The lock dates from circa 1797, while the house dates from the early nineteenth century. They have historic significance due to their relationship to the early history of the Grand Junction Canal linking London to Birmingham and some architectural interest due to the well-preserved form of the house and traditional form of the lock. The historic setting of both the lock and the house includes the canal itself but also extends into the open space on all sides but particularly to the western/southwestern side which includes the Site. The Site allows outward views of the open agrarian fields to the west and southwest (within the Site), which includes views of the tower of the Church of St Paul, which makes a positive contribution to the setting and significance of the asset. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the lock and house by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **The King's Head Public House** (List Entry Number: 1348217) sits to the south of the Site within the Study Area, on the busy Bridge Road. It is an early to mid-eighteenth-century public house, built in red brick and rendered to the front, with later additions including a later nineteenth century extension to the right. Its significance relates to its historic and architectural interest as an early nineteenth century pub. The building is separated from the Site by modern development to the north and mature trees bordering the canal. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Grade II listed **The Unicorn Public House** (List Entry Number: 1296450) is to the northeast of the Site within the Study Area. It is a public house with seventeenth century origins or possibly earlier. It is likely to have a timber frame and is externally rendered and has been in use as a pub since at least the mid-nineteenth century. Its significance relates to its historic and architectural interest as a seventeenth century pub. The building is separated from the Site by modern development to the west, mature trees and the railway line. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Hollies (List Entry Number: 1173251) is a house with late sixteenth century origins. **Oak Beam Cottage and Endways** (List Entry Number: 1173245) is a house with early seventeenth century origins. **Queen Anne Cottage and Elizabeth Cottage** (List Entry Number: 1100896) is a house with mid eighteenth-century origins. They are all located close together on the western side of Upper Highway to the east of the Site within the Study Area and all have historic and architectural interest as well-preserved houses dating from the sixteenth, seventeenth and eighteenth centuries respectively. These houses are separated from the Site by modern development to the west, mature trees and the railway line. The setting of the assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage assets.

The Grade II listed **42 And 44, Gallows Hill** (List Entry Number: 1348219) sits close to the Unicorn Public House on the eastern side of Gallows Hill, to the northeast of the Site. It was formerly four dwellings, later converted into two. It has sixteenth century or early seventeenth century origins, with a timber frame core, stock brick nogging, partly rendered and extended in brick. The building is separated from the Site by modern development to the west, mature trees and the railway line. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Grade II listed **11, Gallows Hill** (List Entry Number: 1100915) is located on the western side of Gallows Hill to the west of the Site. It is a house with late seventeenth century origins and later alterations, with a timber frame and red brick nogging. It is separated from the Site by modern development to the west, mature trees and the railway line. The setting of the assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage assets.

The Grade II listed **K6 Telephone Kiosk Near Junction of Bridge Road and Old Mill Road, Hunton Bridge** (List Entry Number: 1347866) is located to the southeast of the Site. Its significance relates to its iconic design by Sir Giles Gilbert Scott. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage assets.

Hunton Bridge Conservation Area was designated as a Conservation Area in 1984, extended in 1990, and the current Conservation Area Appraisal (CAA) was adopted in 2008. It contains several listed buildings including The Church of St Paul and associated structures, The Old School House, Kings Head Public House, The Kings Lodge and the K6 Telephone Kiosk (all assessed individually above, with List Entry Numbers provided). It also contains Locally Important Buildings 1 Bridge Road and Brookside Cottages. The character of the Conservation Area strongly related to buildings associated with the opening of the Grand Union Canal. The CAA highlights the rural feel of the settlement. The Site contains land immediately to the north of the Conservation Area, which contributes to its semi-rural atmosphere. This is compromised by the A41 road which runs through its centre and suburban development to the east at Abbots Langley. However, the proposed Allocation would result in further erosion of its semi-rural setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Conservation Area by building on historically undeveloped land and compromising the openness of the surrounding landscape. This could result in a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Locally Important Buildings

1 Bridge Road is an eighteenth-century detached house finished in pebble dash. It has historic interest as one of the older prorates in the settlement, although its external form has been much altered.

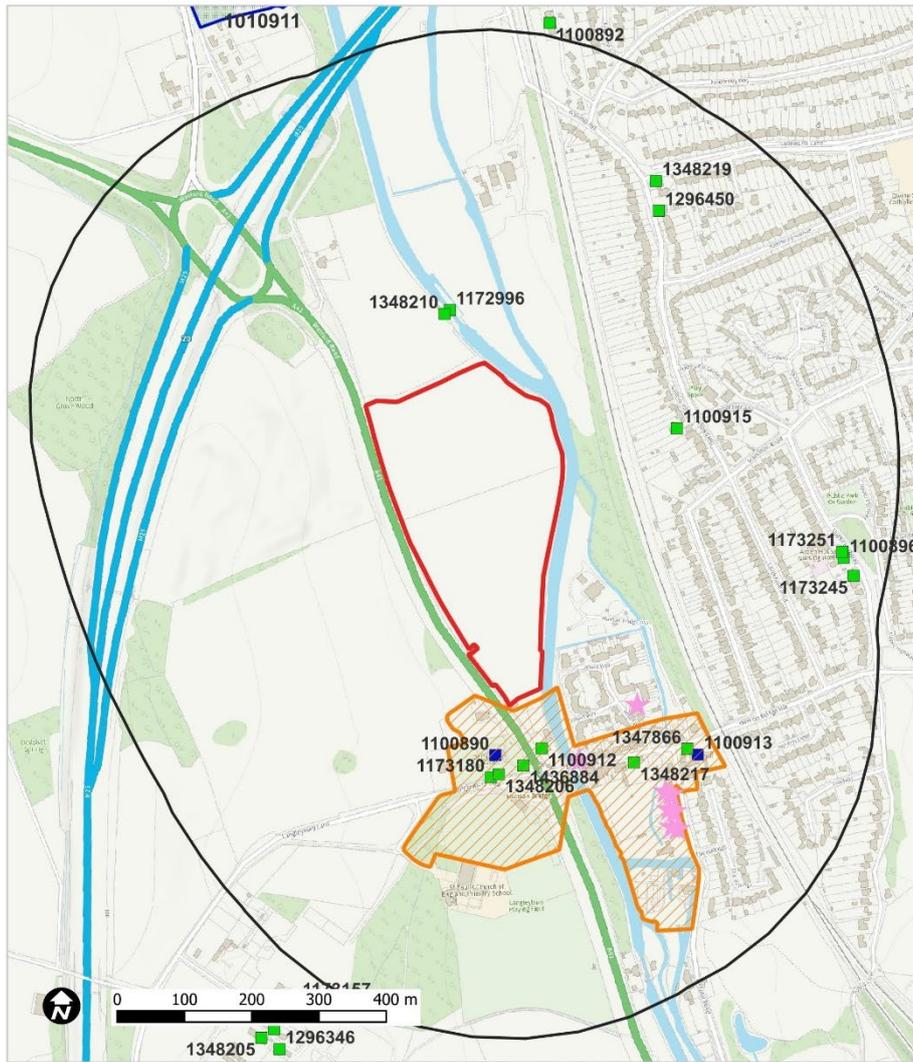
Brookside Cottages appear on the mapping of Locally Important Buildings but are not described in the local listing documents. They are a series of semi-detached houses built in an Arts and Crafts style and are likely to date from the early twentieth century. They have historic and architectural interest due to their distinct Arts and Crafts form and detailing.

120 Wharf Way

All the Locally Important Buildings are separated from the Site by modern development. The setting of the assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these non-designated heritage assets.

The Grand Union Canal is described as a non-designated heritage asset by Three Rivers District Council. It has historic interest due to its importance in the development of the area and has landmark status due to its local importance and aesthetic value. The Site forms part of its immediate historic rural landscape setting and allows outward views of the open agrarian fields to the west and southwest (within the Site), which includes views of the tower of the Church of St Paul, which makes a positive contribution to the setting and significance of the asset.

RAG score:	Minor Adverse
Recommendations:	
Archaeological Recommendations	
<p>Archaeological recommendations from HCC are that an Archaeological Desk-Based Assessment and Geophysical Survey be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to inform the potential impacts of the proposed development on any preserved archaeology.</p>	
Built Heritage Recommendations	
<p>In relation to the Grade II* listed Church of St Paul the proposed Site Allocation has the potential to affect, and cause harm to its setting and significance by diminishing views which are important in allowing an appreciation of the church with a historically rural landscape. Assessment of key views from with the Site towards the church should be undertaken and any future Site layout should be informed by opportunities to retain or enhance these views to ensure the significance of the church is retained.</p>	
<p>In relation to the Grade II listed North Grove Lock and North Grove Lock House the proposed Site Allocation has the potential to affect, and cause harm to, their setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape, and obscuring views to and from the heritage assets. Proposals should explore how this harm can be minimised through providing setbacks of development closest to the assets to sustain their open, rural settings. The use of tree belts and landscaping to screen development should also be considered although this has less long-term certainty, so appropriate siting of development as mentioned above should be the primary mitigation measure.</p>	
<p>In relation to the Old School House and the Hunton Bridge Conservation Area, the proposed Site Allocation also has the potential Site Allocation has the potential to affect, and cause harm to, their setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. The rear boundary of the Old School House, which also corresponds to the northern boundary of the Conservation Area is already largely screened by boundary treatments. Proposals should explore how harm can be minimised through providing setbacks of development closest to the assets to sustain their open, rural settings. Existing dense tree belts could be maintained or increased, to further limit intervisibility, although this has less long-term certainty, so appropriate siting of development as mentioned above should be the primary mitigation measure.</p>	
<p>In relation to The Grand Union Canal, this is a non-designated heritage asset, and the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. As stated above in relation to the designated heritage assets, consideration should be given to siting development away from the boundary and providing landscape screening. However, part of the interest of the canal is its openness, which would be compromised by very dense planting and so the emphasis should be on appropriate siting of development.</p>	
<p>There are no recommendations in relation to other buildings, subject to building heights being limited to 2-3 storeys. For taller buildings, the proposed Allocation could result in harmful impacts and further assessment would be required.</p>	



Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Scheduled Monuments  Grade II Listed Building  Grade II* Listed Building  Locally Listed Building 	NCFS6 Three Rivers Heritage Impact Assessment  

Site ref.:	NSS10	Site Name:	Land at Mill Place, Hunton Bridge
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Site Summary:

The Site is a thin strip of land to the southwest of Abbots Langley, covering an area of 0.59 ha, comprising an area of hardstanding with vehicular parking. The Site is bounded by the Grand Union Canal and River Gade to the east with the A41 road to the west and open land surrounding it with Langleybury House further to the west.

It does not contain any Public Rights of Way, but the canal towpath runs adjacent to the Site's eastern boundary.

Relevant Heritage Assets:

Listed Buildings

Langleybury House & Film Centre, Grade II* Listed (LEN: 1173157)

Kings Lodge, Grade II* Listed (LEN: 1100913)

Church of St Paul, Grade II* Listed (LEN: 1100890)

Lych Gate About 25 Metres South of Church of St Paul, Grade II Listed (LEN: 1173180)

Loyd Memorial Cross About 20 Metres South of Church of St Paul, Grade II Listed (LEN: 1348206)

The Old School House, Grade II Listed (LEN: 1100912)

Langleybury War Memorial, Grade II Listed (LEN: 1436884)

The King's Head Public House, Grade II Listed (LEN: 1348217)

K6 Telephone Kiosk Near Junction of Bridge Road and Old Mill Road Hunton Bridge, Grade II Listed (LEN: 1347866)

Conservation Areas

Hunton Bridge Conservation Area

Locally Important Buildings

1 Bridge Road

Brookside Cottages

120 Wharf Way

Non-Designated Heritage Asset

The Grand Union Canal

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be conserved by appropriate planning requirements (for example archaeological conditions) imposed by the LPA, should planning permission be approved.

Built Heritage Assessment by Place Services:

The Grade II* **Langleybury House & Film Centre** (List Entry Number: 1173157) is a country house and service block, later a school and flats and now used for filming. It has dates of 1725-80 on rainwater heads and was built for Sir R. Raymond, Lord Chief Justice. It was altered and remodelled for W.J. Lloyd, and later E.H. Lloyd during the late nineteenth century. It is built in red brick with stone and stucco dressings and is a square triple pile three storey house with tall sashes with segmental heads and stucco quoins. There are several Grade II listed ancillary buildings outside the Search Area.

Its significance relates to its historic interest related to Raymond and Lloyd who was a famous publisher. Its architectural interest relates to its importance as a large high status, Georgian house and with high quality architectural detailing, as noted above. A pathway formerly led from the house to the A41 adjacent to the Site, but no historic or functional link is known. The setting of the heritage asset, because of the distance and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The following listed buildings are all located within the settlement of Hunton Bridge. The setting of the all the listed heritage assets, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of these designated heritage assets.

A brief description of the assets and their significance is provided below:

The Grade II* **Church of St Paul** (List Entry Number: 1100890) has significance of the building is derived from its special architectural and historic interest as a parish church with nineteenth-century origins and its design by H Woodyer, a prolific ecclesiastical architect of this era.

The following Grade II listed structures are within the curtilage of the church: **Lych Gate About 25 Metres South of Church of St Paul** (List Entry Number: 1173180); **Loyd Memorial Cross About 20 Metres South of Church of St Paul** (List Entry Number: 1348206); and **Langleybury War Memorial** (List Entry Number: 1436884).

The Grade II * listed **Kings Lodge** (List Entry Number: 1100913), is a former house, now restaurant with late fifteenth century origins, and was largely rebuilt c.1640. Its significance relates to its historic, architectural and archaeological interest as a house surviving from the Stuart-era

The Grade II listed **Old School House** (List Entry Number: 1100912) directly abuts the Site at its southern boundary. The school dates from the mid-nineteenth century and has architectural interest due to its Gothic revival style

The Grade II listed **The King's Head Public House** (List Entry Number: 1348217) is an early to mid-eighteenth-century public house, its significance relates to its historic and architectural interest as an early nineteenth century pub

The Grade II listed **K6 Telephone Kiosk Near Junction of Bridge Road and Old Mill Road, Hunton Bridge** (List Entry Number: 1347866). Its significance relates to its iconic design by Sir Giles Gilbert Scott.

Hunton Bridge Conservation Area was designated as a Conservation Area in 1984, extended in 1990, and the current Conservation Area Appraisal (CAA) was adopted in 2008. It contains several listed buildings including all of those described immediately above and the Locally Important Buildings described below. The character of the Conservation Area strongly related to buildings associated with the opening of the Grand Union Canal. The Conservation Area boundary sits relatively close to the Site, although it is separated by the canal itself and a small cluster of buildings. There is the potential for the Proposed Allocation to result in a suburbanising effect on the edge of the canals, although current use is relatively industrial. The impacts on the Conservation Area could likely be mitigated through good design including appropriate scale, massing and positioning of development.

Locally Important Buildings

All the Locally Important Buildings are separated from the Site by dense woodland and buildings. The setting of the assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these non-designated heritage assets.

A brief description of the assets and their significance is provided below:

1 Bridge Road is an eighteenth-century detached house finished in pebble dash. It has historic interest as one of the older prorates in the settlement, although its external form has been much altered.

Brookside Cottages appear on the mapping of Locally Important Buildings but are not described in the local listing documents. They are a series of semi-detached houses built in an Arts and Crafts style and are likely to date from the early twentieth century. They have historic and architectural interest due to their distinct Arts and Crafts form and detailing.

120 Wharf Way

The **Grand Union Canal** is described as a non-designated heritage asset by Three Rivers District Council. It has historic interest due to its importance in the development of the area and has landmark status due to its local importance and aesthetic value. The proposal would be directly adjacent to the canal, although in a previously developed area and has the potential to impact its significance so appropriate mitigation should be undertaken.

RAG score:	Minor Adverse
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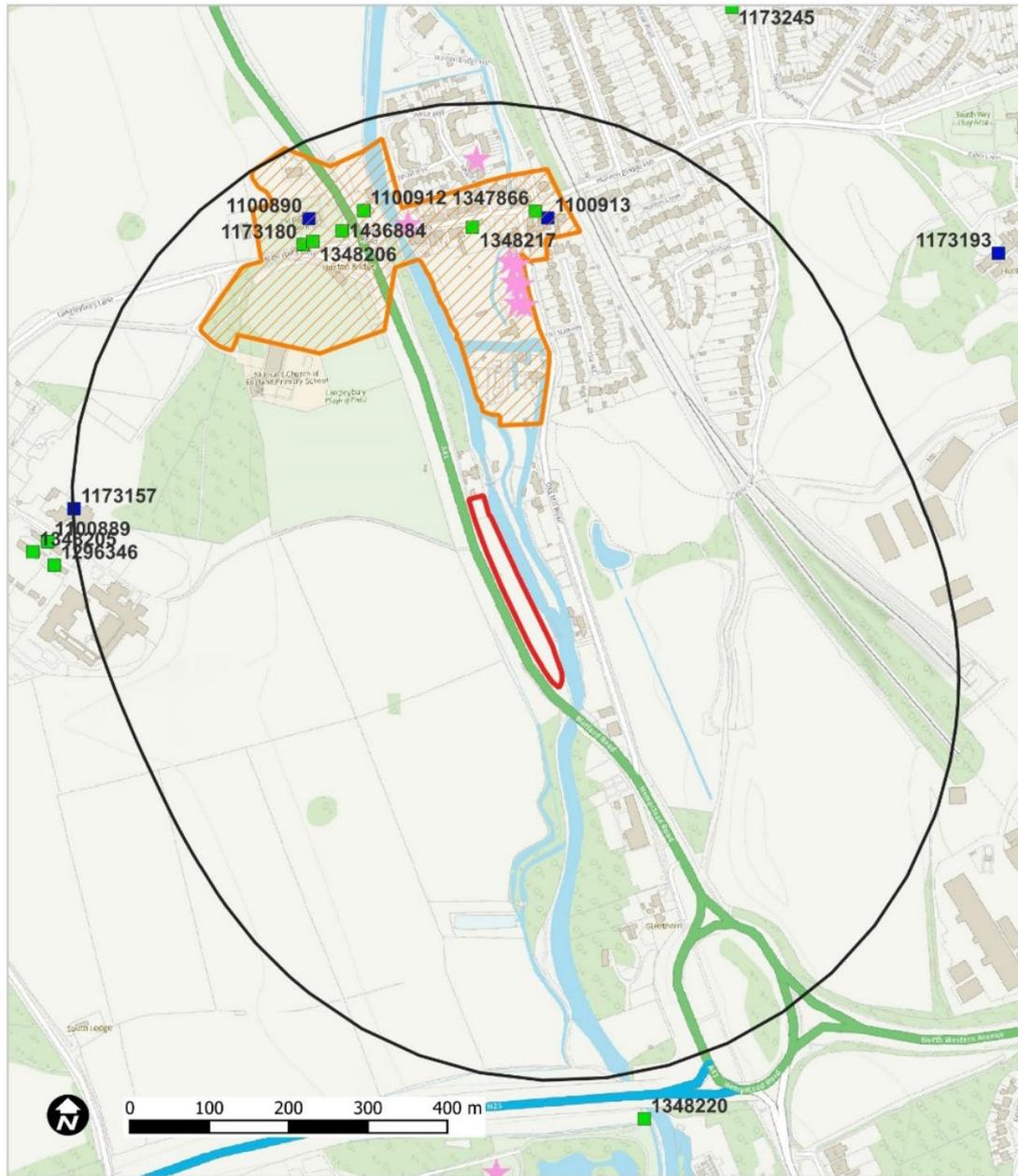
Recommendations:

Archaeological Recommendations

The archaeological interest of this site can be conserved by appropriate planning requirements (for example archaeological conditions) imposed by the LPA, should planning permission be approved.

Built Heritage Recommendations

In relation to Hunton Bridge Conservation Area and the **Grand Union Canal**, the proposal would be directly adjacent to the canal, and has the potential to have an overbearing impact, although as a previously developed Site the potential impact would be relatively limited. It is likely that the impact could be mitigated through good design including appropriate scale, massing and positioning of development, which may include setbacks of housing from the canal and use of appropriate landscaping boundary treatments.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p>		<p>Grade II Listed Building </p> <p>Grade II* Listed Building </p> <p>Locally Listed Building </p>	<p>NSS10</p> <p>Three Rivers Heritage Impact Assessment</p> <p> </p>
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5. Assessment Sheets – Bedmond

Site ref.:	NCFS8	Site Name:	Land off St Albans Lane, Bedmond
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Site Summary:

The Site is located at the northern end of the village of Bedmond, in a rural setting, a short distance from the M25 and M1, measuring 1.16 ha. It is an open field containing some mature trees within the Site and around the boundary and some smaller buildings within the Site. There is modern housing immediately to the west, a caravan park to the north and more open land to the east. There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of The Ascension, Grade II Listed (LEN: 1173189)

The White Hart Public House, Grade II Listed (LEN: 1348207)

56, High Street, Grade II Listed (LEN: 1100886)

52, High Street, Grade II Listed (LEN: 1348202)

44, 46 And 48 (Poacher's Cottage), High Street, Grade II Listed (LEN: 1100885)

The Bell Public House, Grade II Listed (LEN: 1100884)

Locally Important Buildings

22-26 High Street

34 High Street

38-40 High Street

Magnolia Cottage, Bedmond Road

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

The Grade II listed **Church of The Ascension** (List Entry Number: 1173189) sits at the northern end of the High Street, a short distance to the south of the Site. It is the parish church, built in 1880 in prefabricated corrugated iron, in Gothic Revival style. It has historic and architectural interest due to its status as the parish church and its unusual building materials.

The Grade II listed **White Hart Public House** (List Entry Number: 1348207) also sits at the northern end of the High Street close to the church and south of the Site. It has early seventeenth century origins,

with nineteenth and twentieth century alterations, it has a timber frame with red brick nogging and has been converted to residential use in recent years. It has historic and architectural interest due to its former pub use, its age, and materials.

The **Church of The Ascension** and the **White Hart Public House** are close to the Site but are separated from it by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these designated heritage assets.

56 High Street (List Entry Number: 1173189), **52 High Street** (List Entry Number: 1348202) and **44, 46 And 48 (Poacher's Cottage) High Street** (List Entry Number: 1100885) are all Grade II listed houses towards the centre of the High Street. They all have origins in the later sixteenth or seventeenth centuries with later alterations and are all historically and currently in use as houses. They all have historic and architectural interest due to their age and historic building fabric. They are all separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these designated heritage assets.

The Grade II listed **Bell Public House** (List Entry Number: 1100884) sits at the southern end of the High Street. It has seventeenth century origins, with later alterations. It has historic and architectural interest due to its former pub use, its age, and materials. It is separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

Locally Important Buildings: **22-26 High Street** are a group of nineteenth century terrace properties with group value due to the unaltered extension of **No's 24 and 26 High Street**. **34 High Street** is a well-maintained eighteenth-century terraced property. **38-40 High Street** comprise eighteenth-century properties, with group value of two similar house, but have modern alterations which detracts from their character. **Magnolia Cottage, Bedmond Road** is an eighteenth-century cottage set back from the road, with a distinctive design and streetscape quality.

All these Locally Important Buildings are located close to each other towards the centre/southern end of the High Street. They are all separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these heritage assets.

RAG score: **Neutral**

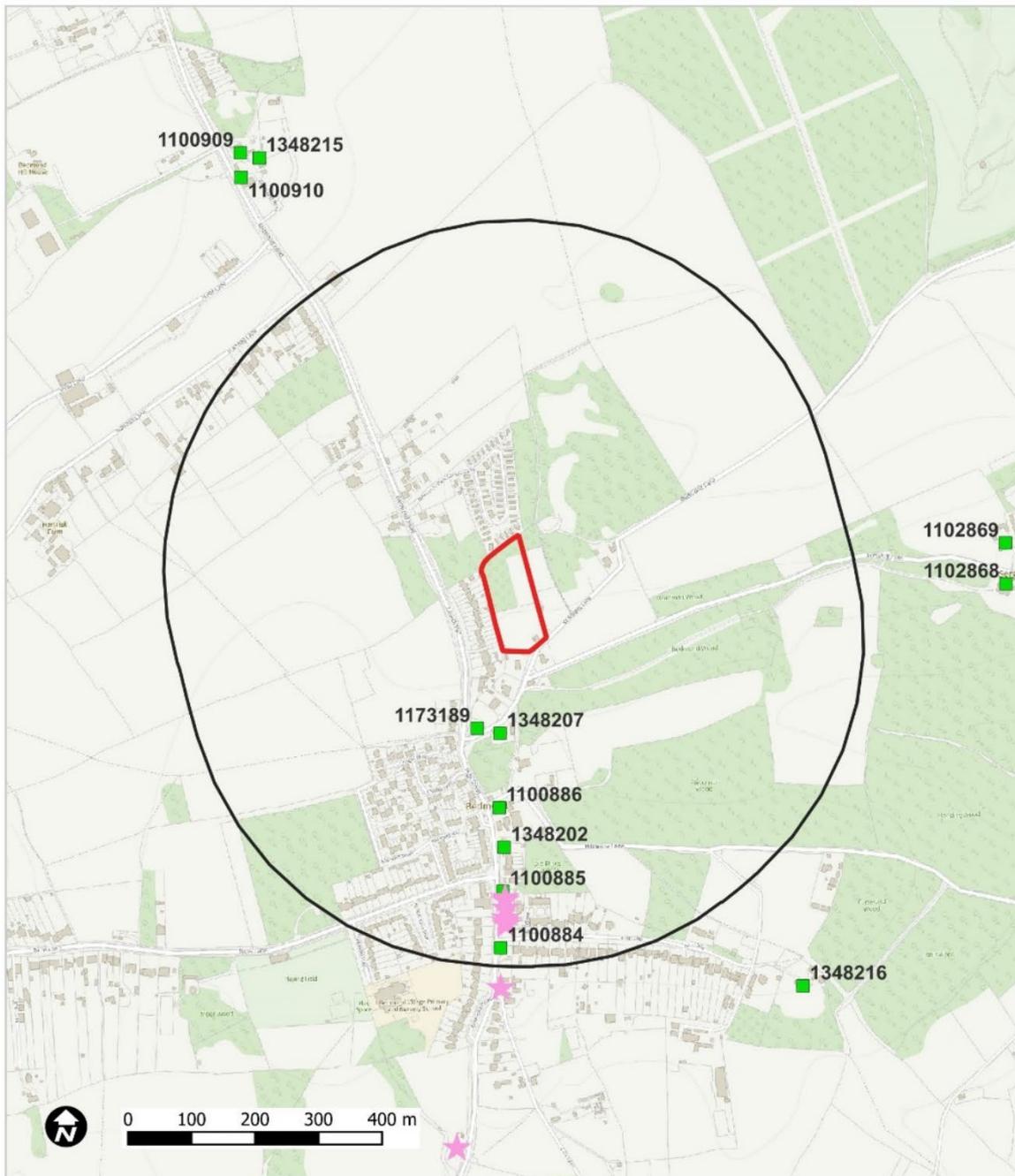
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building ■</p> <p>Locally Listed Building ★</p>		<p>NCFS8</p> <p>Three Rivers Heritage Impact Assessment</p>  
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Site ref.:	NCFS9	Site Name:	Land to the north-west of Woodstock, Bedmond
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Site Summary:

The Site is located at the northern end of the village of Bedmond, in a rural setting, a short distance from the M25 and M1, measuring 0.57 ha. It is an open field containing some mature trees within the Site and around the boundary and some smaller buildings within the Site. There is modern housing immediately to the west, a caravan park to the north and more open land to the east. There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of the Ascension, Grade II Listed (LEN: 1173189)

The White Hart Public House, Grade II Listed (LEN: 1348207)

56, High Street, Grade II Listed (LEN: 1100886)

52, High Street, Grade II Listed (LEN: 1348202)

44, 46 And 48 (Poacher's Cottage), High Street, Grade II Listed (LEN: 1100885)

The Bell Public House, Grade II Listed (LEN: 1100884)

Locally Important Buildings

22-26 High Street

34 High Street

38-40 High Street

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

The Grade II listed **Church of The Ascension** (List Entry Number: 1173189) sits at the northern end of the High Street, a short distance to the south of the Site. It is the parish church, built in 1880 in prefabricated in corrugated iron, in Gothic Revival style. It has historic and architectural interest due to its status as the parish church and its unusual building materials.

The Grade II listed **White Hart Public House** (List Entry Number: 1348207) also sits at the northern end of the High Street close to the church and south of the Site. It has early seventeenth century origins, with nineteenth and twentieth century alterations, it has a timber frame with red brick nogging and has been converted to residential use in recent years. It has historic and architectural interest due to its former pub use, its age, and materials.

The **Church of The Ascension** and the **White Hart Public House** are close to the Site but are separated from it by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these designated heritage assets.

56 High Street (List Entry Number: 1173189), **52 High Street** (List Entry Number: 1348202) and **44, 46 And 48 (Poacher's Cottage) High Street** (List Entry Number: 1100885) are all Grade II listed houses towards the centre of the High Street. They all have origins in the later sixteenth or seventeenth centuries with later alterations and are all historically and currently in use as houses. They all have historic and architectural interest due to their age and historic building fabric. They are all separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these designated heritage assets.

The Grade II listed **Bell Public House** (List Entry Number: 1100884) sits at the southern end of the High Street. It has seventeenth century origins, with later alterations. It has historic and architectural interest due to its former pub use, its age, and materials. It is separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

Locally Important Buildings: **22-26 High Street** are a group of nineteenth century terrace properties with group value due to the unaltered extension of **No's 24 and 26 High Street**. **34 High Street** is a well-maintained eighteenth-century terraced property. **38-40 High Street** are eighteenth-century properties, with group value of two similar houses, but have modern alterations which detracts from their character.

All these Locally Important Buildings are located close to each other towards the centre/southern end of the High Street. They are all separated from the Site by modern development to the north and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these heritage assets

RAG score: **Neutral**

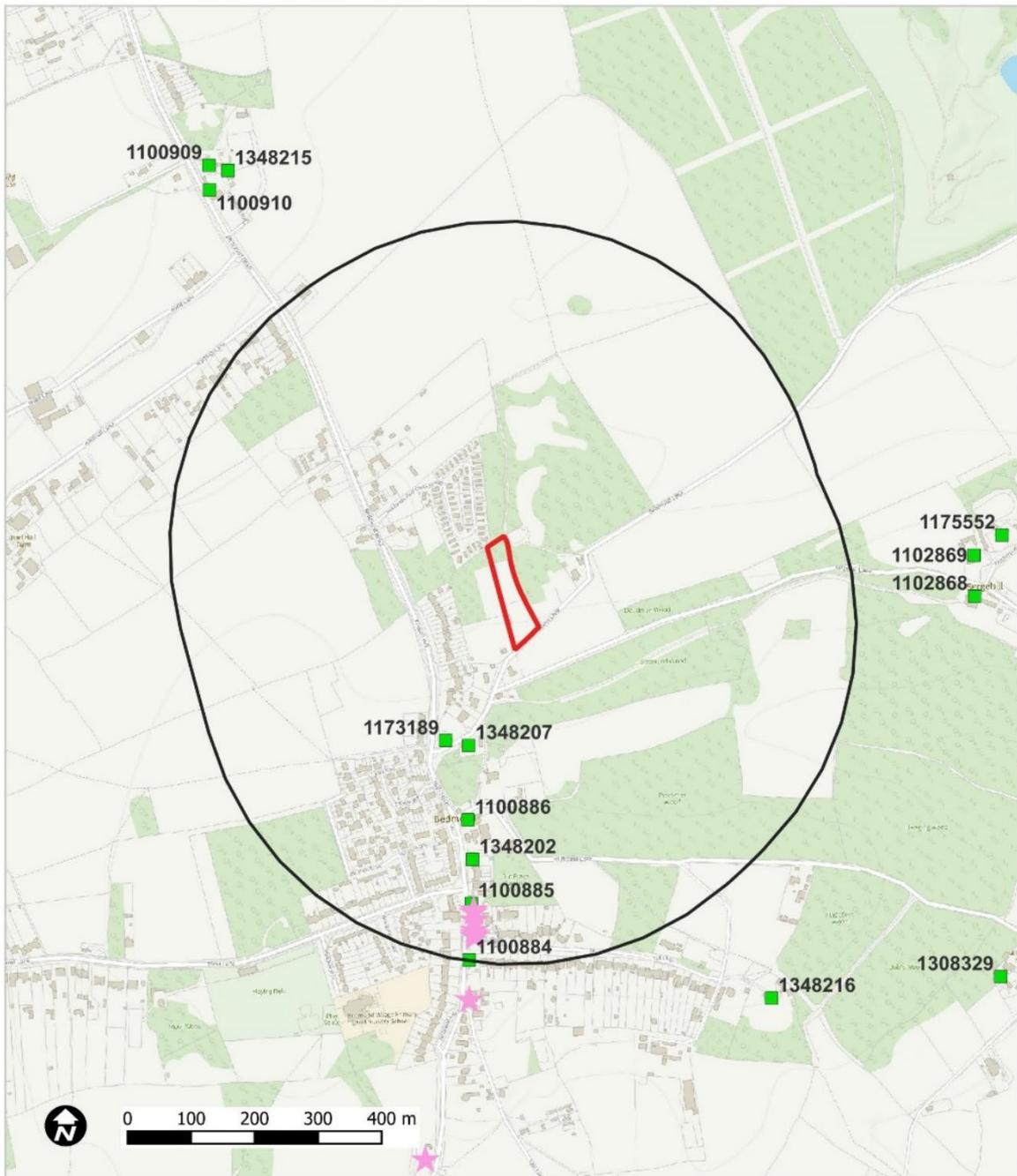
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS9</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

Site ref.:	NSS2	Site Name:	56 High Street, Bedmond
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Site Summary:

The Site measures 0.39 ha and is located on the eastern side of the High Street in the village of Bedmond. It is currently occupied by a car dealership with several modern buildings and a large area of hardstanding. Historic mapping indicates it has been a car dealership or garage since at least the early 1960s.

There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of the Ascension, Grade II Listed (LEN: 1173189)

The White Hart Public House, Grade II Listed (LEN: 1348207)

56, High Street, Grade II Listed (LEN: 1100886)

52, High Street, Grade II Listed (LEN: 1348202)

44, 46 And 48 (Poacher's Cottage), High Street, Grade II Listed (LEN: 1100885)

The Bell Public House, Grade II Listed (LEN: 1100884)

Ninnings Farmhouse, Grade II Listed (LEN: 1348216)

Locally Important Buildings

22-26 High Street

34 High Street

38-40 High Street

Magnolia Cottage, Bedmond Road

Studd Cottage, Bedmond Road

Archaeological Assessment by Hertfordshire County Council:

This site has a Listed Building (Grade II) immediately adjacent to its northern boundary and another Listed Building close to its southern boundary (Grade II). Therefore, HCC expects that there should be consultation with the relevant conservation officer should this site be taken further. Alternatively, the archaeological interest of this site can be conserved by appropriate planning requirements (for example archaeological conditions) imposed by the LPA, should planning permission be approved.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Church of The Ascension** (List Entry Number: 1173189) sits at the northern end of the High Street, a short distance to the north of the Site. It is the parish church, built in 1880 in prefabricated in corrugated iron, in Gothic Revival style. It has historic and architectural interest due to its status as the parish church and its unusual building materials.

The Grade II listed **White Hart Public House** (List Entry Number: 1348207) also sits at the northern end of the High Street close to the church and north of the Site. It has early seventeenth century origins, with nineteenth and twentieth century alterations, it has a timber frame with red brick nogging and has been converted to residential use in recent years. It has historic and architectural interest due to its former pub use, its age, and materials.

The **Church of The Ascension** and the **White Hart Public House** are close to the Site but are separated from it by modern development and mature tree belts surrounding the Site. The setting of these assets is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of these designated heritage assets.

56 High Street (List Entry Number: 1173189), is a Grade II listed house, formerly 2 or 3 dwellings with origins in the seventeenth century with later alterations. It has a garage block to its southern end. It has a timber frame, externally finished in red brick, part pebble dashed, and roofed with some handmade and some machine plain tiles. Despite later unsympathetic alterations, it retains its historic form largely and has historic and architectural interest due to its age and historic building fabric and architectural features such as prominent chimneys and half hipped roofs. It is directly to the north of the Site. The Site was historically open space or orchards and there does not appear to be a historic or functional link between the two. If there was any relationship, it has been long since severed and historic mapping indicates the Site has been a car dealership or garage since least the early 1960s. Due to the use as a car dealership, the presence of modern buildings and hardstanding and large number of parked cars, the Site has an unsympathetically cluttered and modern character and has a negative impact on the setting of the listed building. Due to their proximity, the proposed Allocation has the potential to impact the significance of the designated heritage asset. Based on the current character, there is potential for impact to be negative, neutral or positive, subject to appropriate mitigation.

52 High Street (List Entry Number: 1348202), is Grade II listed. The Historic England listing refers to it as a house, formerly two dwellings. The attached listed building appears to have been extended to the north incrementally to now form a separate property and No. 54 appears to be a partial extension of the historic house. It has origins in the early seventeenth century with later alterations. It is fronted in brick and has a timber frame. It has historic and architectural interest due to its age, historic fabric and architectural detailing including the central cluster of chimneys and segmentally arched heads to windows and dentilled brick course to the eaves. It is directly to the south of the Site. The Site was historically open space or orchards and based on 1841 Tithe Map Apportionments, the Site and No. 52 were in the same ownership but with different tenants. However, any relationship has been long since severed and historic mapping indicates the Site has been a car dealership or garage since least the early 1960s. Due to the use as a car dealership, the presence of modern buildings and hardstanding and large number of parked cars, the Site has an unsympathetically cluttered and modern character and has a negative impact on the setting of the listed building. Due to their proximity, the proposed Allocation has the potential to impact the significance of the designated heritage asset. Based on the current character, there is potential for impact to be negative, neutral or positive, subject to appropriate mitigation.

44, 46 And 48 (Poacher's Cottage) High Street (List Entry Number: 1100885) is a Grade II listed former house extended to form two houses. It has origins in the sixteenth century, finished in white roughcast render, with a handmade plain tiled roof. Despite a large front porch addition to the northern front, it is still recognisable as historic cottages. It has historic and architectural interest due to its age, historic building fabric and simple historic form. There is no historic or functional link with the Site, and although it is separated from the Site by housing to the north there is some degree of intervisibility, and the Site has a neutral impact on its significance as it conforms to prevailing historic building heights. The

proposed Allocation has the potential to impact the significance of the heritage asset. However, it is likely that this could be mitigated.

The Grade II listed **Bell Public House** (List Entry Number: 1100884) sits at the southern end of the High Street. It has seventeenth century origins, with later alterations. It has historic and architectural interest due to its former pub use, its age, and materials. There is no historic or functional link with the Site, and although it is separated from the Site by housing to the north there is some degree of intervisibility, and the Site has a neutral impact on its significance as it conforms to prevailing historic building heights. The proposed Allocation has the potential to impact the significance of the heritage asset. However, it is likely that this could be mitigated.

Ninnings Farmhouse (List Entry Number: 1348216) is a Grade II Listed house with late seventeenth century origins, with later extensions. It has a timber frame with brick infill and has historic and architectural interest due to its historic farmhouse use and surviving timber frame. It is near the edge of the settlement and the setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

22-26 High Street and 24 and 26 High Street. are a group of nineteenth century terrace properties with group value due to the unaltered appearance

34 High Street is a well-maintained eighteenth-century terraced property.

38-40 High Street is a part of a row of eighteenth-century properties which have group value as two similar houses but have had modern alterations which detracts from their character.

Magnolia Cottage is a short distance to the south of these and is an eighteenth-century detached house, with historic and architectural interest as a former cottage in a semi-rural setting.

All these Locally Important Buildings are located close to each other towards the centre/southern end of the High Street. There is no historic or functional link with the Site, and although it is separated from the Site by housing to the north there is some degree of intervisibility, and the Site has a neutral impact on its significance as it conforms to prevailing historic building heights. The Proposed Allocation has the potential to impact the significance of the heritage asset. However, it is likely that this could be mitigated.

Studd Cottage, Bedmond Road is a historic cottage with historic interest as a former rural cottage. Its setting does not extend to the Site due to distance and built form, and the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Neutral**

Recommendations:

Archaeological Recommendations

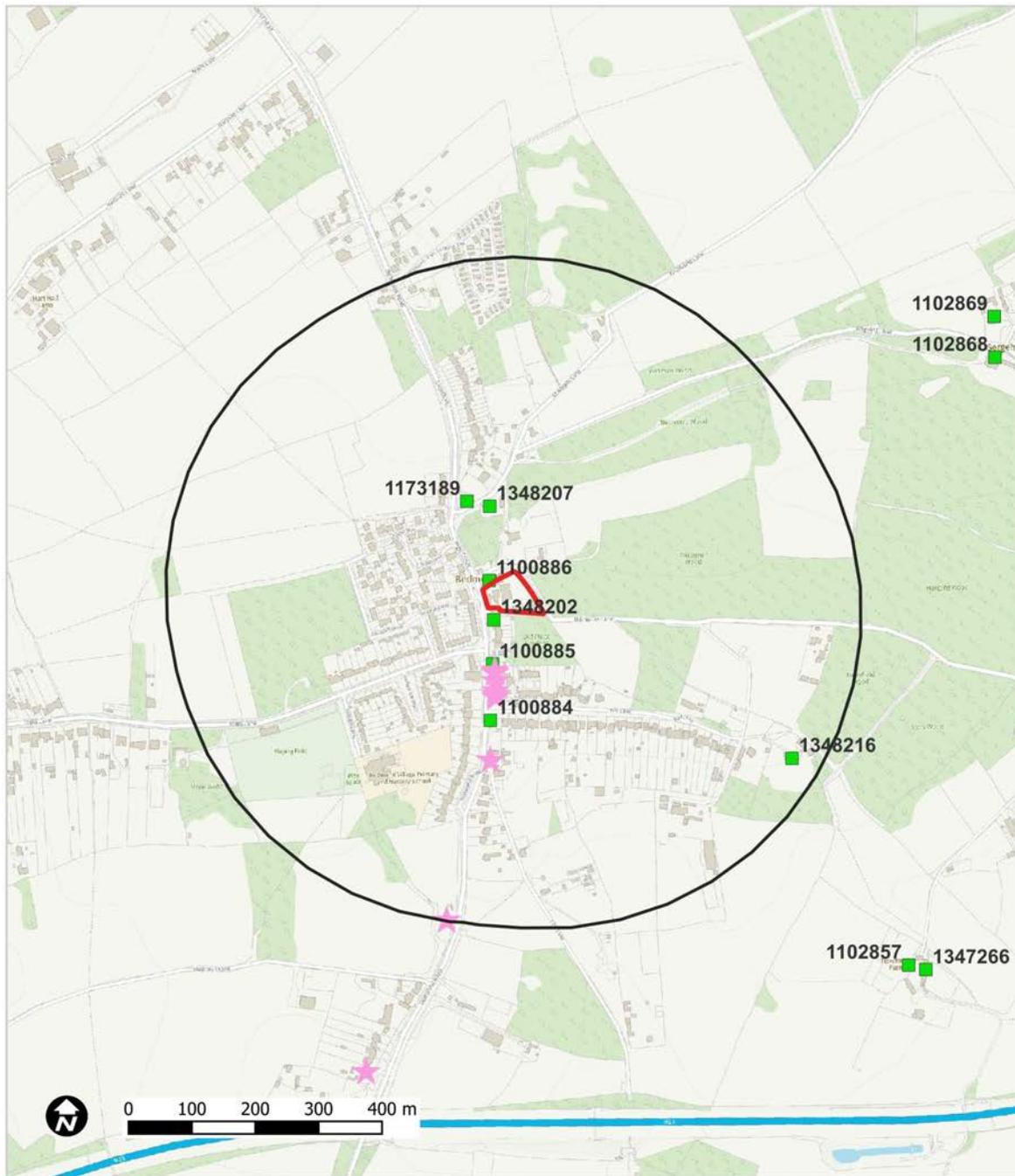
The archaeological interest of this site can be conserved by appropriate planning requirements (for example archaeological conditions) imposed by the LPA, should planning permission be approved.

Built Heritage

The Site is adjacent to **56 High Street** to its north and **52 High Street** to its south and on this basis, has the potential to impact their significance through change within their immediate settings. However, as per the assessment, the Site currently makes a slightly negative contribution to the setting of the two listed buildings due to its current form. Development of an appropriate scale, form and materials, which were in keeping with the local character and context would be very likely to mitigate any harmful impacts. There are prominent views of both buildings currently in the street scene and future development should

be mindful of this. Based on the current character, there is potential for impact to be negative, neutral or positive, subject to appropriate mitigation.

In relation to the Grade II listed **44, 46 And 48 (Poacher's Cottage), High Street, The Bell Public House** there is intervisibility with the Site and there is potential that harm to their setting through introduction of incongruous development that would undermine the historic built form. Future development should be of an appropriate scale of 2-3 storeys in traditional form and materials and/or set back appropriately from the frontage to ensure they would not undermine the existing streetscene which contributes to the significance of the listed buildings. The same would apply to the nearby Locally Important Buildings at **22-26 High Street, 34 High Street, 38-40 High Street** and **Magnolia Cottage, Bedmond Road**.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NSS2</p> <p>Three Rivers Heritage Impact Assessment</p> <p> </p>
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6. Assessment Sheets – Belsize

Site ref.:	NCFS31	Site Name:	Land to the south-east of Poles Hill, Belsize
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Site Summary:

The site is at the southern edge of the village of Belsize, to the north of Sarratt, and it measures 2.91 ha. It has heavy woodland to the south and east with housing in Belsize across Poles Hill Road to the west. Public Footpath SA21 runs through the centre of the Site.

Relevant Heritage Assets:

Listed Buildings

Little Winch, Grade II* Listed (LEN: 1100809)

Belsize House, Grade II Listed (LEN: 1347873)

Walnut Cottage and Lonmay, Grade II Listed (LEN: 1100811)

Hilltop, Grade II Listed (LEN: 1101584)

Hillmead Farm House, Grade II Listed (LEN: 1174176)

Old Plough House, Grade II Listed (LEN: 1101585)

Plough Cottage, Grade II Listed (LEN: 1295845)

Great Sarratt Hall, Grade II Listed (LEN: 1101579)

Conservation Areas

The Green, Sarratt Conservation Area

Locally Important Buildings

Doggetts

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and its location adjacent to an Ancient Woodland, an Area of Archaeological Significance, and a SHINE monument indicating the presence of a possible medieval earthwork enclosure (HER 885), further archaeological investigation is warranted. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Little Winch is a Grade II* Listed house (List Entry Number: 1100809). It was built in 1935 by M. Fry a well-known modernist architect for George Butler an artist. The house is built in the International Modern Style in brick with a tile-hung timber-framed first floor studio and flat roof. It has historic and architectural interest due to the individuals associated with the house and its distinctive modernist style. The setting of the heritage asset does not extend to the Site because of intervening woodland and housing. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Belsize House (List Entry Number: 1347873) is a Grade II listed house built in the seventeenth century and was formerly part of Belsize Farm. It has a timber frame and is finished in roughcast render. It has been extensively altered during the twentieth century with large rear extensions and smaller side extensions and has a larger detached garage. It has historic and architectural interest in relation to its age, former use as a farm, historic fabric, and simple architectural features, including a large prominent chimney.

