

Heritage Assessment.

Land to the North of Little Green Lane, Croxley Green.

On behalf of Richborough Ltd.

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Document Management.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Richborough Ltd. to prepare a heritage assessment to consider the proposed residential led development of Land to the North of Little Green Lane, Croxley Green, as shown on the Site Location Plan provided at Plate 1.

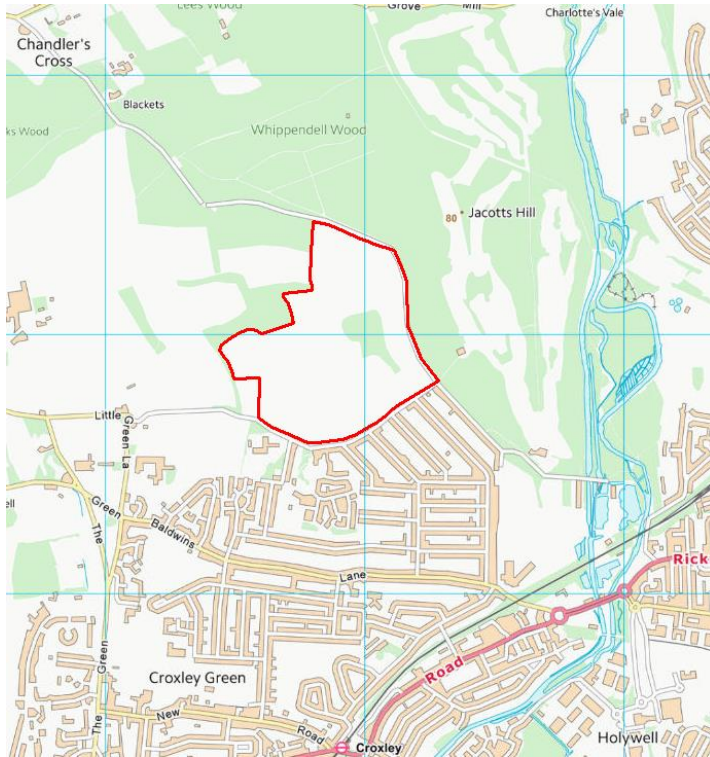


Plate 1: Site Location Plan

- 1.2. The Site encloses a parcel of agricultural land c. 40ha and includes an area of ancient woodland. A public right of way crosses the site (east-west) to the north of Dell

Wood. The site is surrounded by hedged boundaries, with some remnants of wrought iron railings surviving along the eastern edge. Rousebarn Lane lies adjacent to the eastern and northern boundaries and Little Green Lane lies adjacent to the southern boundary.

- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 215 of the *NPPF*, any harm to the historic environment resulting from the

proposed development is also described, including impacts on significance through changes to setting.

- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.²

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

² MHCLG, *NPPF*, para. 207.

2. Proposed Development

- 2.1. The application seeks outline consent for the construction of a residential led scheme.
- 2.2. The full schedule of works is as follows:
- Construction of up to 600 residential units
 - Construction of a local centre
 - Provision of children's social care and supported living accommodation
 - Creation of country park along the northern and eastern fringes of the Site
 - Creation of a green corridor through the Site running north-south
 - Creation of community gardens
 - Construction of roads and other associated infrastructure
 - Landscaping
- 2.3. The Green Corridor, also called "Durrants View" on the masterplan has been designed to echo "The Green" of the Croxley Green within the Croxley Green Conservation Area. It has been positioned within the site to safeguard views from the rear of Durrants House towards Whippendell Wood.
- 2.4. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers the archaeological resource, built heritage and historic landscapes.

Sources

3.3. The following key sources have been consulted as part of this assessment:

- The Hertfordshire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer;
- The Hertfordshire Archives online catalogue;

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

3.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45° intervals through a full 360°, is provided in **Appendix 8**.

3.7. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

- 3.8. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 12th June 2024, during which the site and its surrounds were assessed.

Photographs

- 3.9. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.10. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

Consideration of Harm

- 3.11. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.¹⁰
- 3.12. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹

- 3.13. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

⁹ MHCLG, *NPPF*, paras. 214 and 215.

¹⁰ MHCLG, *NPPF*, para. 216.

¹¹ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Site Description and Planning History

Site Description

- 4.1. The Site encloses a parcel of agricultural land c. 40.69ha and includes an area of ancient woodland. A public right of way crosses the site (east-west) to the north of Dell Wood. The site is surrounded by hedged boundaries, with some remnants of wrought iron railings surviving along the eastern edge. Rousebarn Lane lies adjacent to the eastern and northern boundaries and Little Green Lane lies adjacent to the southern boundary.

Planning History

Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats (160 dwellings in total), together with car parking, landscaping, and other associated works (20/1881/FUL)

- 4.2. The development, at Killingdown Farm c. 150m west of the site, was initially refused planning permission but allowed on appeal, with conditions (APP/P1940/W/21/3280443).¹⁴
- 4.3. The setting of heritage assets, and the Croxley Green Conservation were noted as being affected by the proposed development, within the Conservation Area, but it was accepted at appeal, by all parties, that the

proposal would cause 'less than substantial' harm in terms of the Framework.

- 4.4. The appeal decision noted:

In terms of the listed buildings, I find any harm to Croxley House would be negligible, whereas the harm to both Killingdown Farmhouse and Nos 1-3 Little Green Lane would be of a greater magnitude, probably at the lower to middle part of the 'less than substantial' spectrum, because of the significant change to their settings. In terms of the Conservation Area, because of the resulting changes to its character, I similarly find a low to middle level of harm.