There is no historic ownership or occupancy link recorded between Belsize House and the Site. However, the historic setting of the house extends into the open space to the front which includes the Site. The Site allows appreciation of the house in its historic rural setting, which makes a positive contribution to the setting and significance of the asset. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the house by virtue of building on historically undeveloped land which forms part of the rural character of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Walnut Cottage and Lonmay is a Grade II Listed house (List Entry Number: 1100811), it was built in the late seventeenth century as a small house and is now in use as two houses and has been extended. It is part timber framed and finished in red brick, with a red tiled roof. It has historic and architectural interest due to its historic fabric, simple traditional materials and design in its historic rural setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the house by virtue of building on historically undeveloped land which forms part of the rural character of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Hilltop is a Grade II Listed house (List Entry Number 1101584), built in the late seventeenth century with later alterations. It has a timber frame with part brick casing and partly rendered, with a tiled roof. It has historic and architectural interest due to its historic fabric and form. Its setting does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Old Plough House (List Entry Number 1101585) and **Plough Cottage** (List Entry Number 1295845) are both Grade II listed houses with seventeenth century origins, with timber framing and whitewashed brick nogging, which contribute to their special historic and architectural interest. They are located together on Plough Lane to the southeast of the Site. Their setting does not extend to the Site because of intervening woodland. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Great Sarratt Hall is Grade II Listed (List Entry Number: 1101579). It is a large house dating from the early eighteenth century (with 1710 on a datestone) and was largely rebuilt in the early nineteenth century and extended and altered later in the nineteenth and twentieth centuries. It forms part of a farmyard. It is finished in yellow stock brick. It has historic interest as an important local house in a rural area and architectural interest due to its elegant form with gently sloping slate roof, symmetrical regular form, with gently pitched roof. The Hall is towards the rear of the Site and is surrounded by buildings which are agricultural in form. Its setting does not extend to the Site because of intervening woodland. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Green, Sarratt Conservation Area

The significance of the Conservation Area relates to the historic linear settlement around the green in Sarratt. There is no historic or functional link between the Conservation Area and the Site. The setting of the Conservation Area does not extend to the Site because of intervening woodland. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

Doggetts

RAG score: **Minor Adverse**

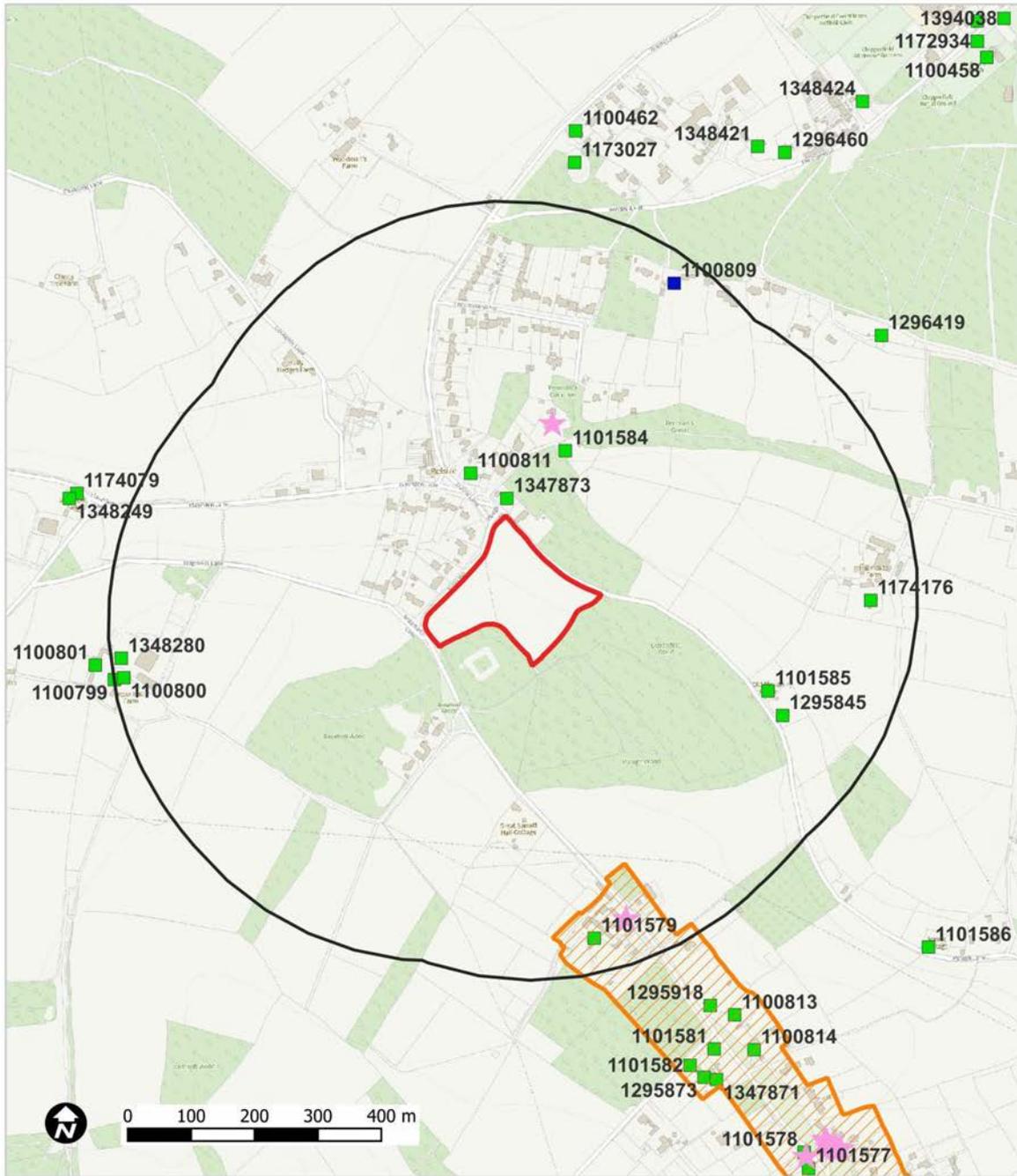
Recommendations:

Archaeological Recommendations

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

Built Heritage Recommendations

In relation to the Grade II listed **Belsize House** and **Walnut Cottage and Lonmay** the proposed Site Allocation also has potential to affect, and cause harm to, their setting and significance by building on historically undeveloped land, which forms part of the rural character of the surrounding landscape. The northern boundary of the Site, which is closest to the two listed buildings, is screened by existing hedgerow, however, the undeveloped character of the Site remains important. Proposals should explore how harm can be minimised through providing meaningful setbacks of development closest to the assets to sustain their rural settings. Existing dense green boundaries could be maintained or increased, to further limit intervisibility, although this has less long-term certainty, so appropriate siting of development as mentioned above should be the primary mitigation measure.



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Key Allocation Site □ 500m Study Area Heritage Asset Conservation Areas 	Grade II Listed Building ■ Grade II* Listed Building ■ Locally Listed Building ★	NCFS31 Three Rivers Heritage Impact Assessment

Site ref.:	NCFS32	Site Name:	Land to the south-west of Bragmans Lane, Belsize
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Site Summary:

The Site measures 3.49 ha and is a short distance to the southwest of the village of Belsize and northwest of Sarratt. It is an open field, with agricultural land to the north, west and south, with an area of woodland to the southeast.

There are no Public Rights of Way through the Site, footpath Sarratt 025 runs across the southern boundary.

Relevant Heritage Assets:

Listed Buildings

Rose Hall Farmhouse, Grade II Listed (LEN: 1100799)

Barn About 30 Metres North of Rose Hall Farm House, Grade II Listed (LEN: 1348280)

Barn About 30 Metres West North West Of Rose Hall Farm House, Grade II Listed (LEN: 1100801)

Stables About 5 Metres East of Rose Hall Farm House, Grade II Listed (LEN: 1100800)

Great Bragmans Farm House, Grade II Listed (LEN: 1100798)

Barn About 20 Metres North of Great Bragman's Farm House, Grade II Listed (LEN: 1348279)

Whitedell Farmhouse, Grade II Listed (LEN: 1348249)

Barn About 10 Metres North East Of Whitedell Farm House, Grade II Listed (LEN: 1174079)

Belsize House, Grade II Listed (LEN: 1347873)

Walnut Cottage and Lonmay, Grade II Listed (LEN: 1100811)

Hilltop, Grade II Listed (LEN: 1101584)

Conservation Area

The Green, Sarratt Conservation Area

Locally Important Buildings

Doggetts

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and its location adjacent to an Ancient Woodland, an Area of Archaeological Significance, and a SHINE monument indicating the presence of a possible medieval earthwork enclosure (HER 885), further archaeological investigation is warranted. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Listed Buildings

Rose Hall Farmhouse Grade II Listed (List Entry Number: 1100799), is a house with late seventeenth century origins, with later remodelling. It is constructed in red brick with some older timber framed walling. Its significance derives from its architectural interest as seventeenth century house constructed in red brick, with sliding sash windows. It has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Barn About 30 Metres North of Rose Hall Farm House Grade II Listed (List Entry Number: 1348280) is a seventeenth century barn, weatherboard to the exterior with internal timber framing including arched braces from jowled posts to cambered tie beams. Its significance derives from its architectural interest as seventeenth century barn constructed in timber. It has historic interest as part of a historic farmstead.

Barn About 30 Metres West North West Of Rose Hall Farm House Grade II Listed (List Entry Number: 1100801) is an eighteenth-century barn externally weatherboarded with a central gabled midstrey under catslide roofs. The interior timber framing has arched braces, angled struts clasp purlins. Its significance derives from its architectural interest as eighteenth century barn constructed in timber. It has historic interest as part of a historic farmstead.

Stables About 5 Metres East of Rose Hall Farm House Grade II Listed (List Entry Number: 1100800) is a seventeenth century stables, formerly a dwelling. With a timber frame, red brick walling, base and stack, weatherboarded. It has an internal chimney stack with a first-floor fireplace. Its significance derives from its architectural interest as eighteenth century house, repurposed as stables. It has historic interest as part of a historic farmstead.

The **Rose Hall farm buildings** are a group and so the assessment will be undertaken collectively: Their setting consists of surrounding farmland (including the Site), which is largely intact and contributes positively to the significance of the Rose Hall Farm buildings, which includes the Site. Tithe Map Apportionments of 1840 indicate common ownership and occupancy between Rose Hall Farm and the Site. The Site is directly adjacent to the farm, and the functional and physical relationship appears to still exist. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by virtue of building on historically undeveloped farmland historically and physically associated with the farm, removing its agrarian character and use which contributes positively to the appreciation of the historic farmstead group. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Great Bragmans Farm House Grade II Listed (List Entry Number: 1100798) is a house which has sixteenth century origins with later alterations. It has a timber frame with brick nogging and casing and is partly weatherboarded. It has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Barn About 20 Metres North of Great Bragman's Farm House Grade II Listed (List Entry Number: 1348279) is an eighteenth-century barn with a timber frame, which is externally weatherboarded. Its significance derives from its architectural interest as eighteenth century barn constructed in timber. It has historic interest as part of a historic farmstead.

Great Bragmans Farm House and Barn are a group and so the assessment will be undertaken collectively:

Their setting consists of surrounding farmland (including the Site), which is largely intact and contributes positively to the significance of Great Bragmans Farm. Tithe Map Apportionments of 1840 indicate common ownership but separate occupancy between Great Bragmans Farm and the Site. The Site is separated by intervening fields, hedgerows and the buildings at Rose Hall Farm but this is only a limited separation, and the wider rural setting is largely intact. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by virtue of building on historically undeveloped farmland that is historically and physically associated with the farm, removing the agrarian character and use which contributes positively to an appreciation of the position and function of the historic farmstead in the wider landscape. This would likely give rise to a low level of less than substantial harm, which should be further explored and minimised in any future assessment.

Whitedell Farmhouse Grade II Listed (List Entry Number: 1348249) is a house which has sixteenth century origins with later alterations. It has a timber frame on a flint base, with whitewashed brick exterior. brick nogging and casing and is partly weatherboarded with a sham timber framing. It has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Barn About 10 Metres North East Of Whitedell Farm House Grade II Listed (List Entry Number: 1174079) is a seventeenth century barn with a timber frame, externally weatherboards with a tiled roof.

The Whitedell Farm House and Barn are a group and so the assessment will be undertaken collectively:

Their setting consists of surrounding farmland (including the Site), which is largely intact and contributes positively to the significance of Whitedell Farm. Tithe Map Apportionments of 1840 indicate common ownership but separate occupancy between Whitedell Farm and the Site. The Site is separated by intervening roads, fields, hedgerows and the buildings at Rose Hall Farm but this is only a limited separation, and the wider rural setting is largely intact. Subject to further assessment which should accompany any future proposals on the Site, it is unlikely that the Allocation will impact the experience of the Whitedell Farm group, or result in harm to their significance, due to the separation from the Site.

Belsize House (List Entry Number: 1347873) is a Grade II listed house built in the seventeenth century, which was formerly part of Belsize Farm It has a timber frame and is finished in roughcast. It has been extensively altered during the twentieth century with large rear extensions and smaller side extensions and has a larger detached garage. It has historic and architectural interest in relation to its age, former use as a farm, historic fabric simple design distinct simple features, including large prominent chimney. Its interest has now been diminished by larger rear extensions.

Walnut Cottage and Lonmay is a Grade II Listed house (List Entry Number: 1100811), it was built in the late seventeenth century as a small house and is now in use as two houses and has been extended. It is part timber framed and finished in red brick, with a red tiled roof. It has historic and architectural interest due to its historic fabric, simple traditional materials and design in its historic rural setting

Hilltop is a Grade II Listed house (List Entry Number 1101584), built in the late seventeenth century with later alterations. It has a timber frame with part brick casing and partly rendered with a tiled roof. It has historic and architectural interest due to its historic fabric and form.

The three listed buildings described above **Belsize House, Walnut Cottage and Lonmay and Hilltop** are all located within the settlement of Belsize. Their setting does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of these designated heritage assets.

Conservation Area

The Green, Sarratt Conservation Area

The significance of the Conservation Area relates to the historic linear settlement around the green in Sarratt. There is no historic or functional link between the Conservation Area and the Site. The setting of the Conservation Area does not extend to the Site because of intervening woodland. As such, the

proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

Doggetts

RAG score: **Moderate Adverse**

Recommendations:

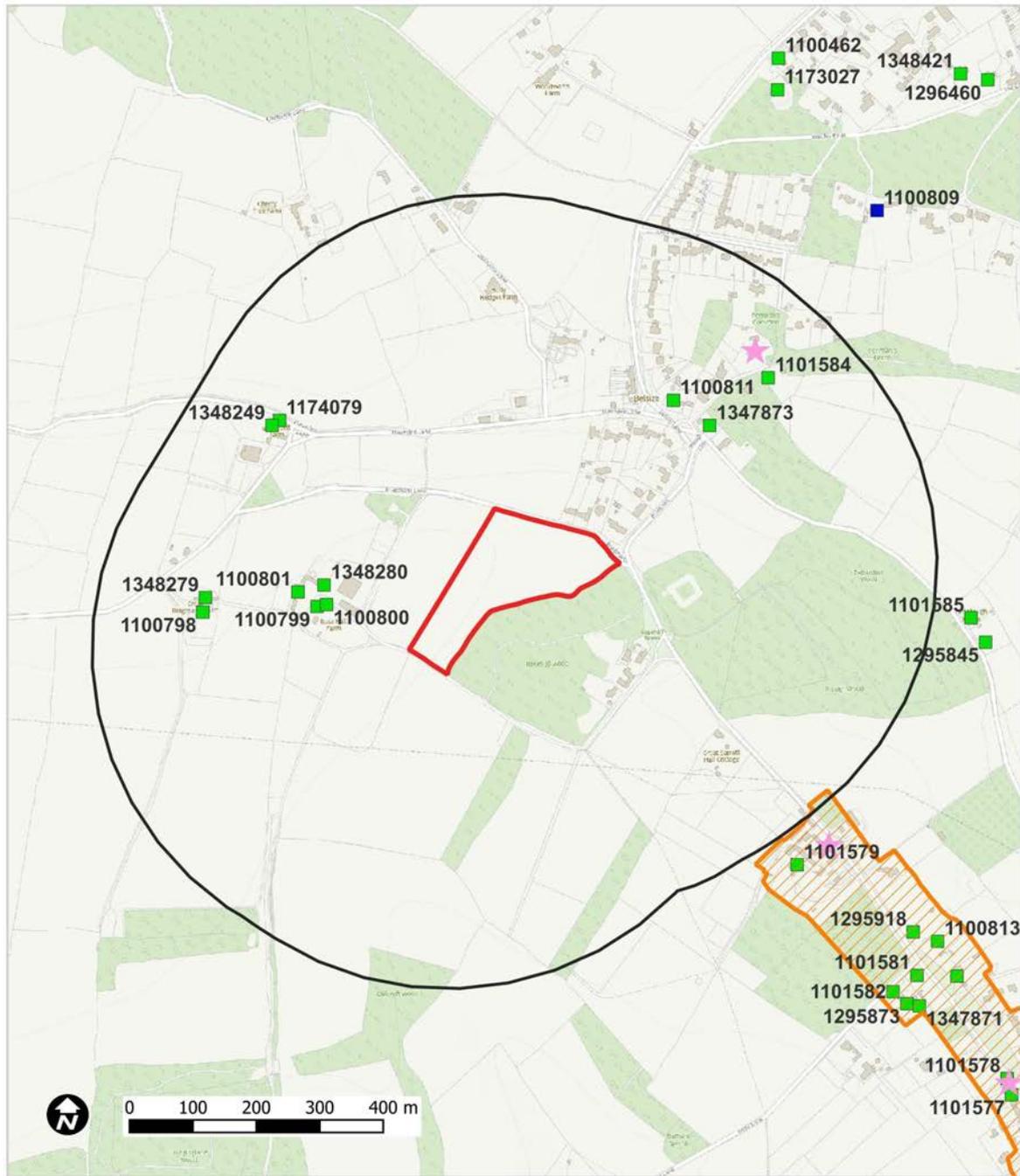
Archaeological Recommendations

The site is considered an appropriate location for development. However, due to its size and its location adjacent to an Ancient Woodland, an Area of Archaeological Significance, and a SHINE monument indicating the presence of a possible medieval earthwork enclosure (HER 885), further archaeological investigation is warranted. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Recommendations

In **relation** to the Grade II listed buildings at **Rose Hall Farm** the proposed Site Allocation has the potential to affect and cause harm to their setting and significance by building on historic agrarian land which has a shared ownership and use with the historic farmstead. It is possible that some degree of harm could be mitigated by building only on the eastern part of the Site and creating a landscaped boundary. However, this would heavily erode the open rural setting and would still be very likely to result in harm the significance of the listed buildings forming the farmstead.

In relation to the Grade II listed buildings at **Great Bragmans Farm**, the same considerations apply as to **Rose Hall Farm**, although the degree of harm is likely to be lower due to the greater distance and intervening buildings, hedgerows etc. It is possible that the harm to Great Bragmans Farm could be mitigated by building only on the eastern part of the Site and creating a landscaped boundary.



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Key Allocation Site 500m Study Area Heritage Asset Conservation Areas 	Grade II Listed Building ■	NCFS32 Three Rivers Heritage Impact Assessment
	Grade II* Listed Building ■ Locally Listed Building ★	
PLACE SERVICES		

7. Assessment Sheets – Bricket Wood

Site ref.:	NCFS7	Site Name:	HCC Waterdell, Bricket Wood
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Site Summary:

The Site measures 1.71 ha with the M1 on the western boundary and Bricket Wood to the north. The Site is an open field with mature boundary trees, and wooded areas to east with housing beyond.

Relevant Heritage Assets:

The Chequers, Grade II listed (LEN: 1172983)

Replica of the Mohne Dam, in the grounds of the Building Research Establishment, Garston, Scheduled Monument (LEN: 1020749)

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and its proximity to a site where Neolithic and Roman finds have been recorded (HER nos. 31562, 31563), as well as the supposed course of the Roman road from Verulamium to Uxbridge located to the northeast, further archaeological investigation is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

The Chequers, Grade II listed (List Entry Number: 1172983) is located to the northwest of the Site. Its significance is derived from its special architectural and historic interest as timber-framed farmhouse of sixteenth-seventeenth century origins, later a public house. The setting of the heritage asset, because of the distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Replica of the Mohne Dam, in the grounds of the Building Research Establishment, Garston is a Scheduled Monument (List Entry Number: 1020749). It has historic interest due to its connection with internationally important aspects of Second World War events, technology and research. The setting of the heritage asset, because of surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score: **Neutral**

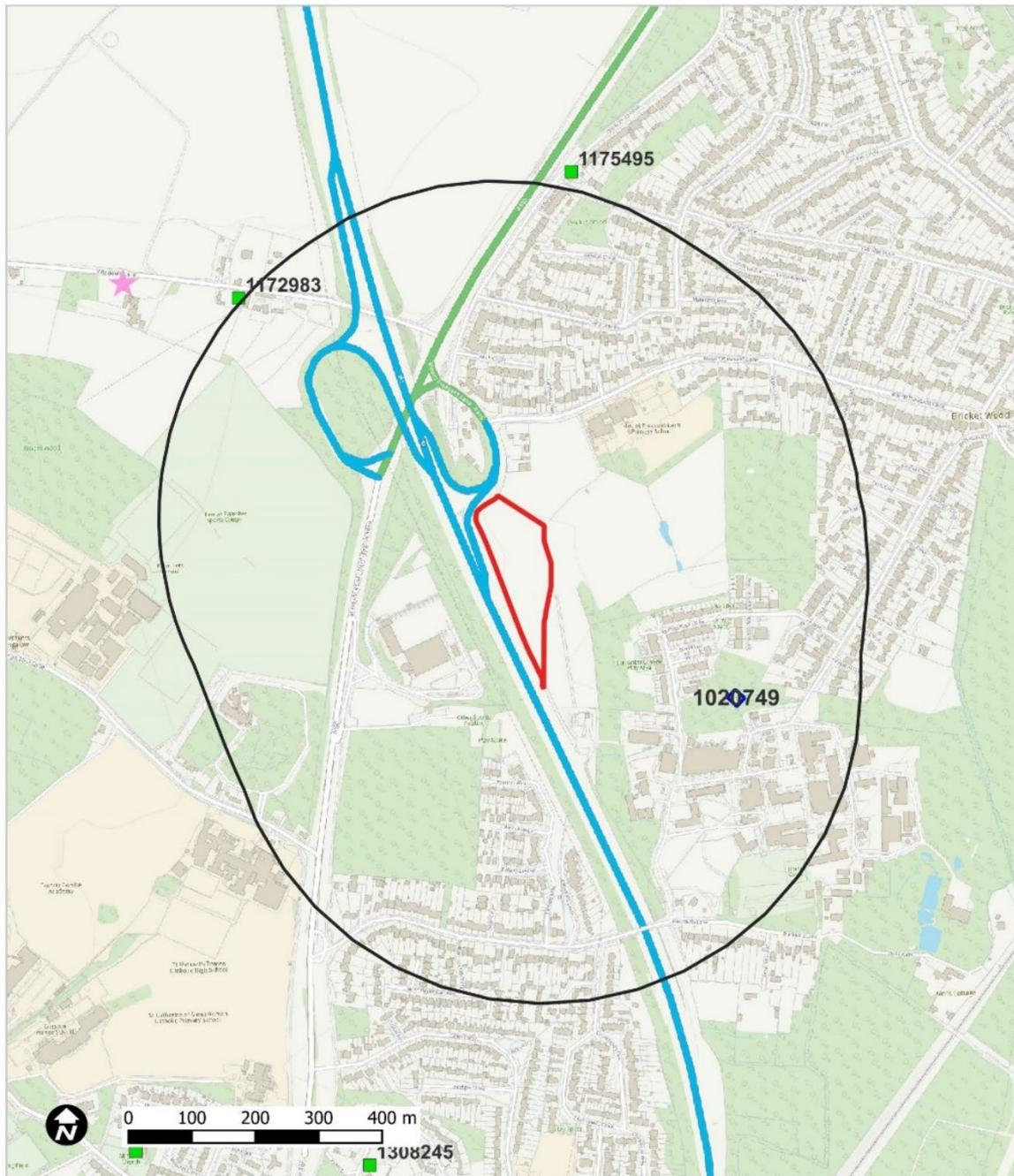
Recommendations:

Archaeological Recommendations

The site is considered an appropriate location for development. However, due to its size and its proximity to a site where Neolithic and Roman finds have been recorded (HER nos. 31562, 31563), as well as the supposed course of the Roman road from Verulamium to Uxbridge located to the northeast, further archaeological investigation is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Scheduled Monuments </p> <p>Grade II Listed Building ■</p> <p>Locally Listed Building ★</p>		<p>NCFS7</p> <p>Three Rivers Heritage Impact Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>PLACE SERVICES</p> </div> <div style="text-align: center;">  <p>THREE RIVERS DISTRICT COUNCIL</p> </div> </div>
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8. Assessment Sheets – Bucks Hill / Langleybury

Site ref.:	NCFS10	Site Name:	Great Westwood, Langleybury
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Site Summary:

The Site measures 23.68 ha and consists of two parcels of open fields and woodland in an irregular shape. The Site is surrounded by rural land on all sides with the M25 immediately to the east. The village of Bucks Hill and Sarratt are to the west.

Public Right of Way Footpath Abbots Langley 047 runs in a curve through north or near both parts of the Site.

Relevant Heritage Assets:

Listed Buildings

Great Westwood Farmhouse and Outbuildings, Grade II listed (LEN: 1348218)

Buckshill Bottom Cottage, Grade II listed (LEN: 1348243)

Buckshill Bottom Cottage, Grade II listed (LEN: 1348243)

Buckshill Bottom House and Barn, Grade II listed (LEN:1100804)

Yew Court Farm House, Grade II listed (LEN: 1174005)

Yew Court Lodge, Grade II listed (LEN: 1100806)

Barn and Coachhouse About 10 Metres East South East Of Yew Court Farm House, Grade II listed (LEN: 1100805)

Cartshed About 10 Metres North East Of Yew Court Farm House, Grade II listed (LEN: 1174012)

Pottens Farm House, Grade II listed (LEN: 1174020)

Pump About 10 Metres North East Of Potten's Farm House, Grade II listed (LEN: 1100807)

Barn About 10 Metres South of Potten's Farm House, Grade II listed (LEN: 1348245)

Locally Important Buildings

Whitehouse Lodge

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and its position bordering an Area of Archaeological Significance, as well as its proximity to a number of recorded Prehistoric and Roman remains (HER nos. 6235, 6236, 6237), further archaeological investigation is recommended. The Historic Environment team advises that an Archaeological Desk-Based Assessment be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Great Westwood Farmhouse and Outbuildings is Grade II listed (List Entry Number: 1348218) is located to the northwest of the Site. The house has seventeenth century origins with the main block dated c.1740 with later alterations. There are various historic ranges dating from the seventeenth to the twentieth centuries. Its architectural interest derives from its multi-phase development and the quality of the eighteenth-century main block, built a neo-Classical style in red brick with sash windows and gauged lintels. It has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Although the farm is set back from the road on Old House Lane, and its main setting appears to be to the north, east and west rather than the south, the northwestern edge of the Site is relatively close to the farm. Tithe Map Apportionments of 1844 indicate common ownership and occupancy between Great Westwood Farmhouse and the Site and dotted lines on historic OS maps indicate access to the Site from the farm. The proximity, historic links highlighted, and scale of the Site are important considerations. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by virtue of building on historically undeveloped woodland historically and physically associated with the farm. This may give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment. Development on the eastern parcel of the Allocation would likely not result in any harm to the significance of the listed building.

Buckshill Bottom Cottage is Grade II listed (List Entry Number: 1348243) is to the west of the Site. It dates from the seventeenth century and has a timber frame and brick nogging. Its significance derives from its architectural interest as sixteenth cottage, constructed with timber frame in a rural setting. It has no historic or functional link to the Site, although the Site does make a minor positive contribution as part of its historic context as a rural cottage. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to its setting and significance by building on historically undeveloped woodland that forms part of its historic rural setting. This may give rise to a low level of less than substantial harm, which should be further explored and minimised in any future assessment. Development on the eastern parcel of the Allocation would likely not result in any harm to the significance of the listed building.

Buckshill Bottom House and Barn is to the west of the Site adjacent to Buckshill Bottom Cottage. It is Grade II listed (List Entry Number: 1100804) and includes a house and attached range. The house dates from the late sixteenth century with later alterations, it has a timber frame with red brick nogging. Its significance derives from its architectural interest as sixteenth century house constructed with a timber frame. It has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy. Tithe Map Apportionments of 1844 indicate common ownership and occupancy between Buckshill Bottom House and the Site. The northwestern edge of the Site is relatively close to the farm, although there appears to be field boundaries comprised of mature tree separating them and the functional relationship has been severed. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by virtue of building on historically undeveloped woodland historically and physically associated with the farm. This may give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment. Development on the eastern parcel of the Allocation would likely not result in any harm to the significance of the listed building.

Yew Court Farm House is Grade II listed (List Entry Number: 1174005), is a house to the southwest of the Site, built in the early to mid-eighteenth century with extensive twentieth century alterations. Its significance derives from its architectural interest as an eighteenth-century house with historic features including prominent chimneys and it has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Yew Court Lodge is Grade II listed (List Entry Number: 1100806) and dates from the seventeenth or eighteenth century and was converted from barns to Yew Court Farm House, to a garage and dwelling. It has a timber frame, weatherboarding and a tiled roof. Its significance derives from its architectural interest as historic barn constructed in timber. It has historic interest as part of a historic farmstead

Barn and Coachhouse About 10 Metres East South East Of Yew Court Farm House Grade II listed (List Entry Number: 1100805) is a seventeenth- or eighteenth-century barn with a timber frame and eighteenth century red brick casing and has an upper dovecote. Its significance derives from its architectural interest as historic barn constructed in timber. It has historic interest as part of a historic farmstead and the illustrative value of the dovecote.

Cartshed About 10 Metres North East Of Yew Court Farm House is Grade II listed (List Entry Number: 1174012) eighteenth century cart shed built in red and stock brick with a weatherboarded ends. Its significance derives from its architectural interest as historic agricultural structure, and it has historic interest as part of a historic farmstead.

The **Yew Court Farm buildings** described above are a group and so the assessment will be undertaken collectively:

Their setting consists of surrounding farmland, woodland and modern development to the northeast on Templepan Lane, with the M25 to the south. Tithe Map Apportionments of 1844 indicate common ownership but different occupancy between Yew Court Farm and the Site. However, the setting of Yew Court Farm buildings does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

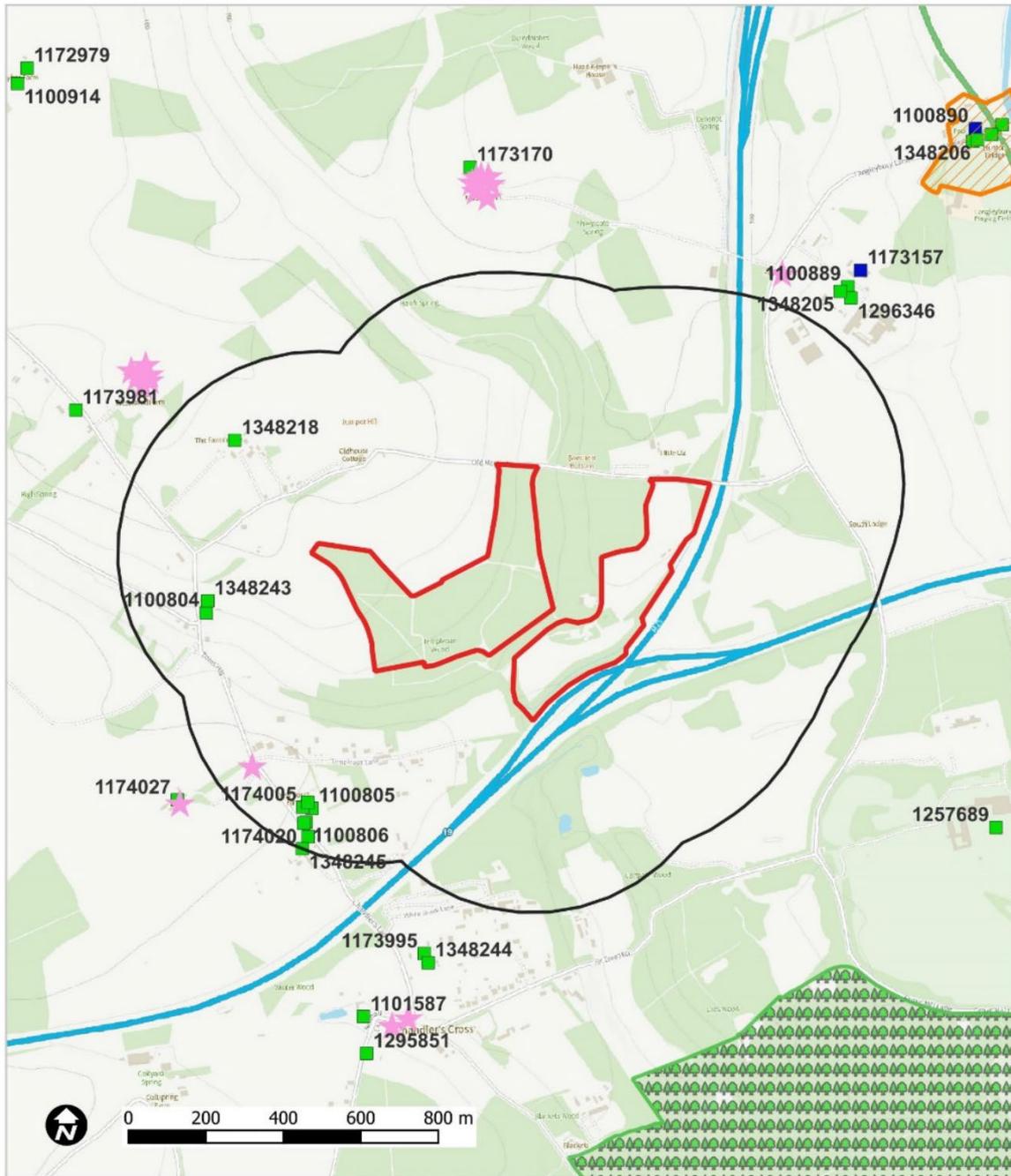
Pottens Farm House Grade II listed (List Entry Number: 1174020) house, dating from the sixteenth century with later alterations. It has a timber frame, brick front and a part roughcast rendered extension under a slate roof. Its significance derives from its architectural interest as a historic farmhouse with distinct features including prominent chimneys and it has historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy.

Pump About 10 Metres North East Of Potten's Farm House is a Grade II listed (List Entry Number: 1100807) pump dating from the mid to late nineteenth century with historic interest as an essential facility required prior to modern times.

Barn About 10 Metres South of Potten's Farm House is Grade II listed (List Entry Number: 1348245) seventeenth century barn with a timber frame on a brick base, externally weatherboarded. Its significance derives from its architectural interest as historic barn constructed in timber. It has historic interest as part of a historic farmstead.

The **Pottens Farm buildings/assets** are a group and so the assessment will be undertaken collectively: Their setting consists of surrounding farmland, woodland and modern development to the northeast on Templepan Lane, with the M25 to the south and considerable modern agricultural style buildings within the Pottens Farm Site. Tithe Map Apportionments of 1844 indicate separate ownership and occupancy from the Site. However, the setting of Pottens Farm buildings does not extend to the Site because of intervening development and mature trees and vegetation. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

RAG score:	Minor Adverse
Recommendations:	
Archaeological Recommendations	
<p>The site is considered an appropriate location for development. However, due to its size and its position bordering an Area of Archaeological Significance, as well as its proximity to a number of recorded Prehistoric and Roman remains (HER nos. 6235, 6236, 6237), further archaeological investigation is recommended. The Historic Environment team advises that an Archaeological Desk-Based Assessment be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.</p>	
Built Heritage Recommendations	
<p>In relation to the Grade II listed Great Westwood Farmhouse and Outbuildings the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, including historic areas of woodland. Proposals should explore how this harm can be minimised or removed by developing on the eastern parcel of the Site and retaining the woodland and undeveloped character of the western parcel.</p>	
<p>In relation to the Grade II listed Buckshill Bottom Cottage the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, including historic areas of woodland. Proposals should explore how this harm can be minimised or removed by developing on the eastern parcel of the Site and retaining the woodland and undeveloped character of the western parcel.</p>	
<p>In relation to the Grade II listed Buckshill Bottom House and Barn the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, including historic areas of woodland. Proposals should explore how this harm can be minimised or removed by developing on the eastern parcel of the Site and retaining the woodland and undeveloped character of the western parcel.</p>	



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Key		Parks and Gardens		NCFS10
Allocation Site		Grade II Listed Building		
500m Study Area		Grade II* Listed Building		
Heritage Asset		Locally Listed Building		Three Rivers Heritage Impact Assessment
Conservation Areas				THREE RIVERS DISTRICT COUNCIL

9. Assessment Sheets – Carpenders Park

Site ref.:	NCFS11	Site Name:	Grange Wood, Carpenders
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Site Summary:

The Site measures 1.45 ha and contains some existing houses and open garden land. It is just south of South Oxhey and north of Carpenders Park, with woodlands to west and open land to south and east, with the A4008 road to the west with further open space beyond this.

Relevant Heritage Assets:

Listed Buildings

Oxhey Grange, Grade II listed (LEN: 1101593)

Front Lodge to Oxhey Grange, Grade II listed (LEN: 1174337)

Conservation Area

Watford Heath Conservation Area (within Watford District)

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Oxhey Grange is a Grade II listed (List Entry Number: 1101593) large house built in 1876 by W. Young for W.T. Eley it was extended and altered 1908. It is built in stock brick with red brick and stone dressings. It has historic significance due to its association with Eley, an arms manufacturer, and Young a well-known architect at that time, and architectural interest due to its Gothic Revival style. Tithe Map Apportionments of 1844 indicate separate ownership and occupancy from the Site. The Grange is separated from the Site by woodlands with its setting primarily in woodland to the south and west.

On this basis, while the Allocation has the potential to impact the significance of the heritage asset, the Site makes a limited contribution as part of its wider setting and proposed recommendations to mitigate harm will be addressed in 'Recommendations' below.

Front Lodge to Oxhey Grange is Grade II listed (List Entry Number: 1174337) and was built in 1908 along with the extension to the house, as a lodge on the main road to serve the Grange. It has historic significance due to its association with the Grange and architectural interest due to its simple form in redbrick. There is no historic or functional link between the two and while the Site contains modern houses and rear gardens, the Site is relatively open containing a large proportion of green space relative to the built footprint.

On this basis, the Site contributes positively to the setting of the heritage asset and appreciation of it as a building historically set in open countryside. However, as the Site is effectively rear gardens now, it only makes a relatively contribution. Proposed recommendations to mitigate harm will be addressed in 'Recommendations' below.

Watford Heath Conservation Area is in Watford District. Its special interest relates to, the many Arts and Crafts and Domestic Revival buildings constructed in the early twentieth century as part of the changes Oxhey Grange Estate. There are also important buildings from the eighteenth-nineteenth centuries. The other key feature of the area is the presence of mature trees arranged around the edge of the heath and hedges along residential boundaries with add to the which add to the semi-rural character of this area. The Site is immediately to the south of the Conservation Area. The Site was historically agricultural land but appears to have contained a small number of houses and larger rear gardens since at least the 1950's. The rear garden areas make a minor positive contribution to the open character of the Conservation Area, particularly the northwest of the Site adjacent to the conservation Area.

On this basis, while the Allocation has the potential to impact the significance of the heritage asset, the Site makes a limited contribution as part of its wider setting and proposed recommendations to mitigate harm will be addressed in 'Recommendations' below.

RAG score: **Minor Adverse**

Recommendations:

Archaeological Recommendations

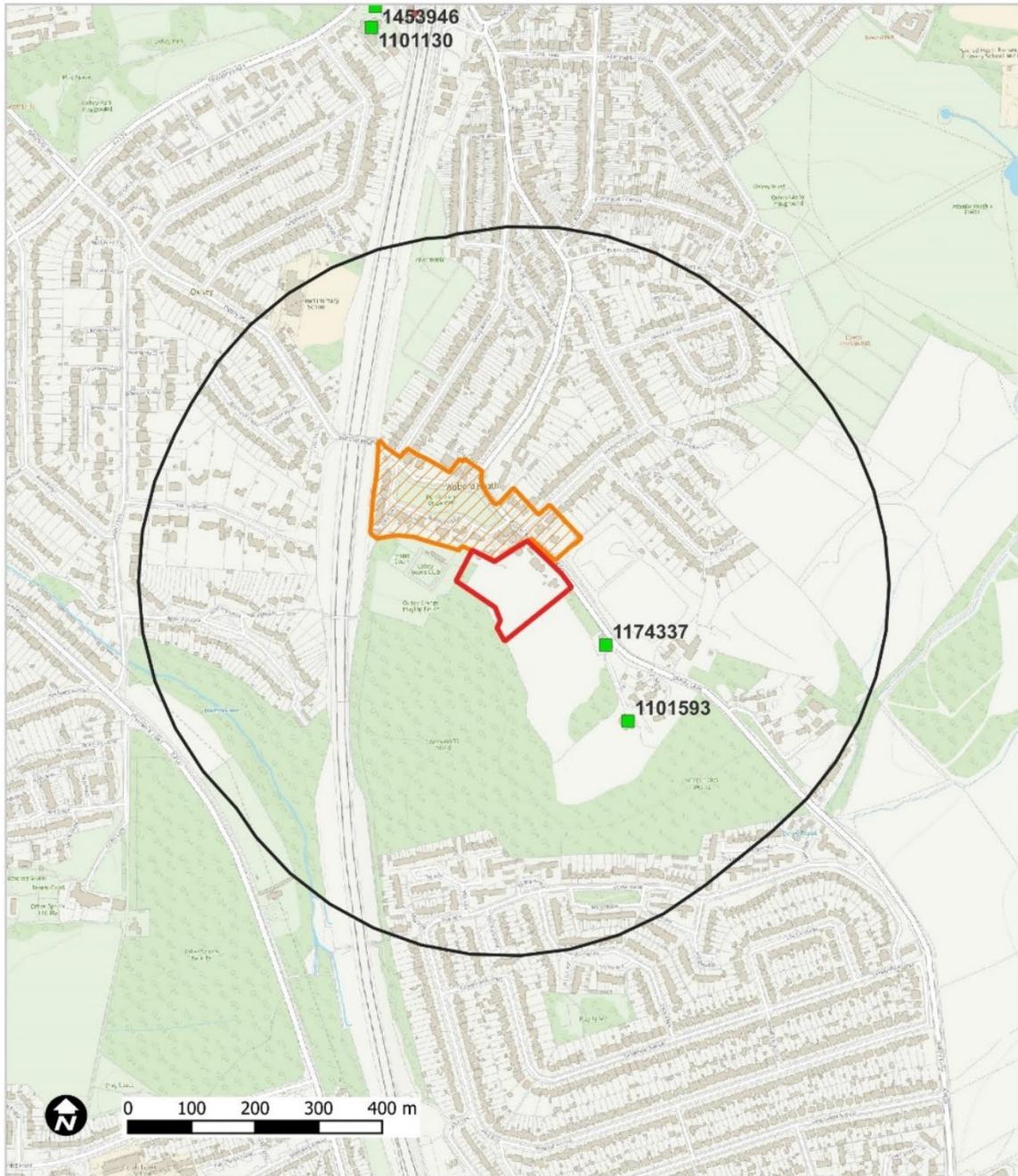
The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to the Grade II listed **Front Lodge to Oxhey Grange** and to a lesser extent to **Oxhey Grange** itself, the proposed Site Allocation has the potential to affect, and cause harm to, their setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. There is greater sensitivity in relation to the Lodge due to the openness of the setting towards the Site and its proximity to the Site.

Proposals should explore how harm can be minimised through retaining undeveloped land to the south of the Site where development may be more visible from the listed buildings and building at an appropriately medium to low height and at a medium to low density of development to sustain their open, rural settings. Existing dense tree belts could be extended across the southern boundary of the Site, although this has less long-term certainty, so appropriate siting and density of development should be the primary mitigation measure.

In relation to **Watford Heath Conservation Area** the proposed Site Allocation has the potential to affect, and cause harm to its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. Proposals should explore how harm can be minimised through retaining undeveloped land, trees hedges in the northwest of the Site where development may be more visible from the Conservation Area and building at an appropriately medium to low height and at a medium to low density of development to sustain their open, rural settings. Existing dense tree belts could be extended across the northwestern boundary of the Site, although this has less long-term certainty, so appropriate siting and density of development should be the primary mitigation measure.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p> <p>Grade II Listed Building </p>		<p>NCFS11</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

Site ref.:	NCFS12	Site Name:	Land east of Oxhey Lane, Carpenders Park
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Site Summary:

The Site measures 12.79 ha and comprises of several open fields on sloping lane, with mature hedgerow boundaries. Carpenders Park Care Home is immediately to the west of the Site, on the eastern side of Oxhey Lane. The main settlement of Carpenders Park is to the west across Oxhey Lane and there is open land to the northeast and south.

Relevant Heritage Assets:

There are no heritage assets within the Study Area.

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

There are no identified heritage assets within the Study Area.

RAG score: **Neutral**

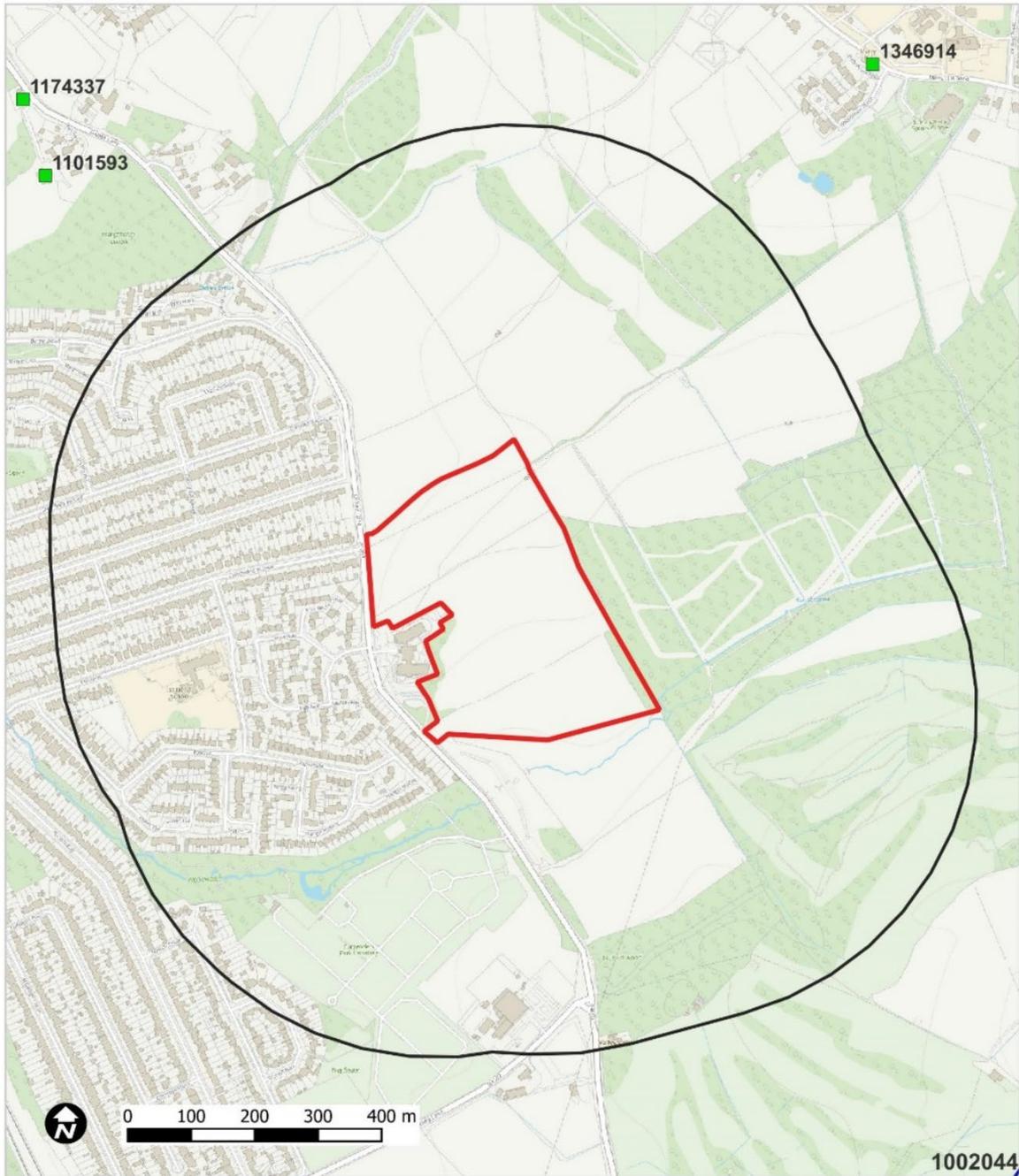
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Scheduled Monuments </p> <p>Grade II Listed Building </p>	<p>NCFS12</p>
	<p>Three Rivers Heritage Impact Assessment</p>
	 

10. Assessment Sheets – Chorleywood

Site ref.:	NCFS13	Site Name:	Catlips Farm
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Site Summary:
<p>The Site measures 26.35 ha and is an open field, with Catlips farm within the Site. There is open space to the north and woodland, open fields with mature trees to west and south and M25 to the east. Chorleywood is to the west beyond further open fields.</p> <p>There are no Public Rights of Way through the Site, but Footpath Chorleywood 030 runs along the northeastern and eastern boundaries of the Site.</p>

Relevant Heritage Assets:
<p>Listed Buildings</p> <p>The Retreat, Grade II listed (LEN: 1100899)</p> <p>Dog Kennel Cottages, Grade II listed (Cobwebs) (LEN: 1100862)</p> <p>Conservation Areas</p> <p>Chorleywood Common Conservation Area</p> <p>Locally Important Buildings</p> <p>Black Horse Pub</p> <p>The Hall</p> <p>Potential non-designated heritage asset</p> <p>Catlips Farm building (within the Site)</p>

Archaeological Assessment by Hertfordshire County Council:
<p>The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.</p> <p>For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.</p> <p>The site is considered an appropriate location for development. However, due to its size and the lack of archaeological investigation in the immediate surrounding area, further assessment is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.</p>

Built Heritage Assessment by Place Services:
<p>Listed Buildings</p>

The Retreat is Grade II listed (List Entry Number: 1100899) house to the northwest of the Site. It dates from the late sixteenth century with rebuilding in the twentieth century and it has a timber framed core and brick nogging and some rendering. The significance of the building is derived from its special architectural and historic interest as timber-framed house of sixteenth century origins. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Dog Kennel Cottages (Cobwebs) is a Grade II listed (List Entry Number: 1100862) house to the northeast of the Site. It dates from the seventeenth century, rebuilt in later centuries. It is timber framed with brick exterior. Its significance is derived from its special architectural and historic interest as timber-framed brick built-house with seventeenth century origins, in a formerly rural setting. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Common Conservation Area is covered by a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the built form surrounding the Common, which creates an area of architectural interest. The Site extends northwest towards the southeast corner of the Conservation Area, closest to Character Zone C which covers parts of Chorleywood Bottom, and the lower edge of the Common, forming the southern section of the Conservation Area, which has a rural character.

The CAA highlights an elevated views from Chorleywood Bottom looking south towards the Site as an 'Important View'. In relation to views, the CAA states it is important that these views are maintained and not disturbed by inappropriate forms of development and indicates that changes in topography of the land create interesting vistas within the Conservation Area. It is likely that the fields in the north and west section of the Site, north of 'The Bungalow' which sits in the centre of the Site, would be visible from this Important View in the Conservation Area. Part of the special interest of this view is its open rural views which would potentially be undermined by the proposed Allocation.

In addition to views, more generally the Site forms part of the open rural setting of the Conservation Area, which makes a positive contribution to the setting and significance of the asset. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Conservation Area by virtue of building on historically undeveloped land and compromising the openness of its historic open surrounding landscape which contributes to its historic special interest. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Locally Important Buildings

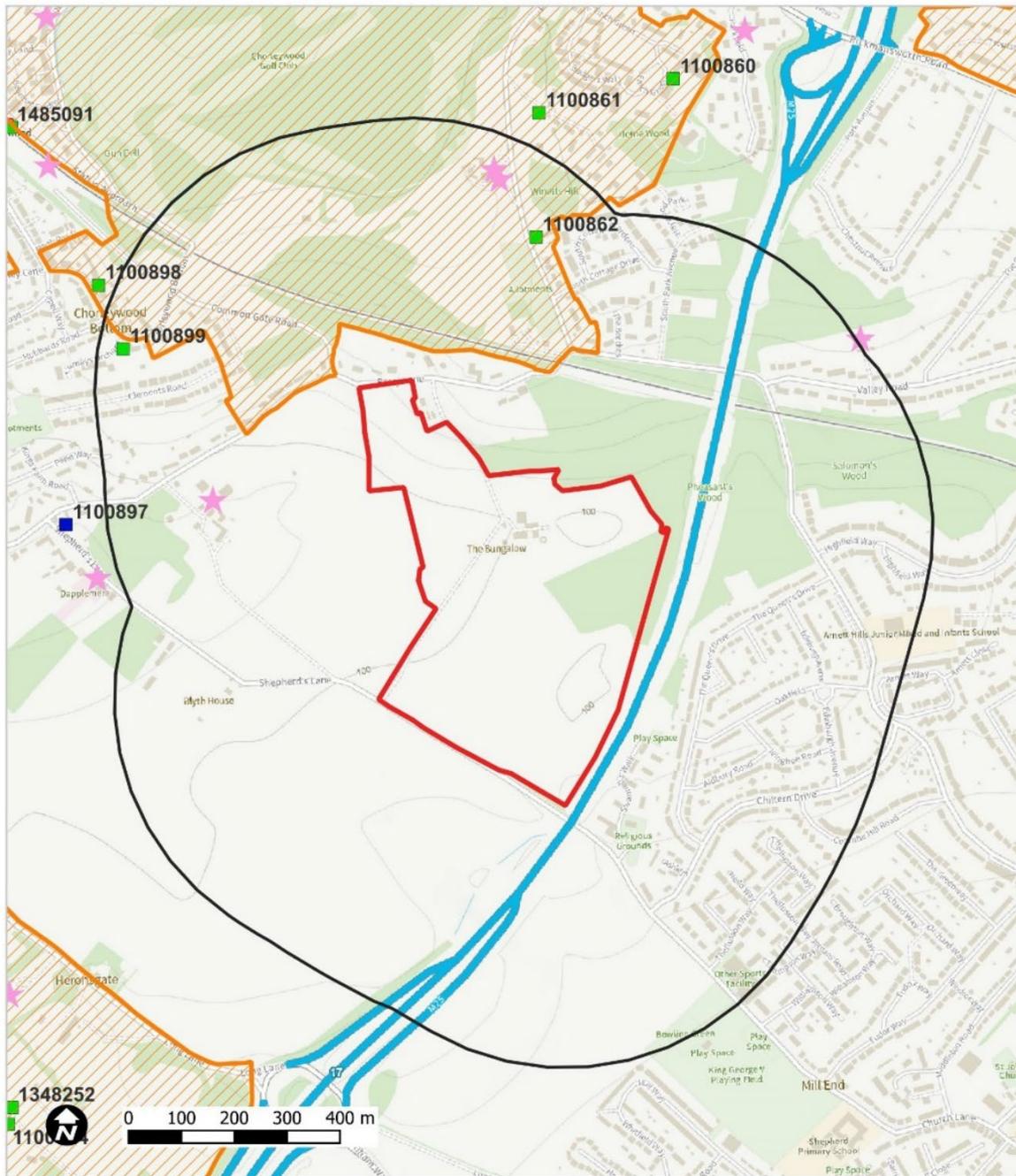
The Hall-

Black Horse Pub is within the Conservation Area at Artichoke Dell, Dog Kennel Lane, Chorleywood Common. It has architectural interest from its vernacular form and construction in flint and brick, and from its arrangement and prominence on a sloping site. It has group value as part of a well-preserved group of nineteenth century workers cottages. Due to distance intervening woodland and development and lack of intervisibility, its setting does not extend to the Site and the proposed Allocation is unlikely to adversely impact its setting or significance.

Potential non-designated heritage asset

Catlips Farm is located within the Site. It appears to have elements dating to the later nineteenth century which may have historic and architectural interest as part of a historic farmstead. On this basis, they may be considered non-designated heritage assets, and the Proposed Allocation would have the potential to harm their significance. This would need further investigation and assessment should the Proposed Allocation be brought forward.

RAG score:	Minor Adverse
Recommendations:	
Archaeological Recommendations	
<p>The site is considered an appropriate location for development. However, due to its size and the lack of archaeological investigation in the immediate surrounding area, further assessment is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.</p>	
Built Heritage Recommendations	
<p>In relation to Chorleywood Common Conservation Area the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape, and interrupting views to and from the Conservation Area. Proposals should explore how this harm can be minimised through providing setbacks of development to the western side of 'The Bungalow' which sits in the centre of the Site, to sustain the open, rural setting of the Conservation Area. The use of tree belts and landscaping to screen development should also be considered although this has less long-term certainty and is unlikely to fully mitigate harm given the fundamental change in land use. Therefore, appropriate siting of development as mentioned above should be the primary mitigation measure.</p> <p>In relation to Catlips Farm as a potential non-designated heritage asset, as stated above, this would need further investigation should the Proposed Allocation be on the Site be brought forward and, on that basis, any potential mitigations required could be identified.</p>	



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Key		Grade II Listed Building	■	NCFS13
Allocation Site	▭	Grade II* Listed Building	■	
500m Study Area	○	Locally Listed Building	★	
Heritage Asset				Three Rivers Heritage Impact Assessment
Conservation Areas	▨			

Site ref.:	NCFS14	Site Name:	Land at Homefield Road, Chorleywood
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Site Summary:

The site measures 0.35 ha, it is located within Chorleywood Common Conservation Area, on Homefield Road, close to the junction with Orchard Dive, Green Street, Station Approach and the Metropolitan Railway Line, which is immediately to the southwest. The Site is located within the built settlement of Chorleywood. It contains four existing houses.

Relevant Heritage Assets:

Listed Buildings

- Berkeley House, Grade II Listed (LEN: 1348212)
- K8 Kiosk at Chorleywood Station, Grade II Listed (LEN: 1485091)
- Roman Catholic Church of St John Fisher, Grade II Listed (LEN: 1100866)
- Hillside Free Church and Hall, Grade II Listed (LEN: 1348231)

Conservation Areas

- Chorleywood Common Conservation Area
- Chorleywood Station Estate Conservation Area

Locally Important Buildings

- The Cottage Homefield Road
- Rose and Crown Pub Chorleywood
- Chorleywood Station Signal Box, Station Road
- 1 - 4 Mayston Cottages

Archaeological Assessment by Hertfordshire County Council:

The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Assessment by Place Services:

The Grade II listed **Berkeley House** (List Entry Number: 1348212) is a house to the northeast of the Site, dating from the early to mid-seventeenth century, extended in the nineteenth century. It has a timber framed range at the rear with red brick nogging. It has architectural and historic interest as a timber-framed house with seventeenth century origins and as the Former Berkeley Arms Public House. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **K8 Kiosk at Chorleywood Station** (List Entry Number: 1485091) is to a design by Bruce Martin for the General Post Office from 1968. It has historic and architectural interest as an iconic telephone kiosk design. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Grade II listed **Roman Catholic Church of St John Fisher** (List Entry Number: 1100866) is a house now a chapel, to the southwest of the Site, beyond the railway line. It was built in 1890 and

extended in 1905 by C.F.A. Voysey. It is built in red brick and roughcast render, with a tiled roof in an Arts and Crafts style. It has historic and architectural interest due to its associations with Voysey, a famous Arts and Crafts architect, and due to its built form. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Hillside Free Church and Hall** (List Entry Number: 1348231) is a Baptist church and hall to the southwest of the Site, beyond the railway line. It was built in 1905 and extended in 1934 by H.G. Ibberson, in stock brick with roughcast render and flint. It has historic interest as an important place of worship and association with Ibberson, a well-known Arts and Crafts architect, and architectural interest due to its Arts and Crafts design. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Common Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the historic built form surrounding the Common, which contributes to its architectural interest. The Site is located within the Conservation Area itself, in Character Zone D, which is mainly lower density housing on the western side of the Common. The properties along Station Approach vary greatly in architectural design and back land development has resulted in a significant increase in the built form within this section of the Conservation Area. The houses within the Site are not mentioned within the CAA, however this is not an indication that they do not contribute to the area's special interest.

There are four historic properties on the Site (a fifth, 'Red Tiles' is modern and not of heritage interest). The historic properties are, Thorpedale at the southern end, Quilley at the northern end, and two semi-detached properties, Kingscote and South Cott towards the centre. None appear on the 1868 OS Map, and they all appear on the 1898 OS Map so their age can be estimated within this range. Thorpedale, the southernmost is previously a house and now a residential care home, it is an attractive double fronted house with two story bay windows, prominent chimneys, decorative brickwork and distinct, part hipped part gabled roof form. Quilley is a detached house with white rendered walls and a hipped slate roof, and Kingscote and South Cott are of a similar form and materials. They are attractive, well-preserved properties from the era of railway development in the area and contribute positively to the historic and architectural interest of the Conservation Area.

The proposed Allocation may result in the loss of some or all these properties which contribute to the significance of the Conservation Area. This would likely give rise to a level of less than substantial harm. It would be difficult to mitigate this harm, but it will be addressed below.

Chorleywood Station Estate Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2005. Its special interest is related to its history as a planned estate built in the context of the railway, which involved contributions by C.F.A. Voysey a well-known Victorian architect, and the Arts and Crafts character of the Conservation Area which has been well preserved. The Shire Lane sub-area is the closest to the Site; it is a busy road on the boundary of the Conservation Area with the railway as a prominent feature.

There is a view of the Site through the road tunnel under the railway bridge at the Shire Lane/ Lower Road junction within the Conservation Area close to the Site. While currently screened by vegetation, the houses within the Site contribute to the setting of the Chorleywood Station Estate Conservation Area by virtue of their similar age and character to the buildings within the Conservation Area. The proposed Allocation and loss of these houses could detract from character of the Conservation Area, causing a lower level of less than substantial harm through change to its setting.

Locally Important Buildings

The Cottage is a late nineteenth century house designed by architects Imrie & Angell, who also designed the Royal Horticultural Society building, 'The Laboratory', at Wisley. It has historic interest due to association with these architects, and architectural interest due to its design which is reflective of the local vernacular and character, as well as its distinctive features. Although there is intervening

development and no known historic connection, the Cottage is relatively close to the Site and so there is potential for the proposed Allocation to impact the significance of this building.

The Rose and Crown Pub is timber framed, with seventeenth century origins and later additions. It is relatively unaltered and has historic and architectural interest due to its use and architectural features, many of which appear to date from the late nineteenth century. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact its setting or significance.

Chorleywood Station Signal Box, Station Road is a disused signal box present at the station and lies directly between the two Conservation Areas. It has historical value as one of few remaining manual signal boxes. The setting of the heritage asset, because of its character, does not extend to the Site and the proposed Allocation is unlikely to adversely impact its setting or significance.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

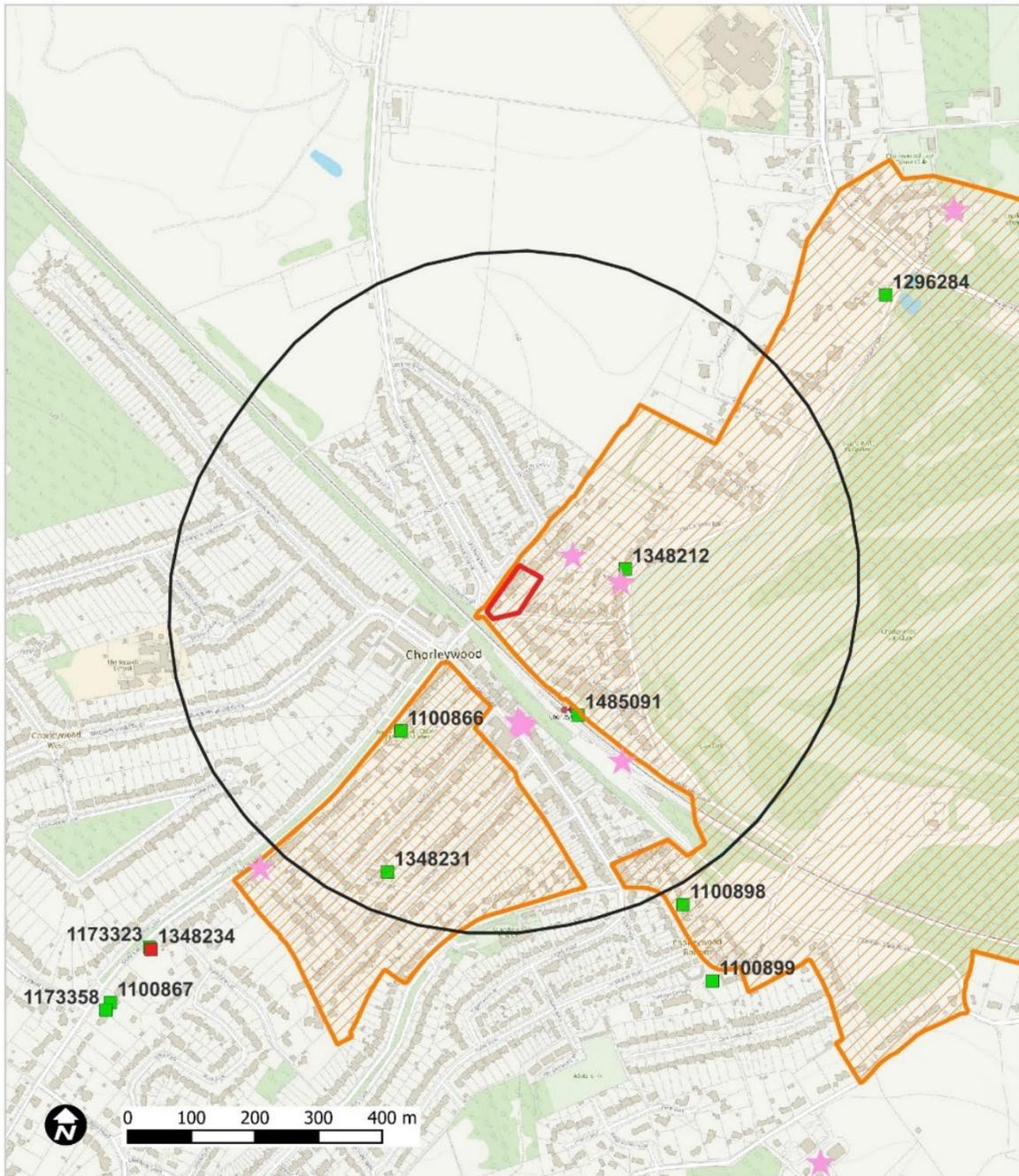
The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Recommendations

In relation to **Chorleywood Common Conservation Area** the proposed Site Allocation is likely to harm the significance of the Conservation Area, due to the potential loss and redevelopment of historic properties which contribute to its significance. Only one of the existing properties does not contribute positively to the significance of the Conservation Area and so it is unlikely that harm could be avoided. Furthermore, higher density redevelopment is likely to be out of keeping with the character of the Conservation Area, causing further harm to its significance. The harmful impact of the loss of these historic buildings and the increased density on the Site could not be mitigated.

In relation to **Chorleywood Station Estate Conservation Area** the proposed Allocation has the potential to harm the setting of the Conservation Area, due to the potential loss and redevelopment of historic properties which make a positive contribution as part of its setting. The harmful impact of the loss of these historic buildings within the setting of the Conservation Area could not be mitigated.

In relation to **The Cottage**, a Locally Important Building, the Site is relatively close and almost backs on The Cottage. Whilst it may be possible to mitigate impacts by redeveloping at an appropriate scale and design, the loss of historic buildings within the setting of The Cottage and which form a group within the Chorleywood Common Conservation Area cannot be mitigated.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p>		<p>Grade II Listed Building </p> <p>Grade I Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS14</p>
				<p>Three Rivers Heritage Impact Assessment</p>
				 

Site ref.:	NCFS15	Site Name:	HCC Chorleywood Library
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Site Summary:

The site measures 0.10 ha and contains the Chorleywood Library, a late twentieth century building set within the settlement of Chorleywood. The Metropolitan Railway Line is located a short distance to the northeast. Prior to the construction of the library, the Site was an undeveloped gap site.

Relevant Heritage Assets:

Listed Buildings

- Berkeley House, Grade II Listed (LEN: 1348212)
- K8 Kiosk at Chorleywood Station, Grade II Listed (LEN: 1485091)
- Roman Catholic Church of St John Fisher, Grade II Listed (LEN: 1100866)
- Hillside Free Church and Hall, Grade II Listed (LEN: 1348231)
- 5, 6 And 7, Chorleywood Bottom, Grade II listed (LEN: 1100898)
- The Retreat, Grade II listed (LEN: 1100899)

Conservation Areas

- Chorleywood Common Conservation Area
- Chorleywood Station Estate Conservation Area

Locally Important Buildings

- The Cottage, Homefield Road
- Rose and Crown Pub, Chorleywood
- Chorleywood Station Signal Box, Station Road
- Post Box, Haddon Road
- 1 - 4 Mayston Cottages

Archaeological Assessment by Hertfordshire County Council:

The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Assessment by Place Services:

The Grade II listed **Berkeley House** (List Entry Number: 1348212) is located to the northeast of the Site, beyond the railway line. It dates from the early to mid-seventeenth century, with a timber framed range. It has architectural and historic interest as timber-framed house seventeenth century origins and as the Former Berkeley Arms Public House. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Listed Buildings

The Grade II listed **K8 Kiosk at Chorleywood Station** (List Entry Number: 1485091) is to a design by Bruce Martin for the General Post Office from 1968. It has historic and architectural interest as an iconic telephone kiosk design. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage asset.

The Grade II listed **Roman Catholic Church of St John Fisher** (List Entry Number: 1100866) is to the northwest of the Site. It is a house now a chapel, built in 1890 and extended in 1905 by C.F.A. Voysey. It is built in red brick and roughcast rendered, with a tiled roof in an Arts and Crafts style. It has historic and architectural interest due to its associations with Voysey, a famous Arts and Crafts architect, and due to its built form. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Hillside Free Church and Hall** (List Entry Number: 1348231) is a Baptist church and hall to the west of the Site. It was built in 1905 and extended in 1934 all by H.G. Ibberson, in stock brick with roughcast render and flint. It has historic interest as an important place of worship and association with Ibberson, a well-known Arts and Crafts architect, and architectural interest due to its Arts and Crafts design. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **5, 6 And 7, Chorleywood Bottom** (List Entry Number: 1100898) is to the southeast of the Site and dates from circa 1600, with later alterations, and has a timber frame and brick nogging with extensions in flint. It has architectural and historic interest as timber-framed house with seventeenth century origins. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Retreat** (List Entry Number: 1100899) is a house to the southeast of the Site, dating from the late sixteenth century with rebuilding in the twentieth century. It has a timber framed core with brick nogging and some rendering. The significance of the building is derived from its special architectural and historic interest as timber-framed house of sixteenth century origins. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Station Estate Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2005. Its special interest is related to its history as a planned estate built in the context of the railway, which involved contributions by C.F.A. Voysey, a well-known Victorian architect, and the Arts and Crafts character of the Conservation Area which has been well preserved. The Site abuts the Conservation Area boundary, closest to the Berks Hill Lane sub-area, at the bottom of a steep hill.

The CAA states that the steep hills and the views that emerge from them are integral to the special interest. The are views across the Site from within the Conservation Area near the eastern end of Berks Hill and views into the Conservation Area across the Site from Lower Road. It is also likely to be visible in some private views within the Conservation Area from rear gardens, although it appears well screened by heavy tree coverage. Therefore, although the library is a modern building with a large footprint that is not in keeping with the Conservation Area, its low height and flat roof and openness on the northern side of the Site means that it retains a sense of openness and related views and so has a neutral impact on the Conservation Area as part of its setting.

The proposed Allocation has the potential to impact the significance of the Conservation Area by closing existing gaps and openness or introducing inappropriate development. Mitigation may be required and is discussed below.

Chorleywood Common Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the historic built form surrounding the Common, which creates an area of architectural interest.

The Site is located adjacent to Character Zone C of the Conservation Area which covers the southern part of the Conservation Area, primarily south of the railway line. The Site is close to an identified 'Important View' into and out of the Conservation Area along Berks Hill. The proposed Allocation has the potential to impact the significance of the Conservation Area by intruding into this view. Mitigation may be required and is discussed below.

Locally Important Buildings

The Cottage is a late nineteenth century house designed by architects Imrie & Angell, also designed the Royal Horticultural Society building, 'The Laboratory', Wisley. It has historic interest due to its association with these architects, and architectural interest due to its design which is reflective of the local vernacular character, as well as its distinctive features. It is located to the northeast of the Site beyond the railway line. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact its setting or significance.

The Rose and Crown Pub is timber framed, with seventeenth century origins and later additions. It is relatively unaltered and has historic and architectural interest due to its use and architectural features, many of which appear to date from the late nineteenth century. It is located to the northeast of the Site beyond the railway line. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact its setting or significance.

Chorleywood Station Signal Box, Station Road is a disused signal box present at the station and lies directly between the two Conservation Areas. It has historical value as one of few remaining manual signal boxes. Although it is relatively close, the setting of the heritage asset, because of its character, does not extend to the Site and the proposed Allocation is unlikely to adversely impact its setting or significance.

Post Box, Haddon Road is a rare Edward VIII red pillar box dating from the mid-1930s. It has historical interest as of the few remaining pillar boxes of its time. Its setting does not extend to the Site due to intervening development and the proposed Allocation is unlikely to adversely impact its setting or significance.

RAG score: **Neutral**

Recommendations:

Archaeological Recommendations

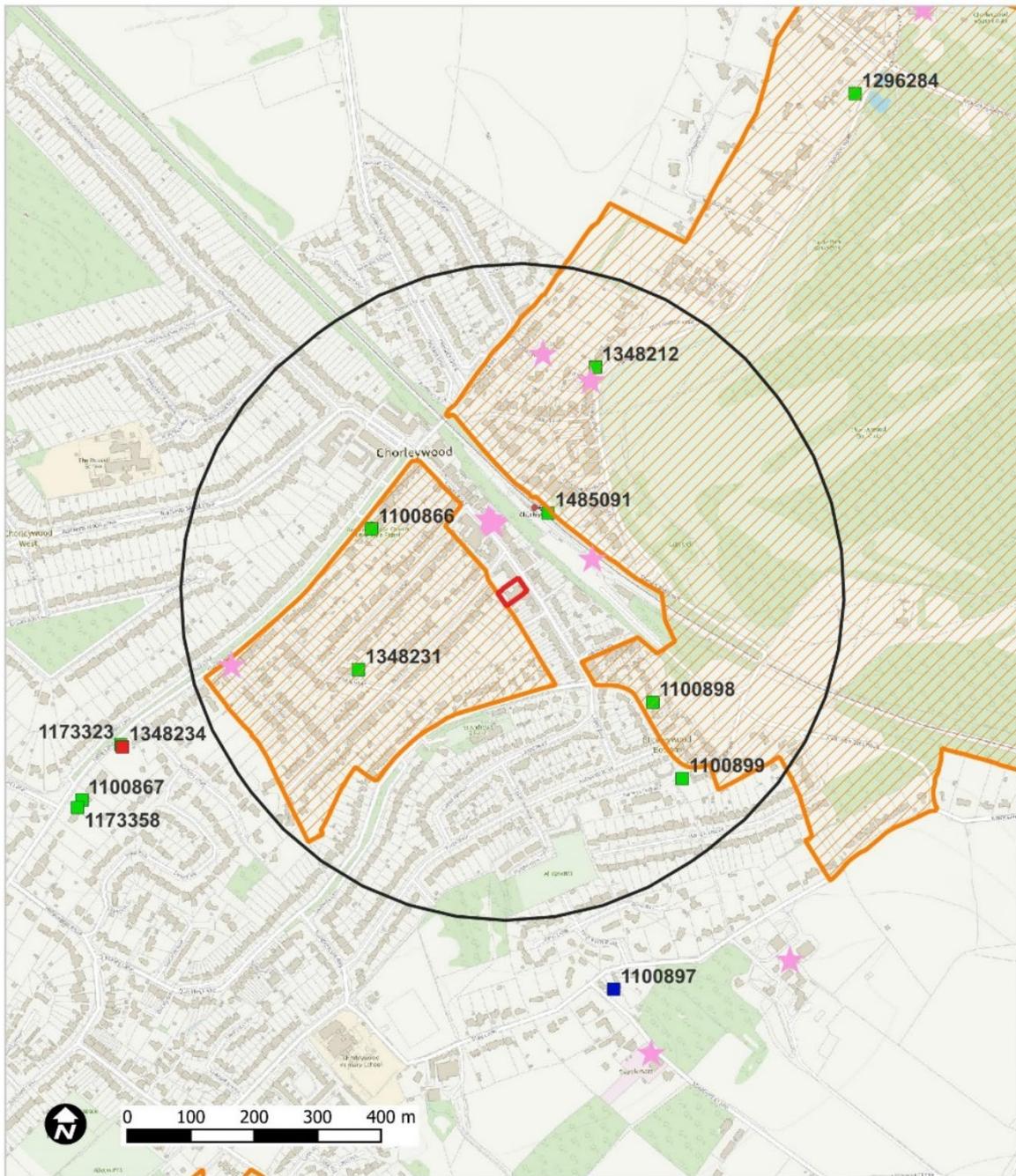
The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Recommendations

In relation to **Chorleywood Station Estate Conservation Area**, the proposed Allocation is an opportunity to provide a development that is more in keeping with the prevailing late Victorian pattern of development. Also, there are existing views across the Site which contribute positively to the setting of the Conservation Area. On this basis, it is recommended that any future proposals on the Site are informed by a thorough assessment of the setting of the Conservation Area, including the importance of views, to ensure preservation of the existing openness which contributes to the setting of the Conservation Area. An appropriate height for development fronting onto Lower Road is likely to be two

or two and a half storeys with lower heights to the rear, utilising materials and detailing that take design cues from the prevailing historic character of the local area.

In relation to **Chorleywood Common Conservation Area**, development should consider the views into and out of the Conservation Area along Berks Hill, although due to the greater distance to the Conservation Area, it is less sensitive than the Station Estate Conservation Area.



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Key		Grade II Listed Building	■	NCFS15
Allocation Site	□	Grade II* Listed Building	■	
500m Study Area	○	Grade I Listed Building	■	Three Rivers Heritage Impact Assessment
Heritage Asset		Locally Listed Building	★	
Conservation Areas	▨			 

Site ref.:	NCFS16	Site Name:	Land at Stag Lane, Chorleywood
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Site Summary:

The Site measures 0.62 ha and is open land to the rear of development on Stag Lane in Chorleywood. There is an area of woodland and an open field immediately to the north and west. Chorleywood Primary School is a short distance to the west. There is open space further to the southeast and southwest with Herons Gate Conservation Area to the south. Public Footpath Chorleywood 025 Runs diagonally through the centre of the Site.

Relevant Heritage Assets:

Listed Buildings

Kings John's Farm, Penn Cottage, Penn Farm and Garden Wall, Grade: II* listed (LEN: 1100897)

Hillside Free Church and Hall, Grade II Listed (LEN: 1348231)

5, 6 And 7, Chorleywood Bottom, Grade II listed (LEN: 1100898)

The Retreat, Grade II listed (LEN: 1100899)

Conservation Areas

Chorleywood Common Conservation Area

Chorleywood Estate Conservation Area

Herons Gate Conservation Area

Locally Important Buildings

Daplemere

The Hall

Flint Cottage, Long Lane, Herons Gate

Breve House, Herons Gate

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Kings John's Farm, Penn Cottage, Penn Farm and Garden Wall is a Grade II* listed (List Entry Number: 1100897) large house, now three dwellings, dating from the early sixteenth century. William Penn was married here in 1672. Restorations and extensions in 1910 were undertaken by A. Capell in rendered brick with sham timber framing applied in a Vernacular Revival Style. It has a timber frame core on a brick base with brick nogging, part rendered, and tile hung. It has historic interest due to its age and associations with Penn, and architectural interest due to its built form. There is no historic or

functional connection to the Site, but there is only one street of lower density housing intervening and ground levels drop towards the Site, creating an open vista that positively emphasises the listed building's formerly rural setting. Due to the Site's characteristics, there is a low potential for harm to the listed building's significance and so mitigation is appropriate.

The Grade II listed **Hillside Free Church and Hall** (List Entry Number: 1348231), is a Baptist church and hall built in 1905 and extended in 1934 all by H.G. Ibberson, in stock brick with roughcast render and flint. It has historic interest as an important place of worship and association with Ibberson a well-known Arts and Crafts architect, and architectural interest due to its Arts and Crafts design. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **5, 6 And 7, Chorleywood Bottom** (List Entry Number: 1100898), dates from circa 1600, with later alterations and has a timber frame and brick nogging with extensions in flint. It has architectural and historic interest as timber-framed house with seventeenth century origins. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Retreat** (List Entry Number: 1100899) is a house dating from the late sixteenth century with rebuilding in the twentieth century. It has a timber framed core and brick nogging with some rendering. The significance of the building is derived from its special architectural and historic interest as a timber-framed house of sixteenth century origins. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Station Estate Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2005. Its special interest is related to its history as a planned estate built in the context of the railway, which involved contributions by C.F.A. Voysey a well-known Victorian architect, and the Arts and Crafts character of the Conservation Area which has been well preserved. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Common Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the historic built form surrounding the Common, which creates an area of architectural interest. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Hérons Gate Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2012. Its special interest relates to the planned development related to the political movement of Chartism and surrounding open countryside, primarily to the south, east and west. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Daplemere is a two-storey building, with nineteenth and early twentieth century character but likely to have seventeenth century origins and was once a public house. Its significance relates to its historic interest as an altered seventeenth century house and former pub, and it contributes to the local streetscape. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

Flint Cottage, Long Lane in Herons Gate is a nineteenth century building with sash windows, painted white, built at the road's edge just outside the Herons Gate Conservation Area boundary, making a positive contribution to the Conservation Area's setting. The setting of the heritage asset, because of

intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

Breve House appears to be one of the early or original properties in the Herons Gate Conservation Area. There is no recorded information available on the Council's list of Locally Important Buildings, but it is likely to have historic interest as an earlier property in the Conservation Area. The setting of the heritage asset, because of intervening development and mature woodland, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Neutral**

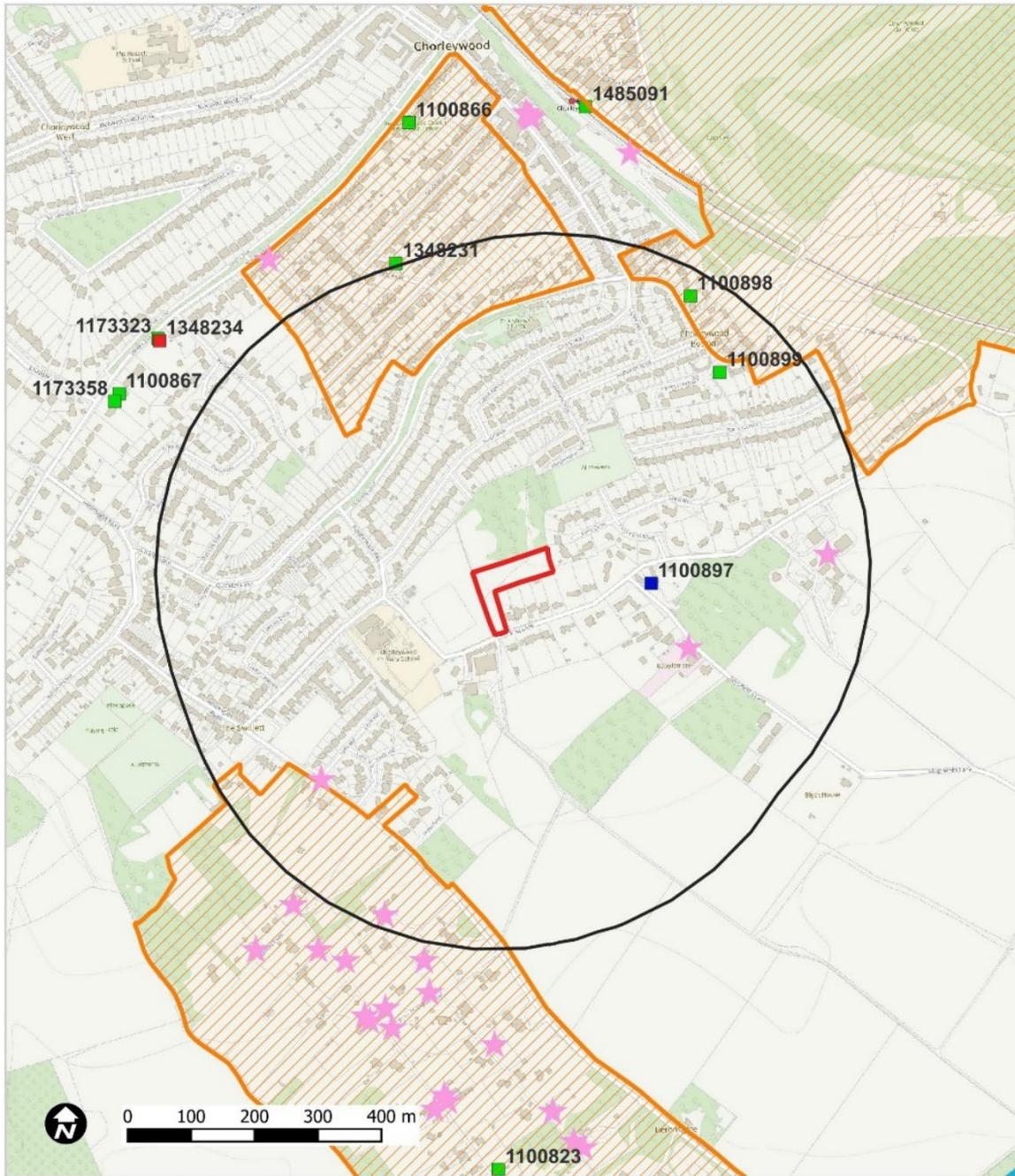
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to the Grade II* listed **Kings John's Farm, Penn Cottage, Penn Farm and Garden Wall**, there is one row of medium to low density two storey housing intervening between the heritage asset and the Site. Provided development was at a similar density and height to the prevailing character and existing mature tree boundaries were retained, the significance of the heritage asset would not be impacted.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Grade II Listed Building  Grade II* Listed Building  Grade I Listed Building  Locally Listed Building 	NCFS16 Three Rivers Heritage Impact Assessment  

Site ref.:	NCFS17	Site Name:	North Hill, Chorleywood
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Site Summary:

The Site measures 3.35 ha, it currently contains North Hill Farm and a small caravan park, with a mature line of trees through the centre. The buildings on site are not historic. Mature trees cover the eastern and northern boundaries, with some trees on the narrow southern boundary with the tennis club.

It is a short distance from the northwest corner of the Chorleywood Common Conservation Area. St Clements Danes School is directly to the west, with housing along Chenies Road to the south, with open agricultural land to the north and east. There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

The Old Cottage and Pond Cottage, Grade II listed (LEN: 1296284)

Conservation Areas

Chorleywood Common Conservation Area

Locally Important Building

Chorleywood House

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

The Grade II listed **The Old Cottage and Pond Cottage** (List Entry Number: 1296284) was two houses with sixteenth century origins, with later additions and alterations, with timber frame, redbrick casing and tiled roofs. Its significance relates to its age and built form, with prominent chimneys and internal timber framing. It is in the Chorleywood Common Conservation Area. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Common Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the historic built form surrounding the Common, which creates an area of architectural interest. The Site is close to Character Zone A along Rickmansworth Road/Chenies Road.

The Site is not located in any identified 'Important Views' of the Conservation Area. It does form part of the green open landscape surrounding the area which contributes to its significance, but this has been diminished as the Site is screened by the tennis club to the south and by built form to the west and a dense woodland area to the east and southeast. However, it still makes a limited contribution and so the proposed Allocation has the potential to detract from character of the Conservation Area, causing less than substantial harm and so mitigation may be required, which is discussed below.

The Locally Important Building **Chorleywood House** was built in 1898, although there was a house in the same location prior to this. It is built in red brick with a tiled roof and is now several privately owned homes with public gardens. It has local historic value and architectural interest. The 1838 Tithe

Apportionment Maps indicates that it was under the same ownership as the Site. However, due to the much-altered character of the house and intervening development, any appreciation of the historic physical or functional connection has been lost, and the Site no longer contributes to an experience of the building. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Minor Adverse**

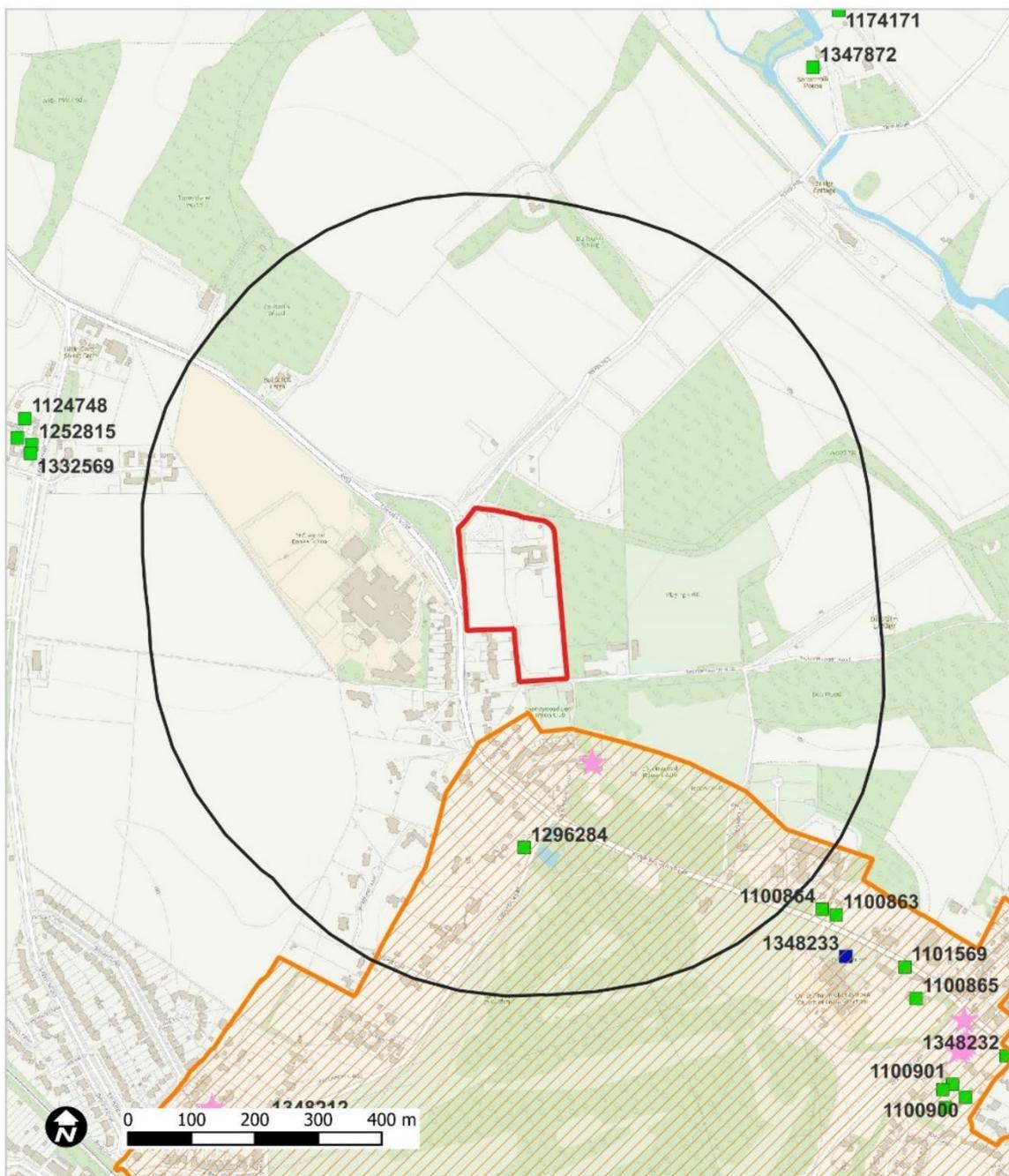
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to **Chorleywood Common Conservation Area**, the proposed Site Allocation has the potential to affect the setting of the Conservation Area and cause harm to its significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. Proposals should explore how harm can be minimised through providing setbacks of development closest to the Conservation Area to sustain areas of open setting beyond the northern boundary of the Conservation Area. Existing tree belts could be maintained or increased, to further limit intervisibility, although this has less long-term certainty, so appropriate siting of development should be explored, with built footprint omitted from the southern end of the Site and located north of adjacent house on Chenies Road to maintain the existing openness.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Grade II Listed Building  Grade II* Listed Building  Locally Listed Building 	NCFS17 Three Rivers Heritage Impact Assessment  

Site ref.:	PCS4	Site Name:	East Green Street, Chorleywood
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Site Summary:

The Site measures 22.77 ha. It is an open field with a modern agricultural building in the northwestern corner. It is to the northwest of Chorleywood Common and partly abuts the Chorleywood Common Conservation Area. To the north and east of the Site there is open land.