- 4.5. A trial trench evaluation was undertaken in 2020 and a further evaluation was undertaken in 2023.¹⁵
- 4.6. The 2023 evaluation demonstrated that although archaeological remains were present within that site they were few and sparsely distributed and of local significance. Features dating to Late Bronze Age/Early Iron Age are distributed in the Central Area. Romano-British features were only recorded during the 2020 evaluation in limited parts of the Southern Area. Modern features were uncovered in the Northern Area, and post-medieval features were present in the Central Area. The

¹⁴ Nunn, M. (2021) Appeal Decision: Appeal Ref: APP/P1940/W/21/3280443 Killingdown Farm, Little Green Lane, Croxley Green, WD3 3JJ

¹⁵ MOLA (2022) Killingdown Farm, Croxley Green, WD3 3JJ: Report on Archaeological Evaluation Site Code HE-KLF22

archaeological potential of the site was considered as limited.

4.7. The archaeology report was confirmed as appropriate to discharge the planning condition (23/1817/DIS).

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁶
- 5.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁷ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 5.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁸
- 5.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 5.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁹ The PPG also contains the *National Design Guide*.²⁰
- 5.6. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 5.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Three Rivers District Council Local Development Framework: Core Strategy; the Three Rivers District Council Local Plan: Development Management Policies Local Development Document.
- 5.8. The Site lies immediately to the north of the area encompassed by the Croxley Green Neighbourhood Plan

¹⁶ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁷ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁸ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁹ Ministry of Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

²⁰ Ministry of Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).

which uses Little Green Lane as its boundary but has the potential to affect the area covered by its policies.

- 5.9. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

6. The Historic Environment

6.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

6.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EHT and HER 'monument' numbers have the prefix MHT.

6.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1–3 in Appendix 2.

Previous Archaeological Works

6.4. There are 14 previous archaeological investigations within the study area. Of these none are recorded within the extents of the site.

6.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

6.6. The Site encloses a parcel of agricultural land c. 39.2ha and includes an area of ancient woodland. A public right of way crosses the site (east–west) to the north of Dell

Wood. The site is surrounded by hedged boundaries, with some remnants of wrought iron railings surviving along the eastern edge. Rousebarn Lane lies adjacent to the eastern and northern boundaries and Little Green Lane lies adjacent to the southern boundary. The Site slopes from west (c.84m aOD) to east (c. 61m aOD).

6.7. The bedrock geology of the Site is formed of deposits of the Seaford and Newhaven Chalk formations. Superficial deposits are recorded over the western part of the Site and comprise of sand and gravel of the Gerrards Cross Gravel Formation.²¹

6.8. The topsoil of the Site comprises of freely draining slightly acid loamy soils.²²

Archaeological Baseline

Prehistoric (pre-43 AD)

6.9. There are no prehistoric assets or findspots recorded within the Site.

6.10. The construction of a new pond and a backwater between channels of the river Gade in Cassiobury Park revealed palaeoenvironmental evidence (MHT17176) of fluvio-glacial gravels that were sealed beneath shallow alluvium. In the backwater, to the west, there was no alluvium; in the channel linking this to the river was an

²¹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²² Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

organic peaty layer. Pollen samples from alluvium and peat contained a good deal of pine and hazel, and less oak and elm; this is diagnostic of the early Holocene (Boreal) period, about 10,000 years ago. The depth of the peaty layer was not ascertained, but the upper surface was radiocarbon dated to the mid Holocene (in the Mesolithic), about 7000 years ago. The deposits were identified c. 760m east of the Site.

- 6.11. There are four findspots of stone tools that have been dated to the Neolithic recorded within the study area. These include a flint arrowhead (MHT856), a flint axe or pick (MHT631), a stone axehead (MHT24934) and a group of flint implements (MHT13105). The finds were recovered from c. 425m south, 920m south-east, 670m south, and 635m south of the Site, respectively.
- 6.12. There are three recorded findspots of Bronze Age material from within the Study Area. The finds include copper alloy ingot fragments (MHT17928), a bronze axe (MHT11818) and a socketed axehead fragment (MHT29882). The finds were recovered c. 145m west, 160m north, and 165m north of the Site, respectively.
- 6.13. Excavation in advance of an extension to Great Westwood Quarry revealed a group of ditched rectilinear enclosures (MHT16271), conjoined and forming a ladder pattern. In the ditch fills was late Iron Age/early Roman grog-tempered pottery. Within enclosure 3 were post holes, pits and a gully, as well as up to six cremations; the other enclosures also had pits, but no burials. A single cremation was also found north-east of enclosure 1. The

pottery associated with the burials ranged in date from the late Iron Age to the early 2nd-century. The enclosures and cremations were identified c. 945m north of the Site.

- 6.14. A metal detectorist found some hundreds of late Iron Age (and some Saxon) coins (MHT15354) over a period of some years. The finds included a considerable number (possibly hundreds) of single-sided staters of Ambiani and it is thought likely that they represent a scattered hoard. The coins were identified c. 875m north-east of the Site.
 - 6.15. The presence of a range of prehistoric finds within the study area indicates there is an underlying potential for prehistoric activity dating to between the Mesolithic and Iron Age periods.
 - 6.16. Should archaeological remains of prehistoric date be identified within the site they have the potential to be of regional significance as they may be able to address regional research framework objectives.²³
- Romano-British (AD 43 – 410)
- 6.17. No further Romano-British activity, beyond the enclosures discussed above (MHT16271) has been recorded within the study area.
 - 6.18. The presence of only one Romano-British heritage asset within the study area indicates there is low potential for heritage assets of Romano-British date to be present within the Site.

²³ <https://researchframeworks.org/eoe/research-agenda>

6.19. However, should archaeological remains of Romano-British date be identified within the Site they have the potential to be of regional significance as they may be able to address regional research framework objectives.²⁴

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

6.20. There are no early medieval or medieval heritage assets recorded within the Site.

6.21. A possible Saxon coin hoard (MHT6281) including seven 10th-century pennies was recovered c. 920m north-east of the Site. The Iron Age and Saxon coins recovered by a detectorist (MHT15354) were recovered in close proximity to this hoard so it seems possible that all of the Saxon coins came from a single, dispersed, hoard.