There are no Public Rights of Way through the Site, but footpath Chorleywood 014 runs along the southern boundary of the Site and Chorleywood 011 meets the northeast corner of the Site.

Relevant Heritage Assets:

Listed Buildings

Great Greenstreet Farmhouse, Grade II listed (LEN: 1124748)

Barn To South of Great Greenstreet Farmhouse, Grade II listed (LEN: 1252819)

Barn To South East Of Great Greenstreet Farmhouse, Grade II listed (LEN: 1252815)

Barn To South South East Of Great Greenstreet Farmhouse, Grade II listed (LEN: 1332569)

The Old Cottage and Pond Cottage, Grade II listed (LEN: 1296284)

Berkeley House, Grade II Listed (LEN: 1348212)

K8 Kiosk at Chorleywood Station, Grade II Listed (LEN: 1485091)

Conservation Areas

Chorleywood Common Conservation Area

Chorleywood Station Estate Conservation Area

Locally Important Buildings

The Cottage

Chorleywood Station Signal Box, Station Road

Chorleywood House

1 - 4 Mayston Cottages

The Rose and Crown Pub, Chorleywood

Archaeological Assessment by Hertfordshire County Council:

No comments provided.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Great Greenstreet Farmhouse** (List Entry Number: 1124748) is a house with seventeenth, eighteenth and nineteenth century elements, with a tiled roof veranda and interior of two timber-framed bays with queen strut trusses. It has historic and architectural interest as a multi-phase vernacular farmhouse with a well-preserved timber frame forming part of a historic farmstead in a rural setting.

The Grade II listed **Barn to South of Great Greenstreet Farmhouse** (List Entry Number: 1252819) is a late eighteenth-century barn with a timber frame and weatherboarding. It has historic and architectural interest as part of a historic farmstead in a rural setting with a well-preserved timber frame.

The Grade II listed **Barn To South East Of Great Greenstreet Farmhouse** (List Entry Number: 1252815) **Barn to South South East Of Great Greenstreet Farmhouse** (List Entry Number: 1332569) are a connected pair of eighteenth-century barns with timber frames with queen post roof trusses, braces to tie beams and weatherboarded exteriors. It has an off-centre wagon entry. Their historic and architectural interest relates to their vernacular form and construction with a well-preserved timber frame, and also their group value as part of a historic farmstead in a rural setting. They have been converted to new uses with large glazing elements in the gable, but their historic form is still intact.

The Great Greenstreet Farm buildings described above form a group and so will be assessed collectively below:

The Site is not directly adjacent to the listed buildings as they are on the opposite side of Green Street and there is a large field separating them and a small group of houses on the opposite side of Green Street. However, there is very limited intervening development, and the intervening field is relatively open with views southeast to the Site from just at the southern end of the farmstead. Tithe Apportionments of 1838 indicate that Great Green Street Farm and the Site were under the same ownership and occupancy at that time, which indicates a physical and functional relationship between the Site and the listed buildings. The Site makes a positive contribution as part of their historic agricultural context. The proposed Allocation has the potential to result in a change to the wider setting of the historic farmstead through the loss of an open field. Measures to migration harm should be further explored and minimised in any future assessment.

The Grade II listed **The Old Cottage and Pond Cottage** (List Entry Number: 1296284) is to the west of the Site. It has sixteenth century origins, with later additions and alterations, with timber frame, redbrick casing and tiled roofs. Its significance relates to age and built form, with prominent chimneys and internal timber framing. It is in the Chorleywood Common Conservation Area. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Berkeley House** (List Entry Number: 1348212) is to the south of the Site and located in Chorleywood Common Conservation Area. It dates from the early to mid-seventeenth century, extended in the nineteenth century. It has a timber framed range at the rear with red brick nogging. It has architectural and historic interest as a timber-framed house and as the former Berkeley Arms Public House. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **K8 Kiosk at Chorleywood Station** (List Entry Number: 1485091), is to a design by Bruce Martin for the General Post Office from 1968. It has historic and architectural interest as an iconic telephone kiosk design. The setting of the asset is not considered to extend to the Site. The proposed Allocation is unlikely to affect the setting and significance of the designated heritage assets.

Chorleywood Station Estate Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2005. Its special interest is related to its history as a planned estate built in the context of the railway, which involved contributions by C.F.A. Voysey a well-known Victorian architect, and the Arts and Crafts character of the Conservation Area which has been well preserved. The Site is to the north of the Conservation Area, separated by the railway line and intervening development north of this. The setting of the heritage asset, because of intervening development and mature trees does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Chorleywood Common Conservation Area has a Conservation Area Appraisal (CAA) adopted in 2010. Its special interest is related to the open rural nature of the Common and the integration of the historic built form surrounding the Common, which creates an area of architectural interest. The Site is outside the Conservation Area but directly abuts rear gardens on a short stretch to the rear/west of

Common Road which are part of character Zone D of the Conservation Area. It then abuts backland development on Woodland Lane which is outside the Conservation Area and separates it from the Site. The Site is unlikely to be visible in Designated Important Views within the Conservation Area. However, the Site is on rising land and there are clear views of the Site from the eastern part of Chorleywood Common looking northwest beyond the buildings on Common Road. These views provide an appreciation of the historic landscape setting of the Conservation Area and the development of the settlement within an agrarian landscape. The Proposed Allocation is likely to impact views into or towards and from the Conservation Area and impact the significance of the Conservation Area by removing the openness of its setting and creating inappropriate development.

Locally Important Buildings

The Cottage is a late nineteenth century house designed by architects Imrie & Angell, who also designed the Royal Horticultural Society's building, 'The Laboratory', at Wisley. It has historic interest due to its association with these architects, and architectural interest due to its design which is reflective of the local vernacular and character as well as its distinctive features. Due to intervening development, its setting does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

Chorleywood Station Signal Box, Station Road is a disused signal box present at the station and lies directly between the two Conservation Areas. It has historical value as one of few remaining manual signal boxes. The setting of the heritage asset, because of its character, does not extend to the Site and the proposed Allocation is unlikely to adversely impact its setting or significance.

Chorleywood House was built in 1898, although there was a house in the same location prior to this. It is built in red brick with a tiled roof structure and is now several privately owned homes and public gardens and has historic value and architectural interest. The 1838 Tithe Apportionment Maps indicated that it was under the same ownership as the Site. However, due to the much-altered character of the house and intervening development, the historic physical and functional connection between the building and the Site is no longer legible and does not contribute to the experience of the building. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

The Rose and Crown Pub is timber framed with seventeenth century origins and later additions. It is relatively unaltered and has historic and architectural interest due to its use and architectural features, many of which appear to date from the late nineteenth century. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact its setting or significance.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

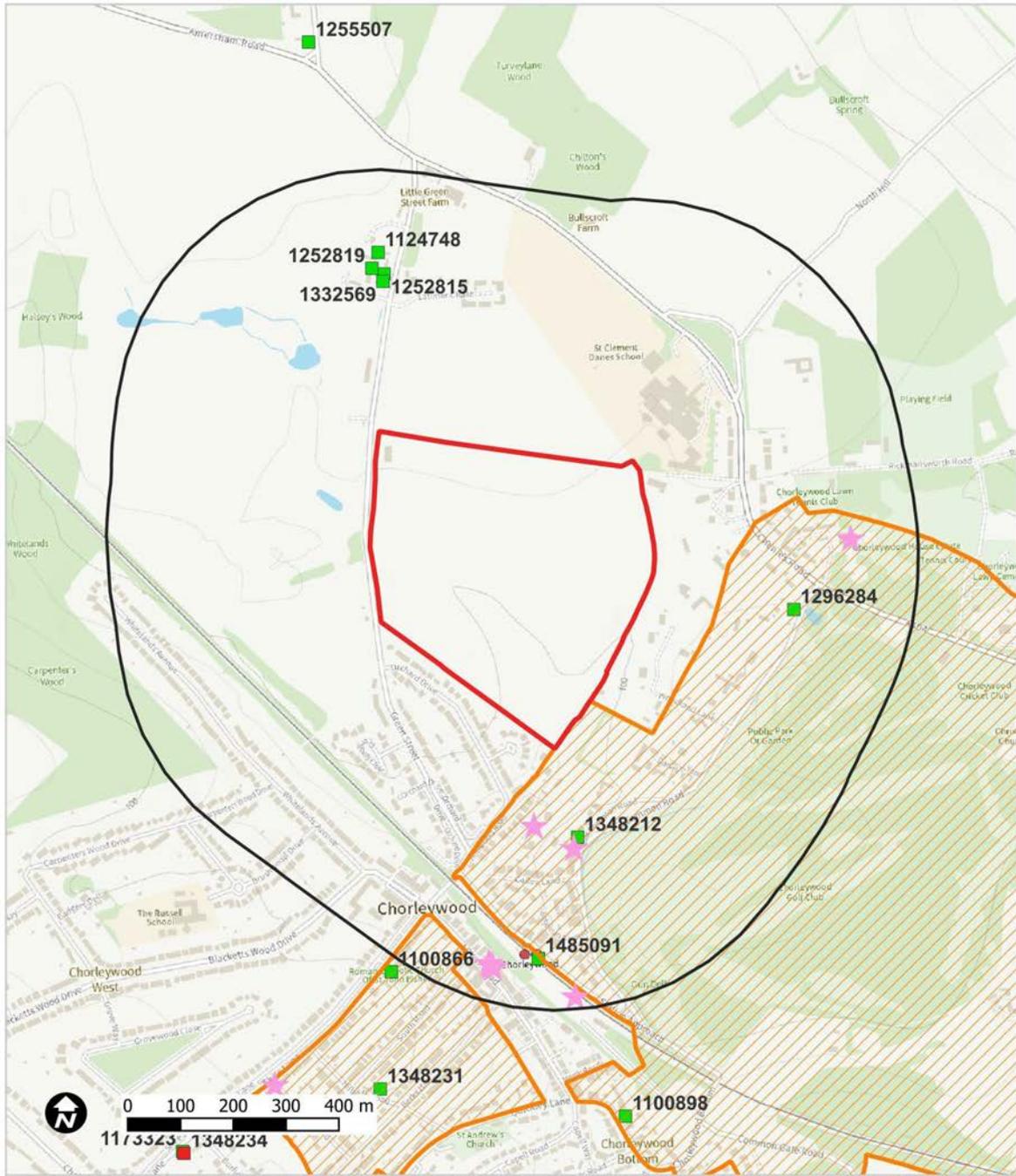
No comments provided.

Built Heritage Recommendations

In relation to the Grade II listed buildings at Great Greenstreet Farm the proposed Site Allocation has the potential to affect and cause harm to their setting and significance by building on historically undeveloped land, compromising the rural character of the immediate setting. It is likely that mitigation measures including appropriate site layout, sensitive building heights to the north of the Site and a robust landscaping scheme could mitigate any harmful impact.

In relation to Chorleywood Common Conservation Area the Proposed Allocation is likely to impact views into or towards and views from the Conservation Area and impact the significance of the Conservation Area by removing the openness of its setting and creating inappropriate development. It would be difficult to mitigate the harm due to topography and views from the Common in which the

Site forms a green backdrop to the buildings within the Conservation Area. However, there is potential for small scale development to the south of the site where the land is at its lowest level, if buildings are low and screened from view or potential towards the north-eastern corner adjacent to St Clement Danes School. However, the proposed Allocation is still likely to result in less than substantial harm to the Conservation Area, even with the mitigation described above.



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Key Allocation Site 500m Study Area Heritage Asset Conservation Areas	Grade II Listed Building Grade I Listed Building Locally Listed Building Conservation Areas	 	PCS4
			Three Rivers Heritage Impact Assessment

11. Assessment Sheets – Croxley Green

Site ref.:	NCFS21	Site Name:	Land south of Scots Hill
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Site Summary:

The Site measures 0.88 ha. It is an open Site with mature trees on all boundaries near the southern end of Croxley Green, adjacent to Scotsbridge House, with open fields and the railway line to the south and buildings either side on Park Road/Scots Hill. It is located slightly to the northeast of Rickmansworth. There are no Public Rights of Way through or adject to the Site.

Relevant Heritage Assets:

Listed Buildings

Tithe Barn at Croxley Hall Farm, Grade II* listed (LEN: 1296113)

Barn About 15 Metres Northwest of Croxley Hall Farm House, Grade II listed (LEN: 1100852)

Roman Catholic Church of Our Lady Help of Christians and St Augustine's Hall Grade II listed (LEN: 1430603)

St Joan Of Arcs Convent High School Grade II listed (LEN: 1100848)

Scots Hill Cottage Grade II listed (LEN: 1100830)

The Windmill Grade II listed (LEN: 1100797)

K6 Telephone Kiosk Opposite All Saints Church Croxley Green Grade II listed (LEN: 1347867)

Church Of All Saints Grade II listed (LEN: 1100842)

Conservation Areas

Croxley Green Conservation Area

Rickmansworth Conservation Area

Locally Important Buildings

Roefield, The Green, Croxley Green

The Sportsman Public House, Scots Hill

3 Watford Road, Croxley Green

Parish Hall, All Saints Church, The Green, Croxley Green

Scotsbridge Mill

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II* listed **Tithe Barn at Croxley Hall Farm** (List Entry Number: 1296113) dates from the late fourteenth century and was built for the Abbey of St. Albans during the abbacy of John Moote. It was restored in 1975. It has a timber frame with flint, clunch and brick base walls. It has historic interest due to its association with the Abbey and architectural interest due to its well-preserved late fourteenth century timber frame and other historic built fabric.

The Grade II listed **Barn About 15 Metres Northwest of Croxley Hall Farm House** (List Entry Number: 1100852) is a seventeenth century barn with a timber frame on a brick base. It has historic interest as part of a historic farmstead and architectural interest due to its timber framing and other historic built fabric. The other farm buildings are outside the Study Area.

The **Tithe Barn at Croxley Hall Farm** and **Barn About 15 Metres Northwest of Croxley Hall Farm House** described above are adjacent to each other, just south of the Metropolitan railway. Their setting does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Roman Catholic Church of Our Lady Help of Christians and St Augustine's Hall** (List Entry Number: 1430603) was constructed in 1909 to designs by Arthur Young, abutting a malthouse now known as St Augustine's Hall, built in a neo-Gothic style. It has historic interest due to its association with Young and its association with the former malthouse. Its neo-Gothic style is of architectural interest. The setting of the heritage asset does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **St Joan of Arcs Convent High School** (List Entry Number: 1100848) was formerly a house and now a school built between 1720-1730, with red brick in a formal Georgian style. At the central entrance it has an Ionic doorcase and sash windows with gauged heads. It was formerly The Elms, the home of George Elliot. It has historic interest due to its association with Elliot and architectural interest for its formal Georgian design with architectural detailing highlighted above. The setting of the heritage asset does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Scots Hill Cottage** (List Entry Number: 1100830) is a sixteenth century house extended and altered in the eighteenth century, with a timber frame to the core, with roughcast rendered elevations. It has historic and architectural interest. The setting of the heritage asset does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Windmill** (List Entry Number: 1100797) is a tower mill, now a house, dating from 1820 and extended in 1970. It has historic and architectural interest as a well preserved and restored former windmill. The setting of the heritage asset does not extend to the Site due to intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

K6 Telephone Kiosk Opposite All Saints Church Croxley Green (List Entry Number: 1347867) was designed in 1935 by Sir Giles Gilbert Scott. It has historic interest due to its association with Gilbert Scott, and architectural interest due to its iconic design. Its setting does not extend to the Site because

of intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Church of All Saints** (List Entry Number: 1100842) is a parish church built 1870-2 by J. Norton and extended 1907 by T. Moore. It is built in smooth faced snecked stone and extended in yellow brick, in a Gothic Revival style. It has historic and architectural interest due to its association with Norton and Moore, well known church architects at the time, and for its Gothic Revival style. Its setting does not extend to the Site because of intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Croxley Green Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1996. It has special interest due to the gradual historic development of the settlement around the large linear green. The setting of the heritage asset does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Rickmansworth Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1993. It has special interest due to the development of the riverside settlement close to the river along Church Street and its later expansion northwards with the arrival of the Metropolitan Railway. The setting of the heritage asset does not extend to the Site because of intervening development, the railway embankment and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

In relation to each of the Locally Important Buildings within the Study Area, their setting does not extend to the Site because of either intervening development, mature trees or both. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage assets.

A description of each of the Locally Important Buildings and their special interest is provided below:

Roefield, The Green, Croxley Green is of local interest due to its interesting features including its unusual, high-pitched steep-sloping roof.

The Sportsman Public House, Scots Hill dates from the 1830/40s as an extension of an earlier seventeenth century building. It is of local historic interest as a surviving early Victorian pub still in use, and architectural interest as a nineteenth century building.

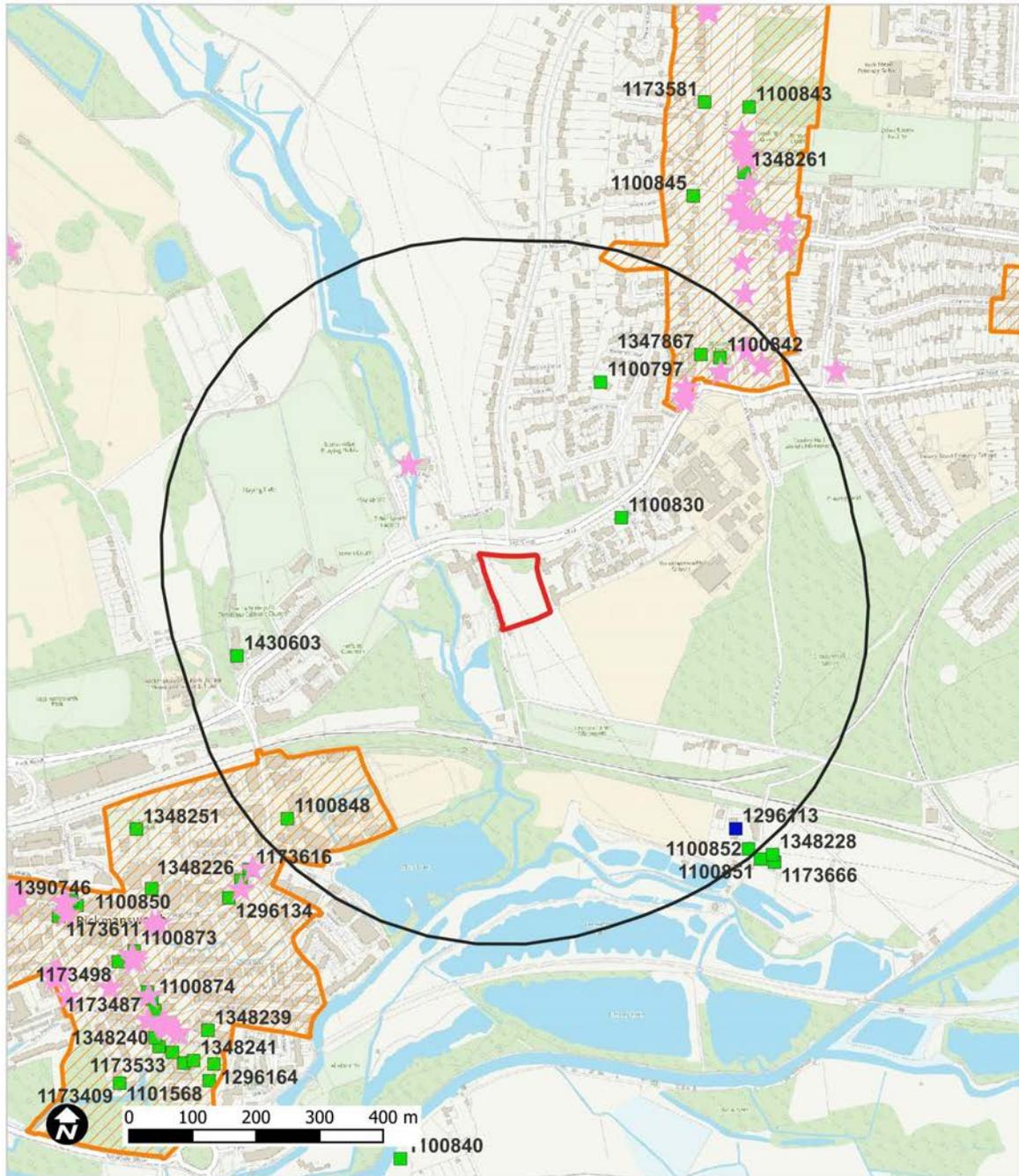
Parish Hall, All Saints Church, The Green, Croxley Green is adjacent to the Church and is described as a detached redbrick and tiled roof building with steeply pitched roofs. It has local architectural interest as an attractive building finished in red brick with a steeply pitched red tiled roof and has some historic interest and due to its association with the Grade II listed church.

Scotsbridge Mill was a paper mill during the eighteenth and nineteenth century, now is use as a restaurant, it has historic interest due to its former mill use and is an attractive building of architectural interest built in light stone, with its tall mill form still appreciable.

Potential non-designated heritage asset

The Site itself was historically associated with **Scotsbridge House**, with common ownership under 1838 Tithe Apportionments. The building at Scotsbridge House is not nationally listed or included on the list of Locally Important Buildings. It may have some characteristics of a non-designated heritage asset due to its historic associations with Vice Admiral Percy who served under Nelson and its architectural interest as a large house, with some externally well-preserved elements at the northern end of the building, set in its historic large grounds. The Site makes a positive contribution to Scotsbridge House as part of its historic open context, emphasising its local importance and status at that time. The proposed Allocation has the potential to harm its significance by diminishing its historically open setting.

RAG score:	Neutral
Recommendations:	
Archaeological Recommendations	
<p>The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.</p>	
Built Heritage Recommendations	
<p>In relation to Scotsbridge House, a formal assessment of its significance and the contribution of the Site to its setting may be beneficial in informing future development proposals and any mitigation that may be required.</p>	



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Key		Grade II Listed Building	■	NCFS21
Allocation Site	▭	Grade II* Listed Building	■	
500m Study Area	○	Locally Listed Building	★	
Heritage Asset				Three Rivers Heritage Impact Assessment
Conservation Areas	▨			 

Site ref.:	NCFS36	Site Name:	Land north of Little Green Lane, Croxley Green
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Site Summary:

The Site measures 1.12 ha, it is part of a larger open field to the north of Little Green Lane which is at the northern end of Croxley Green. There is open land to the northeast and west, while the built settlement is to the south. There is a dense green boundary on the western boundary, while Public Footpath Whippendell Walk 3 runs adjacent to this western boundary.

Relevant Heritage Assets:

Listed Buildings

Durrants House with steps directly to south and associated walls and gate posts to west, Grade II listed (LEN: 1403581)

1, 2 And 3, Little Green, Grade II listed (LEN: 1173675)

Killingdown Farmhouse, Grade II listed (LEN: 1100844)

Conservation Areas

Croxley Green Conservation Area

Locally Important Buildings

Little Waterdell House, Little Green Lane

Coachman's Cottage, Little Green Lane

Nos 1-4 The Courtyard at Durrants House

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Durrants House with steps directly to south and associated walls and gate posts to west** (List Entry Number: 1403581) is to the southeast of the Site on Little Green Lane. It is a Tudor/ Jacobean revival-style country house built in 1866-7, with an asymmetrical plan consisting of a rectangular, south-facing range; a north-east wing consisting of the ballroom, clock tower; and a rear service courtyard. It derives architectural interest from its Tudor/ Jacobean revival style which creates varied elevational interest. It also contains historical interest due to its association with Thomas Hoade Woods, a local businessman.

The house was formerly set within 91 Ha of parkland all to the south but is now surrounded by modern development to the south and was itself subdivided into nineteen dwellings. There is no known association between Durrants House and the Site either at the present time or historically. However, the Site has formed part of a wider agrarian backdrop to the house since its construction. There is likely to be some degree of intervisibility between the northern elevation, which is the rear of Durrants, containing ancillary buildings and the Site when moving along Little Green Lane, particularly on the footway elevated above road level just to the west of Durrants House.

Therefore, the Site forms part of the wider setting of Durrants House as a surviving remnant of its historic landscape context. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the house by building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **1, 2 And 3, Little Green** (List Entry Number: 1173675) is a house, now extended and comprising three dwellings, located in the Croxley Green Conservation Area. It is probably sixteenth century with later alterations and extensions, with a timber frame and red brick nogging. It has historic and architectural interest due to its surviving timber frame and architectural elements including the projecting chimney. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Killingdown Farmhouse** (List Entry Number: 1100844) is a farmhouse, now located within a recently built housing development. It dates from the early seventeenth century with later alterations with a timber frame, stock brick elevations with some inserted timbers, and a roughcast rendered extension. It has historic interest as part of a former farmstead and architectural interest due to its timber frame and multi-phase vernacular construction. The setting of the heritage asset, because of the distance and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The **Croxley Green Conservation Area** has a Conservation Area Appraisal (CAA) adopted in 1996. It has special interest due to the gradual historic development of the settlement around the large linear green. The Site is part of the wider agrarian landscape setting of the Conservation Area. The contribution the Site makes to the setting of the Conservation Area is limited due to distance and it has been undermined by recent major housing development at Killingdown Farm to the southwest of the Site. There is also a dense tree belt on the western side of the Site, separating it from the Conservation Area boundary. In addition, while there are public footpaths to the north which may allow views towards the Conservation area, the dense woodland appears likely to screen intervisibility with the proposed Allocation. As such, whilst the proposed Allocation would introduce development into a historically agrarian landscape, is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

In relation to each of the Locally Important Buildings within the Study Area, their setting does not extend to the Site because of distance and mature woodland. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage assets.

A description of each of the Locally Important Buildings and their special interest is provided below:

Waterdell House, Little Green Lane is a mid to late nineteenth century house with yellow and red brick detailing with a tall brick perimeter wall. It has historic and architectural interest as a well-maintained Victorian house with few alterations and interest as a landmark/gateway building to the Croxley Green Conservation Area.

Little Waterdell House, Little Green Lane is an extension to Waterdell House built in yellow brick with a slate roof. It has historic interest as part of a group with Waterdell House and architectural interest due to its attractive well-preserved built form.

Coachman's Cottage, Little Green Lane is a yellow painted brick cottage with slate roof, built in the early-mid nineteenth century. It is the first of several that lead on to the Green and has architectural interest due to its distinct built form. It has group value with the adjacent Waterdell House.

RAG score:	Minor Adverse
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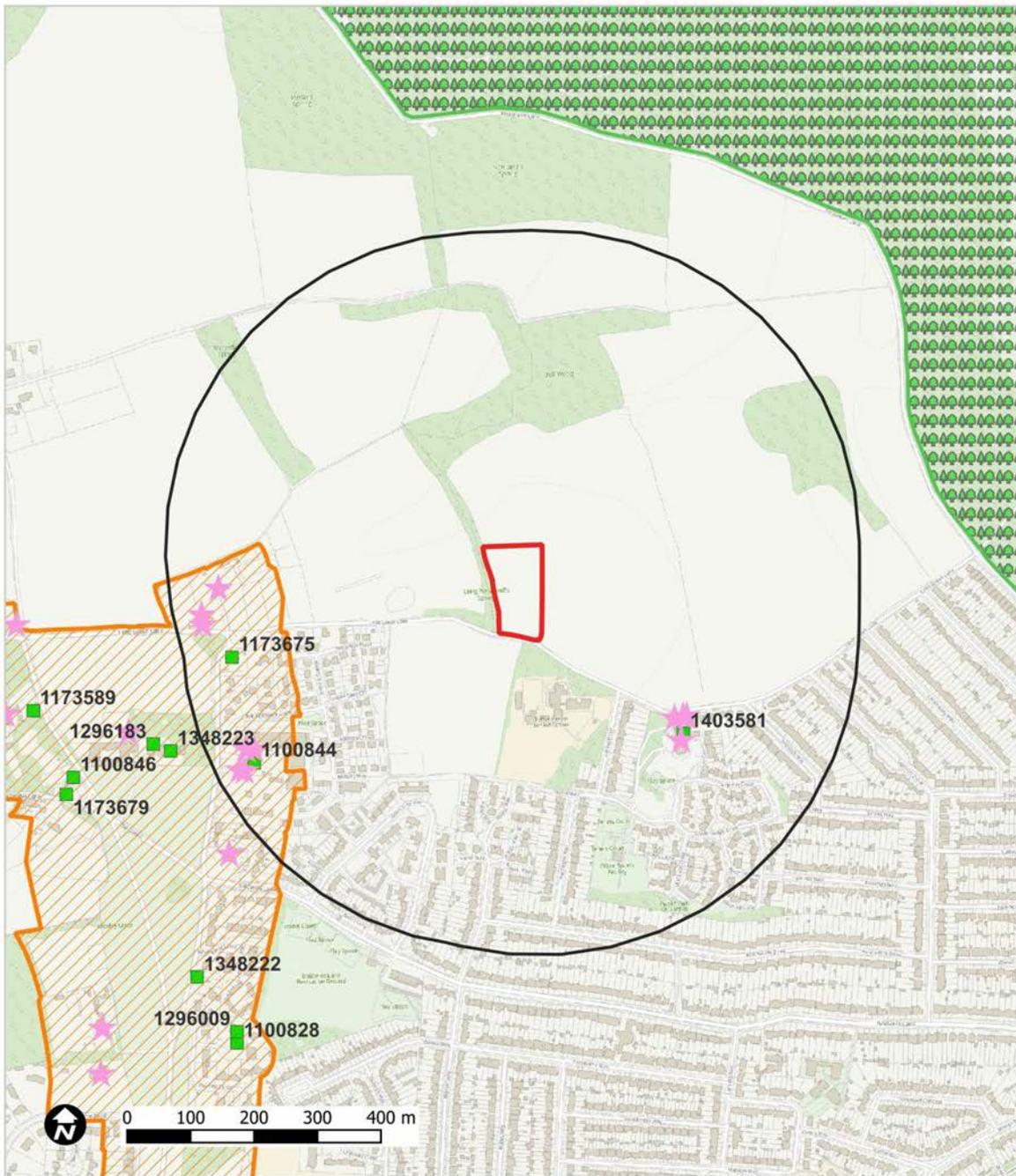
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to the Grade II listed **Durrants House with steps directly to south and associated walls and gate posts to west**: The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the house by building on historically undeveloped land and compromising the openness of the wider surrounding landscape. Mitigation could include siting development towards the west of the Site although this could be difficult due woodland on that side. In addition, a green boundary could be used but would be unlikely to fully screen development or allow the existing openness to be maintained. A well-sited development of an appropriate scale may mitigate the harm resulting from the loss of part of the listed building's wider landscape setting.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Parks and Gardens  Grade II Listed Building  Locally Listed Building 	NCFS36 Three Rivers Heritage Impact Assessment
	 	

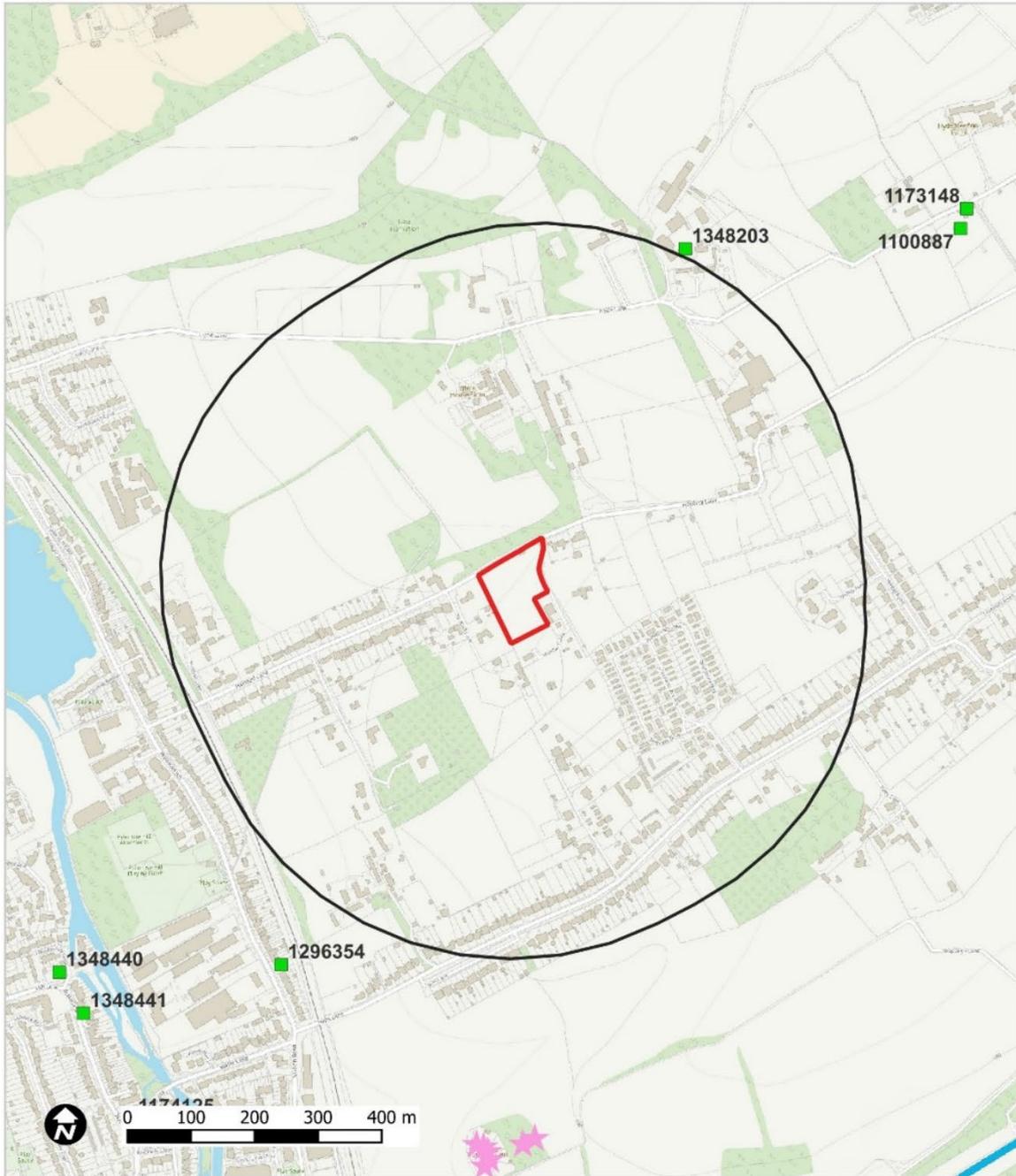
12. Assessment Sheets – Kings Langley

Site ref.:	NCFS19	Site Name:	Land adjacent to 60 Harthall Lane
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Site Summary:
The Site measures 1.04 ha, it is an open field at the eastern end of Harthall Lane on the eastern edge of Kings Langley. There are no Public Rights of Way through the Site.

Relevant Heritage Assets:
Listed Buildings
Hyde Farmhouse, Grade II listed (LEN: 1348203)
Archaeological Assessment by Hertfordshire County Council:
The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.
The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.
Built Heritage Assessment by Place Services:
The Grade II listed Hyde Farmhouse (List Entry Number: 1348203) is to the northeast of the Site. It is a mid-sixteenth century house, extended in the seventeenth century. It is timber framed, cased in red brick. It has modern agricultural buildings to its north and historic barns to the south. Its significance derives from its architectural interest as a house with sixteenth century origins, and its historic interest as part of a historic farmstead which is illustrative of the wider network of historic farmsteads in the area and the importance of the agricultural economy. There are no known ownership or occupancy connections between the farm and the Site. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score:	Neutral
Recommendations:	
Archaeological Recommendations	
The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.	
Built Heritage Recommendations	
There are no built heritage recommendations.	



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS19</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

Site ref.:	NCFS20	Site Name:	Lonsdale, Hyde Lane
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Site Summary:

The Site measures 1.45 ha and contains modern buildings. It is located on the northern side of Hyde Lane in Kings Langley. There is open space to the north, east and southeast and housing to the west and southwest.

There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Bridge Carrying Railway Over North End of Road, Grade II listed (LEN: 1100891)

Nash Mills Railway Bridge, Grade II listed (LEN: 1172991)

The Eagle Public House and Adjoining Garage to No 129, Grade II listed (LEN: 1100444)

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

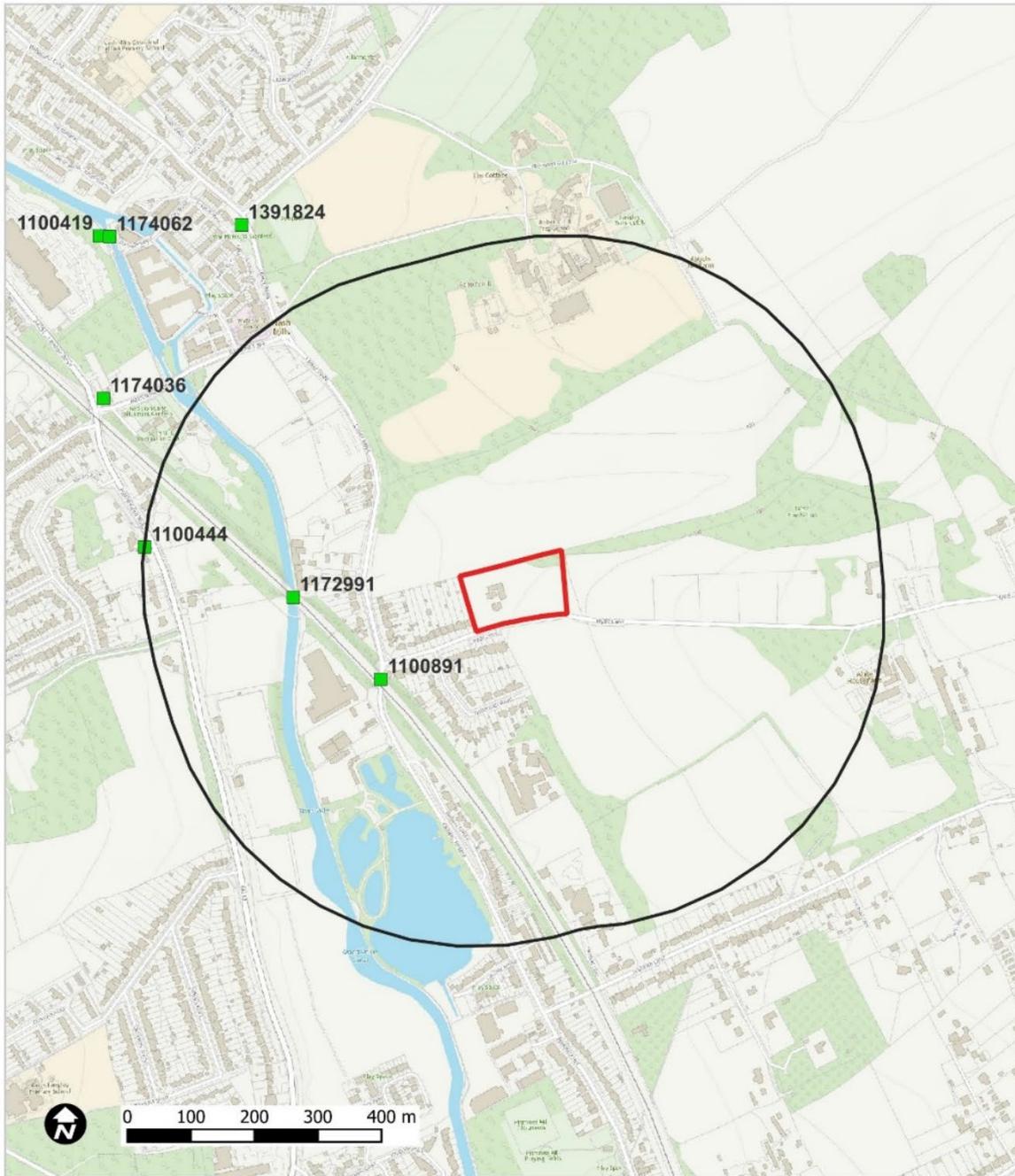
The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

The Grade II listed **Bridge Carrying Railway Over North End of Road** (List Entry Number: 1100891) and **Nash Mills Railway Bridge** (List Entry Number: 1172991) are both located to the west of the Site and are railway bridges built in 1837 by Robert Stephenson, engineer, for London and Birmingham Railway. They have historic interest due to the association with Stephenson and the early history of the railways. The setting of the heritage assets, because of the distance, surrounding mature trees and vegetation, and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

The Grade II listed **The Eagle Public House and Adjoining Garage to No 129** (List Entry Number: 1100444) was an inn, now a public house with an adjoining garage. It was built in the early eighteenth century and altered in the later nineteenth century, it is built in red brick with steep red plain tile roofs. It has historic interest as a former inn and public house and architectural interest due to its built form including its outbuildings. The setting of the heritage asset, because of the distance, surrounding mature trees and vegetation, and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score:	Neutral
Recommendations:	
Archaeological Recommendations	
<p>The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.</p>	
Built Heritage Recommendations	
<p>There are no built heritage recommendations.</p>	



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p>	<p>NCFS20</p> <p>Three Rivers Heritage Impact Assessment</p> <p> </p>

Site ref.:	NSS20	Site Name:	Land adjacent to RES site, Egg Farm Lane, Kings Langley
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Site Summary:

The Site measures 7.43 ha and it contains offices and car park related to RES (company). Kings Langley is to the west of the Site and the M25 is to the east with open land to the north.

There are four Locally Important Buildings within the Site at Ovaltine Egg Farm and two just outside the entrance to the northwest.

There are no Public Rights of Way through the Site, while Footpath Abbots Langley 020 runs along the northern boundary of the Site

Relevant Heritage Assets:

Listed Buildings

Dickinson House, Grade II listed (LEN: 1100892)

Home Park Lock House, Grade II listed (LEN: 1296337)

Home Park Lock, Grade II listed (LEN: 1100916)

Home Park Cottages, Grade II listed (there are four properties, listed as separate buildings under the following List Entry Numbers: 1100894, 1173225, 1348208, and 1173214)

Scheduled Monument

Little London moated site and surrounding earthwork enclosures, Kings Langley, Scheduled Monument (LEN: 1010911)

Locally Important Buildings

Ovaltine Egg Farm, Station Road, Kings Langley

Numbers Farm

Home Park House

Archaeological Assessment by Hertfordshire County Council:

No comments provided.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade I listed **Dickinson House** (List Entry Number: 1100892) is to the south of the Site. It comprises seven almshouses and was built in 1845 by W.H. Cooper for the Booksellers' Provident Institution on land provided by J. Dickinson, owner of nearby Home Park Paper Mills (not listed). It is built in red brick. It has historic and architectural interest as historic almshouses built in a Tudor Revival style. The setting of the heritage asset, because of surrounding mature trees and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Home Park Lock** (List Entry Number: 1100916) was built in 1797 as a lock on the Grand Junction, later Grand Union, Canal. The Grade II listed **Home Park Lock House** (List Entry Number: 1296337) is next to the lock and was built in the early nineteenth century, in whitewashed brick with a hipped slate roof. They both have historic interest due to their association with the canal, while the house has architectural interest due to its style and materials, representative of early nineteenth

century architecture. The setting of both heritage assets, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Home Park Cottages** (listed as separate buildings under List Entry Numbers: 1100894, 1173225, 1348208 1173214), comprises two pairs of semi-detached houses and two rows of terraces, all built circa 1826 with Home Park Mill (not listed) by John Dickinson for accommodation of workers in paper production. They are all render or painted white with small sash windows and red tiled roofs. They have historic interest due to their association with the former paper mill and architectural interest as a matching group, with sash windows, half hipped roof forms. The setting of the heritage assets, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Scheduled Monument **Little London moated site and surrounding earthwork enclosures, Kings Langley** (List Entry Number: 1010911) is a moated site, which includes a sub-rectangular moated site and a series of outer enclosures. This monument exhibits good earthwork survival of the moat and its surrounding enclosures. It has a special significance through its connection with the Royal Palace of King's Langley. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Buildings

Ovaltine Egg Farm comprises six identified Locally Important Buildings, which comprise two cottages at the front/northwest just outside the Site, and the other four, including a larger rectangular building to the rear/northeast and a large crescent shaped building, are within the Site. Another structure is shown to be a Locally Important Building but is not visible in aerial view. The Ovaltine Egg Farm is related to the nearby Ovaltine Dairy Farm. They were built in the 1920s and 1930s and are of a mock Tudor style, by Albert Wander, inventor of Ovaltine, to supply goods for the Ovaltine factory. The designs were built to imitate the model farm built by King Louis XVI for Marie Antoinette. The farm offices were located to the front of the site, with the hen coops to the rear which are no longer extant.

There is a modern car park which covers much of the northern part of the Site and the M25 motorway is beyond the southeastern boundary which has already altered the previously open setting. However, the buildings and their immediate setting otherwise appear unchanged. They have historic and architectural interest due to the association with the Ovaltine factory and the distinct design and layout highlighted above.

The proposed Allocation contains several of the Locally Important Buildings and is immediately adjacent to the others. The demolition of the buildings would result in the complete loss of locally important non-designated heritage assets and development within the currently undeveloped parts of the Site is likely to result in harm to the setting of the non-designated heritage assets outside of the Site. This impact should be further explored and minimised in any future assessment.

Numbers Farm comprises seven identified Locally Important Buildings dating from the nineteenth century, and potentially earlier, forming a historic farmstead. They are of local historic and architectural interest as an example of a vernacular farmstead which was part of a wider historic agrarian economy in the area. The buildings were under the same ownership and occupancy as the Site in the 1841 Tithe Map Apportionment and a farm courtyard in a similar layout to the present day was shown on the 1871 OS map. This farm pre-dates Egg Farm and the functional link with the Site appears to have been severed. However, there is no intervening-built form and the Site forms part of the wider open agricultural setting of Numbers Farm which is on elevated land and is likely to have good visibility across the lower land at Egg Farm including the Site. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level harm, which should be further explored and minimised in any future assessment.

The Locally Important Buildings **Numbers Cottages** are a pair of nineteenth century brick-built houses. They may have some historic interest as they are labelled as Home Park House, just adjacent to the former Home Park Paper Mill, and may have related to the Mill. The setting of the heritage assets, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

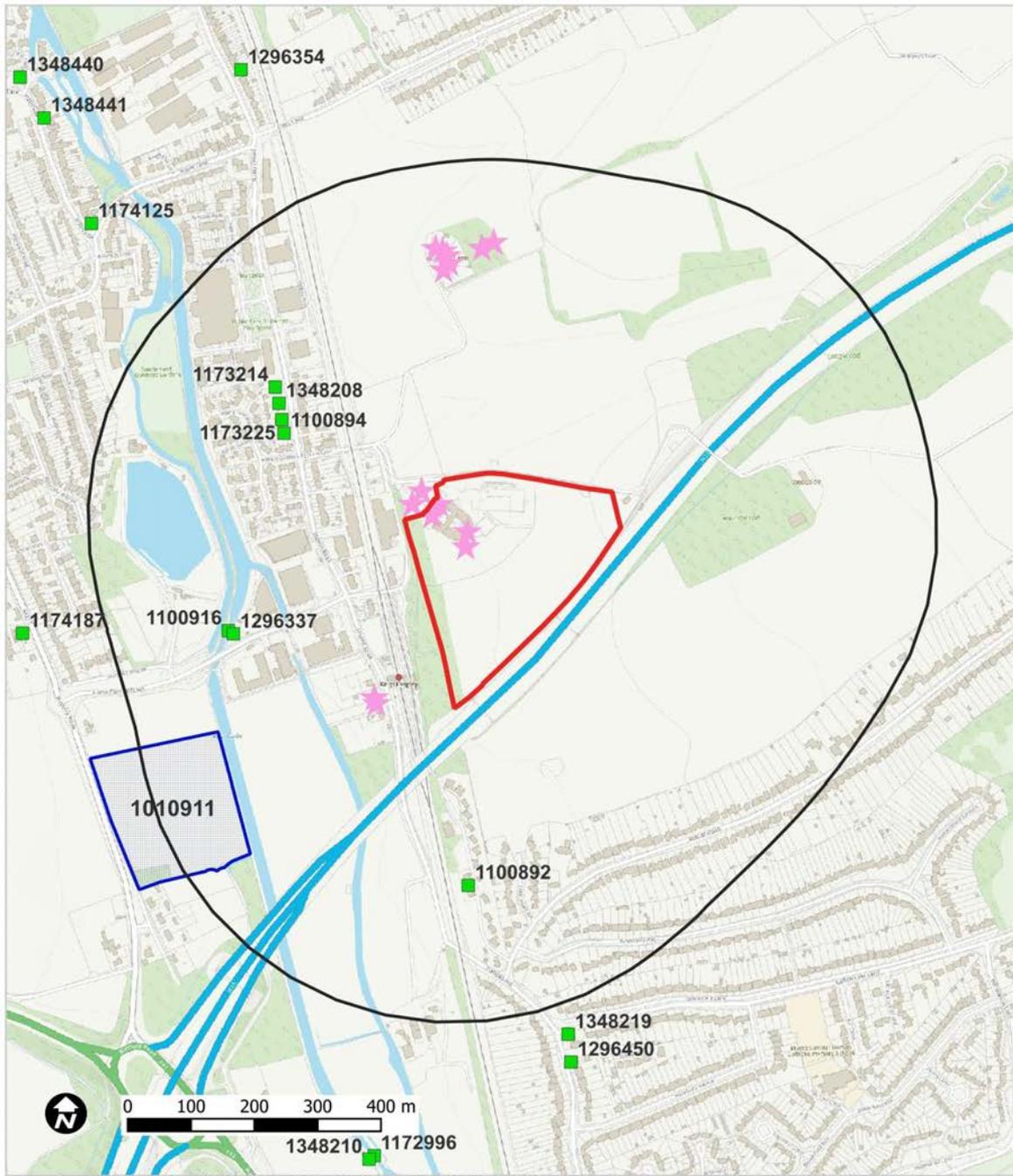
There are no archaeological recommendations

Built Heritage Recommendations

In relation to **Ovaltine Egg Farm**, the buildings on site are all Locally Important Buildings of local historic and architectural interest and so their demolition would result in the complete loss of their significance, which would result in harm that could not be mitigated.

In terms of development of the wider Site, the openness of the Site contributes positively to the former farm buildings setting as it was historically undeveloped agricultural land. Placing well-designed development of an appropriate scale and massing in or near the existing car park may reduce harm to some extent. However, this would still result in a loss of openness so it is likely that this harm could not be fully mitigated, even with careful siting and tree screening, given the fundamental change in land use.

In relation to **Numbers Farm** the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm. The Site forms part of the wider open agricultural setting of the farm which is on elevated land and is likely to have good visibility across the lower land at Egg Farm/the Site. The eastern side of the Site and the rear/southern sides are more open and elevated with greater intervisibility with Numbers Farm and so avoiding development here could reduce, but not remove, harm. However, the impact on Ovaltine Egg Farm also needs to be taken into consideration.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Scheduled Monuments </p>	<p>Grade II Listed Building </p> <p>Locally Listed Building </p>	<p>NSS20</p> <p>Three Rivers Heritage Impact Assessment</p>
	<p> </p>	

Site ref.:	CFS26c	Site Name:	West of the Kings Langley Estate
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Site Summary:

The Site measures 25.53 ha and it comprises a large open space to the west of Kings Langley and contains Locally Important Buildings at Numbers Farm and Ovaltine Egg Farm. There is open space further beyond the Site boundary to the east and south with larger scale development to the east at Kings Langley.

There are no Public Rights of Way through the Site, Footpath Abbots Langley 019 runs along part of the northern boundary and Footpath Abbots Langley 020 runs along part of the southern boundary.

Relevant Heritage Assets:

Listed Buildings

Dickinson House, Grade II listed (LEN: 1100892)

Home Park Lock House, Grade II listed (LEN: 1296337)

Home Park Lock, Grade II listed (LEN: 1100916)

Home Park Cottages, Grade II listed (there are four properties, listed as separate buildings under the following List Entry Numbers: 1100894 1173225 1348208 1173214)

Mill House, Grade II listed (LEN: 1348440)

The Old Red Lion, Grade II listed (LEN: 1348441)

Moat Cottage Facing onto Water Lane, Grade II listed (LEN: 1174125)

The Bell Public House, Grade II listed (LEN: 1296354)

Scheduled Monument

Little London moated site and surrounding earthwork enclosures, Kings Langley, Scheduled Monument (LEN: 1010911)

Locally Important Buildings

Ovaltine Egg Farm, Station Road, Kings Langley

Numbers Farm

Home Park House

Archaeological Assessment by Hertfordshire County Council:

No comments provided.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Dickinson House** (List Entry Number: 1100892) is to the south of the Site. It comprises seven almshouses and was built in 1845 by W.H. Cooper for the Booksellers' Provident Institution on land provided by J. Dickinson, owner of nearby Home Park Paper Mills (not listed). It is built in red brick. It has historic and architectural interest as historic almshouses built in a Tudor Revival style. The setting of the heritage asset, because of, surrounding mature trees and intervening

development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Home Park Lock**, (List Entry Number: 1100916) was built in 1797 as a lock on the Grand Junction, later Grand Union Canal. The Grade II listed **Home Park Lock House** (List Entry Number: 1296337) is next to the lock and was built in the early nineteenth century, in whitewashed brick with a hipped slate roof. They both have historic interest due to their association with the canal, while the house has architectural interest due to its style and materials, representative of early nineteenth century architecture. The setting of both heritage assets, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Home Park Cottages** (listed as separate buildings under List Entry Numbers: 1100894, 1173225, 1348208, and 1173214), comprises two pairs of semi-detached houses and two rows of terraces, all built circa 1826 with Home Park Mill (not listed) by John Dickinson for accommodation of workers in paper production. They are all render or painted white with small sash windows and red tiled roofs. They have historic interest due to their association with the former paper mill and architectural interest as a matching group, with sash windows, half hipped roof forms. The setting of the heritage assets, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Mill House** (List Entry Number: 1348440) is an eighteenth-century house with later alterations. It is finished in brick, now plastered, with brick dentilled eaves and steep hipped tiled roof. It has historic and architectural interest, with a clear symmetrical form in keeping with formal architecture of this era, and features including sash windows and a wooden door case. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Old Red Lion** (List Entry Number: 1348441) is a timber-framed house and formerly an inn with late sixteenth and early seventeenth century origins. The house has historic interest due to its age and former use as an inn and architectural interest related to its historic form and features, including, timber framing, steep pitched roof and prominent chimneys. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Moat Cottage Facing onto Water Lane** (List Entry Number: 1174125) was a house and is now three commercial properties and a house. It has seventeenth century origins or earlier, it has historic interest due to its age and built fabric and architectural interest due to its vernacular-built form including handmade tiled roof and weatherboarding. The setting of the heritage asset, because of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Bell Public House** (List Entry Number: 1296354) is a former public house dating from the early to mid-seventeenth century with an eighteenth or early nineteenth century front range and a twentieth century rear range. The rear range is timber framed, with brick to the front range, and it is all roughcast rendered. It has historic interest due to its age and former use as a pub and architectural interest related to its historic form including its timber frame and brick construction.

The Scheduled Monument **Little London moated site and surrounding earthwork enclosures, Kings Langley** (List Entry Number: 1010911) is a moated site, which includes a sub-rectangular moated site and a series of outer enclosures. This monument exhibits good earthwork survival of the moat and its surrounding enclosures. It has a special significance through its connection with the Royal Palace of King's Langley. The setting of the heritage asset, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Locally Important Building

The Locally Important Buildings **Numbers Farm** comprises seven buildings dating from the nineteenth century, and potentially earlier, forming a historic farmstead. They are of local historic and architectural interest as an example of a vernacular farmstead which was part of a wider historic agrarian economy in the area. A farm courtyard like the current layout was shown on the 1871 OS map. The demolition of the Locally Important Buildings would result in the complete loss of non-designated heritage assets. Development within the currently undeveloped parts of the Site is likely to remove the contribution the Site makes to the setting and significance of the heritage assets by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level harm, which should be further explored and minimised in any future assessment.

The Locally Important Buildings **Ovaltine Egg Farm** comprises six buildings, two at the northwest within the Site and the other four just outside. The six Locally Important Buildings comprise two cottages at the front which are within the Site, and the other four, including a larger rectangular building to the rear/northeast and a large crescent shaped building, are outside the Site. Another structure is shown to be a Locally Important Building but is not visible in aerial view. The Ovaltine Egg Farm is related to the nearby Ovaltine Dairy Farm. They were built in the 1920s and 1930s and are of a mock Tudor style, by Albert Wander, inventor of Ovaltine to supply goods for the Ovaltine factory. The designs were built to imitate the model farm built by King Louis XVI for Marie Antoinette. The farm offices were located to the front of the site, with the hen coops to the rear which are no longer extant.

There is a modern car park which covers much of the northern part of the Site and the M25 motorway is beyond the southeastern boundary which has already altered the previously open setting. However, the buildings and their immediate setting otherwise appear unchanged. They have historic and architectural interest due to the association with the Ovaltine factory and the distinct design and layout highlighted above.

Ovaltine Egg Farm was under the same ownership and occupancy as the Site in 1841 Tithe Map Apportionment, although this pre-dates the buildings at Egg Farm and the functional link appears to have been severed. However, there is no intervening-built form and the Site forms part of the wider agricultural setting of the farm. The demolition of the Locally Important Buildings would result in the complete loss of non-designated heritage assets. Development within the currently undeveloped parts of the Site is likely to remove the contribution the Site makes to the setting and significance of the heritage assets virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level harm, which should be further explored and minimised in any future assessment.

The Locally Important Buildings **Numbers Cottages** are a pair of nineteenth century brick-built houses. They may have some historic interest as they are labelled as Home Park House, just adjacent to the former Home Park Paper Mill, and may have related to the Mill. The setting of the heritage assets, because of intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

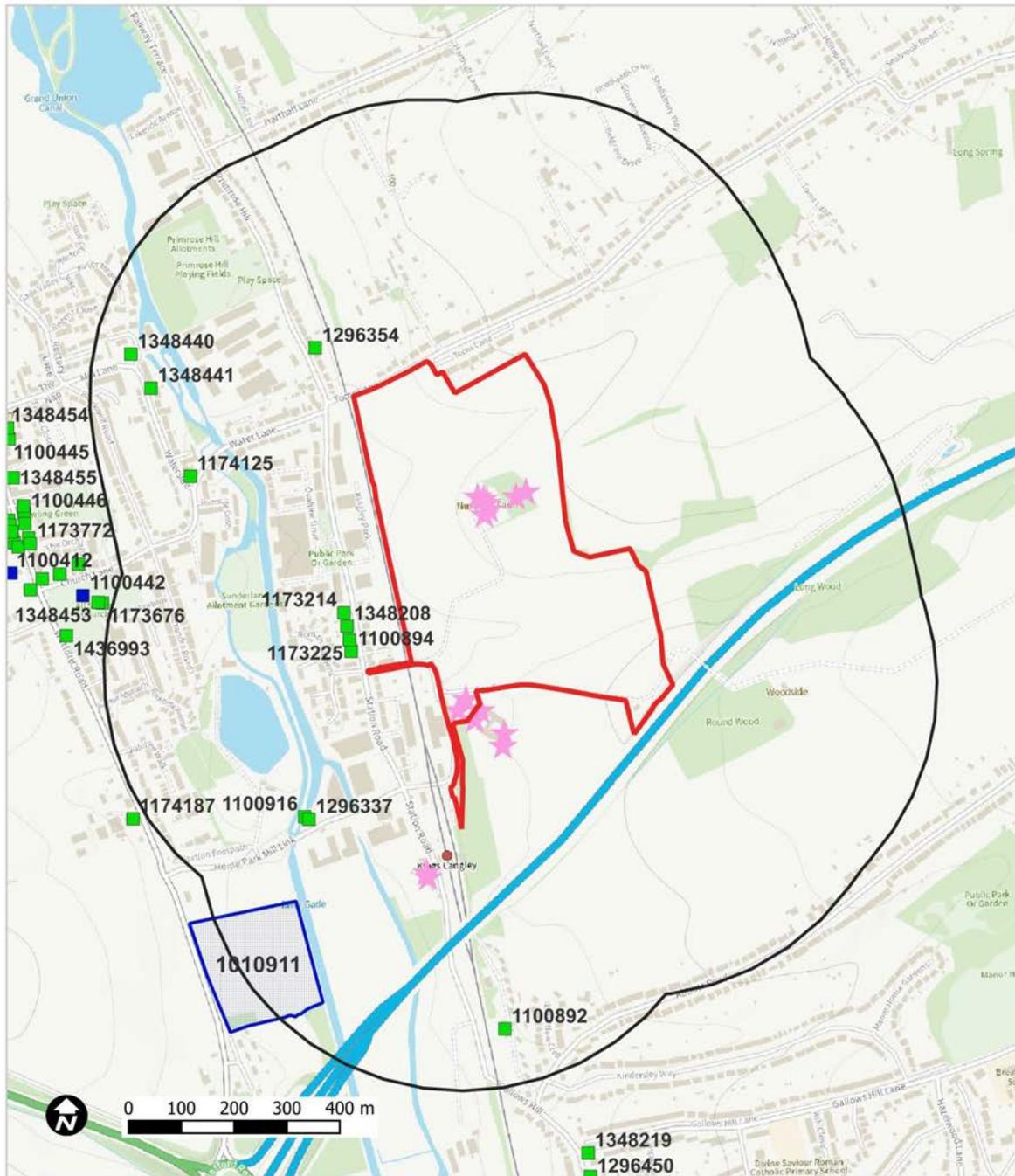
There are no archaeological recommendations.

Built Heritage Recommendations

In relation to **Numbers Farm** the buildings within the Site are all Locally Important Buildings of local historic and architectural interest and so their demolition would result in the complete loss of their significance assets, which would result in harm that could not be mitigated.

The Site forms the immediate open agricultural setting of the farm. Consideration should be given to siting development as far from the farm as possible, using existing hedgerows and trees as screening and increasing these to reduce visibility. In addition, it is noted that there is lower height housing development to the north along Toms Lane and larger industrial development to the west beyond the railway in Kings Langley where the openness has already been reduced to some degree, although the field immediately to the west of the Site is where the central courtyard faces so development here should be avoided. Due to the overall openness of the land, the proximity of the Site to the farm and their historic association, it is likely that some degree of harm would be caused given the fundamental change in land use even with this mitigation.

In relation to **Ovaltine Egg Farm**, the buildings on site are all Locally Important Buildings of local historic and architectural interest and so their demolition would result in the complete loss of their significance, which would result in harm that could not be mitigated. Due to the scale of the Site, it is likely that harm could be mitigated by placing development further from the farm towards the north and west of the Site, although impacts on Numbers Farm, described above, would need to be considered as well.



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Key Allocation Site 500m Study Area Heritage Asset Scheduled Monuments	Grade II Listed Building Grade II* Listed Building Locally Listed Building	■ ■ ☆	CFS26c
Three Rivers Heritage Impact Assessment			

13. Assessment Sheets – Loudwater

Site ref.:	NCFS18	Site Name:	Land to the east of Sarratt Lane, Loudwater
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Site Summary:

The Site measures 1.18 ha and is an area of open land, set within Outer Loudwater Conservation Area and just north of Loudwater Estate Conservation Area. It has housing to the east and west and mature woodlands to the north. Public Right of Way Footpath Sarratt 061 runs through the centre of the Site.

Relevant Heritage Assets:

Listed Buildings

Flint Cottage, Grade II listed (LEN: 1347868)

The Dell, Grade II listed (LEN: 1244968)

Conservation Areas

Loudwater Estate Conservation Area

Outer Loudwater Conservation Area

Locally Important Buildings

Loudwater House, Loudwater Lane

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Flint Cottage** (List Entry Number: 1347868) is a former gamekeeper's cottage, now a house, built in 1820 with later additions. It is finished in flint with red brick sills and a Welsh slate roof, brick end stacks with terracotta pots. It has historic interest as a former gamekeeper's cottage, associated with Loudwater House and architectural interest due to its architectural features highlighted above. The setting of the heritage asset, due to surrounding mature trees and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Dell** (List Entry Number: 1244968) is a former entrance lodge, now a house, dating from the nineteenth century with later additions. It has historic interest as a former entrance lodge associated with Loudwater House and architectural interest due to its slate roof, use of flint and prominent chimneys. The setting of the heritage asset, due to surrounding mature trees and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Site is located within **Outer Loudwater Conservation Area**. The adopted Conservation Area Appraisal 2007 (CAA) states that the relationship between buildings and their associated plots and surrounding planting are as important as the buildings themselves and this defines the character of the Conservation Area. The CAA does not explicitly refer to the Site, but it does note that Sarratt Lane moves “gently through densely wooded countryside and gardens.” It highlights Sarratt Lane as a single-track lane with leafy canopies that will not have changed much in the last three hundred years. The Site makes a positive contribution to the Conservation Area due to its semi-rural character. Development on the Site will fundamentally alter its rural and undeveloped character through the introduction of built form, changes to the access and alterations to the boundary. Development here would also be likely to impact the existing public footpath which is evident on the 1870 OS map and is part of the historic character of the Conservation Area. The proposed Allocation would adversely impact the Conservation Area by building on historically undeveloped land within its boundary. It is unlikely that the harm could be lessened or mitigated through the planting of tree screening given the fundamental change in land use.

The Site is just north of **Loudwater Estate Conservation Area**, which has an adopted Conservation Area Appraisal 2013 (CAA). The special interest relates to the carefully laid out dwellings, most with Arts & Crafts features in a woodland setting. The Site makes a positive contribution to the Conservation Area due to its semi-rural character. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm. It is unlikely that the harm could be lessened or mitigated through the planting of tree screening given the fundamental change in land use.

Locally Important Buildings

Loudwater House is a Locally Important Building on Loudwater Lane. It was constructed in 1780 as a mansion set in extensive grounds and has recently been divided into residential flats. It has architectural interest as a large Georgian country house within a wider estate and has landmark quality in the area. It is likely that the Site formed part of the wider parkland, given the footpath that historically ran from near the house to the Site. The other Locally Important Buildings are **East Cottage and Blandings** which are immediately adjacent Loudwater House and have historic interest as former ancillary buildings to the House. The setting of the heritage assets, due to surrounding mature trees and intervening development, no longer extends to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

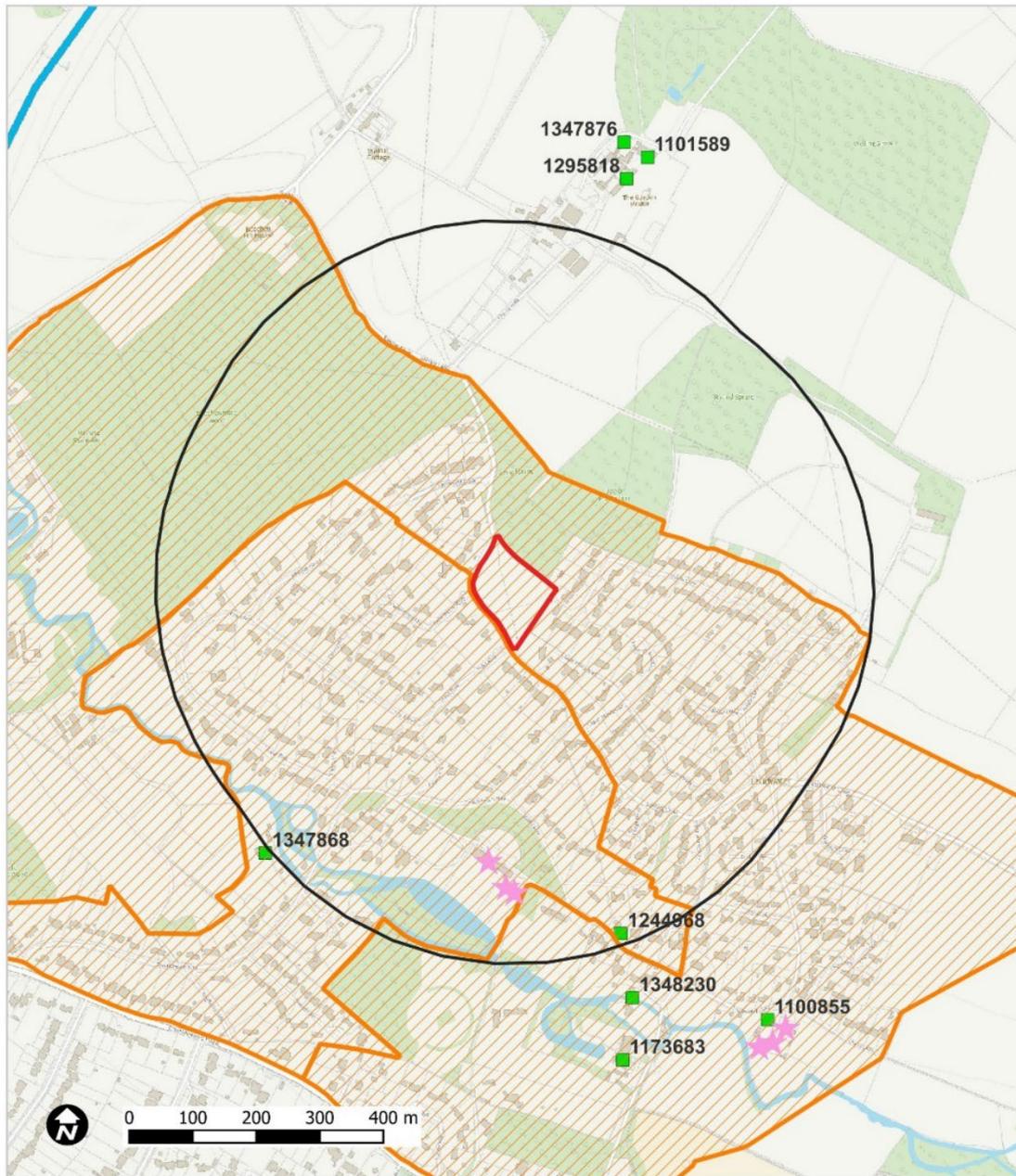
The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to **Outer Loudwater Conservation Area** the Site is within its boundary and makes a positive contribution to the Conservation Area due to its semi-rural character. Development on the Site will fundamentally alter its rural and undeveloped character through the introduction of built form, changes to the access and alterations to the boundary. It is unlikely that the harm could be lessened or mitigated through the planting of tree screening given the fundamental change in land use. The resulting harm to the significance of the Conservation Area would be less than substantial.

The Site is just north of the boundary of **Loudwater Estate Conservation Area** and makes a positive contribution to the Conservation Area due to its semi-rural character. Development on the Site will fundamentally alter its rural and undeveloped character through the introduction of built form, changes to the access and alterations to the boundary. It is unlikely that the harm could be lessened or mitigated

through the planting of tree screening given the fundamental change in land use. The resulting harm to the significance of the Conservation Area would be a low level of less than substantial.



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Key Allocation Site 500m Study Area 		NCFS18
Heritage Asset Conservation Areas Grade II Listed Building ■ Locally Listed Building ★		
		Three Rivers Heritage Impact Assessment

14. Assessment Sheets – Maple Cross

Site ref.:	EOS12.3	Site Name:	Land to the north of Chalfont Road, Maple Cross
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Site Summary:

The Site measures 3.86 ha and is an open area of agricultural land to the west of Maple Cross, the built settlement is to the south and east, with open land and the M25 further to west and northwest.

There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Locally Important Building

The Cross Pub

Archaeological Assessment by Hertfordshire County Council:

No comments provided.

Built Heritage Assessment by Place Services:

The Cross is a former pub that dates to at least the later nineteenth century. It has historic interest as a former public house in the area. It is a two-storey building with a flat-roofed rear extension and single storey extensions to the south. It has a plain clay tiled roof and white rendered exterior with replacement casement windows and is now converted to dwellings.

Due to intervening development, the setting of the heritage asset does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the non-designated heritage asset.

RAG score: **Neutral**

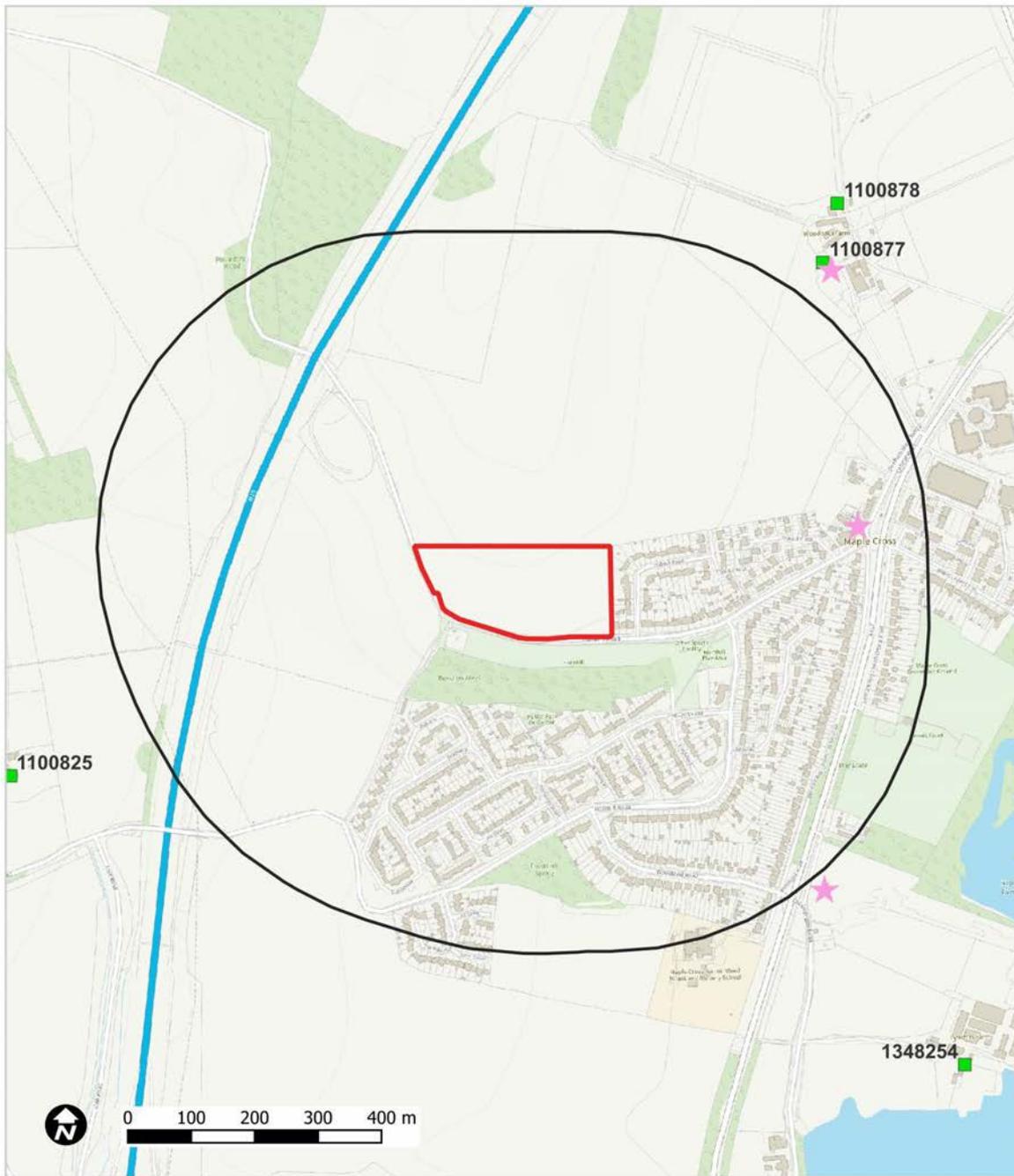
Recommendations:

Archaeological Recommendations

There are no archaeological recommendations.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>EOS12.3</p>
		<p>Three Rivers Heritage Impact Assessment</p>
		 

15. Assessment Sheets – Rickmansworth

Site ref.:	NCFS22	Site Name:	Nine of Herts Golf Club and surrounding land
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Site Summary:

Site measures 34.94 ha and is irregular in shape. It primarily comprises the Nine of Herts golf course and includes the clubhouse building, while it excludes agricultural buildings to the northwest of the Site. There is open land to the west and southwest and Moor Park Registered Park and Garden is to the east.

There are no Public Rights of Way through the Site, Footpath Batchworth 055 runs across part of the northern border.

Relevant Heritage Assets:

Listed Buildings

Mount Vernon Hospital Chapel, Grade II* listed (LEN: 1358386)

Mount Vernon Hospital, Grade II listed (LEN: 1080083)

London Coal Duty Marker on County Boundary About 150 Metres Southeast of Woodcock Hill Farm House (Not Listed), Grade II listed (LEN: 1100847)

London Coal Duty Marker on County Boundary, Grade II listed (LEN: 1100854)

Milestone About 35 Metres West of Number 1 Home Farm Road (Not Listed), Grade II listed (LEN: 1100853)

6, Temple Gardens, Grade II listed (LEN: 1173919)

Ebury And Batchworth Cottages, Grade II listed (LEN: 1348236)

Batchworth Heath House, Grade II listed (LEN: 1173382)

19 And 20, Batchworth Heath, Grade II listed (LEN: 1173387)

Ye Old Greene Manne Public House, Grade II listed (LEN: 1100870)

Steps, Walls and Gates to Old Pleasure Grounds About 250 Metres South East Of Moor Park, Grade II listed (LEN: 1100821)

Statue In Old Pleasure Grounds About 290 Metres South East Of Moor Park, Grade II listed (LEN: 1100822)

Garden Wall About 40 Metres South West Of Home Farm House (Not Listed), Grade II listed (LEN: 1348229)

Registered Park and Garden

Moor Park Registered Park and Garden, Grade II* (LEN: 1000251)

Conservation Areas

Batchworth Heath Conservation Area

Moor Park Conservation Area

Locally Important Buildings

Prince of Wales Public House

Bacher and Worth Cottages

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, due to its size and the lack of archaeological investigation in the immediate surrounding area, further assessment is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II* listed **Mount Vernon Hospital Chapel** (List Entry Number: 1358386) was built in 1904 by F. L. Wheeler in an Art Nouveau style, built of closely set knapped flint with ashlar dressings. It has historic interest due to association with Wheeler, a well-known architect at the time and it due to its relationship to the hospital. It also has architectural interest due to its distinctive style and use of materials.

The Grade II listed **Mount Vernon Hospital** itself is immediately adjacent to the chapel. It was also built by Wheeler in brown brick with red quoins and dressings. It has historic interest due to its association with Wheeler and as an early twentieth century hospital, and architectural interest due to the elegant and elaborate built form of many of the buildings.

In relation to Mount Version Hospital and Chapel described above, there are many modern hospital buildings, focused on the northwestern side of the hospital campus, screening the listed buildings from the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The respectively Grade II listed: **London Coal Duty Marker on County Boundary About 150 Metres Southeast of Woodcock Hill Farm House (Not Listed)** (List Entry Number: 1100847), **London Coal Duty Marker on County Boundary** (List Entry Number: 1100854), and **Milestone About 35 Metres West of Number 1 Home Farm Road (Not Listed)** (List Entry Number: 1100853) are assets with a similar function as marker or wayfinding posts or stones. They all have historic interest due to their historic function as coal duty markers (dating from the nineteenth century) and as a milestone (dating from the eighteenth century) respectively. Their respective settings do not extend to the Site because of intervening development and mature trees and because of the nature of the assets. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

The Grade II listed **6, Temple Gardens** (List Entry Number: 1173919) is a 1937 house built by Connell, Ward and Lucas in reinforced concrete post and panel construction with a rendered finish, in an International Modern Style. It has historic and architectural interest due to its association with Connell et al, renowned modernist architects, and its distinct modernist style with horizontal emphasis. Its setting does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Batchworth Heath House** (List Entry Number: 1173382) is located just to the east of the Site. It was a house and is now offices, built in the late eighteenth century with later extensions, in red brick with a tiled roof. It has historic and architectural interest due to its formal Georgian architecture, in a rural setting. Details include its parapet roof, sash windows with gauged arches, and portico above the entrance door. It has been heavily extended to the rear on the western side. There are modern agricultural farm buildings further to the west towards the Site.

1838 Tithe Map Apportionments indicate that the heritage asset and fields in the eastern part of the Site were under the same ownership and occupancy indicating a functional relationship and, while there is a small amount of intervening development, it is either smaller scale or agricultural in character and, as a result, the historic relationship can still be understood and the Site currently makes a positive contribution as part of its wider historic rural landscape setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on historically undeveloped land and compromising its historic rural setting. This has the potential to result in a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Ebury and Batchworth Cottages** (List Entry Number: 1348236) was a house and is now 2 dwellings, located just south of Batchworth Heath House described above. It has seventeenth century origins and was extended and altered in the late eighteenth or nineteenth centuries and in the twentieth century. It is likely to be timber framed and is brick cased and externally roughcast rendered with a tiled roof. It has historic interest as a cottage in a rural setting, and architectural interest due to its vernacular form and materials. There is no known historic functional connection with the Site, but the Site immediately abuts its rear garden and currently makes a positive contribution as part of its historic rural setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on historically undeveloped land and compromising its historic rural setting. This has the potential to result in a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Ye Old Greene Manne Public House** (List Entry Number: 1100870) is a public house with sixteenth century origins, extended in the mid eighteenth and later nineteenth and early twentieth centuries. It has a timber frame, extended in brick, rendered and whitewashed with some applied timber and tiled roofs. It has historic and architectural interest as a surviving multi-phase historic pub with a well-preserved timber frame. Its immediate setting to the north has been eroded by modern development and, although it is relatively close to the northeast corner of the Site, it is separated by the A404, mature trees and intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **19 and 20, Batchworth Heath** (List Entry Number: 1173387) constitute the entrance arches and two lodges to Moor Park, Rickmansworth. They were built circa 1763-5 probably by Robert Adam for Sir L. Dundas and extended in the later nineteenth century, now forming two dwellings. They are constructed from Portland stone and rendered brick with slate roofs in a neo-Classical Style. They have historic and architectural interest due to their association with Robert Adam and the wider Moor Park Estate, and due to their Neo-Classical, Georgian style. Their setting does not extend to the Site because of intervening development and mature trees. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II **Steps, Walls and Gates to Old Pleasure Grounds About 250 Metres South East Of Moor Park** (List Entry Number: 1100821) are in the Moor Park pleasure grounds laid out by Lancelot 'Capability' Brown in the mid-eighteenth century. They are late nineteenth century, constructed in ashlar

with a central flight of steps with moulded plinths and caps. Immediately adjacent is the Grade II listed **Statue in Old Pleasure Grounds About 290 Metres South East Of Moor Park** (List Entry Number: 1100822). They have historic interest due to their association with the Moor Park Estate and with Capability Brown, and they have architectural and artistic interest due to their design quality and form. The setting of these heritage assets does not extend to the Site due to the distance between them and intervening mature woodland and development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Garden Wall About 40 Metres South West Of Home Farm House (Not Listed)** (List Entry Number: 1348229) is a large section of garden wall formerly enclosing kitchen garden to Moor Park, probably late seventeenth or early eighteenth century in date. It is red brick, largely English bond, with some Flemish bond. A long stretch is parallel to the A404 road, with return walls to centre and right. It has historic interest due to its association with the former kitchen gardens of Moor Park, and some architectural interest in its traditional construction. The Tithe Map Apportionment of 1838 shows common ownership and occupancy with the Site and so the Site can be understood to have historically been part of the Moor Park Estate. Due to elevated levels at the Site, there is intervisibility between the two. The Site allows appreciation of the wider historic landscape setting of the walled garden, outside of the planned landscape of Moor Park, and contributes to its significance as part of its setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Registered Park and Garden

The Grade II* listed **Moor Park Registered Park and Garden (RPG)** (List Entry Number: 1000251) covers a large area surrounding Moor Park House (outside the search area). The formal gardens around the main house date to circa 1830 with the surrounding landscaped parkland and pleasure grounds laid out by Lancelot 'Capability' Brown in the mid-eighteenth century. The character of the RPG has changed to some extent as it is now used as a golf course, which has resulted in creation of bunkers and additional tree planting along the golf fairways. However, the RPG is still largely open and green in character with individual trees and some of the alignment of the avenues still legible in places, and it retains its special interest related to the age of its main layout and features, its rarity as an example of historic landscape design, its association with Capability Brown, and the overall quality of the surviving landscape.

The southwest of the RPG closest to the Site was the location of Home Farm and the kitchen gardens which served Moor Park, including the listed garden wall described above. The RPG, kitchen gardens and the Site were all under the same occupancy and ownership in Tithe Map Apportionments of 1838. Although they are separated by the A404 and woodland, parts of the Site are directly adjacent to the RPG across the A404 and, due elevated levels at the northern end of the Site, there are likely to be views both from the Site into the RPG, and from the RPG into the Site. The Site allows appreciation of the wider historic landscape setting of the RPG, beyond the designed landscape, and contributes to its significance as part of its setting.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset virtue of building on historically undeveloped land and compromising the openness and character of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Conservation Areas

Moor Park Conservation Area has a Conservation Area Appraisal adopted in 2006 (CAA). It has special interest primarily as a high quality semi-rural housing estate laid out between the 1930s to 1950s. Only a small section is within the Study Area. The setting of the heritage asset, because of the distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Batchworth Heath Conservation Area has a Conservation Area Appraisal adopted in 2013 (CAA). Its special interest relates to a small cluster of historic buildings, around the heath, in a semi-rural, open setting. The Site is adjacent to the western sub-area, which includes **Batchworth Heath House** (List Entry Number: 1173382) and **Ebury and Batchworth Cottages** (List Entry Number: 1348236), described above. The CAA emphasises green space as contributing to its special interest. The eastern part of the Site contributes to its special interest as part of its open, semi-rural setting allowing its historic rural context to be appreciated. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset virtue of building on historically undeveloped land and compromising the openness and character of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Locally Important Buildings

The Locally Important Building the **Prince of Wales Public House** is an attractive nineteenth century pub built in flint and brick; it has architectural interest due to its attractive form and historic interest due to its historic pub use. It is within the Conservation Area and contributes positively to its character.

The Locally Important Buildings **Bacher and Worth Cottages** are a charming pair of properties of interesting architectural style. The principal elevation of these properties is unusual, containing arrow slits and they are of architectural interest.

Due to intervening development and woodland, the setting of these Locally Important Buildings described above does not extend to the Site and they are unlikely to be harmfully impacted by the Proposed Allocation. However, they are all highlighted in the CAA and contribute to the significance of the Conservation Area and so the mitigations in relation to the Conservation Area recommended below are also partially relevant to these Locally Important Buildings.

RAG score: **Minor Adverse**

Recommendations:

Archaeological Recommendations

The site is considered an appropriate location for development. However, due to its size and the lack of archaeological investigation in the immediate surrounding area, further assessment is recommended. The Historic Environment team advises that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Recommendations

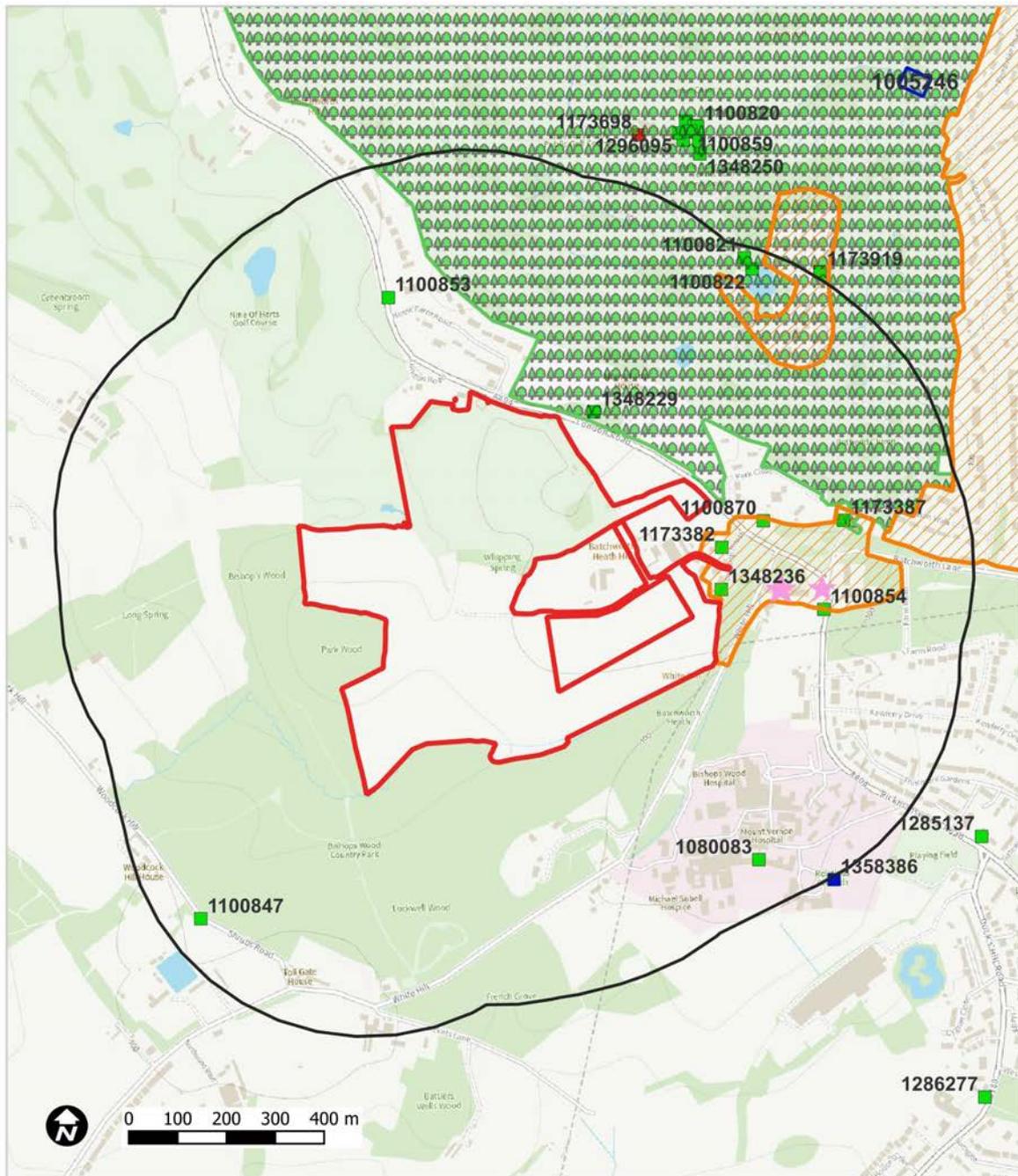
In relation to the Grade II listed **Batchworth Heath House** there is a historic and physical relationship between the Site and the asset which still contributes to the appreciation and experience of the listed building, The character of the Site contributes positively as part of its historic rural setting. The proposed Allocation has the potential to erode this by building on historically undeveloped land and compromising its historic rural setting. Potentially, retaining the open landscape character of the eastern side of the Site could still allow appreciation of the heritage asset's historic rural setting and mitigate some harm.

In relation to the Grade II listed **Ebury and Batchworth Cottages**, while there is not a historic ownership link with the Site, it directly abuts the rear boundary of the heritage asset. As with Batchworth Heath House, it is recommended that the eastern side of the Site remains free of development and its landscape character retained which would allow an appreciation of the heritage asset's historic rural setting and mitigate some harm.

In relation to **Batchworth Heath Conservation Area**, the Site forms part of its historic rural setting which contributes positively to its special interest and the proposed Allocation has the potential to erode this and harm its significance. Similarly to the listed buildings above, it is recommended the eastern side of the Site remains free of development to preserve its landscape character, to ensure that the historic rural setting of the Conservation Area is partly maintained, which is likely to mitigate the harm to some extent.