6.22. The manor of Snelleshall (MHT831) was acquired in the 14th century by Abbot Thomas of St Albans Abbey from William, son of William Melman. It was later annexed to the manor of Croxley and as such was held by the master of Gonville and Caius College, Cambridge. A survey of the manor at Croxley dating to 1766 shows two parcels of land (but no buildings) with the larger parcel named Snells Hall, and the smaller parcel named Snells Hall Garden. The hall was located c. 470m south of the Site.

6.23. The old mill (MHT11685) on the river Gade stood within Cassiobury Park and was demolished in 1956. The structure at the time of demolition was post-medieval but it is thought that it may have occupied the site of one

of the four medieval mills recorded at Cassio in the Domesday Book. The mill was located c. 810m east of the Site.

6.24. The manorial site at Redheath (MHT891) is documented from the mid-15th century onwards. An assessment of the Stables at Redheath identified that part of the structure, which had been used as a barn, had previously formed part of a 15th-century hall house (MHT12972). The remains of the hall house are designated as a Grade II Listed Building (NHLE 1096013). Some residual ridge and furrow earthworks are also recorded within the park. The manor lies c. 780m west of the Site.

6.25. Parrotts Farm (MHT830) is a medieval hall house that may represent the centre of the manor of Crosley. There are documentary sources relating to the manor and the Pyrot family from the mid-13th century onwards. The farm lies c. 780m south-west of the Site.

6.26. The remains of ridge and furrow ploughing, likely of medieval date, is evident within the study area, including is areas of woodland to the north and east of the Site. There is no evidence of putative medieval activity visible in the LiDAR data within the Site (Plate 2).

²⁴ [Late Iron Age & Roman Research Agenda – East of England Research Framework \(researchframeworks.org\)](https://researchframeworks.org)

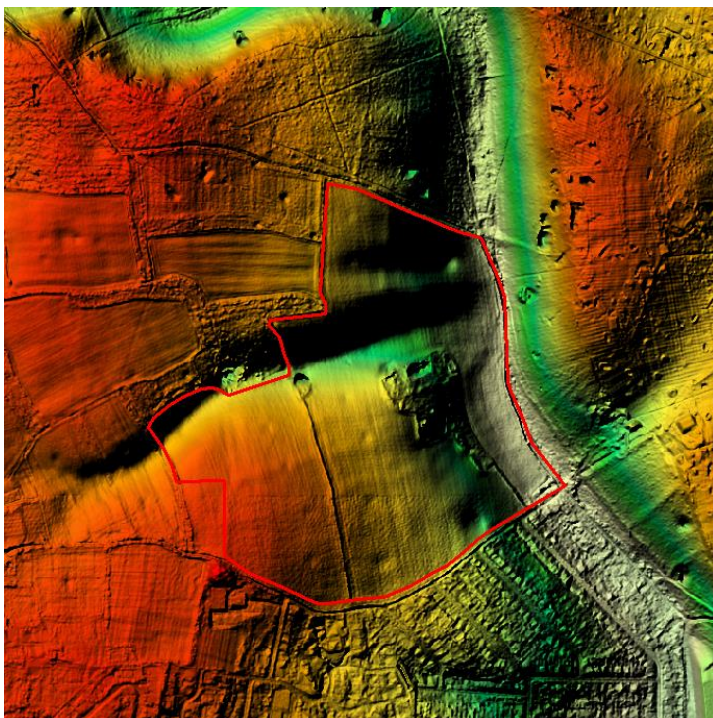


Plate 2: Extract of LiDAR hillshade image showing ridge and furrow in the area surrounding the Site

- 6.27. A medieval copper-alloy signet ring (MHT19918) and a scatter of 13th-century medieval finds (MHT2059) have been identified within the study area. The finds were identified c. 480m west and 815m north-east of the Site, respectively.
- 6.28. Given the widespread remains of ridge and furrow surrounding the Site it is likely that the land within the

scheme was also in use as ploughland during the medieval period.

- 6.29. The potential for archaeological remains of early medieval date to be present within the Site is very low and for medieval remains low.
- 6.30. Should archaeological remains of early medieval date be identified they have the potential to be of regional significance as they may be able to address regional research framework objectives.²⁵ Should archaeological remains of medieval date be identified they are unlikely to be of more than local significance as they have very limited potential to addressing research objectives.

Post-medieval (1540 – 1901), Modern (1901 – present)

- 6.31. Cassiobury Park (MHT7321) which lies adjacent to the northern and eastern site boundaries, is a Grade II registered park (NHLE 1000219) and includes the 77ha that remain from the 16th- to 18th-century park, landscape and woodland of c. 300ha surrounding, the now demolished, Cassiobury House, on the western edge of Watford. Cassiobury Park was the home of the Earls of Essex until the demolition of the house in the 1920s. Formal gardens were laid out in the late-17th and early-18th century, by Moses Cook or George London. These are no longer extant but mature trees in the park may date from this period. Charles Bridgeman was employed in the 1720s, and Thomas Wright c. 1739. Humphrey Repton was called in during 1801-2. Repton reformed the formal garden created by Moses Cook into loose plantations, retaining a straight gravel walk near the house. Later, John

²⁵ <https://researchframeworks.org/eoe/research-agenda>

Nash and John Adey Repton seem to have been responsible for many of the cottages in the park, now mostly gone; the lake, island and enlargement of the river Gade remain. Further 19th-century garden activity near the house was extensive but has since gone. The park was extensively developed in the mid and late 20th-century, as a public park, woodland and golf course.