In relation to the Grade II* listed **Moor Park Registered Park and Garden** parts of the Site are directly adjacent across the A404 and, due elevated levels at the northern end of the Site, there is potential intervisibility both the Site and the RPG. The Site allows appreciation of the historic rural landscape setting of the RPG and contributes to its significance as part of its setting, and the proposed Allocation has the potential to harm this by building on historically undeveloped land and compromising the character and openness of the surrounding landscape. The intervisibility described above should be investigated more thoroughly and consideration given to retaining the landscape character of the northern part of the Site by setting development further into the southern part of the Site, beyond the crest of the hill to ensure that the historic open setting is maintained. Consideration should also be given to additional landscape screening although this would be less effective.

In relation to the Grade II listed **Garden Wall About 40 Metres South West Of Home Farm House** (Not Listed) (List Entry Number: 1348229), this is located in the Moor Park RPG, in the closet part of the RPG to the Site. In terms of considerations and mitigations, these would be the same as described above in relation to the RPG.



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Key		Parks and Gardens		NCFS22
Allocation Site		Grade II Listed Building		
500m Study Area		Grade II* Listed Building		Three Rivers Heritage Impact Assessment
Heritage Asset		Grade I Listed Building		
Conservation Areas		Locally Listed Building		
Scheduled Monuments				

Site ref.:	NCFS23	Site Name:	Primrose Lodge, London Road, Rickmansworth
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Site Summary:

The Site measures 0.83 ha and is located to the southwest of Moor Park and north of the Nine of Herts Golf Academy. It contains an existing house and has open space in the form of the golf course to the south, east and west on the southern side of the A404 and housing to the north, beyond the A404.

Public Right of Way Footpath Batchworth 055 runs through the Site directly, from the golf course to the south to the A404 to the north.

Relevant Heritage Assets:

Listed Buildings

Milestone About 35 Metres West of Number 1 Home Farm Road (Not Listed), Grade II listed (LEN: 1100853)

Garden Wall About 40 Metres South West Of Home Farm House (Not Listed), Grade II listed (LEN: 1348229)

Registered Park and Garden

Moor Park Registered Park and Garden, Grade II* (LEN: 1000251)

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **Milestone About 35 Metres West of Number 1 Home Farm Road (Not Listed)** (List Entry Number: 1100853) dates from the eighteenth century and has historic interest due to its historic function as a milestone. Its setting does not extend to the Site due to intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Garden Wall About 40 Metres South West Of Home Farm House (Not Listed)** (List Entry Number: 1348229) is a large section of garden wall formerly enclosing kitchen garden to Moor Park, probably late seventeenth or early eighteenth century. It is red brick, largely English bond, with some Flemish bond. A long stretch is parallel to the A404 road, with return walls to centre and right. It has historic interest due to its association with the former kitchen gardens of Moor Park. The Tithe Map Apportionment of 1838 shows common ownership and occupancy with the Site. However, the Site is previously developed, containing a modern house, is set back from the road, with intervening modern development and mature woodland to the north and east. It no longer contributes positively to the setting or significance of the wall. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Registered Park and Garden

The Grade II* listed **Moor Park Registered Park and Garden** (List Entry Number: 1000251) covers a large area surrounding Moor Park House (outside the search area). The formal gardens around the main house date to circa 1830 with the surrounding landscaped parkland and pleasure grounds laid out by Lancelot 'Capability' Brown in the mid-eighteenth century. While it has been altered due to its use as a golf course and adjacent development to the east and north, it retains its special interest related to the age of its main layout and features, its rarity as an example of historic landscape design, its association with Capability Brown, and the overall quality of the surviving landscape. The Tithe Map Apportionment of 1838 shows common ownership and occupancy with the Site. However, the Site is previously developed, containing a modern house, is set back from the road, with intervening modern development and mature woodland to the north and east. It no longer contributes to the significance of the RPG. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score: **Neutral**

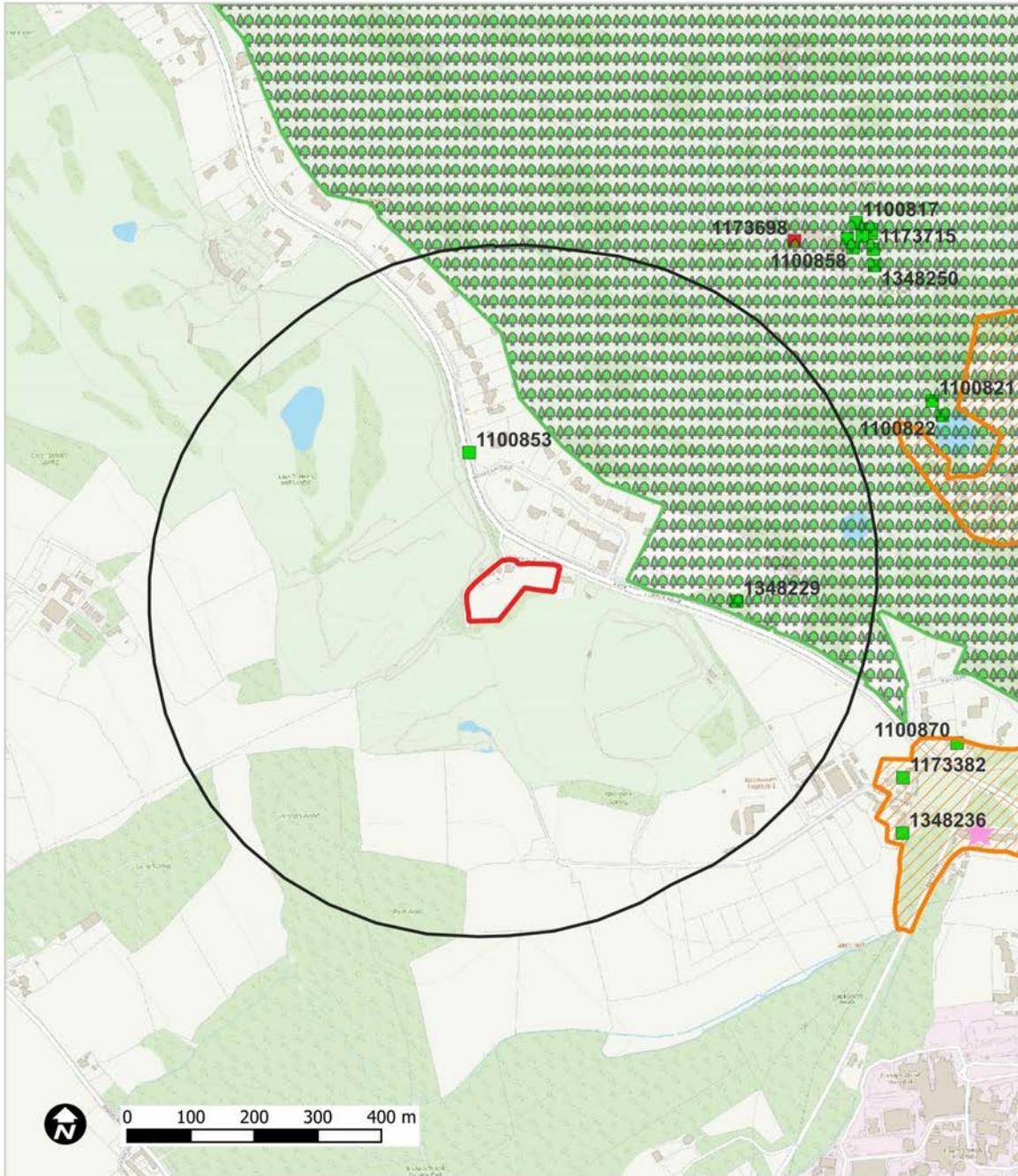
Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

There are no built heritage recommendations.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Parks and Gardens  Grade II Listed Building  Grade I Listed Building  Locally Listed Building 	NCFS23 Three Rivers Heritage Impact Assessment  

Site ref.:	NCFS24	Site Name:	The Island, Rickmansworth
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Site Summary:

The Site measures 0.96 ha, it is an irregular shape and contains one house with outbuildings and the remainder is open space with woodland to the east, and a bank of trees to the south. It sits just to the north of the River Chess and the Grand Union Canal, with open space and waterways to the east and the built settlement of Rickmasnworth to the other sides.

There are no Public Rights of Way through or close to the Site.

Relevant Heritage Assets:

Listed Buildings

- 99, Church Street, Grade II listed (LEN: 1100875)
- 1, Batchworth Hill, Grade II listed (LEN: 1296258)
- 21 And 25, Harefield Road, Grade II listed (LEN: 1348224)
- 17, Moor Lane, Grade II listed (LEN: 1100857)
- Obelisk On South Bank in Garden of Number 17 Moor Lane, Grade II listed (LEN: 1100840)
- Church Of St Mary, Grade II listed (LEN: 1100876)
- Wilson Monument Immediately North of Chancel of Church of St Mary, Grade II listed (LEN: 1348241)
- War Memorial About 40 Metres East of Church of St Mary, Grade II listed (LEN: 1296164)
- Pair Of Chest Tombs with Fluted Corner Piers About 10 Metres North of Church of St Mary, Grade II listed (LEN: 1173533)
- K6 Telephone Kiosk Outside St Mary's Church, Grade II listed (LEN: 1101568)
- The Bury, Grade II listed (LEN: 1173409)
- The Priory, Grade II listed (LEN: 1296195)
- The Feathers Public House, Grade II listed (LEN: 1348240)
- 53-61, Church Street, Grade II listed (LEN: 1348239)
- 29-33 Church Street, Grade II listed (LEN: 1296187)
- 25 And 27, Church Street, Grade II listed (LEN: 1100874)
- The Chequers Restaurant, Grade II listed (LEN: 1173487)
- The Old Vicarage, Grade II listed (LEN: 1173498)
- 7 And 9, Church Street, Grade II listed (LEN: 1100873)
- 133, 133a and 133b, High Street, Grade II listed (LEN: 1173611)
- 74, High Street, Grade II listed (LEN: 1390746)

72, 72a and 72b, High Street, Grade II listed (LEN: 1348227)

Basing House, Grade II listed (LEN: 1100850)

The Hour House, Grade II listed (LEN: 1296134)

The Coach and Horses Public House, Grade II listed (LEN: 1348226)

20, High Street, Grade II listed (LEN: 1173616)

St Joan Of Arcs Convent High School, Grade II listed (LEN: 1100848)

War Memorial Statue, Grade II listed (LEN: 1348251)

Conservation Areas

Rickmansworth Conservation Area

Locally Important Buildings

Beresford Almshouses, Bury Lane, Rickmansworth

The Gables, Bury Lane, Rickmansworth

11-13 Church Street, Rickmansworth

23 Church Street, Rickmansworth

32 Oaklife House, Church Street, Rickmansworth

49 Church Street, Rickmansworth

16 The Old Forge, Church Street, Rickmansworth

Boots, 76-78 High Street, Rickmansworth

87-91 High Street, Rickmansworth

104-106 & 108-110 High Street, Rickmansworth

Hogshead (now Costa Coffee), 153 High Street, Rickmansworth

165-169 High Street, Rickmansworth

181 High Street, Rickmansworth

37-43 Church Street, Rickmansworth

24-26 High Street, High Street, Rickmansworth

Non-designated heritage asset

Grand Union Canal

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, the Historic Environment Record notes the presence of a possible 19th-century wharf within the site boundary (HER 30745), which warrants further investigation. The Historic Environment team recommends that an Archaeological Desk-Based Assessment be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **99, Church Street** (List Entry Number: 1100875) is a house and former shop and public house serving canal traffic. It was built in the early nineteenth century and altered in the later nineteenth century. It is constructed of stock brick, partly roughcast rendered and whitewashed with slate roofs, facing the Grand Union Canal and Batchworth Lock (not listed). It has historic interest due to its association with the history of the canals in this area and it has architectural interest in relation to its simple built form and materials representative of this era of development. There is existing modern development nearby to the north, partially screened by mature landscaping and buildings. The western edge of the Site is very close to 99 Church Street. Historically the Site was largely undeveloped containing one small building, as shown on the 1898 OS map. It now contains a small house and outbuildings but is largely open, forming part of the historic open riverside and canal side setting of the heritage asset which contributes to our understanding of its historic function, use and surroundings.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on land which was historically largely undeveloped and formed part of the rural backdrop to the canal and waterways to the south of Rickmansworth. The change in land use and character would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **17, Moor Lane** (List Entry Number: 1100857) is a house and former lodge/tea pavilion to Moor Park built in 1763-5 and extended in the nineteenth and twentieth century. It is thought to have been designed by Robert Adam for Sir L. Dundas. It is built in brick with stone dressings and tiled roof, originally thatched. It was built as an octagonal block with a link to a square block. It has historical interest due to its association with Adam, a famous Georgian architect, and Dundas, a famous political figure, and with the Moor Park estate. It has architectural interest due to its Neo-Classical design and the distinct octagonal form of the rear section. Its setting has been eroded by suburban development, and it predates the canal. However, the Site is part of its immediate canal side open setting and contributes to our understanding of its evolving historic context. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on land which was historically largely undeveloped and formed part of the rural backdrop to the waterways to the south of Rickmansworth. Although the setting of the heritage asset has changed, including with the construction of the canal, the Site permits some appreciation of its once rural surroundings. The change in land use and character could give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment

The Grade II listed **Obelisk on South Bank in Garden of Number 17 Moor Lane** (List Entry Number: 1100840) is on the south bank of the Grand Union Canal serving as a water gauge. It was built in 1825,

dated on the inscription for the Company of the Grand Junction Canal. It has historic interest due to its association with the canal, and the canal forms a key aspect of its setting, relating to its original function and use. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on land which was historically largely undeveloped and formed part of the rural backdrop to the canal and waterways to the south of Rickmansworth. The change in land use and character could give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment

The Grade II listed **1, Batchworth Hill** (List Entry Number: 1296258) is a house, once two dwellings, with sixteenth or early seventeenth century origins, possibly as a late example of a hall house, refronted in the late eighteenth century. It has a timber frame, red brick front with rendered gable ends and exposed framing. It has historic interest due to its origin as a late hall house, and it has architectural interest due to the timber frame and later refronting. The setting of the heritage asset, due to intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **21 and 25, Harefield Road** (List Entry Number: 1348224) is a pair of semi-detached houses, formerly a single dwelling and originally an agricultural building. It dates from the late sixteenth century, converted to a house in the early eighteenth century, and later to two cottages. It has historic interest due to its age and early character as a rural building. It has architectural interest due to its historic adaptations and changes of use and its simple vernacular form including prominent chimneys, smaller hipped dormers, historic brickwork and roof tiles. The setting of the heritage asset, due to intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Church of St Mary** (List Entry Number: 1100876) is the parish church with the west tower dating to circa 1630, the aisles from the 1825-6 rebuilding by W. Atkinson, and the nave, chancel, chapel and vestry from 1890-1 by Sir A. Blomfield. It has historic interest as the parish church and for the association with Atkinson and Blomfield who were well known architects in their respective eras. It has architectural interest due to the quality of its detailing and form, including the flint tower and short spire, typical of Hertfordshire churches. There is intervening modern development and mature trees separating the church from the Site. However, any future development on the Site should consider any impacts on views of the church as a local landmark.

The Grade II listed **Wilson Monument Immediately North of Chancel of Church Of St Mary** (List Entry Number: 1348241) is an urn-tomb to T. Wilson, d.1843 built in stone, and the Grade II listed **Pair Of Chest Tombs with Fluted Corner Piers About 10 Metres North Of Church Of St Mary** (List Entry Number: 1173533) are also of stone construction, dating to the late eighteenth century. Both have historic interest due to their age, association with the church, and as memorials. Their architectural and artistic interest derives from their ornate, decorative forms. The settings of these heritage assets, due to intervening development and their association with the church and churchyard, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the settings or significance of the designated heritage assets.

The Grade II listed **War Memorial About 40 Metres East of Church of St Mary** (List Entry Number: 1296164) was built in 1921 by W. Reid Dick who was a well-known producer of war memorials at this time. It has historic and architectural interest due to its associations with the Great War and its distinctive form. The setting of the heritage asset, due to intervening development and the nature of the monument, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **K6 Telephone Kiosk Outside St Mary's Church** (List Entry Number: 1101568) was designed in 1935 by Sir Giles Gilbert Scott. It has historic and architectural interest due to its association with Gilbert Scott and its iconic design. The setting of the heritage asset, due to intervening development and the nature of the asset, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Aside from those listed and described above, there is a high number of nationally listed buildings within the Study Area, all listed at Grade II. All are in the central or northern parts of Rickmansworth town

centre, to the north of the Site. The urban streetscape and layout of Rickmansworth and the historic built form within the town forms their settings and, due in part to distance and intervening development and/or mature trees, their settings do not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of these designated heritage assets.

A description and summary of significance of each is provided below:

The Grade II listed **25 and 27, Church Street** (List Entry Number: 1101568) is a house, now shops and offices with early sixteenth century origins, later extended and refronted in the early nineteenth century. It has a timber frame and a red brick front. It has historic and architectural interest in relation to its sixteenth century origins as part of the early development of Rickmansworth and its well-preserved timber frame with later alterations.

The Grade II listed **The Old Vicarage** (List Entry Number: 1173498) was constructed as a house and is now part offices. It has a timber-framed fifteenth century cross wing and hall rebuilt in the eighteenth century with extensions in brick. It has historic interest due to its former use as a vicarage and as part of the early development of the town, and architectural interest due to its multi-phase development and well-preserved early timber framing.

The Grade II listed **The Bury** (List Entry Number: 1173409) is a large house, later health centre with late sixteenth century origins, with later extensions and alterations in the seventeenth and nineteenth centuries. The building has some timber framing and externally is finished in roughcast render. It has historic interest due to its association with JS Gilliatt, a prominent MP and as an important large house. It has architectural interest due to its formal front with prominent gables and chimneys, earlier timber framing and origins as a hall house.

The Grade II listed **The Priory** (List Entry Number: 1296195) is a former Church House, dating to the early sixteenth century, converted to a house in the early eighteenth century with later alterations. It has a timber frame to the first floor with brick infilling and tiled roof. It is of special architectural and historical interest as a sixteenth century building which retains original timber framing and roof trusses.

The Grade II listed **The Feathers Public House** (List Entry Number: 1348240) is a public house with a late fifteenth century wing and late sixteenth century hall, with later alterations. It has a timber frame partly rendered and partly brick, it has a three-bay open hall with a three-bay cross wing. It has historic and architectural interest as a historic pub and former house, with original timber framing and evidence of an open hall.

The Grade II listed **The Chequers Restaurant** (List Entry Number: 1173487) was a house now a now restaurant. It has early sixteenth century origins and was refronted in the late nineteenth century. It has a timber frame and whitewashed brick front and was originally a two-bay open hall. 1 storey and attic. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and evidence of open hall.

The Grade II listed **53-61, Church Street** (List Entry Number: 1348239) is a terrace of five houses dating from the early nineteenth century, built of stock brick with a slate roof, with entrances to right of each bay with rectangular fanlights and large sixteen pane glazing bar sashes in deep reveals. It has historic and agricultural interest for its well preserved Georgian architectural style with detailing as highlighted above and group value as five well-preserved houses.

The Grade II listed **29-33 Church Street** (List Entry Number: 1296187) was a house now office with later fifteenth century origins, with nineteenth century brick refronting, with timber frame, three bays, two to left originally an open hall. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and evidence of open hall.

The Grade II listed **7 And 9, Church Street** (List Entry Number: 1100873) is a house, now a shop and restaurant it has sixteenth century origins, with nineteenth century brick refronting, with timber frame, three bays, originally an open hall. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and evidence of open hall.

The Grade II listed **133, 133a and 133b, High Street** (List Entry Number: 1173611) is a house now a shop and surgery with sixteenth century origins, extended and refronted in the later nineteenth century with a timber frame, brick front and some weatherboarding. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and weatherboarding.

The Grade II listed **74, High Street** (List Entry Number: 1390746) is a shop with offices and newspaper distribution room built in C.1927. It has historic and architectural interest as a good example of the quality of design and shop fittings produced for this company, the building and, most particularly the decorative shop front,

The Grade II listed **72, 72a and 72b, High Street** (List Entry Number: 1348227) was a house now shops and offices with seventeenth century origins, refronted in the eighteenth century. It has a timber frame, and central entrance with moulded architrave and nineteenth century shop window bays. It has historic and architectural interest as a seventeenth century historic former house with timber frame and historic alterations for shop use.

The Grade II listed **Basing House** (List Entry Number: 1100850) is a large house, now council offices, seventeenth century to rear with later front range and nineteenth century extensions. It has a timber frame and red brick extensions, with eighteenth century doorcase with Doric pilasters, and fanlight. From 1672-7 Basing House was William Penn's home in Rickmansworth. It has historic interest due to its association with Penn and architectural interest due to its earlier timber frame and later formal neo-classical detailing.

The Grade II listed **The Hour House** (List Entry Number: 1296134) was a house now office dating from the early eighteenth century, built in red brick with rear timber framing and central entrance in brick arched headed surround to door. It has historic and architectural interest due to its earlier timber frame and later formal neo-classical detailing.

The Grade II listed **The Coach and Horses Public House** (List Entry Number: 1348226) is a public house with late sixteenth origins extended and refronted in the eighteenth and nineteenth centuries. It was originally two bays, possibly an open hall. It has historic and architectural interest as a historic pub and former house, with original timber framing and evidence of an open hall.

The Grade II listed **20, High Street** (List Entry Number: 1173616) is a seventeenth century house, with eighteenth century extension, with timber frame and red brick nogging. It has historic and architectural interest as a historic house, with original timber framing and other historic materials.

The Grade II listed **St Joan of Arcs Convent High School** (List Entry Number: 1100848) was a house now school built in 1720 in red brick. The central entrance has a decorative doorcase with columns and pediment and sash windows with gauged brick flat arched heads. It was formerly The Elms, home of George Eliot. It has historic interest as the former home of George Eliot and as an important formal house locally and architectural interest due to its formal Georgian style and neo-classical detailing.

The Grade II listed **War Memorial Statue** (List Entry Number: 1348251) War Memorial Statue of a Lion crushing an Eagle. 1921 by W. Reid Dick. Bronze. It has historic and architectural/artistic interest as a Great War memorial by a well-known war memorial sculptor.

Conservation Area

Rickmansworth Conservation Area is covered by a Conservation Appraisal (CAA) adopted in 1993. Its special interest relates to its evolution from a medieval village into a thriving town, through development of transport networks including waterways and railways. One of its key views is south along Church Street towards the church. The Site forms part of its wider setting and although there is extensive intervening development and mature trees and limited likelihood for intervisibility, there is potential for taller buildings to intervene in this view. This could impact its significance and result in a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Locally Important Buildings

There are a high number of **Locally Important Buildings** within the search area. All are in the central or northern parts of Rickmansworth town centre. The setting of each of these heritage assets, due to intervening development or mature trees does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset and as a result due to intervening modern development and mature trees their setting does not extend that far.

The description and significance of each is provided below:

Beresford Almshouses, Bury Lane is four almshouses built in 1894 in a 'U' shape, with historical links to John Beresford an important seventeenth century figure. It has historic interest due to its association Beresford and architectural interest due to its distinctive almshouses design with modest scale and good quality detailing.

The Gables, Bury Lane is a detached two storey red brick property with a slate roof adjacent to Beresford Almshouses. It has architectural interest due to its distinctive roof form and has streetscene value due to its distinctive character.

16 The Old Forge, Church Street was built in 1905 as an ironmonger's business containing working bellows as an industrial building emphasises the importance of Rickmansworth locally. It has architectural interest due to bellows inside the property and distinctive high pitched sloping roof.

11-13 Church Street is an eighteenth century, two storey properties in white painted brick building with tiled roof. It has group value with No. 23 and streetscape value.

23 Church Street has sixteenth century origins and group value with 11-13 Church Street due to similar style.

32 Oaklife House, Church Street, is a two-storey end of terraced building dating from the seventeenth century, it has streetscape value adding to the character of Church Street.

37-43 Church Street is a yellow brick Victorian terrace of 3 houses, set back from dated 1853. The houses have historic and architectural interest due to their distinct and well-preserved form as a group.

49 Church Street is a grand symmetrical two storey detached house, likely nineteenth century. Due to the prominent bay windows and overhanging gables, it has a distinctive character that is unusual for this locality.

Boots, 76-78 High Street, is an end of terrace shop built in the later nineteenth century in a neo-Gothic style and has historic and architectural interest.

87-91 High Street are late eighteenth or early nineteenth century properties, built and joined over time. It has architectural interest-notable design that has been suitably managed and contributes to the diversity of buildings within the conservation area

104-106 & 108-110 High Street is a late nineteenth century shop building in a neo-Gothic style it has historic interest as part of the Victorian High Street development and a distinctive design within the conservation area that adds variety to the streetscape.

Hogshead (now Costa Coffee), 153 High Street is a former public house now café, with a red brick front and terracotta detailing that adds architectural interest to the High Street and conservation area.

165-169 High Street has a redbrick ground floor with upper floor rough case and tiled roof. It has a well-designed shopfront its simple and high-quality form and contributes to the High Street.

181 High Street was formerly the fire station opened in 1891 and is now a shop. It has historic Value as the site of first voluntary fire brigade in Rickmansworth.

24-26 High Street, High Street is an end of terrace two storey property with a rendered finish and tiled roof. It contributes to the variety of designs within the High Street and is an important part of the streetscape

Non-designated heritage asset

The **Grand Union Canal** is described as a non-designated heritage asset by Three Rivers District Council. It has historic interest due to its importance in the development of the area and has landmark status due to its local importance and aesthetic value. The Site forms part of its immediate historic open setting forming an attractive green and open backdrop to the north of the canal towpath, which allows views towards the canal from various nearby vantage points and makes a positive contribution to the setting and significance of the asset. The proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, compromising its historic open setting.

RAG score: **Minor Adverse**

Recommendations:

Archaeological Recommendations

The site is considered an appropriate location for development. However, the Historic Environment Record notes the presence of a possible 19th-century wharf within the site boundary (HER 30745), which warrants further investigation. The Historic Environment team recommends that an Archaeological Desk-Based Assessment be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Recommendations

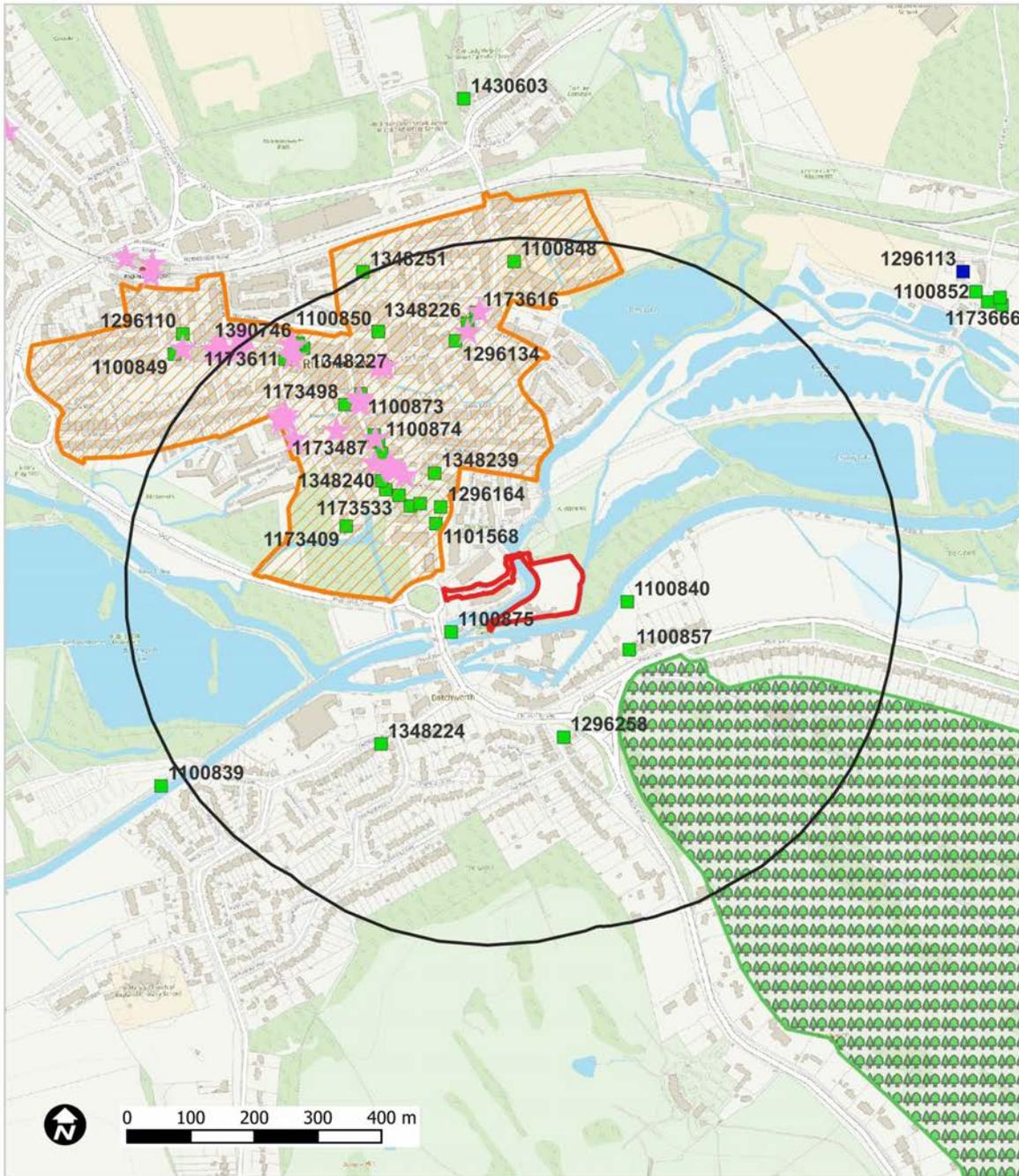
In relation to 99 **Church Street** the Site forms part of its historic open riverside and canal side which contributes to our understanding of its historic context. The proposed Allocation has the potential to harm its setting by building on historically undeveloped land and compromising the openness of the surrounding landscape. It is noted that there is an existing two storey house and single storey outbuildings on the Site. New development should be set further to the rear/east of these and maintain similar building heights. Existing green boundaries/mature trees should be retained to further mitigate harm.

In relation to the respectively Grade II listed 17, **Moor Lane** (List Entry Number: 1100857) and **Obelisk on South Bank in Garden of Number 17 Moor Lane** (List Entry Number: 1100840). The Site is part of their immediate canal side open setting and contributes to our understanding of its historic context. The proposed Allocation has the potential to remove the contribution the Site makes to their setting and significance by building on historically undeveloped land and compromising historic open aspects across the canal. This harm could be mitigated by retaining existing mature tree belts, setting development back from the canal and riverside and maintaining building heights of two storeys.

In relation to the Grade II listed **Church of St Mary** there is intervening modern development and mature trees separating the church from the Site. However, due to the importance of the church as a local landmark, there is potential for harm, and it is important that the height of development does not interfere with views to and from the church. Any potential views towards the Site should be identified, the most important being south along Church Street and consideration of buildings heights and arrangements should ensure that any identified important views are not harmed, to protect the status of the church as a heritage asset.

In relation to **Rickmansworth Conservation Area** the potential impacts of the Proposed Allocation identified relate to views of the Church of St Mary looking south along Church Street which has been discussed immediately above, and the same mitigation considerations apply.

In relation to **The Grand Union Canal**, as a non-designated heritage asset, the proposed Site Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape with development on its north bank. Consideration should be given to siting development away from the boundary, keeping lower building heights and maintaining existing landscape screening or increasing this to mitigate harm.



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Key		Parks and Gardens		NCFS24
Allocation Site		Grade II Listed Building		
500m Study Area		Grade II* Listed Building		Three Rivers Heritage Impact Assessment
Heritage Asset		Locally Listed Building		
Conservation Areas				

Site ref.:	NCFS25	Site Name:	The Vicarage, Rickmansworth
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Site Summary:

The Site measures 0.29 ha, it contains a modern vicarage building set in a large and relatively undeveloped urban plot in central Rickmansworth. It previously formed part of the grounds of the Grade II listed Old Vicarage which is immediately to the east facing onto Church Street.

The Site abuts Bury Lane to the south and west. It is to the rear of Church Street and the High Street is to the north. The access is from the western side on Bury Lane, and the Site is bounded by mature trees on all boundaries. There are no Public Rights of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

99, Church Street, Grade II listed (LEN: 1100875)

21 And 25, Harefield Road, Grade II listed (LEN: 1348224)

Church Of St Mary, Grade II listed (LEN: 1100876)

Wilson Monument Immediately North of Chancel of Church of St Mary, Grade II listed (LEN: 1348241)

War Memorial About 40 Metres East of Church of St Mary, Grade II listed (LEN: 1296164)

Pair Of Chest Tombs with Fluted Corner Piers About 10 Metres North of Church Of St Mary, Grade II listed (LEN: 1173533)

K6 Telephone Kiosk Outside St Mary's Church, Grade II listed (LEN: 1101568)

The Bury, Grade II listed (LEN: 1173409)

The Priory, Grade II listed (LEN: 1296195)

The Feathers Public House, Grade II listed (LEN: 1348240)

53-61, Church Street, Grade II listed (LEN: 1348239)

29-33 Church Street, Grade II listed (LEN: 1296187)

25 And 27, Church Street, Grade II listed (LEN: 1100874)

The Chequers Restaurant, Grade II listed (LEN: 1173487)

The Old Vicarage, Grade II listed (LEN: 1173498)

7 And 9, Church Street, Grade II listed (LEN: 1100873)

133, 133a and 133b, High Street, Grade II listed (LEN: 1173611)

74, High Street, Grade II listed (LEN: 1390746)

72, 72a and 72b, High Street, Grade II listed (LEN: 1348227)

Basing House, Grade II listed (LEN: 1100850)

The Hour House, Grade II listed (LEN: 1296134)

The Coach and Horses Public House, Grade II listed (LEN: 1348226)

20, High Street, Grade II listed (LEN: 1173616)

St Joan Of Arcs Convent High School, Grade II listed (LEN: 1100848)

War Memorial Statue, Grade II listed (LEN: 1348251)

Conservation Area

Rickmansworth Conservation Area

Locally Important Buildings

Beresford Almshouses, Bury Lane, Rickmansworth

The Gables, Bury Lane, Rickmansworth

11-13 Church Street, Rickmansworth

23 Church Street, Rickmansworth

32 Oaklife House, Church Street, Rickmansworth

49 Church Street, Rickmansworth

16 The Old Forge, Church Street, Rickmansworth

Boots, 76-78 High Street, Rickmansworth

87-91 High Street, Rickmansworth

104-106 & 108-110 High Street, Rickmansworth

Hogshead (now Costa Coffee), 153 High Street, Rickmansworth

165-169 High Street, Rickmansworth

181 High Street, Rickmansworth

37-43 Church Street, Rickmansworth

24-26 High Street, High Street, Rickmansworth

Rickmansworth Station, Homestead Road

Non-designated heritage asset

Grand Union Canal

Archaeological Assessment by Hertfordshire County Council:

The site includes, or has the potential to include, heritage assets with archaeological interest. However, we do not believe there is a high risk that this archaeological interest will constrain the principle of development at the proposed scale. In some instances, though, it could influence the precise number of dwellings or the design of development proposals, should the site be adopted.

For this site, we would therefore recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal, if the site is formally adopted in the local development plan. Depending on the size and location of the proposal, such assessments could range from additional desk-based research to more extensive archaeological field survey and evaluation.

The site is considered an appropriate location for development. However, given the setting and the current lack of detailed information about the proposed development, further archaeological assessment is recommended. The Historic Environment team advises that an Archaeological Desk-Based Assessment be undertaken as part of the pre-application or pre-determination archaeological assessment. This will help to assess the potential impact of the proposed development on any preserved archaeological remains.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II listed **25 And 27, Church Street** (List Entry Number: 1101568) is to the east of the Site. It was a house, now shops and offices with early sixteenth century origins, later extended and refronted in the early nineteenth century, it has a timber frame and a red brick front. It has historic and architectural interest in relation to its sixteenth century origins and timber frame. There are views east towards the Site along Bury Lane and currently the setting of this heritage asset is formed of historic buildings of proportionate scale. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on largely undeveloped land that could give rise to potentially obtrusive and inappropriate forms of development. This could result in less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **The Old Vicarage** (List Entry Number: 1173498) was a house, now part offices. It has a fifteenth century cross wing and hall rebuilt in the eighteenth century; it has a timber framed wing and has been extended in brick. It has historic interest due to its former use as a vicarage and architectural interest due to its timber framing and incremental development. In nineteenth century OS maps, the Site appears to be the garden to the vicarage, and is directly to the rear, demonstrating a physical and functional relationship. The Site has been severed from the Old Vicarage, but there is still a historic relationship, and the Site contributes positively as part of its historic undeveloped setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on historically largely undeveloped land that forms part of the historic setting of the heritage asset through potentially obtrusive and inappropriate forms of development. This could result in less than substantial harm, which should be further explored and minimised in any future assessment

The Grade II listed **Church of St Mary** (List Entry Number: 1100876) is the parish church with the west tower dating to circa 1630, the aisles from the 1825-6 rebuilding by W. Atkinson, and the nave, chancel, chapel and vestry from 1890-1 by Sir A. Blomfield. It has historic interest as the parish church and for the association with Atkinson and Blomfield who were well known architects in their respective eras. It has architectural interest due to the quality of its detailing and form, including the flint tower and short spire, typical of Hertfordshire churches. There is intervening modern development and mature trees separating the church from the Site. However, due to the importance of the church as a local landmark, development on the Site has the potential to adversely alter the setting and significance of the heritage asset by intruding into views of the church. This could give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment

In addition to those described above, there is a high number of nationally listed buildings within the Search Area, all listed at Grade II. The setting of each heritage asset, due to intervening development and/or mature trees, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

The description and significance of each is provided below:

The Grade II listed **Wilson Monument Immediately North of Chancel of Church of St Mary** (List Entry Number: 1348241) is an urn-tomb to T. Wilson, d.1843 built in stone. The **Grade II listed Pair of Chest Tombs with Fluted Corner Piers About 10 Metres North of Church of St Mary** (List Entry Number: 1173533) date from the late eighteenth century and are made of ashlar stone with raised panelled sides and inscriptions on top. Both have historic significance due to their age, ornate form and association with the church.

War Memorial About 40 Metres East of Church of St Mary is Grade II listed (List Entry Number: 1296164) and was built in 1921 by W. Reid Dick who was a well-known designer of war memorials at this time. It has historic and architectural interest due to its associations with the Great War and its distinctive form.

The Grade II listed **K6 Telephone Kiosk Outside St Mary's Church** (List Entry Number: 1101568), was designed in 1935 by Sir Giles Gilbert Scott. It has historic and architectural interest due to its association with Gilbert Scott and its iconic design.

The Grade II listed **99, Church Street** (List Entry Number: 1100875) is a house and former shop and public house serving canal traffic. It was built in the early nineteenth century and altered in the later nineteenth century. Built in stock brick and partly finished in roughcast render and partly whitewashed with slate roofs, facing the Grand Union Canal and Batchworth Lock (not listed). It has historic interest due to its association with the history of the canals in this area and it has architectural interest in relation to its simple built form and materials representative of this era of development.

The Grade II listed **The Bury** (List Entry Number: 1173409) is a large house, later health centre, with late sixteenth century origins, with later extensions and alterations in the seventeenth and nineteenth centuries. The building has some timber framing and externally is finished in roughcast render. It has historic interest due to its association with JS Gilliat, a prominent MP and as an important large house. It has architectural interest due to its formal front with prominent gables and chimneys, earlier timber framing and origins as a hall house.

The Grade II listed **The Priory** (List Entry Number: 1296195) is a former Church House, dating to the early sixteenth century, converted to a house in the early eighteenth century with later alterations. It has a timber frame to the first floor with brick infilling and tiled roof. It is of special architectural and historical interest as a sixteenth century building, associated with the church, which retains original timber framing and roof trusses.

The Grade II listed **The Feathers Public House** (List Entry Number: 1348240) is a public house with a late fifteenth century wing and late sixteenth century hall, with later alterations. It has a timber frame with partly rendered and partly brick elevations. It has a three-bay open hall with a three-bay cross wing. It has historic and architectural interest as a historic pub and former house, with original timber framing and evidence of an open hall.

The Grade II listed **The Chequers Restaurant** (List Entry Number: 1173487) was a house now a restaurant. It has early sixteenth century origins and was refronted in the late nineteenth century. It has a timber frame and whitewashed brick front and was originally a two-bay open hall. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, original timber framing and evidence of open hall.

The Grade II listed **53-61, Church Street** (List Entry Number: 1348239) is a terrace of five houses dating from the early nineteenth century, built of stock brick with a slate roof, with entrances to right of each bay with rectangular fanlights and large sixteen pane glazing bar sashes in deep reveals. It has historic and agricultural interest for its well preserved Georgian architectural style with detailing as highlighted above and group value as five well-preserved houses.

The Grade II listed **29-33 Church Street** (List Entry Number: 1296187) was a house now office with later fifteenth century origins, with nineteenth century brick refronting, and timber frame. It has three

bays and was originally an open hall. It has historic and architectural interest as a fifteenth century historic former house with historic alterations, with original timber framing and evidence of an open hall.

The Grade II listed **7 And 9, Church Street** (List Entry Number: 1100873) is a house, now a shop and restaurant. It has sixteenth century origins, with nineteenth century brick refronting, with timber frame, three bays, originally an open hall. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and evidence of open hall.

The Grade II listed **133, 133a and 133b, High Street** (List Entry Number: 1173611) is a house now a shop and surgery with sixteenth century origins, extended and refronted in the later nineteenth century with a timber frame, brick front and some weatherboarding. It has historic and architectural interest as a sixteenth century historic former house with historic alterations, with original timber framing and weatherboarding.

The Grade II listed **74, High Street** (List Entry Number: 1390746) is a shop with offices and newspaper distribution room built in circa 1927. It has historic and architectural interest as a good example of the quality of design and shop fittings produced for this company, the building and, most particularly the decorative shop front.

The Grade II listed **72, 72a and 72b, High Street** (List Entry Number: 1348227) was a house now shops and offices with seventeenth century origins, refronted in the eighteenth century. It has a timber frame, and central entrance with moulded architrave and nineteenth century shop window bays. It has historic and architectural interest as a seventeenth century historic former house with timber frame and historic alterations for shop use.

The Grade II listed **Basing House** (List Entry Number: 1100850) is a large house, now council offices, seventeenth century to rear with later front range and nineteenth century extensions. It has a timber frame and red brick extensions, with eighteenth century doorcase with Doric pilasters, and fanlight. From 1672-7 Basing House was William Penn's home in Rickmansworth. It has historic interest due to its association with Penn and architectural interest due to its earlier timber frame and later formal Neo-Classical detailing.

The Grade II listed **The Hour House** (List Entry Number: 1296134) was a house now office dating from the early eighteenth century, built in red brick with rear timber framing and central entrance in brick arched headed surround to door. It has historic and architectural interest due to its earlier timber frame and later formal Neo-Classical detailing.

The Grade II listed **The Coach and Horses Public House** (List Entry Number: 1348226) is a public house with late sixteenth century origins extended and refronted in the eighteenth and nineteenth centuries. It was originally two bays, possibly an open hall. It has historic and architectural interest as a historic pub and former house, with original timber framing and evidence of an open hall.

The Grade II listed **20, High Street** (List Entry Number: 1173616) is a seventeenth century house, with eighteenth century extension, with timber frame and red brick nogging. It has historic and architectural interest as a historic house, with original timber framing and other historic materials.

The Grade II listed **St Joan of Arcs Convent High School** (List Entry Number: 1100848) was a house now school built in 1720 in red brick. The central entrance has a decorative doorcase with columns and pediment and sash windows with gauged brick flat arched heads. It was formerly The Elms, home of George Elliot. It has historic interest as the former home of George Elliot and as an important formal house locally and architectural interest due to its formal Georgian style and Neo-Classical detailing.

The Grade II listed **War Memorial Statue** (List Entry Number: 1348251) War Memorial Statue of a Lion crushing an Eagle was built in 1921 by W. Reid Dick in bronze. It has historic and architectural/artistic interest as a Great War memorial by a well-known war memorial sculptor.

Conservation Area

Rickmansworth Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1993. Its special interest relates to its evolution from a medieval village into a thriving town, through development of transport networks including canals and railways. The house on the Site is relatively modern and is neutral in its contribution to the special interest of the Conservation Area. However, the character of Bury Lane is relatively quiet and secluded in contrast to Church Street and the High Street. Bury Lane's relatively low-density development and mature tree boundaries, including those within the Site, contribute positively to this secluded character. Views along Bury Lane which take in the mature trees, the Locally Important Buildings at the Almshouses and the Town Ditch and accompanying railings, contribute to this special interest.

There are also key views in the Conservation Area south along Church Street towards the church and glimpsed views from Church Street towards the Site from the junction with Talbot Road. The Site features in these views due to gaps between buildings and there is potential for harm through obtrusive or inappropriate development. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the significance of the Conservation Area by impacting the character and appearance of Bury Lane or intruding into important views, including but not limited to, those described above. This could give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment

Locally Important Buildings

Beresford Almshouses, Bury Lane was built as four single storey dwellings in 1894 in a 'U' shape. It is set back slightly from the road with bay windows facing the road and is a prominent feature on Bury Lane. It has historical interest in relation to John Beresford an important seventeenth century figure, with the current building a replacement of an earlier almshouse. Further historic and architectural interest derives from its historic almshouses use and distinctive almshouses design of modest scale but intricate detailing. It is located opposite the Site and the mature tree boundary to the Site contributes positively as part of its green historic setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by building on historically undeveloped land and compromising the openness of its setting. This would likely give rise to a level of harm, which should be further explored and minimised in any future assessment.

The Gables, Bury Lane is a detached two storey red brick property with a slate roof adjacent to Beresford Almshouses. It has architectural interest due to its distinctive roof form and has streetscene value due to its distinctive character. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by building on historically undeveloped land and compromising the openness of its setting. This would likely give rise to a level harm, which should be further explored and minimised in any future assessment.

16 The Old Forge, Church Street was built in 1905 as an ironmonger's business containing working bellows. As an industrial building it demonstrates the importance of Rickmansworth locally. It has architectural interest due to bellows inside the property and distinctive high pitched sloping roof. It backs onto the Site and is separated from the Site by the mature trees on the boundary which provide a pleasant backdrop and have amenity value. The proposed Allocation could adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset virtue of building on historically undeveloped land and compromising the openness of its setting. This could result in a level of harm, which should be further explored and minimised in any future assessment.

In addition to those assessed above, there are a high number of Locally Important Buildings within the Study Area. All are in the central or northern parts of Rickmansworth town centre. The setting of each heritage asset, due to intervening development or mature trees does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

The description and significance of each is provided below:

23 Church Street has sixteenth century origins and group value with 11-13 Church Street due to their similar style.

32 Oaklife House, Church Street, is a two-storey end of terraced building dating from the seventeenth century, it has streetscape value adding to the character of Church Street.