- 6.32. The park and gardens extended east to the Hempstead Road, all now built over but with surviving elements.
- 6.33. The sites of the post-medieval Lodge (MHT11735) and the 19th-century Swiss Cottage (MHT11707) are within Cassiobury Park. The Swiss Cottage burned down in the 1940s but the date of demolition of the Lodge is unclear although it is not shown on Ordnance Survey (OS) maps surveyed from the 1860s onwards.
- 6.34. Grove Park (MHT9574) was shown on maps from 1766 onwards. The house has late 16th-century origins but was rebuilt c. 1720 and altered and extended on several occasions since. Grove Park was the home of the Earls of Clarendon from the late-18th century until 1922. During this time a number of Romantic follies were built. Several were outside the boundaries of the present site and include a Temple of Pan, a Mausoleum and a Scotch hut. Follies within the current estate include a Pyramid (MHT11504), ruined tower (MHT11500), Ionic temple (MHT11502), Tuscan temple (MHT11505), and an Alcove (MHT11503). Grove Park lies c. 870m north of the Site.
- 6.35. Redheath (MHT2044, NHLE 1347875) is a Grade II* Listed small country house built in 1712 as an extension to a 16th-

century house that has subsequently been demolished. The house had a small, enclosed park and gardens to the north by 1766 and was surrounded by an informal designed landscape by 1806²⁶. To the immediate south of the house there is a 19th-century farm complex (MHT15227). Redheath lies c. 695m west of the Site.

- 6.36. Numbers 1-3 Little Green (MHT30437, NHLE 1173675) are Grade II Listed. The building was constructed as a hall house during the 16th-century and divided into three cottages during the 19th-century. The cottages lie c. 440m west of the Site.
- 6.37. Croxley House (MHT15830, NHLE 1348223) is a Grade II Listed large house dating from c. 1770 which lies c. 590m south-west of the Site.
- 6.38. Durrant's House (MHT15581, NHLE 1403581) is Grade II Listed as a mid-19th century Jacobethan revival country house. Durrants House is the descendant of Durrants Farm the name derived from Simon Duraunt who was recorded in 1248. The house lies c. 30m south of the Site.
- 6.39. Rousebarn Farm (MHT30440) is shown on a 1766 map as 'Rose Barn', a cluster of buildings at the corner of Little Green Lane on the road from Watford past Whippendell Woods to Chandler's Cross. It is named as Rows Barn on a map of 1806, Rouse Barn on an 1822 map, and the tithe map with the farmhouse beside the road, a large barn immediately to the north, and smaller farm buildings around a roughly rectangular yard. By 1898 considerable changes had taken place. The house remained, but the other buildings had been replaced or altered into a

²⁶ British Library – OSD150, Hemel Hempstead

compact group of large buildings in continuous formation around a narrow yard, almost filled with a large open-fronted structure. A large new building with small projections at each end had been put up further north along Rousebarn Lane, north of Little Green Lane, in the south-eastern corner of the Site. By 1944 the main farmstead had been extended to the west with a large L-plan structure, and a further building north of the lane, within the Site. At this date Rousebarn was still rural, but post-war housing is shown on the 1960 OS map occupying all the fields to the south. In 1961²⁷ the farmstead itself survived, but part of it is shown on the map as 'Ruin'. The farmstead was cleared by 1971²⁸, and the suburban streets extended to Little Green Lane. The two buildings to the north of Little Green Lane, within the Site, are recorded on the 1971 map although they have been subsequently demolished.

detail. The land within the Site is recorded being split by a band of woodland which runs east-west with two fields to the north of this and two to the south. The park pale of Cassiobury Park was also recorded to the east of the lane that forms the eastern Site boundary. Rousebarn Farm was recorded to the south of the Site as was Durant's Farm. To the north of the Site, Whippendell Wood was recorded as a clearly managed adjunct to Cassiobury Park as it continued the designed landscape but lay outside the park pale at this date.

- 6.40. The Grand Union Canal (MHT241) was originally named the Grand Junction Canal. It runs from Braunston in Northants to the Thames at Brentford for 93.5 miles, linking London, Oxford, Birmingham and the Midlands. It was engineered by W Jessop, and completed in 1805. The canal lies c. 565m east of the Site. A number of structures associated with the canal are also recorded within the study area, these include a bridge (MHT5259), two locks (MHT7223, MHT7224) and the site of a lock keeper's cottage (MHT11745). The canal is also crossed by a railway bridge and viaduct (MHT7225).
- 6.41. Dury and Andrews' map of Hertfordshire was printed in 1766 (Plate 3) and records the Site and its environs in

²⁷ OS map – 1:2500, TQ0896–TQ0996, 1961

²⁸ OS map – 1-inch, Greater London Special Edition, 1971

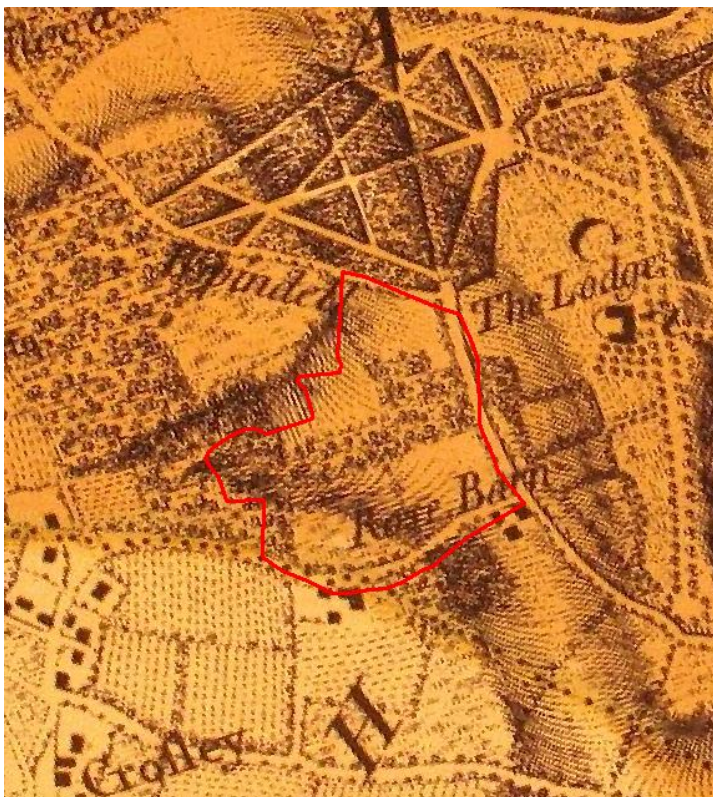


Plate 3: Extract of Dury and Andrews' map, 1766

- 6.42. The OS surveyor's drawing of 1806²⁹ (Plate 4) recorded a substantial reduction in the amount of woodland within the Site and its environs. The band of woodland crossing the Site that was recorded in 1766 had been reduced to an isolated copse surrounded by a series of fields whose boundaries are clearly different to the situation in 1766. The extent of Whippendell Wood was also recorded as

having been reduced with the fields to the north-west extended.

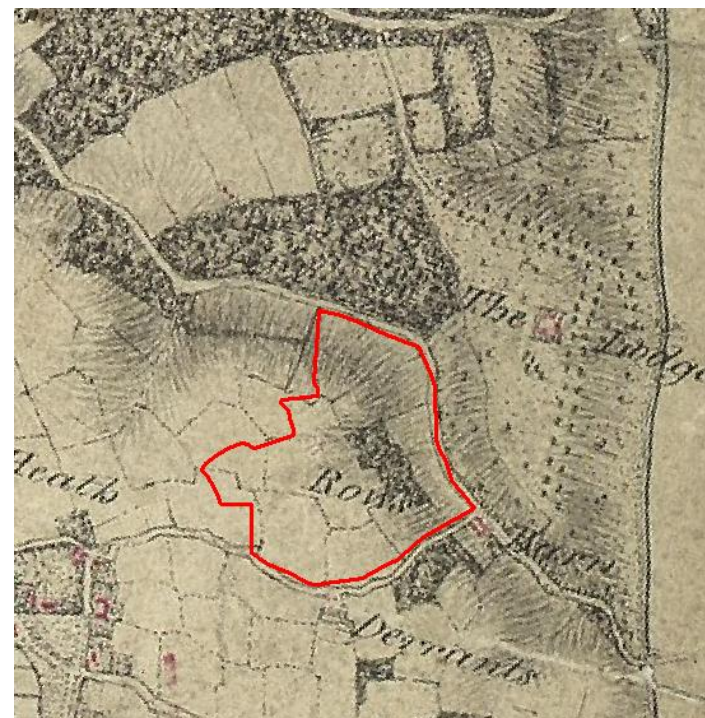


Plate 4: Extract of OS Surveyor's drawing, 1806

- 6.43. Bryant's map of 1822 (Plate 5) did not record field boundaries. The areas of woodland within the Site and its environs were recorded as being generally consistent with the extents recorded in 1806. Bryant was the first

²⁹ British Library – OSD150, Hemel Hempstead

cartographer to map Whippendell Wood as being part of Cassiobury Park.



Plate 5: Extract of Bryant's Map, 1822

- 6.44. The lane at the south-west of the Site formed the parish boundary between Watford and Rickmansworth. The Site lay within Watford when the tithe map was produced. The Rickmansworth tithe map of 1838³⁰ recorded the presence of Durrant's Farm where Durrant's House now stands. The farm had a house immediately adjacent to

the south side of Little Green Lane with a barn to the west.

- 6.45. The Watford tithe map of 1844³¹ (Plate 6) recorded the land parcels within the Site as being generally consistent with the field pattern mapped in 1806. The fields were split between the ownership of the Earl of Essex (occupied by Janet Clark) and Joseph Edlin (occupied by Joseph Radcliffe). The five parcels of woodland within the site were untitheable and therefore have no ownership or occupant details recorded. All but one of the fields within the Site were under arable cultivation.



Plate 6: Extract of Watford tithe map, 1844

³⁰ Accessed via: thegenealogist.co.uk

³¹ Ibid.

- 6.46. An 1868 OS map³² (Plate 7) covered the western half of the Site and recorded a different field pattern with fewer, larger, fields. A trackway is recorded crossing the Site from the north-eastern corner of Dell Wood. This trackway appears to have linked Redheath with Rousebarn Lane. Durrant's Farm to the south of the Site was recorded with a different house to that shown in 1838 and with a small park surrounding it to the south and west and with a driveway heading south flanked by a tree avenue.



Plate 7: Extract of OS map, 1868

The OS 1-inch map of 1886³³ (Plate 8) did not record the Site in sufficient detail to indicate field boundaries but it did indicate the trackway crossing the Site from west-east was recorded. The extent of Cassiobury Park, immediately to the east of the Site is clearly recorded with Whippendell Wood not shaded recorded to the

³² OS map – 6-inch Middlesex Sheet IV

³³ OS map – 1-inch Sheet 255, Beaconsfield

north. Durrant's Farm is recorded with the same layout as shown in 1868.