37-43 Church Street is a yellow brick Victorian terrace of three houses. The houses have interest due to their distinct and well-preserved form as a group.

49 Church Street is a grand symmetrical two storey detached house, likely nineteenth century. Due to the prominent bay windows and overhanging gables, it has a distinctive character that is unusual for this locality.

Boots, 76-78 High Street, is an end of terrace shop built in the later nineteenth century in a neo-Gothic style and has historic and architectural interest.

87-91 High Street are late eighteenth or early nineteenth century properties, built and joined over time. It has architectural interest due to its notable design and it contributes to the diversity of buildings within the Conservation Area.

104-106 & 108-110 High Street is a late nineteenth century shop building in a neo-Gothic style. It has historic interest as part of the Victorian High Street development and a distinctive design within the Conservation Area that adds variety to the streetscape.

Hogshead (now Costa Coffee), 153 High Street is a former public house now café, with a red brick front and terracotta detailing that adds architectural interest to the High Street and Conservation Area.

165-169 High Street has a redbrick ground floor with upper floor rough case and tiled roof. It has a well-designed shopfront its simple and high-quality form and contributes to the character of the High Street.

181 High Street was formerly the fire station opened in 1891 and is now a shop. It has historic value as the site of the first voluntary fire brigade in Rickmansworth.

24-26 High Street, High Street is an end of terrace two storey property with a rendered finish and tiled roof. It contributes to the variety of designs within the High Street and is an important part of the streetscape.

Rickmansworth Station and related buildings, Homestead Road played an important role in the development of Metro-land, where electricity was first incorporated into the train network and has historic interest in relation to this.

The Grand Union Canal is a non-designated heritage asset with historic interest due to its importance in the development of the area and has landmark status due to its local importance and aesthetic value.

RAG score: **Minor Adverse**

Recommendations:

In relation to the Grade II listed **25 And 27, Church Street** the proposed Allocation has the potential to harm the setting of the listed building through obtrusive and inappropriate forms of development. Consideration should be given to protecting views from the listed building along Bury Lane by setting development back from the southern boundary and ensuring it is of appropriate height which would most likely be two storeys in this setting. The existing boundary of mature trees should be maintained to mitigate impacts.

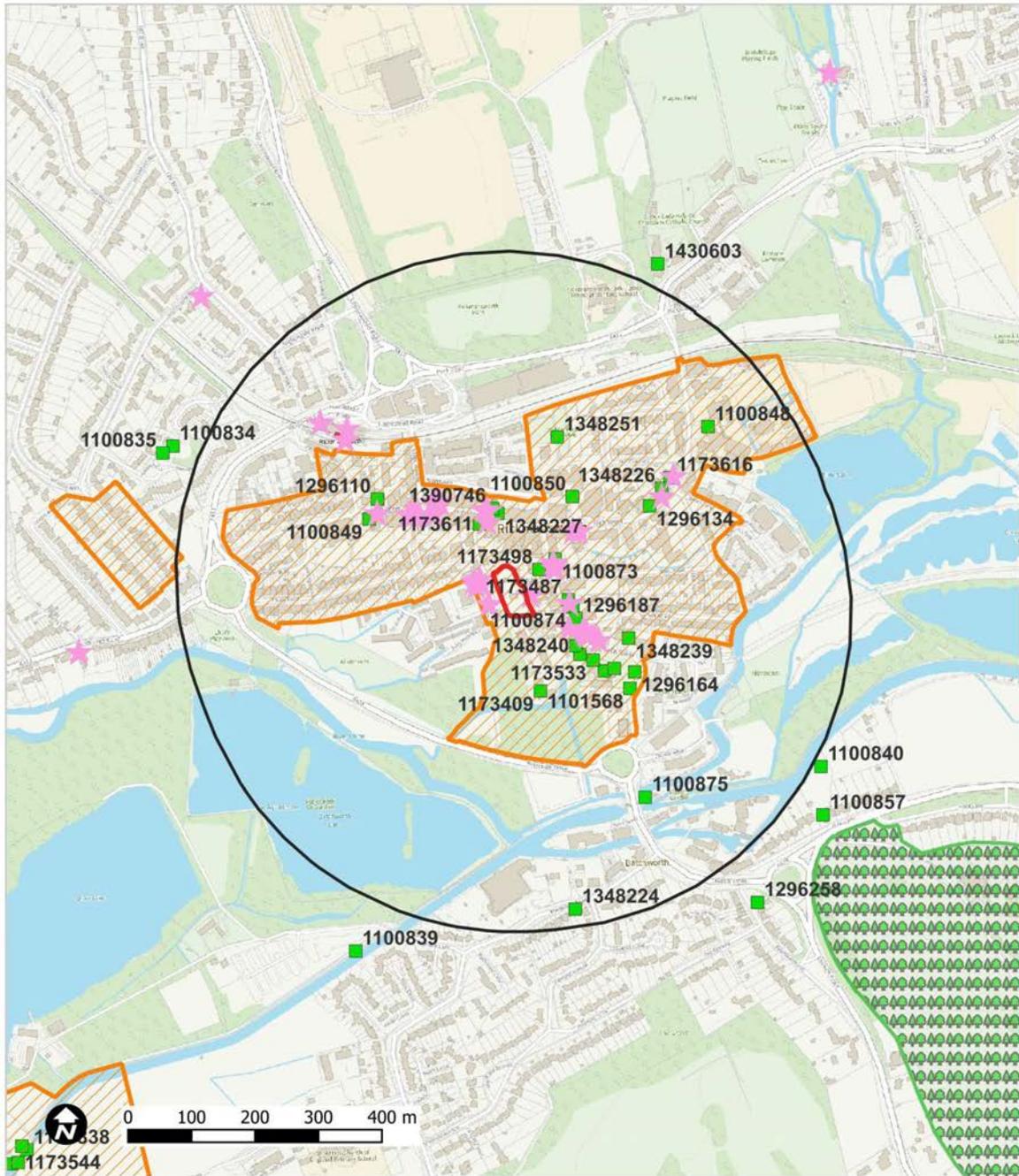
In relation to the Grade II listed **The Old Vicarage**, although the Site has been separated from it for a long period of time, there is a historic functional relationship, and Site contributes positively as part of its historic undeveloped setting. The proposed Allocation has the potential to harm the significance of the

listed building by eroding its historic immediate open setting and through obtrusive and inappropriate forms of development. Consideration should be given to protecting views from the listed building to the rear towards the Site, by setting development back from the shared boundary and maintaining a low density of development to maintain some degree of openness. In addition, appropriate heights should be maintained, likely two storeys and the use of traditional built form and materials. The existing boundary of mature trees should also be maintained.

In relation to the Grade II listed **Church of St Mary** the Proposed Allocation has the potential to adversely alter the setting and significance of the heritage asset by intruding into views of the church which could give rise to a level of less than substantial harm. Key views should be identified, including those along Church Street and Bury Lane and consideration should be given to avoiding impacts on these views by maintaining appropriate built form, including limited building heights, setbacks of buildings from Site boundaries and retention of mature tree boundaries.

In relation to **Rickmansworth Conservation Area** the Site contributes positively to the tranquil character of Bury Lane and in various views along Church Street and Bury Lane. The Proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the significance of the Conservation Area by detracting from the character of Bury Lane or interrupting various key views. Consideration should be given to setting development back from all boundaries and maintaining a low density of development to maintain some degree of openness. New access points should be avoided, and existing access points should not be widened where highways safety allows this. In addition, appropriate building heights should be maintained, likely to be two storeys and traditional built form and materials should be used. It is noted that the existing boundary on the west of Bury Lane is an unsightly rusted chain link fence. An appropriate replacement such as a wall, attractive railings or estate fencing could be used to enhance the existing visual character. The existing boundary of mature trees should also be maintained.

There are three Locally Important Buildings with the potential to be impacted by the proposal, which are: **Beresford Almshouses, Bury Lane, The Gables, Bury Lane and 16 The Old Forge, Church Street**. Recommendations to protect these from harm would align with those identified for the various designated heritage assets above.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Parks and Gardens  Grade II Listed Building  Locally Listed Building 	NCFS25 Three Rivers Heritage Impact Assessment  

Site ref.:	NCFS26	Site Name:	HCC Meresworth, Rickmansworth
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Site Summary:
The Site measures 0.33 ha, it is an existing care home in a modern building to the southwestern edge of Rickmansworth, a prominent corner plot at the junction of Uxbridge Road and Field Way.

Relevant Heritage Assets:
Listed Buildings
179 and 181, Uxbridge Road, Grade II listed (LEN: 1100836)
Hawkford Hall, Grade II listed (LEN: 1173940)
237, Uxbridge Road, Grade II listed (LEN: 1100837)
239, Uxbridge Road, Grade II listed (LEN: 1173943)
The Tree Public House, Grade II listed (LEN: 1173929)
The Old Tannery House, Grade II listed (LEN: 1100795)
Church Of St Peter, Grade II listed (LEN: 1100872)

Archaeological Assessment by Hertfordshire County Council:
The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Assessment by Place Services:
<p>The Grade II listed 179 and 181, Uxbridge Road (List Entry Number: 1100836) is a house, now three dwellings, which is an early nineteenth century reworking of an earlier building. It is partly finished in brick and part rendered. It has historic interest due to its historic fabric and architectural interest including nineteenth century brickwork and detailing including barge boarding. The pattern of development within its setting is primarily two storey buildings, which are proportionate to the listed building. The existing building on Site appears to be three storeys in height but is set well back from the road behind mature trees and a boundary wall and has a neutral impact on the heritage asset. Due to their proximity and the prominent corner location of the Site, the Proposed Allocation has the potential to impact the significance of the designated heritage asset through future development.</p> <p>The Grade II listed Hawkford Hall (List Entry Number: 1173940) is a house, converted to office use. It was originally built in 1760 with later alterations. It has red brick rendered sides and rear with a hipped slate roof. The central entrance has a doorcase with reeded pilasters, dentilled open pediment and semi-circular fanlight. It has historic and architectural interest due to its formal architectural form and decorative features including doorcase and fanlight which are representative of its era.</p> <p>The Grade II listed 237 Uxbridge Road (List Entry Number: 1100837) is a house, circa sixteenth or early seventeenth century, later refronted with machine tiled roof, timber frame and red brick front. It has historic and architectural interest due to its historic fabric and form.</p> <p>The Grade II listed 239, Uxbridge Road (List Entry Number: 1173943), is a late eighteenth-century building finished in red brick with a tiled roof two windows symmetrical front and wrought iron railings, and doorcase with cornice hood. It has architectural and historic interest due to its formal symmetrical form typical of this era and detailing including doorcase and small railings.</p> <p>Hawkford Hall, 237 Uxbridge Road and 239 Uxbridge Road, described separately above, neighbour each other and are a short distance to the west of the Site. Their immediate setting mainly consists of</p>

2-3 storey buildings which are in keeping with their built form and style. There is some degree of intervisibility between each of these heritage assets and the Site, which currently has a neutral impact on their significance as the existing building on the Site is set back and does not interrupt the prevailing traditional built form. Due to their proximity, the proposed Allocation has the potential to impact the significance of the designated heritage assets.

The Grade II listed **Church of St Peter** (List Entry Number: 1100872) is a parish church built in 1875 by R.C. Sutton in flint with Bath stone dressings in a Gothic Revival style. It has historic interest due to its association with Sutton, a prolific architect at the time, and as a parish church. It has architectural interest as a Gothic revival church. The large, south facing churchyard enjoys a tranquil setting enclosed by mature trees with only limited views of buildings beyond which enhances its significance and indicates its originally semi-rural surroundings. The Site forms part of its wider setting and the existing building on Site is not visible from the church and there are no views into the church from the Site. Therefore, the Site currently has a neutral impact on its significance. However, due its landmark importance, its proximity and the southern orientation of the large churchyard towards the Site, the proposed Allocation has the potential to impact the significance of the designated heritage asset.

The Grade II listed **The Tree Public House** (List Entry Number: 1173929) is located to the west of the Site. It is a public house with later sixteenth century origins and later alterations; it has a timber frame with a brick and roughcast render exterior. It has historic and architectural interest as a historic pub with well-preserved timber frame. The setting of the heritage asset, because of the distance and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **The Old Tannery House** (List Entry Number: 1100795) is a house dating from the late eighteenth century with later alterations. It is finished in rendered brick with central entrance, door with architrave and bracketed hood and flanking glazing bar sashes in architraves. It has architectural and historic interest due to its formal symmetrical form and architectural detailing including the doorcase, which are representative of its age. The setting of the heritage asset, because of the distance and intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score: **Neutral**

Recommendations:

Archaeological Recommendations

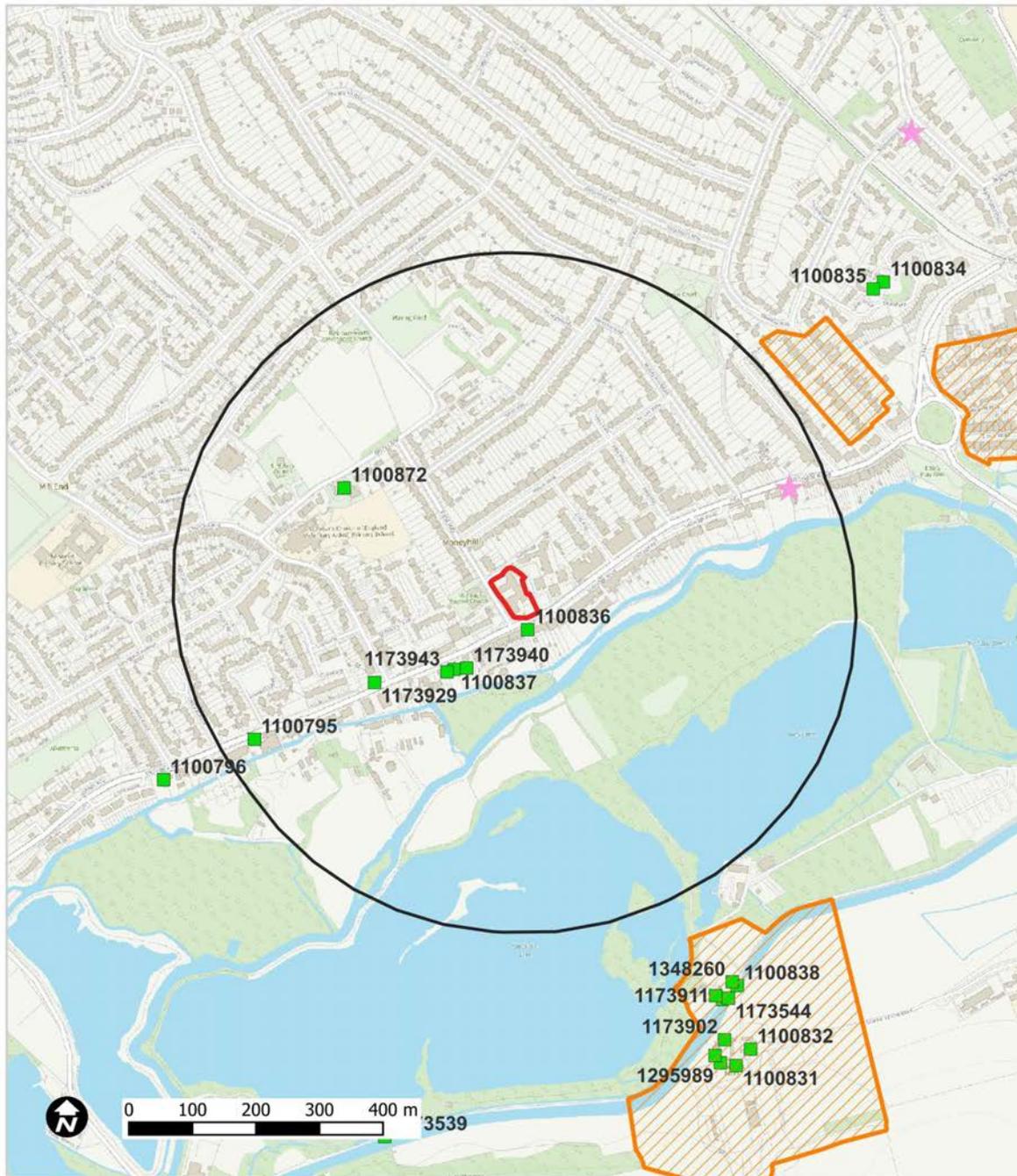
There are no archaeological comments.

Built Heritage Recommendations

In relation to the Grade II listed **179 and 181, Uxbridge Road**, due to their proximity and the prominent corner location of the Site, the proposed Allocation has the potential to impact the significance of the designated heritage asset if development is of an inappropriate scale, massing and design. The existing building is three storeys in height but is set well back from the road, behind an existing boundary wall and mature trees. Consideration should be given to ensure that an appropriate set back and building heights are maintained, to ensure that they do not have an overbearing impact on the listed building.

In relation to the separately **Grade II listed Hawkford Hall, 237 Uxbridge Road and 239 Uxbridge Road**, they are further west along Uxbridge Road, but due to the prevailing two storey development and the prominent corner location of the Site there is potential for disproportionate scale or overly prominent siting of development to harm their setting. It is recommended that development heights and setbacks from the corner are in keeping with the current buildings on the Site to mitigate impacts.

In relation to the Grade II listed **Church of St Peter**, the sense of enclosure of the churchyard by mature trees to the rear/south should be maintained and development should not protrude significantly above the prevailing building line and tree line when viewed from the churchyard.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p> <p>Grade II Listed Building </p> <p>Locally Listed Building </p>		<p>NCFS26</p> <p>Three Rivers Heritage Impact Assessment</p> <p> </p>
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16. Assessment Sheets – Sarratt

Site ref.:	NCFS27	Site Name:	Green End Farm, Sarratt
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Site Summary:

The Site measures 1.14 ha. It comprises existing farm business units, located via an access on the southern side of Church Lane to the rear of modern houses and adjacent to open countryside to the southeast and west. It is located to the southwest of Sarratt roughly equidistant between The Green Sarratt Conservation Area and Church End Sarratt Conservation Area.

There are no Public Rights of Way through the Site but Footpath Sarratt 031 runs from New Road in Church End to the rear of the Site. Footpath Sarratt 034 runs south from Church Lane in Sarratt adjacent to the eastern boundary of the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of the Holy Cross, Grade II* listed (LEN: 1348246)

Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross, Grade II listed (LEN: 1295936)

The Cock Public House, Grade II listed (LEN: 1295947)

Church End Cottages, Grade II listed (LEN: 1348247)

Goldingtons, Grade II listed (LEN: 1174033)

Barn At Goldingtons Farm About 20 South West of The Church of The Holy Cross, Grade II listed (LEN: 1100808)

Conservation Areas

The Green, Sarratt Conservation Area.

Church End Sarratt Conservation Area

Locally Important Buildings

Lodge to Goldingtons or Outbuildings to Goldingtons, inclusive of stock brick stables

Village Hall, The Green, Sarratt

Old Sarratt School, The Green

The Cricketers, The Green

1-4 Dell Cottages

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted.

The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Watching Brief post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II* listed **Church of the Holy Cross** (List Entry Number: 1348246) is a parish church, located in Church End. It dates from the late twelfth century with later extensions. It was restored in 1865 by Sir Giles Gilbert Scott. It is finished in knapped flint with Totternhoe stone dressings, with red brick dressings to the tower. It has historic interest due to its age, as a parish church in a rural setting and due to associations with Gilbert Scott. It has architectural interest due to its unusual small cruciform plan with short nave and transepts and wall paintings. The Site forms part of the wider historic setting of the church. However, the church is relatively low in height and enclosed by mature hedgerows. The Site is previously developed and there is limited possibility of intervisibility or impact from the proposed Allocation. However, there are a high number of Public Rights of Way nearby and potential for shared views which should be further investigated.

The Grade II listed **Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross** (List Entry Number: 1295936) is a chest tomb to members of Day family. It dates from the early nineteenth century and is built in ashlar stone with a moulded plinth and capping. It has historic interest as a nineteenth century tomb. The setting of the heritage asset, due to distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Cock Public House** (List Entry Number: 1295936) is a public house with mid to late eighteenth-century origins and later extensions. It is finished in whitewashed red brick with a tiled roof. It has historic and architectural interest as a historic pub with a timber-boarded range. The setting of the heritage asset, due to surrounding mature trees and vegetation and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Church End Cottages** (List Entry Number: 1348247) is a row of six dwellings, formerly almshouses, with an 1821 datestone and reference to Mr Ralph Day of Sarratt Hall. They have historic interest as almshouses and association with a local figure and architectural interest as a well-preserved group of almshouses. The setting of the heritage asset, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Goldingtons** (List Entry Number: 1174033) is a large house with sixteenth century origins and mid eighteenth century and early nineteenth century extensions and alterations. It has a symmetrical five bay front, door with dentilled architrave and pilasters to a portico. It has historic interest as an important local house and as part of farm in a rural setting. It has architectural interest due to its formal Georgian architecture and detailing, with earlier origins.

The Grade II listed **Barn at Goldingtons Farm About 20 metres South West of The Church of The Holy Cross** (List Entry Number: 1100808) is a barn dating from the eighteenth or early nineteenth century with a timber frame on a brick base and weather boarding. It was included for group value. It has historic and architectural interest as part of a historic farmstead in a small hamlet in a wider rural setting and architectural interest for its timber frame and weatherboarding.

Tithe Apportionment Maps of 1840 do not indicate shared ownership or occupancy between Goldingtons Farm and the Site. In relation to both listed buildings at **Goldingtons Farm** described above, their

setting, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Conservation Areas

The Green Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. Its special interest relates to historic development along the linear green in an open rural setting. There is intervening development between the Conservation Area and the Site, which is mostly linear. The Site is not adjacent to the Conservation Area and is previously developed and does not make a positive contribution to its setting. However, there is some potential intervisibility from the southwest corner of the Conservation Area and development that is more intrusive than the current modern farm buildings would have the potential to cause harm by further eroding its historic open agricultural setting.

Church End Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. It has special interest as a small hamlet in a prominent position overlooking the Chess valley with small group of historic buildings. The CAA states that views in and out of Church End are intrinsic to its special character. The Site is not adjacent to the Conservation Area and is previously developed and does not make a positive contribution to its setting. There are hedgerows, mature trees surrounding the Conservation Area and the roads in and out are narrow, limiting openness and visibility and there is also intervening development. The Site does not appear visible in views into or out of the Conservation Area along New Road/Church Lane. However, there may be some potential intervisibility from Public Footpaths to the south and development that is more intrusive than the current modern farm buildings would have the potential to harm its significance by eroding its open agricultural setting.

Locally Important Buildings

Locally Important Buildings are described below, including the Lodge to Goldingtons which is in Church End, with the remainder within the settlement of The Green Sarratt. Due to intervening mature trees and development, the respective setting of each Locally Important Building does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of each heritage asset.

A description and significance of each Locally important Building is provided below:

Lodge to Goldingtons or Outbuildings to Goldingtons inclusive of stock brick stables is a small one storey yellow brick lodge house at the entrance to the site of Goldingtons. It has a unique design and enhances the Conservation Area and has architectural interest and historical interest

Village Hall, The Green, Sarratt is a modern building that blends well into the prevailing historic character which is the reason for its inclusion on the list of Locally Important Buildings.

Old Sarratt School and Schoolhouses are now private homes, dating from 1864, which has group value with Dell Cottages-similar materials and design. It has historic interest as former village school and historic interest for its well preserved nineteenth century form.

1-4 Dell Cottages are mid-nineteenth century two storey cottages in yellow stock brick, which are representative of a period of growth and development in the settlement and have group value with the similarly built school buildings.

The Cricketers, The Green is a group of three buildings with eighteenth and nineteenth century elements and form a group with Dell Cottages and the Village Hall and have historic interest as a historic pub and group value as highlighted.

RAG score: **Neutral**

Recommendations:

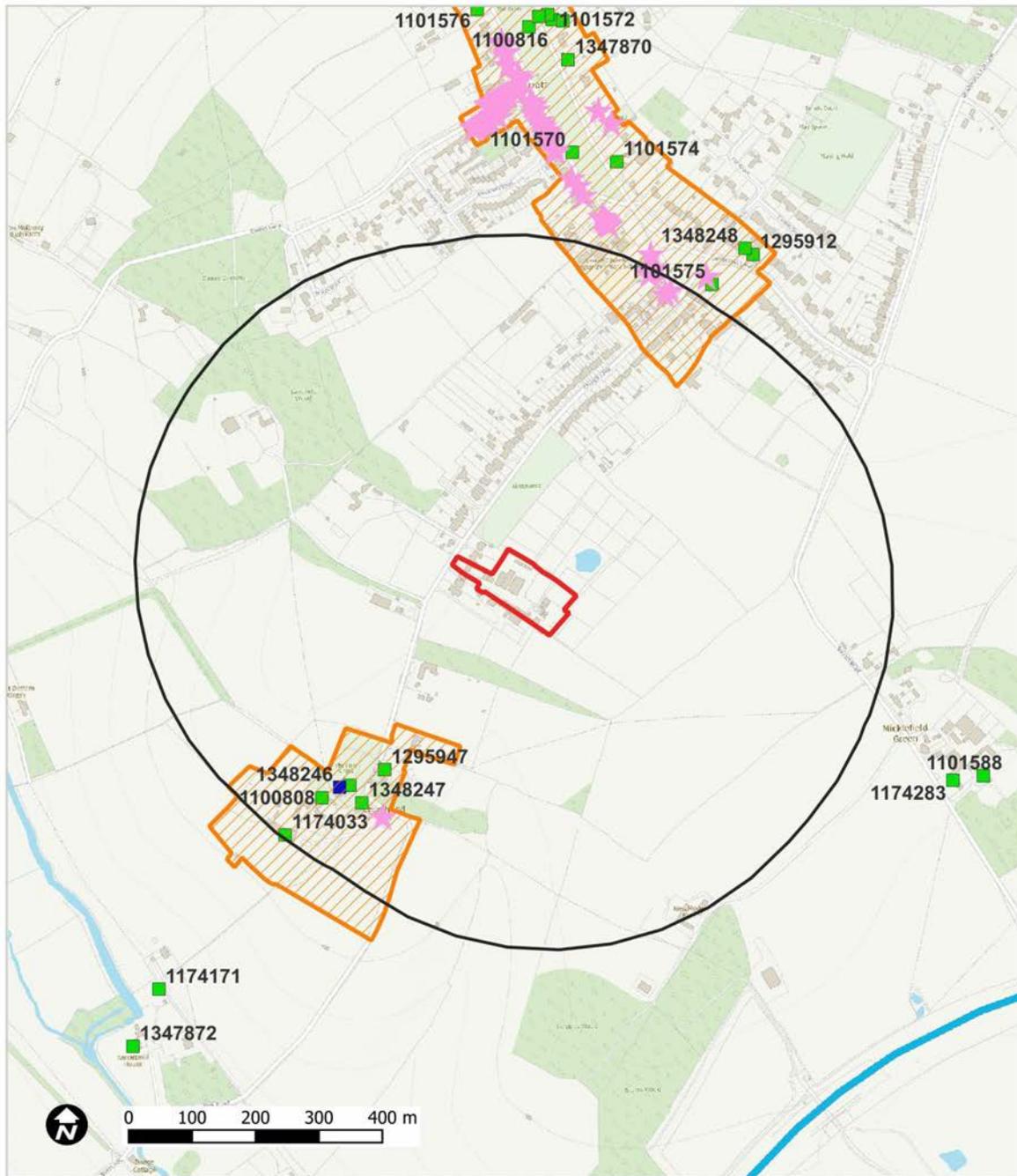
Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Watching Brief post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to the Grade II* listed **Church of the Holy Cross**, there is unlikely to be intervisibility with development on the proposed Allocation, but if this did arise there is the potential for harm through loss of its rural open setting. This should be assessed as part of any planning application and if required, appropriate mitigation should be used to limit building heights and siting of development to ensure there is no greater impact than from the existing development on the Site.

There is a similar consideration in relation to both **The Green Sarratt Conservation Area** and **Church End Sarratt Conservation Area**. Proposed designs should be assessed in the context of any intervisibility between the Site and the respective Conservation Areas. Mitigation could be in the form of appropriate building heights of 2-3 storeys and building designs appropriate for the semi-rural setting, with more limited heights to the more open south of the Site and appropriate use of screening and boundary treatments suitable for this context. Mitigation should ensure there is no greater impact than from the existing development on the Site.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Grade II Listed Building  Grade II* Listed Building  Locally Listed Building 	NCFS27 Three Rivers Heritage Impact Assessment
	 	

Site ref.:	NCFS28	Site Name:	Ravenswood, Sarratt
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Site Summary:

The Site measures 0.52 ha and comprises housing and farm business units, located via an access on the southern side of Church Lane to the rear of modern houses and adjacent to open countryside to the southeast and west. It is located to the southwest of Sarratt roughly equidistant between The Green Sarratt Conservation Area and Church End Sarratt Conservation Area.

There are no Public Rights of Way through the Site but Footpath Sarratt 031 runs from New Road in Church End to the rear of the Site. Footpath Sarratt 034 runs south from Church Lane in Sarratt adjacent to the eastern boundary of the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of the Holy Cross, Grade II* listed (LEN: 1348246)

Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross, Grade II listed (LEN: 1295936)

The Cock Public House, Grade II listed (LEN: 1295947)

Church End Cottages, Grade II listed (LEN: 1348247)

Goldingtons, Grade II listed (LEN: 1174033)

Barn At Goldingtons Farm About 20 South West of The Church of The Holy Cross, Grade II listed (LEN: 1100808)

Conservation Areas

The Green Sarratt Conservation Area.

Church End Sarratt Conservation Area

Locally Important Buildings

Lodge to Goldingtons or Outbuildings to Goldingtons, inclusive of stock brick stables

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted.

The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Watching Brief post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II* listed **Church of the Holy Cross**, (List Entry Number: 1348246) is a parish church, located in Church End. It dates from the late twelfth century with later extensions. It was restored in 1865 by Sir Giles Gilbert Scott. It is finished in knapped flint with Totternhoe stone dressings, with red brick dressings to the tower. It has historic interest due to its age, as a parish church in a rural setting and due to its associations with Gilbert Scott. It has architectural interest due to its unusual small cruciform plan with short nave and transepts and wall paintings. The Site forms part of the wider historic setting of the Church. However, the church is relatively low in height and enclosed by mature hedgerows and the Site is previously developed and so there is a limited possibility of intervisibility or impact from the proposed Allocation. However, there are a high number of Public Rights of Way nearby and potential for shared views which should be further investigated.

The Grade II listed **Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross** (List Entry Number: 1295936) is a chest tomb to members of the Day family. It dates from the early nineteenth century and is built in ashlar stone with a moulded plinth and capping. It has historic interest as a nineteenth century tomb. The setting of the heritage asset, due to distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Cock Public House** (List Entry Number: 1295936) is a public house with mid to late eighteenth-century origins and later extensions. It is finished in whitewashed red brick with a tiled roof. It has historic and architectural interest as a historic pub with timber-boarded range. The setting of the heritage asset, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Church End Cottages** (List Entry Number: 1348247) is a row of six dwellings, formerly almshouses with an 1821 datestone and reference to Mr Ralph Day of Sarratt Hall. They have historic interest as almshouses and association with a local figure and architectural interest as a well-preserved group of almshouses. The setting of the heritage asset, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Goldingtons** (List Entry Number: 1174033) is a large house with sixteenth century origins and mid eighteenth century and early nineteenth century extensions and alterations. It has a symmetrical five bay front, door with dentilled architrave and pilasters to a portico. It has historic interest as an important local house as part of a farm in rural setting. It has architectural interest due to formal Georgian architecture and detailing, with earlier origins.

The Grade II listed **Barn at Goldingtons Farm About 20 South West of The Church of The Holy Cross** (List Entry Number: 1100808) is a barn dating from the eighteenth or early nineteenth century with a timber frame on a brick base and weather boarding. It was included for group value. It has historic and architectural interest as part of a historic farmstead in a small hamlet in a wider rural setting and architectural interest for its timber frame and weatherboarding.

Tithe Apportionment Maps of 1840 do not indicate shared ownership or occupancy between Goldingtons Farm and the Site. In relation to both listed buildings at **Goldingtons Farm** described above, their setting, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Conservation Areas

The Green Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. Its special interest relates to historic development along the linear green in an open rural setting. There is intervening development between the Conservation Area and the Site, which is mostly linear. The Site is not adjacent to the Conservation Area and is previously developed and does not make a positive

contribution to its setting. However, there is some potential intervisibility from the southwest corner of the Conservation Area and development that is more intrusive than the current modern farm buildings would have the potential to harm its setting by further eroding its open agricultural setting.

Church End Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. It has special interest as a small hamlet in a prominent position overlooking the Chess valley with small group of historic buildings. The CAA states that views in and out of Church End are intrinsic to its special character. The Site is not adjacent to the Conservation Area and is previously developed and does not make a positive contribution to its setting, although its outbuildings to the south are modern but agricultural in character. There are hedgerows and mature trees surrounding the Conservation Area and the roads in and out are narrow, limiting openness and visibility as well as intervening development. There does not appear to be intervisibility in relation to the Site into or out of the Conservation Area along New Road/Church Lane but there is some potential intervisibility from Public Footpaths to the south. Development that is more intrusive than the current modern farm buildings would have the potential to harm its setting by eroding its open agricultural setting.

Locally Important Buildings

Lodge to Goldingtons or Outbuildings to Goldingtons inclusive of stock brick stables is a Locally Important Building. It is a small one storey yellow brick lodge house at the entrance to the site of Goldingtons. It has a unique design and enhances the Conservation Area and has architectural interest and historical interest. Its setting, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the heritage asset.

RAG score: **Neutral**

Recommendations:

Archaeological Recommendations

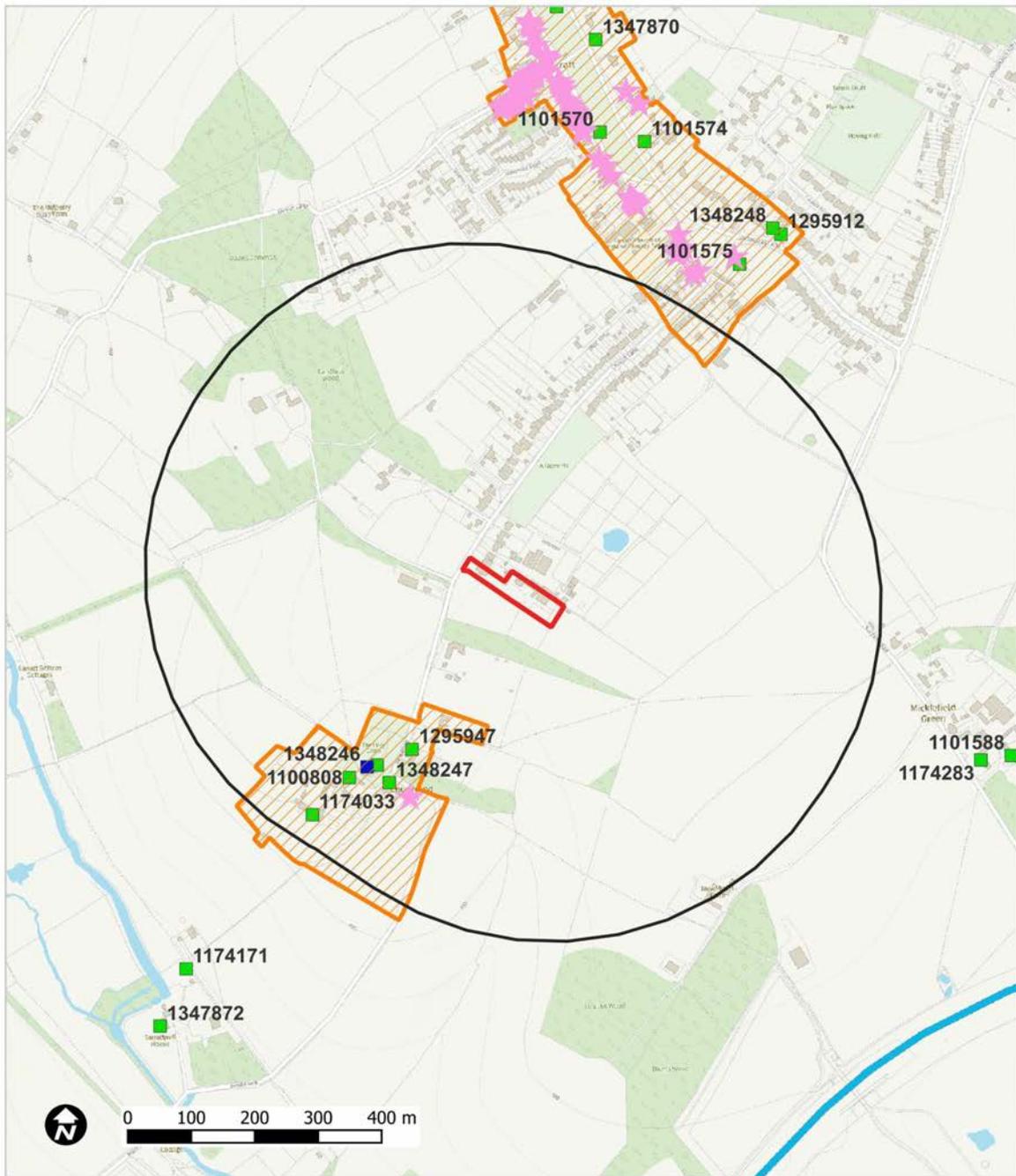
The Historic Environment team would likely request an Archaeological Watching Brief post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

In relation to the Grade II* listed **Church of the Holy Cross**, there is unlikely to be intervisibility, but if this did arise there is the potential for harm through loss of its rural open setting. This should be assessed as part of any planning application. If required, appropriate mitigation in relation to building heights and siting should be used to ensure there is no greater impact than from the existing development on the Site.

There is a similar consideration in relation to **Church End Sarratt Conservation Area**. Proposed designs should be assessed in the context of any intervisibility between the Site and the respective Conservation Areas. Mitigation could be in the form of appropriate building heights of 2-3 storeys and building designs appropriate for the semi-rural setting, with more limited heights to the more open south of the Site and appropriate use of screening and boundary treatments suitable for this context. Mitigation should ensure there is no greater impact than from the existing development on the Site.

There is also a similar consideration for **The Green Sarratt Conservation Area** although due to the screening of buildings immediately to the east it is unlikely that mitigation would be required. If required, the type of measures highlighted above in relation to Church End Conservation Area would be appropriate.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Grade II Listed Building  Grade II* Listed Building  Locally Listed Building 	NCFS28 Three Rivers Heritage Impact Assessment  

Site ref.:	NCFS29	Site Name:	New Model Farm, Sarratt
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Site Summary:

The Site measures 3.31 ha. It is a large open field to the southwest of Sarratt set in open countryside on all sides. There are mature hedgerows to its eastern and western sides.

There are no Public Rights of Way through the Site but Footpath Sarratt 031 runs from New Road in Church End and along the southern boundary of the Site, joining Footpath Sarratt 034 which runs north from there into Sarratt.

Relevant Heritage Assets:

Listed Buildings

Church Of the Holy Cross, Grade II* listed (LEN: 1348246)

Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross, Grade II listed (LEN: 1295936)

The Cock Public House, Grade II listed (LEN: 1295947)

Church End Cottages, Grade II listed (LEN: 1348247)

Barn At Goldingtons Farm About 20 South West of The Church of The Holy Cross, Grade II listed (LEN: 1100808)

Micklefield Green Farmhouse and Barn, Grade II listed (LEN: 1174283)

Micklefield Green House, Grade II listed (LEN: 1101588)

Green End Farmhouse, Grade II Listed (LEN: 1101575)

Green End Cottage, Grade II Listed (LEN: 1295912)

Rose Cottage, Grade II Listed (LEN: 1348248)

Conservation Areas

The Green Sarratt Conservation Area.

Church End Sarratt Conservation Area

Locally Important Buildings

Lodge to Goldingtons or Outbuildings to Goldingtons, inclusive of stock brick stables

Village Hall, The Green, Sarratt

Old Sarratt School, The Green

The Cricketers, The Green

1-4 Dell Cottages, Sarratt

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The Grade II* listed **Church of the Holy Cross**, (List Entry Number: 1348246) is a parish church, located in Church End. It dates from the late twelfth century with later extensions. It was restored in 1865 by Sir Giles Gilbert Scott. It is finished in knapped flint with Totternhoe stone dressings, with red brick dressings to the tower. It has historic interest due to its age, as a parish church in a rural setting and due to associations with Gilbert Scott. It has architectural interest due to its unusual small cruciform plan with short nave and transepts and wall paintings. The Site forms part of the wider historic rural setting of the Church. While the church is relatively low in height and enclosed by mature hedgerow there are a high number of Public Rights of Way and open fields nearby and potential for shared views. Intervisibility between the heritage asset and the proposed Allocation could result in harm through the loss of its historic open rural open setting which indicates its historic importance and result in less than substantial harm.

The Grade II listed **Day Monument and Railed Enclosure Immediately East of Church of The Holy Cross** (List Entry Number: 1295936) is a chest tomb to members of the Day family. It dates from the early nineteenth century and is built in ashlar stone with a moulded plinth and capping. It has historic interest as a nineteenth century tomb. The setting of the heritage asset, due to distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Cock Public House** (List Entry Number: 1295936) is a public house with mid to late eighteenth-century origins and later extensions. It is finished in whitewashed red brick with a tiled roof. It has historic and architectural interest as a historic pub with timber-boarded range. The setting of the heritage asset, due to distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Church End Cottages** (List Entry Number: 1348247) is a row of six dwellings, formerly almshouses with a datestone inscription '1821' and reference to Mr Ralph Day of Sarratt Hall. They have historic interest as almshouses and association with a local figure and architectural interest as a well-preserved group of almshouses. The setting of the heritage asset, due to distance, surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Goldingtons** (List Entry Number: 1174033) is a large house with sixteenth century origins and mid eighteenth century and early nineteenth century extension and alterations. It has a symmetrical five bay front and a door with dentilled architrave and pilasters to a portico. It has historic interest as an important local house and as part of farm in rural setting. It has architectural interest due to formal Georgian architecture and detailing, with earlier origins.

The Grade II listed **Barn at Goldingtons Farm About 20 South West of The Church of The Holy Cross** (List Entry Number: 1100808) is a barn dating from the eighteenth or early nineteenth century with a timber frame on a brick base and weatherboarding. It was included for group value. It has historic and architectural interest as part of a historic farmstead in a small hamlet in a wider rural setting and architectural interest for its timber frame and weatherboarding.

Tithe Apportionment Maps of 1840 do not indicate shared ownership or occupancy between Goldingtons Farm and the Site. In relation to both listed buildings at **Goldingtons Farm** described above, their setting, due to surrounding mature trees and intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

The Grade II listed **Micklefield Green Farmhouse and Barn** (List Entry Number: 1174283) is to the southeast of the Site across open fields. It is a house with late seventeenth century origins or possibly earlier with later extensions and alterations. It has a possible timber framing, and its barn extends back at right angles with a lean-to addition on front gable end. It has historic and architectural interest as a timber framed historic farmhouse which forms part of a farmstead in a rural setting.

The Grade II listed **Micklefield Green House** (List Entry Number: 1101588) adjacent to the farmhouse and barn described above. It is a large house dating from a rebuilding in the early to mid-eighteenth century with seventeenth century origins. It is finished in red stock brick with a shallow hipped slate roof. The central entrance has a nineteenth century panelled door and traceried fanlight. It has historic and architectural interest as a large house that forms part of a historic farmstead, indicating the historic agricultural economy in this location and its Georgian neo-Classical detailing and symmetry.

Tithe apportionment maps of 1838 indicate the same ownership of the Site and both **Micklefield Green Farmhouse and Barn** and **Micklefield Green House**. There is no intervening development between the Site and the heritage assets with the Site likely to be visible across intervening open fields. The Site currently makes a positive contribution to the heritage assets as part of their physical and functional immediate rural setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage assets by building on historically undeveloped land and compromising the character and openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Green End Farmhouse** (List Entry Number: 1101575) is located to the northeast of the Site within the built settlement of Sarratt. It is a house with late seventeenth century origins, extended in the nineteenth century, built in red brick. It has historic and architectural interest as part of a historic farmstead and its well-preserved timber frame. Tithe Map Apportionments of 1838 indicated it was under the same ownership as the Site at that time. However, subsequent intervening development means that the setting no longer extends to the Site and as such the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Green End Cottage** (List Entry Number: 1295912) is to the northeast of the Site in the built settlement of Sarratt. It is a house dating from the sixteenth century with later alterations. It has a timber frame and was probably originally an open hall house. It has historic interest and architectural historic house with timber frame and former open hall. The setting of the heritage asset, due to intervening development does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

The Grade II listed **Rose Cottage** (List Entry Number: 1348248) is to the northeast of the Site in the built settlement of Sarratt. It is a house with mid to late eighteenth-century origins, built in red brick and tiled roof. It has small front dormers and gable end chimney stacks. It has historic and architectural interest as a cottage in a historically rural area, and its attractive architectural detailing and built fabric described above. The setting of the heritage asset, due to intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

Conservation Areas

The Green Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. Its special interest relates to historic development along the linear green in an open rural setting. There is intervening development and open fields with mature hedgerows between the Conservation Area and the Site along Church Lane. However, the Site is an undeveloped agricultural site that makes a minor

positive contribution to the setting of the Conservation Area. There is potential for intervisibility from the southwest corner of the Conservation Area and development that is more intrusive than the current modern farm buildings. This would have the potential to harm its significance by further eroding its open agricultural setting.

Church End Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. It has special interest as a small hamlet in a prominent position overlooking the Chess valley with a small group of historic buildings. The CAA states that views in and out of Church End are intrinsic to its special character. The Site is not adjacent to the Conservation Area and is separated by an intervening field and tree belt but, as part of its wider agricultural context, the Site does make a positive contribution to its setting. The Site is unlikely to appear in views into or out of the Conservation Area along New Road/Church Lane but there is some potential intervisibility from Public Footpaths to the south and intervisibility between the green edge of the Conservation Area. The proposed Allocation, by potentially introducing modern housing development to the south of existing prevailing development has the potential to harm the significance of the Conservation Area by eroding its wider agricultural context.

Locally Important Buildings

Locally Important Buildings are described below, including the Lodge to Goldingtons which is in Church End, with the remainder within the settlement of The Green Sarratt. Due to intervening mature trees and development, the setting of each of the Locally Important Buildings does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the Locally Important Buildings.