Plate 8: Extract of OS map, 1886

- 6.47. The 1899 OS maps³⁴ (Plate 9) recorded the trackway crossing the Site as a footpath. The field pattern recorded was consistent with that recorded in 1868. At the south-eastern corner of the Site a separate enclosure with a barn, associated with Rousebarn Farm was recorded. To the south of the Site, Durrant's Farm was

recorded with a much larger parkland that had been extended to the east and south since 1886 and included a second drive to the south as well as two gate lodges.

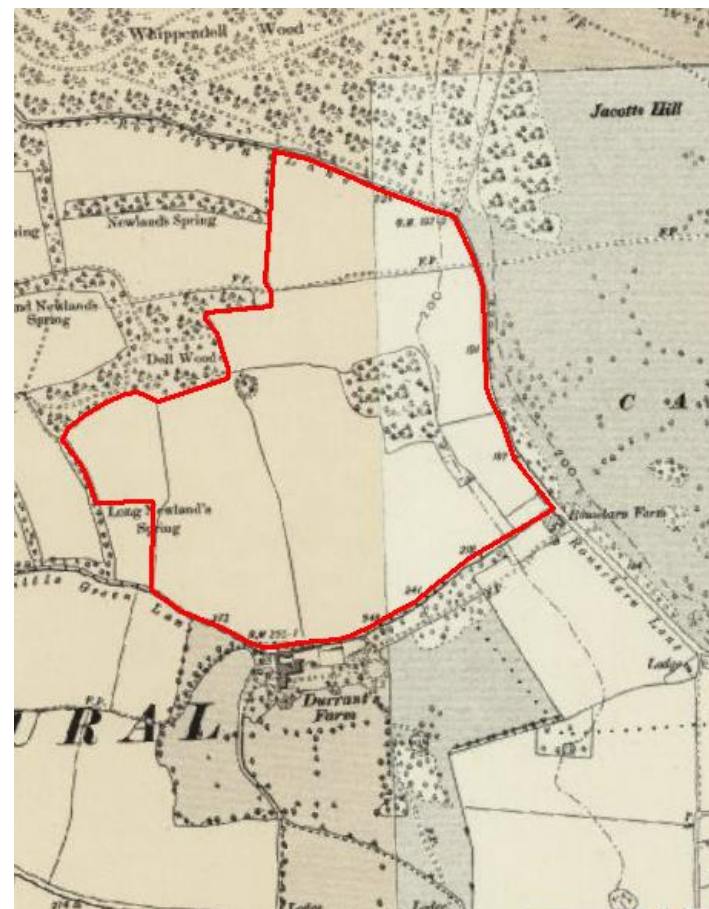


Plate 9: Extract of OS map, 1899

³⁴ OS maps – 6-inch Hertfordshire Sheets XXXVIII.SE, XXXIX.SW, XLIII.NE, XLIV.NW

- 6.48. The 1914 OS map³⁵ (Plate 10) recorded no changes within the Site when compared to the map of 1899.

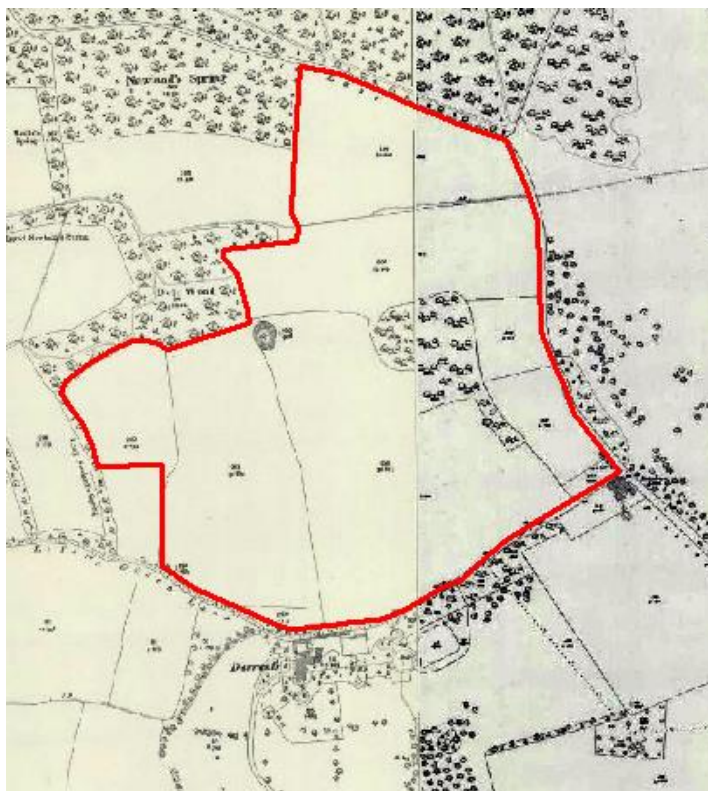


Plate 10: Extract of OS map, 1914

- 6.49. OS maps from the 1940s³⁶ (Plate 11) recorded an additional agricultural building in the enclosure at the south-eastern corner of the Site. During the Site visit, undertaken as part of the research for this assessment,

pieces of a timber structure with corrugated metal sheeting attached remained within the south-eastern corner of the Site and are likely to be the remains of one of the agricultural buildings recorded on this map.

- 6.50. Parts of the former Durrant's House parkland and adjacent agricultural land, to the south and south-east of the Site had been developed for housing. Hashed lines on the map indicated the direction in which roads that had not been built were expected to continue. Cassibury Park was recorded as having a golf course.

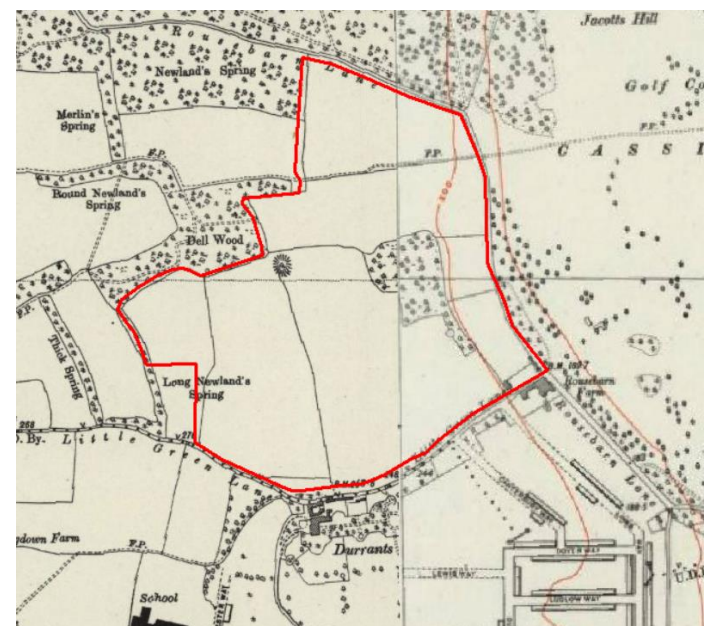


Plate 11: Extract of OS map, 1947

³⁵ OS maps – 25-inch Hertfordshire Sheets XLIII.4, XLIV.1

³⁶ OS Maps – 6-inch Hertfordshire Sheets XLIV.NW, 1944 and XLIII.NE, 1947

- 6.51. The 1960 OS map³⁷ (Plate 12) recorded no changes within the Site when compared to mapping from 1947. Housing and schools were recorded to the south of the Site with substantial parts of the former parkland associated with Durrant's House developed to the south, east and west of the house itself.

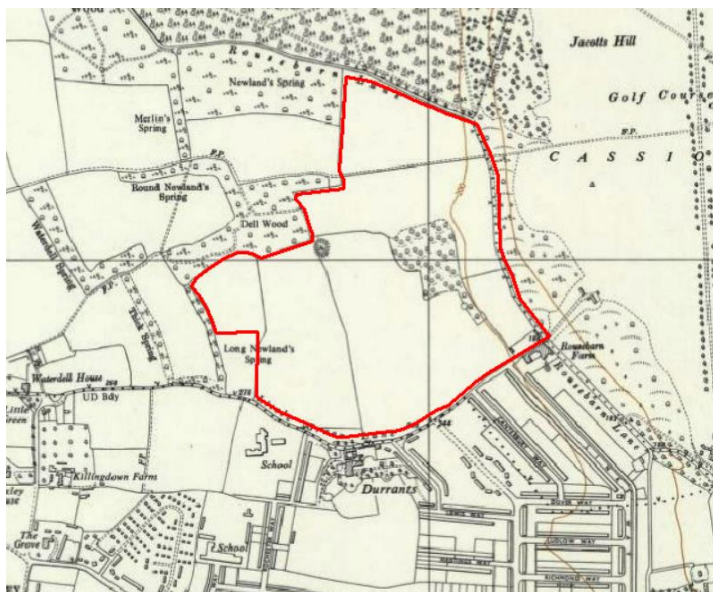


Plate 12: Extract of OS map, 1960

- 6.52. The OS map of 1966³⁸ (Plate 13) recorded no changes within the Site when compared to mapping from 1960 or the 1940s. To the south of the Site further housing was recorded to the east and south of Durrant's House with the one surviving parcel of garden/park labelled as a

Sports Ground with a pavilion at its western edge. A building which appears to be the pavilion is also recorded on the 1960 map, but is not labelled. This suggests that the parcel of open ground may have been in use as a sports field before 1960 but it was not marked on the map.

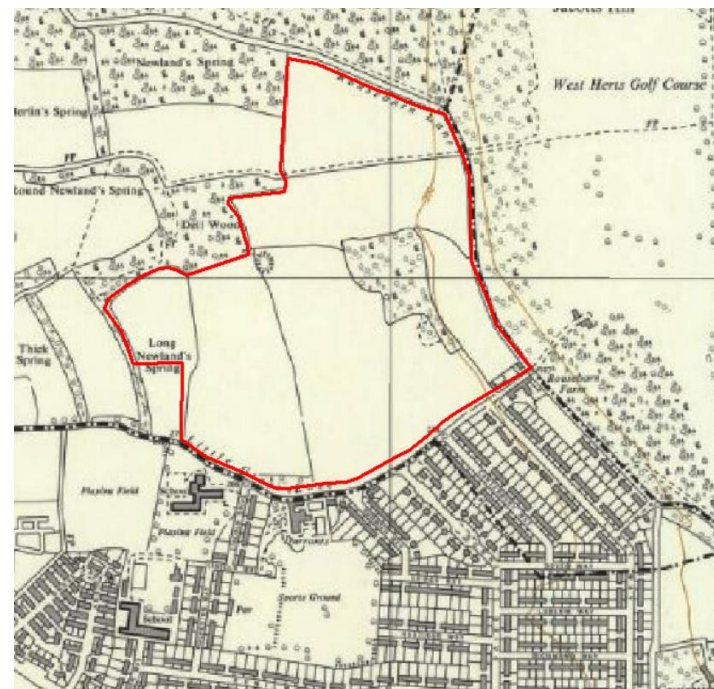


Plate 13: Extract of OS map, 1966

- 6.53. The 1971 OS 1-inch map³⁹ (Plate 14) does not record the Site in great detail. However, Rousebarn Farm was not

³⁷ OS map – 6-inch Sheet TQ09NE

³⁸ OS map – 6-inch Sheet TQ09NE

³⁹ OS map – 1-inch, Greater London Special Edition, 1971

recorded and its site was instead shown to have been developed for housing. The two agricultural buildings recorded at the south-eastern corner of the Site are recorded.