A description and significance of each Locally important Building is provided below:

Lodge to Goldingtons or Outbuildings to Goldingtons inclusive of stock brick stables is a small one storey yellow brick lodge house at the entrance to the site of Goldingtons. It has a unique design and enhances the Conservation Area and has architectural interest and historical interest

Village Hall, The Green, Sarratt is a modern building that blends well into the prevailing historic character which is the reason for its inclusion on the list of Locally Important Buildings.

Old Sarratt School and Schoolhouses are now private homes, dating from 1864, which has group value with Dell Cottages-displaying similar materials and design. It has historic interest as former village school and historic interest for its well preserved nineteenth century form.

1-4 Dell Cottages are mid-nineteenth century two storey cottages in yellow stock brick, which are representative of a period of growth and development in the settlement and have group value with the similarly built school buildings.

The Cricketers, The Green is a group of three buildings with an eighteenth and nineteenth century elements and form a group with Dell Cottages and the Village Hall and have historic interest as a historic pub and group value as highlighted.

RAG score:	Minor Adverse
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Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

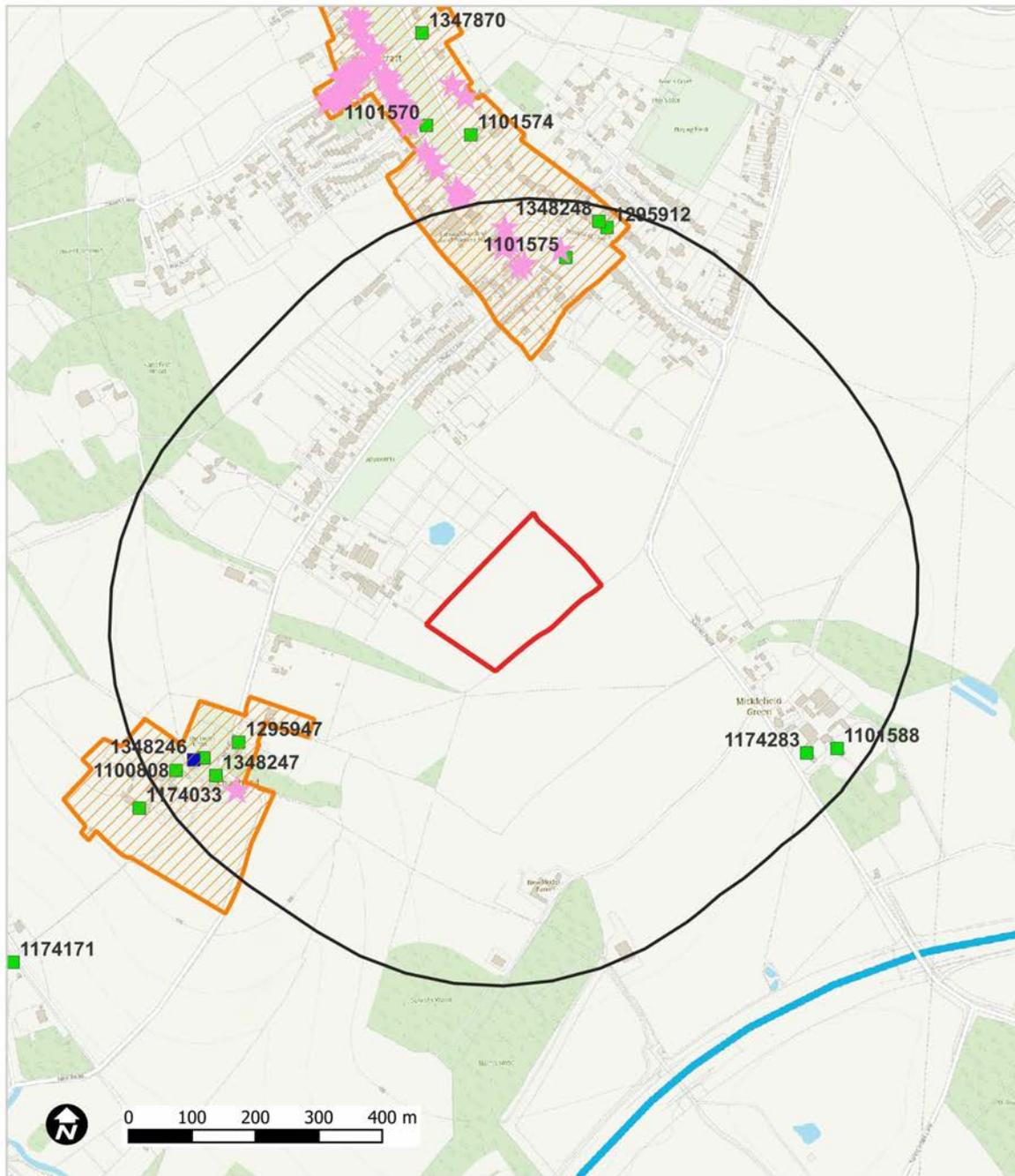
Built Heritage Recommendations

In relation to the Grade II* listed **Church of the Holy Cross**, intervisibility between the heritage asset and the proposed Allocation could result in harm through the loss of the Site's character as part of the church's historic open rural setting. Any important views of the church in the wider landscape should be identified to establish any potential impacts from the proposed Allocation and if appropriate, mitigation should be considered. The type and extent of mitigation can be established after views and potential intervisibility have been identified. However, in some instances where an open view towards a church is interrupted by built form, it may not be possible to mitigate impacts.

In relation to the respectively listed Grade II listed **Micklefield Green Farmhouse and Barn and Micklefield Green House** the proposed Allocation has the potential to affect, and cause harm to, its setting and significance by building on historically undeveloped land, compromising the agricultural setting and surrounding landscape. Proposals should explore how this harm can be minimised through providing setbacks of development in the southeastern part of Site closest to the farm to sustain its open, rural settings. The use of tree belts and landscaping to screen development should also be considered although this has less long-term certainty, so appropriate siting of development as mentioned above should be the primary mitigation measure. However, this would still erode the open rural setting and may still result in a degree of harm.

In relation to **Church End Sarratt Conservation Area** intervisibility between the heritage asset and the proposed Allocation could result in harm through the loss of part of its open rural setting which contributes positively as part of its historic context. Proposed designs should be assessed in the context of any intervisibility between the Site and the Conservation Area including from the Site itself and Public Rights of Way. Mitigation could be in the form of siting development away from boundaries, lower building heights and building design and layouts appropriate for the semi-rural setting. Appropriate use of screening and boundary treatments may be used but would be less effective than the other measures described.

There same considerations and mitigations would apply to **The Green Sarratt Conservation Area** although as its south and eastern edges have already been eroded by modern ribbon development, there may be a slightly lower degree of concern than in relation to Church End Sarratt Conservation Area.



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Key Allocation Site  500m Study Area  Heritage Asset Conservation Areas 	Grade II Listed Building  Grade II* Listed Building  Locally Listed Building 	NCFS29 Three Rivers Heritage Impact Assessment
	 	

Site ref.:	NCFS30	Site Name:	Sarratt Lodge, Sarratt Green
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Site Summary:

The Site measures 0.23 ha. The front/eastern part of the Site is within The Green Sarratt Conservation Area, while the rear/western part is outside the Conservation Area, forming part of its immediate setting. The existing modern house and outbuildings Sarratt Lodge are just outside the Site.

There are no Public Rights of Way through the Site, but Footpath Sarratt 027 runs to the south of the Site, while Footpath 024 runs to the rear/west some distance away from boundary.

Relevant Heritage Assets:

Listed Buildings

Little Sarratt Hall and the Cottage, Grade II listed (LEN: 1101581)

Barn About 35 Metres West Southwest of Little Sarratt Hall, Grade II listed (LEN: 1101582)

Granary About 40 Metres South of Little Sarratt Hall, Grade II listed (LEN: 1347871)

Barn And Stables About 35 Metres South Southwest of Little Sarratt Hall, Grade II listed (LEN: 1295873)

Great Sarratt Hall, Grade II listed (LEN: 1101579)

Sarratt Hall, Grade II listed (LEN: 1295918)

Sarratt Hall Cottage, Grade II listed (LEN: 1100813)

The Old Forge, Grade II listed (LEN: 1100814)

The Old Cottage, Grade II listed (LEN: 1101578)

The Nook and Wayside Cottages, Grade II listed (LEN: 1101577)

Holly Tree Farmhouse and Holly Tree Cottage, Grade II listed (LEN: 1101576)

Pump On the Green About 30 Metres South West Of Sarratt House, Grade II listed (LEN: 1100816)

Front Garden Railings of Sarratt House, Grade II listed (LEN: 1347869)

Sarratt House, Grade II listed (LEN: 1174103)

The White Cottage, Grade II listed (LEN: 1101572)

Stables To Rear of The White Cottage, Grade II listed (LEN: 1101573)

The Boot Public House, Grade II listed (LEN: 1347870)

K6 Telephone Kiosk Outside Oak View, Grade II listed (LEN: 1101570)

Conservation Areas

The Green Sarratt Conservation Area

Locally Important Buildings

1 & 2 Wheatsheaf Cottages, The Green

3 & 4 Wheatsheaf Cottages, The Green

5 Wheatsheaf Cottages, The Green

Greenview Cottage, The Green

Fairview Cottage, The Green

The Woodyard, The Green,

Vine Cottage, The Green

Atlantis, The Green

Roseleigh, The Green

St Amant, The Green

Victoria House, The Green

Ramilles, The Green

The Village Sweet Shop, The Green

Green Close, The Green

Middle Cottage, The Green

Greenside, The Green

Highways & Byways, The Green

Jasmine Cottage, The Green

The Green

Challoners & Willoucot Cottages

Sarratt Baptist Church, The Green

1, 3, 5 Dawes Lane, Church End

7-19 Dawes Lane, Church End

21 Dawes Lane, Church End

16, 18, 20 Dawes Lane

22 Dawes Lane

Peartree Cottage, The Green

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

Listed Buildings

The following four listed buildings form a farmstead group at Little Sarratt Hall:

The Grade II listed **Little Sarratt Hall and the Cottage** (List Entry Number: 1101581) is a house dating from the early nineteenth century, built in stock brick with a glazed door with traceried round headed fanlight, flanking tall casements windows and open pedimented Roman Doric porch. It has historic interest as part of a historic farmstead in a semi-rural context and architectural interest due to its formal architecture and neo-Classical detailing highlighted above.

The Grade II listed **Barn About 35 Metres West Southwest of Little Sarratt Hall** (List Entry Number: 1101582) dates from the eighteenth or early nineteenth century, it has a timber frame on a brick base. It has group value.

The Grade II listed **Granary About 40 Metres South of Little Sarratt Hall** (List Entry Number: 1347871) dates from the early nineteenth century, built in red brick and partly weatherboarded; it has group value.

The Grade II listed **Barn and Stables About 35 Metres South Southwest of Little Sarratt Hall** (List Entry Number: 1295873) was a barn converted to dwelling and stables. It dates from the eighteenth or early nineteenth century and was converted in the twentieth century. It has a timber frame and is partly weatherboarded.

The four Grade II farm buildings described above have architectural and historic interest as part of a historic farmstead and group value as a collection of historic farm buildings in semi-rural setting which contributes to our understand of the agricultural historic context of the area.

The 1840 Tithe Map Apportionments indicate the same ownership of Sarratt Hall Farm and the Site (which was an orchard). The Site currently appears more as a garden or amenity space to the front of the house, and it does not have a functional connection to the listed farm and there is a mature line of trees dividing them. However, it is directly to the south of the farm, and there are no intervening buildings, The Site makes a positive contribution to the rural setting of the listed farm buildings.

In relation to the four Grade II listed Buildings at **Sarratt Hall** described above, the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the designated heritage assets by virtue of building on historically undeveloped land and compromising the character and openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm.

The Grade II listed **Sarratt Hall** (List Entry Number: 1295918) is located slightly to the northeast of the Site. It is a house dating from the mid to late eighteenth century with later extensions and alterations. It has a central entrance with a part glazed door with semi-circular fanlight and pedimented doorcase. It has historic interest as an important house in a semi-rural setting, and due to its historic fabric. It has architectural interest due to formal features including pedimented door case and sash windows.

The Grade II **Sarratt Hall Cottage** (List Entry Number: 1100813) is located slightly to the northeast of the Site just south of Sarratt Hall. It dates from the seventeenth century and was rebuilt in the eighteenth century. It has a timber frame. It has historic interest as a cottage related to an important house in a semi-rural setting, with a well-preserved timber frame.

The Grade II listed **The Old Forge** (List Entry Number: 1100814) is slightly to the northeast of the Site, just south of Sarratt Hall Cottage. It is a house and at one time a blacksmith, dating from the early seventeenth century, then refronted in the mid to late eighteenth century. It has historic and architectural interest due to its seventeenth century origins and timber frame core and as a historic forge in a semi-rural setting.

The Grade II listed **The Old Cottage** (List Entry Number: 1101578) is located to the south of the Site, separated by an open field and mature trees. It dates from the late sixteenth or early seventeenth century with later alterations and has a timber frame with red brick nogging. It has historic and architectural interest as a cottage in a semi-rural context with a well-preserved timber frame.

The Grade II listed **The Nook and Wayside Cottages** (List Entry Number: 1101577) is immediately south of Old Cottage (above). It comprises two houses dating from the early to mid-seventeenth century, extended in the mid eighteenth century. There is a timber frame to the earlier Wayside Cottage and brick nogging. The houses have historic and architectural interest as a pair of well-preserved cottages in a semi-rural context with a well-preserved timber frame

The five **Grade II listed buildings** described above all face on to The Green in Sarratt. The open space of the Green and surrounding open spaces, including the Site, contribute positively to their significance as part of their open setting, which indicates the historic semi-rural context of these buildings. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of these heritage assets by virtue of building on historically undeveloped land and compromising the character and openness of their immediate context. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

In addition to those assessed above, there are many Grade II listed buildings in the Study Area. The setting of each of these listing buildings does not extend to the Site due to their distance from the Site and intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

A brief description of each and their significance is provided below:

The Grade II listed **Great Sarratt Hall** (List Entry Number: 1101579) is a large house with a 1710 datestone, with later alterations and extensions and surrounded by modern farm buildings. It has historic interest as an important local house in a rural area and architectural interest due to its elegant symmetrical form and gently pitched roof. The Hall is towards the rear of the Site and is surrounded by buildings which are agricultural in form.

The Grade II listed **Holly Tree Farmhouse and Holly Tree Cottage** (List Entry Number: 1101576) comprises two houses dating from the seventeenth century, refronted and extended in the eighteenth century. There is a timber frame to the Farmhouse. The houses have historic and architectural interest as a pair of semi-rural cottages with a well-preserved timber frame

The Grade II listed **Pump on the Green About 30 Metres South West Of Sarratt House** (List Entry Number: 1100816) is a village pump dating from the late nineteenth century, likely provided by the owner of the White House. It has historic interest as an important amenity preserved in its historic place of use.

The Grade II listed **Sarratt House** (List Entry Number: 1174103) is a house built in the late seventeenth century and largely rebuilt in the early nineteenth century in stuccoed brick with a slate roof. It has historic and architectural interest due to its attractive vernacular form and nineteenth century detailing including sash windows and slender wood post veranda. The Grade II listed **Front Garden Railings of Sarratt House** (List Entry Number: 1347869) are mid-nineteenth century cast-iron railings, they are listed for group value with the house.

The Grade II listed **The White Cottage** (List Entry Number: 1101572) is a house dating from c.1840-50 built in stuccoed brick with a slate roof and central door with rectangular fanlight and slender wood post

veranda. It has historic and architectural interest due to its attractive vernacular form and nineteenth century detailing including sash windows and slender wood post veranda. The Grade II listed **Stables to Rear of The White Cottage** (List Entry Number: 1101573) is a stables and coach house dating from the mid-nineteenth century, it has been included for group value with the house.

The Grade II listed **The Boot Public House** (List Entry Number: 1347870) has the inscription 'RNM 1739' over the front entrance, it is brick and whitewashed to the front. The ground floor has twelve-over-twelve sashes with cambered heads and it has a handmade clay tiled roof. It has historic interest as a village pub and architectural interest due to its attractive simple vernacular form and building fabric.

The Grade II listed **K6 Telephone Kiosk Outside Oak View** (List Entry Number: 1101570) was designed by Sir Giles Gilbert Scott. It has historic and architectural interest due to its association with Gilbert Scott and iconic design.

Conservation Areas

The Green, Sarratt Conservation Area has a Conservation Area Appraisal (CAA) adopted in 1994. Its special interest relates to historic development along the linear green in an open rural setting and low-key vernacular architecture, The CAA states that further development close to the Green would be likely to detract from the village feel and potentially result in a suburban rather than village green character. The CAA also emphasises the balance between open space and buildings and the screening of later development with trees and setbacks. Although the existing building at Sarratt Lodge, just to the west of the Site is modern, it is set far back from the road, and the openness and mature green boundary of the Site contributes positively to the Conservation Area in the balance between green space and development. The proposed Allocation has the potential to harm the contribution the Site makes to the significance of the Conservation Area by virtue of building on historically undeveloped land and compromising the existing balance between open space and buildings or additionally resulting in an inappropriate form of development that is incongruous with the local character. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Locally Important Buildings

In relation to Locally Important Buildings there is a grouping consisting of **Nos 1-5 Wheatsheaf Cottages and The Old Wheatsheaf pub** which are slightly to the southeast of the Site. The cottages are primarily from the late eighteenth or mid nineteenth century and while they have been altered over time, have a group value as historic terraces facing onto The Green. The pub is constructed in flint with red brick elements, and the distinct materiality adds interest to the Conservation Area. The Site forms part of their setting and contributes positively to their historic rural setting as cottages and a village pub. The proposed Allocation has the potential to harm the contribution the Site makes to the setting and significance of these heritage assets by virtue of building on historically undeveloped land and harming the existing balance between open space and buildings, compromising the openness of their immediate context. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Green itself is locally listed due to its importance as a local amenity and historic home to the village pump. It makes a positive contribution to the special interest of the Conservation Area. There is potential impact on The Green due to development within its setting, and this will be addressed under impacts on The Green, Sarratt Conservation Area as the considerations are largely the same and the Conservation Area.

In addition to those assessed above, there are high number of Locally Important Buildings in the Study Area. Their setting does not extend to the Site due to distance and intervening development. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of each of the Locally Important Buildings.

A brief description of each and their significance is provided below:

Greenview Cottage, Fairview Cottage and The Woodyard all on The Green and form a group of late nineteenth century red brick cottages with slate roofs. They are included for their group value and as well-preserved Victorian properties with minimal alterations.

Vine Cottage, The Green is a late nineteenth century cottage included as well-preserved Victorian property with minimal alterations.

Atlantis, Roseleigh and St Amant, The Green form a group of flint buildings with red brick detailing around the doors, all dating from the mid-nineteenth century and are included for their distinct materiality and group value.

Victoria House and Ramilles on The Green are late nineteenth/early twentieth century properties finished in pebble dash as well-preserved Victorian properties.

The Village Sweet Shop, The Green was built around 1900 and still has the original 'sweet shop sign' at the centre of the two properties. It has historic interest deriving from the preserved shop features.

Green Close, Middle Cottage and Greenside, The Green forms a terrace of mid-nineteenth century cottages made from red brick with a pebbledash design to the front with flint side and rear walls. They form an attractive group of Victorian cottages.

Highways & Byways, The Green is a pair of mid nineteenth century cottages with red brick and flint walls, which creates a distinct character which adds to the variety of materiality within the Conservation Area.

Jasmine Cottage, The Green is a two-storey terrace with pink pebbledash exterior. It was included for group value.

Challoners & Willoucot Cottages are a pair of symmetrical mid nineteenth century cottages finished in redbrick; they were locally listed for group value.

Sarratt Baptist Church, The Green is finished in red and yellow brick and was built in 1857. It has local historic and architectural interest due to its former use and its distinct low church-built form.

1, 3, 5, 7-19 21 and 16, 18, 20 and 22 Dawes Lane, Church End are terraces of Victorian cottages and have historic and architectural interest due to their indication of the development of the settlement at that time, which includes some well-preserved examples and due to their group value.

Peartree Cottage, The Green was built in the late seventeenth century. It is a large, detached property with a tiled roof and dormers with an extensive cross gabled design. It has local historic and architectural interest due to its age and built form.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

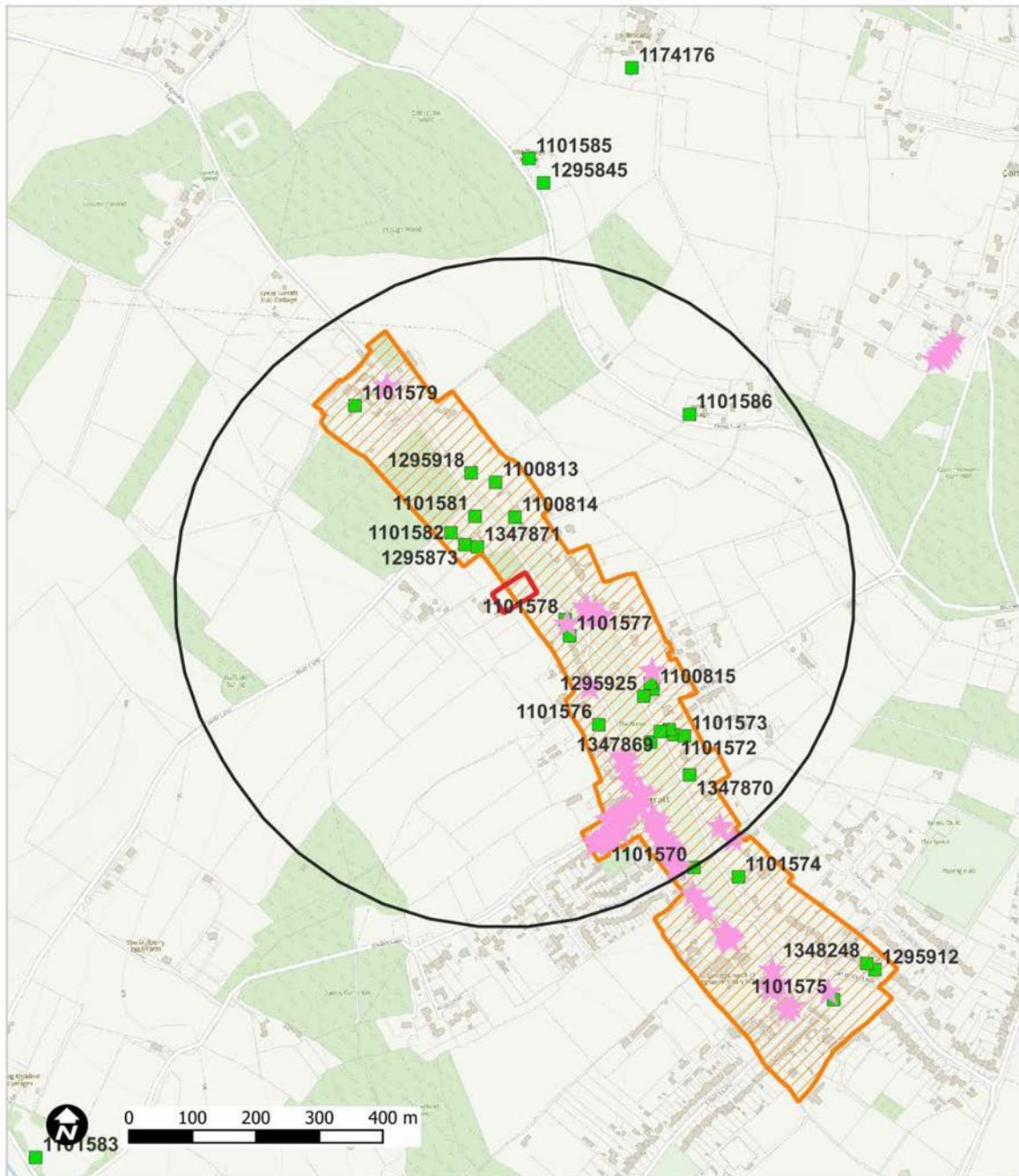
In relation to the farmstead at Little Sarratt Hall comprising **Little Sarratt Hall and the Cottage, Barn About 35 Metres West Southwest of Little Sarratt Hall, Granary About 40 Metres South of Little**

Sarratt Hall, and **Barn And Stables About 35 Metres South Southwest of Little Sarratt Hall**, the Site makes a positive contribution to the rural setting of the listed farm buildings. Development on the Site would undermine the setting and significance of the designated heritage assets by virtue of building on historically undeveloped land and compromising the character and openness of the surrounding landscape.

In relation to **Sarratt Hall, Sarratt Hall Cottage and The Old Forge** there is no known functional relationship with the Site, but it contributes positively to their rural setting from the opposite side of The Green. Development on the Site would undermine the setting and significance of the designated heritage assets by virtue of building on historically undeveloped land and compromising the character and openness of the surrounding landscape.

In relation to **The Green, Sarratt Conservation Area**, the Site makes a positive contribution to its character and appearance and as part of its setting. Development on the Site would undermine the setting and significance of the Conservation Area by virtue of building on historically undeveloped land and compromising the character and openness of the Site.

In relation to the Locally Important Buildings at **Wheatsheaf Cottages and pub** the Site makes a minor positive contribution to their significance due to its open character and development on the Site would undermine this.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p> <p>Grade II Listed Building ■</p> <p>Locally Listed Building ★</p>		<p>NCFS30</p> <p>Three Rivers Heritage Impact Assessment</p>
		 

17. Assessment Sheets – South Oxhey

Site ref.:	NCFS34	Site Name:	HCC Pinewood Lodge, South Oxhey
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Site Summary:

The Site measures 0.52 ha and currently contains Pinewood Lodge Care Home. It is adjacent to the built settlement of South Oxhey to the east and south, with an area of woodland to the north and west.

There is no Public Right of Way through the Site.

Relevant Heritage Assets:

Listed Buildings

Oxhey Chapel, Grade II* listed (LEN: 1174300)

Archaeological Assessment by Hertfordshire County Council:

The proposed development is considered unlikely to have a significant impact on heritage assets of archaeological interest. As such, the Historic Environment team has no comment to make on the proposal.

Built Heritage Assessment by Place Services:

The Grade II* listed **Oxhey Chapel** (List Entry Number: 1174300) is the proprietary chapel to Oxhey Place (not listed), now redundant. It was built in 1612 for Sir J. Altham with a narthex added in 1897 for T.F. Blackwell by J.E.K. Cutts. Its significance relates to its historical interest due to its association with Sir J. Altham, an important political figure in early seventeenth century England, and J.E.K. Cutts, a prolific church architect. It has architectural interest in relation to its distinct red brick and flint patterned exterior with stone quoining and cupola to the roof. Due intervening development, its setting does not extend to the Site, and the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score: **Neutral**

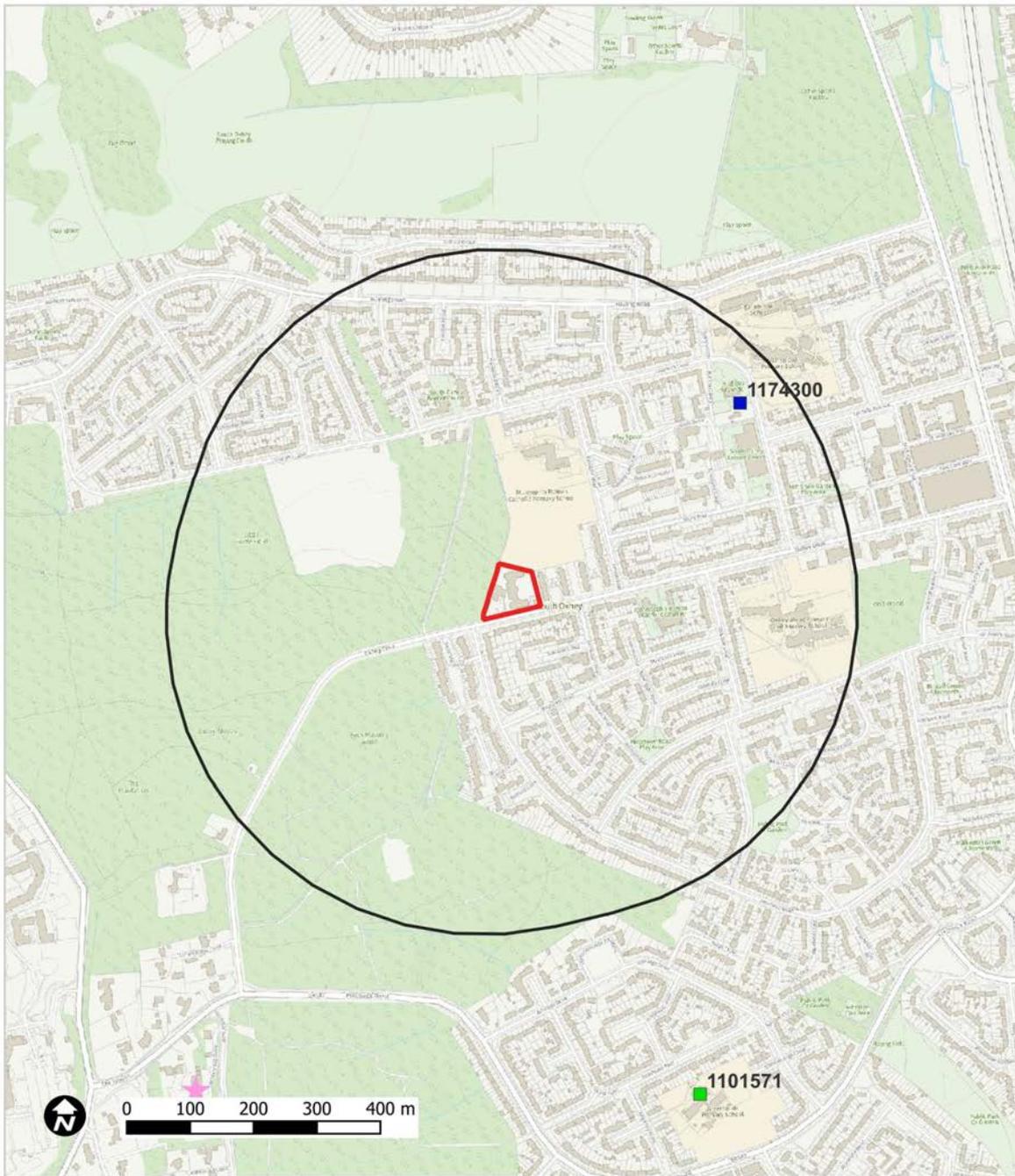
Recommendations:

Archaeological Recommendations

There are no archaeological recommendations.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Grade II Listed Building ■</p> <p>Grade II* Listed Building ■</p> <p>Locally Listed Building ★</p>		<p>NCFS34</p> <p>Three Rivers Heritage Impact Assessment</p>  
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Site ref.:	CFS52a	Site Name:	Former Sir James Altham School (northern parcel only)
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Site Summary:

The Site measures 0.58 ha and comprises part of the Former Sir James Altham School site and a car park area. The Site is at the southern end of South Oxhey.

Relevant Heritage Assets:

Listed Buildings

London Coal Duty Marker on County Boundary on West Railway Embankment About 270 Metres South of Road, Grade II listed (LEN: 1174333)

Archaeological Assessment by Hertfordshire County Council:

No comments provided.

Built Heritage Assessment by Place Services:

The Grade II listed **London Coal Duty Marker on County Boundary on West Railway Embankment About 270 Metres South of Road** (List Entry Number: 1174333) is City of London coal Duty Marker dated 1851. It has historic interest in relation to its function as a coal duty marker during the nineteenth century expansion of the coal duty catchment area. Due to the nature of the heritage asset, intervening woodland and development, its setting does not extend to the Site. The proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

RAG score: **Neutral**

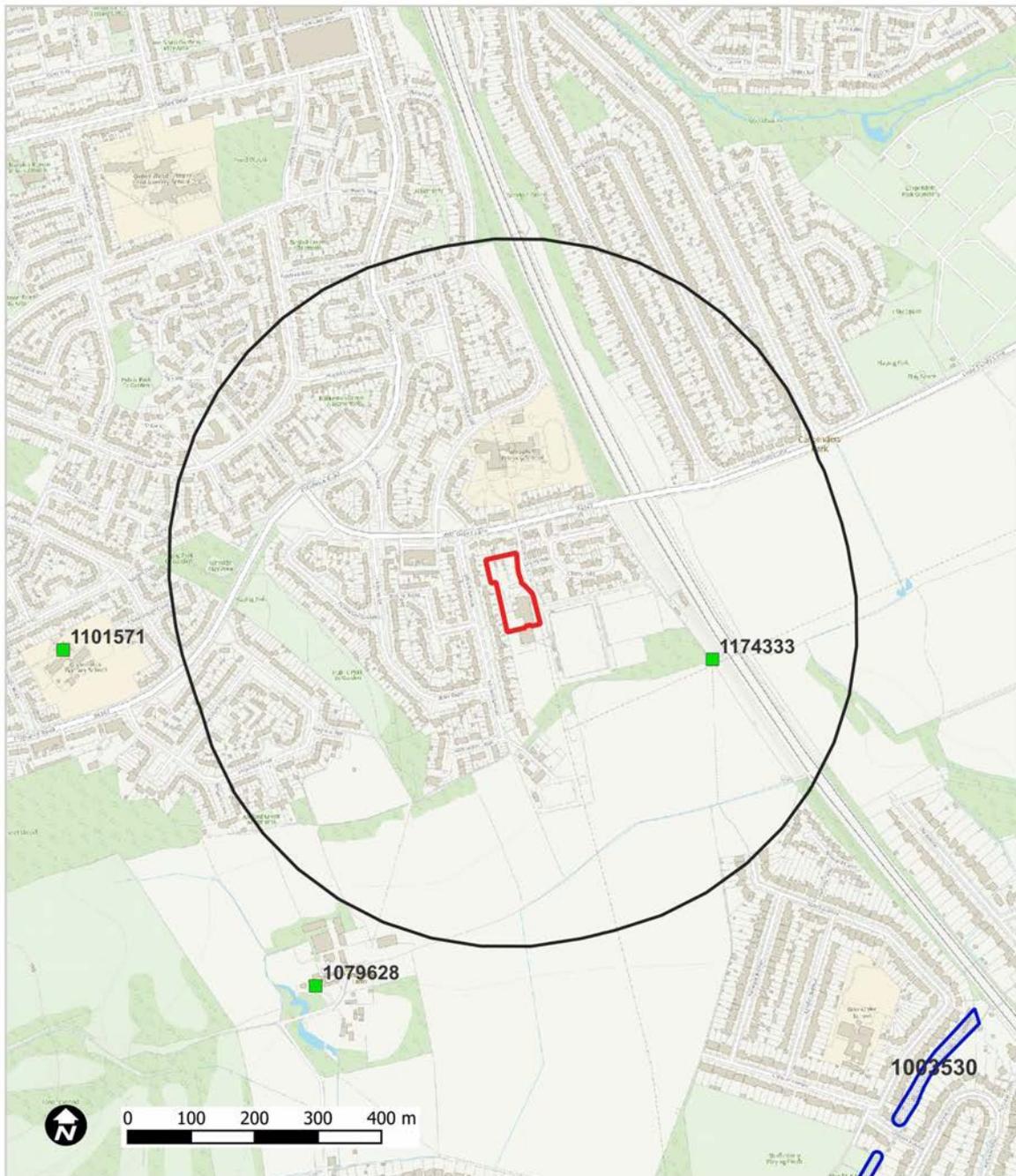
Recommendations:

Archaeological Recommendations

There are no archaeological heritage recommendations.

Built Heritage Recommendations

There are no built heritage recommendations.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Scheduled Monuments </p> <p>Grade II Listed Building ■</p>		<p>CFS52a</p> <p>Three Rivers Heritage Impact Assessment</p>
		 

18. Assessment Sheets – West Hyde

Site ref.:	NCFS35	Site Name:	Land south of Chalfont Lane, West Hyde (Employment)
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Site Summary:

The Site measures 8.63 ha and is a long strip of land adjacent to a series of lakes to the east and Denham Way to the west. Bridleway Rickmansworth 004 runs across the southern end of the Site.

Relevant Heritage Assets:

Listed Buildings

Church Of St Thomas of Canterbury, Grade II listed (LEN: 1173848)

May Cottage, Grade II listed (LEN: 1173843)

Pynchfield Manor, Grade II listed (LEN: 1100827)

Corner Hall, Grade II listed (LEN: 1348255)

Archaeological Assessment by Hertfordshire County Council:

The archaeological interest of this site can be appropriately managed through planning requirements, such as archaeological conditions imposed by the Local Planning Authority, should planning permission be granted. The site is considered suitable for development. However, due to its size and location, it is anticipated that an appropriately worded condition would be sufficient to mitigate any potential impact on archaeological remains.

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Assessment by Place Services:

The Grade II listed **Church of St Thomas of Canterbury** (List Entry Number: 1173848) is a parish church located to the north of the Site. It was built in 1844 by Thomas Smith in knapped and some squared flint, cemented brick dressings, with machine tiled roof in a neo-Norman Style. It has historic interest as a parish church and due to its association with Smith, a prolific church architect of this era. It has architectural interest in relation to its neo-Norman style including its distinct tower. While it is close to the M25, its immediate setting is relatively open including to the south, where the Site contributes to its significance as part of its historic rural context. There are views from the Site to the distinctive church tower when hedgerows and trees are not in leaf. These views are important in allowing an appreciation of the church with its historically semi-rural landscape. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the church by diminishing views which contribute to its semi-rural setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **May Cottage** (List Entry Number: 1173843) is located slightly to the northeast of the Site across Old Uxbridge Road. It is an early to mid-seventeenth century house with a timber frame and brick nogging. It has historic and architectural interest due to its exposed timber frame and historic brickwork. There is more modern development to its north and south, although there was historically ribbon development to the south along Old Uxbridge Road, while the west, the location of the Site, remains a more open part of its setting. Although its historic setting has altered over time, the Site is a short distance to its southwest and makes a positive contribution to its historic context as a historic cottage in a semi-rural setting. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of

building on historically undeveloped land and compromising the character and openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Pynchfield Manor** (List Entry Number: 1100827) is a house with late fifteenth or early sixteenth century origins, cased and extended in the eighteenth century. It has a timber frame with red brick nogging and casing and was originally a two-bay open hall, with a four-bay cross wing. It has historic and architectural interest as a large house with open hall origins and well-preserved timber frame. Its main setting is immediately around the house, and it is physically separated from the Site, which was formerly part of larger fields which have been reduced in size by later development. However, Tithe Map Apportionments of 1838 indicate the same ownership and occupancy of the Manor and the Site, which forms part of its wider rural setting and contributes positively to its context as a former farm with landholdings. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on historically undeveloped land and compromising the character and openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Corner Hall** (List Entry Number: 1348255) is a house with late sixteenth or early seventeenth century origins, refronted in the eighteenth century with a timber frame and whitewashed brick nogging, windows with eight-over-eight sash windows with cambered heads at ground floor, and four-over-four sash windows in flush frame architraves at first floor. The house has historic and architectural interest due to its timber frame and semi-rural setting. The house is set in open land to the north south and west, which constitutes the Site and so is effectively surrounded by the Proposed Allocation on three side. The 1838 Tithe Map Apportionments indicate that the Site and Corner Hall were under the same ownership. The Site makes a positive contribution to its historic character as a rural property. The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the heritage asset by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

RAG score: **Moderate Adverse**

Recommendations:

Archaeological Recommendations

The Historic Environment team would likely request an Archaeological Evaluation post-determination. Nonetheless, the submission of an Archaeological Desk-Based Assessment alongside the planning application is encouraged to ensure that sufficient information is available at the consultation stage.

Built Heritage Recommendations

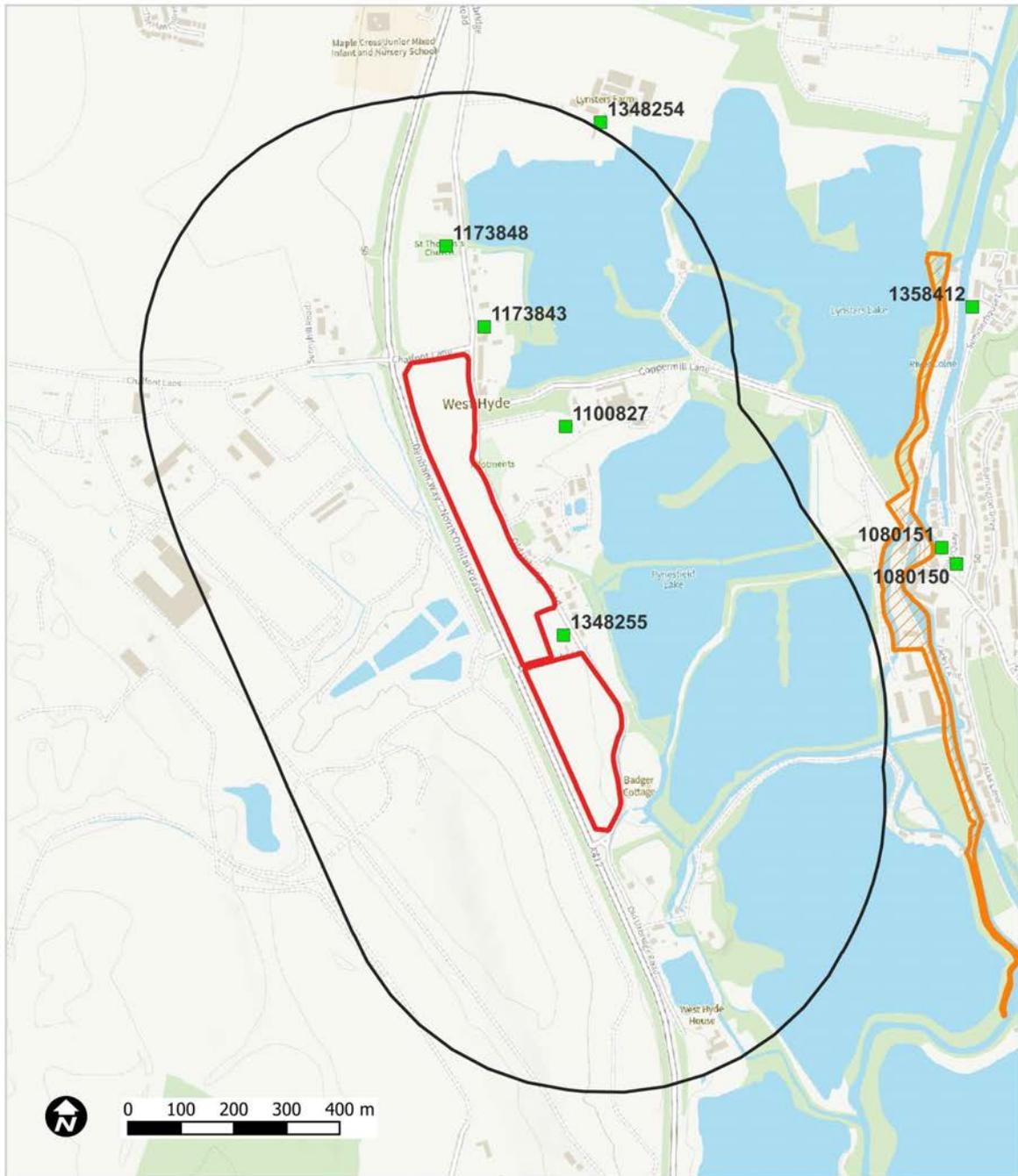
In relation to the Grade II listed **Church of St Thomas of Canterbury**, the proposed Site Allocation has the potential to affect, and cause harm to its setting and significance by diminishing views which are important in allowing an appreciation of the church with a historically rural landscape. Consideration should be given to siting away from the northern end of the Site to maintain its rural setting. Assessment of key views from with the Site towards the church should be undertaken and any future Site layout should be informed by opportunities to retain or enhance these views to ensure the significance of the church is retained.

In relation to the Grade II listed **May Cottage** the proposed Allocation has the potential to affect, and cause harm to its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. Proposals should explore how harm can be minimised through providing setbacks of development closest to the heritage asset to sustain their open, rural settings. In addition, access locations should be located away from the heritage asset to avoid further loss of openness and rural character. However, due to the character of the Site it may not be fully possible to mitigate harm through loss of openness of its immediate setting.

In relation to the Grade II listed **Pynchfield Manor** the proposed Site Allocation has the potential to affect, and cause harm to its setting and significance by building on historically undeveloped land, compromising the openness of the surrounding landscape. There is already a degree of separation between the manor house and the Site. Proposals should explore how harm can be minimised through providing further setbacks of development closest to the Manor on the eastern side to sustain its open, rural setting. In addition, access locations should be located away from the asset to avoid further loss of openness and rural character. Maintenance of existing hedgerows and additional planting should also be explored.

In relation to the Grade II listed **Corner Hall**, the proposed Site Allocation has the potential to affect, and cause harm to its setting and significance by building on historically undeveloped land, compromising the character and openness of the surrounding landscape. Proposals should explore how harm can be minimised through providing setbacks of development closest to the assets to sustain their open, rural settings. In addition, access locations should be located away from the asset to avoid further loss of openness and rural character. However, due to the character of the Site and the location of the heritage asset in such proximity to the Site on three sides, it may not be fully possible to mitigate harm through loss of openness of its immediate setting.

Due to the locations of the heritage assets affected, it may not be possible to mitigate the harm or impacts on all of the assets and it is likely that some degree of less than substantial harm would remain.



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<p>Key</p> <p>Allocation Site </p> <p>500m Study Area </p> <p>Heritage Asset</p> <p>Conservation Areas </p> <p>Grade II Listed Building ■</p>		<p>NCFS35</p> <p>Three Rivers Heritage Impact Assessment</p>
		 

19. References and Sources

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Historic England	2015	Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans
Three Rivers District Council		Locally Important Buildings
Three Rivers District Council	2010	Chorleywood Common Conservation Area Appraisal
Three Rivers District Council	2005	Chorleywood Station Estate Conservation Area Appraisal
Three Rivers District Council	1996	Croxley Green Conservation Area Appraisal
Three Rivers District Council	2012	Heronsgate Conservation Area Appraisal
Three Rivers District Council	2008	Hunton Bridge Conservation Area Appraisal
Three Rivers District Council	2013	Loudwater Estate Conservation Area Appraisal
Three Rivers District Council	2006	Moor Park Conservation Area Appraisal
Three Rivers District Council	2007	Outer Loudwater Conservation Area Appraisal
Three Rivers District Council	1993	Rickmansworth Conservation Area Appraisal
Three Rivers District Council	1994	Church End, Sarratt Conservation Area Appraisal

20. Appendices: Glossary

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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