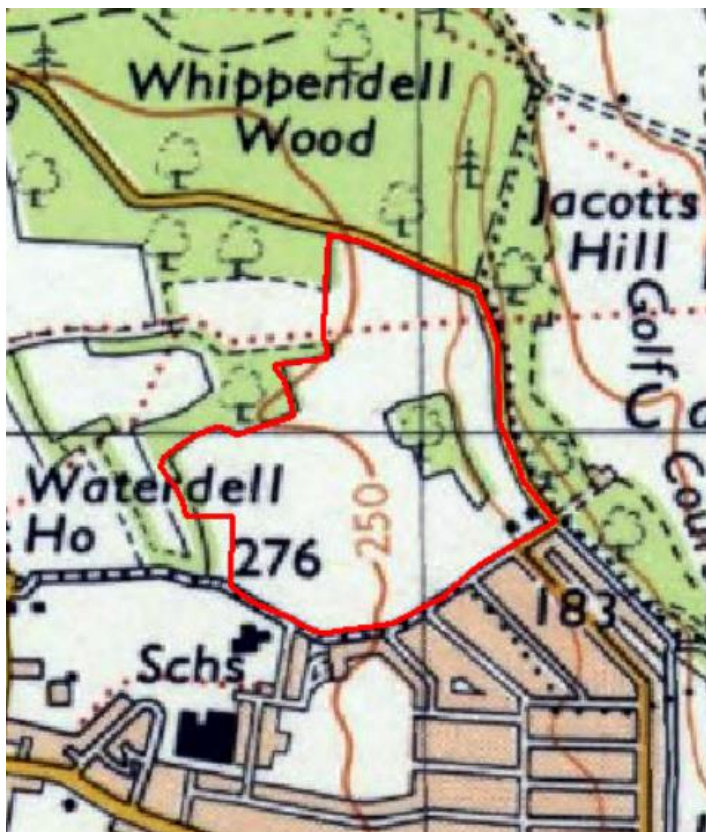


Plate 14: Extract of OS map, 1971

- 6.54. An aerial photograph of the Site taken in 1947⁴⁰ (Plate 15) recorded a small parcel of land to the north of the woodland within the Site that appears to have been excluded from ploughing and fenced off from the surrounding arable field.
- 6.55. A number of faint, generally circular, features are visible within the Site to the west of the woodland and are shown as dark patches of ground with a lighter halo. The morphology of these is indicative of bomb craters relating to enemy action during the Second World War. These hollows, along with a number of others are clearly visible in LiDAR data (Plate 16 and Appendix 8) covering the Site. Cassiobury Park, Croxley Station, Watford and Rickmansworth are all recorded as having been subject to aerial bombardment between 1940 and 1944.⁴¹

⁴⁰ Historic England – raf_cpe_uk_1965_rs_4188

⁴¹ [Interactive map shows where every bomb fell in Hertfordshire during World War II – HertsLive \(hertfordshiremercury.co.uk\)](https://www.hertfordshiremercury.co.uk/interactive-map-shows-where-every-bomb-fell-in-hertfordshire-during-world-war-ii)



Plate 15: Extract of aerial photograph, with putative bomb craters marked, 1947

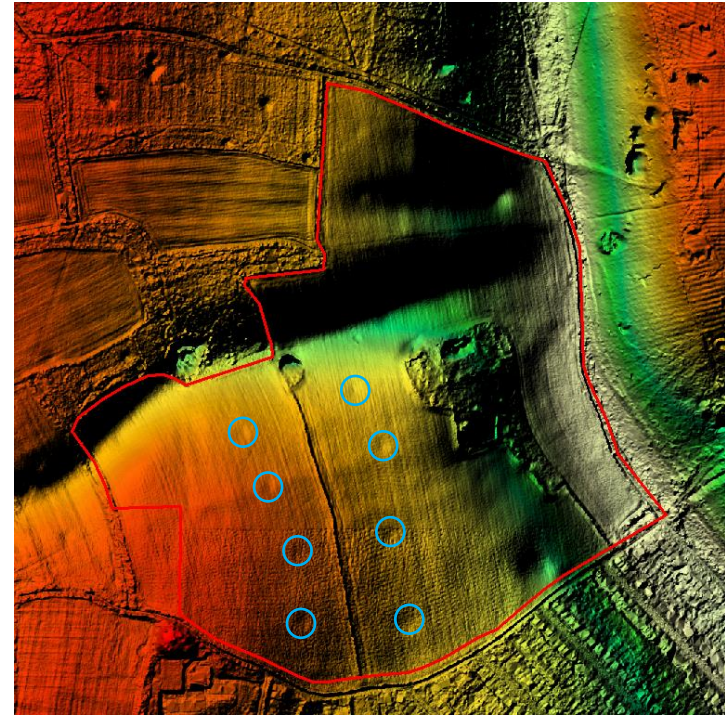


Plate 16: Extract of LiDAR data, with putative bomb craters marked

- 6.56. The potential for significant archaeological remains of post-medieval or modern date to be present within the Site is very low as it is known to have been in use as agricultural land throughout these periods.
- 6.57. In the event of post-medieval or modern archaeological assets being identified within the Site they are unlikely to be of no more than local significance.

Geophysical Survey

- 6.58. A geophysical survey of the site has been conducted⁴² in September 2024. The survey identified a number of anomalies within the site which are summarised here (See Plates 17 and 18).
- 6.59. There were eight putative bomb craters identified from the LiDAR seven of which returned magnetic responses consistent with this interpretation. A further two probable bomb craters were also identified.
- 6.60. A group of anomalies in the northern part of the site appear to form rectangular patterns (labelled 3 on Plate 18). As a consequence, they could mark the locations of former buildings, possibly foundation trenches or infilled ditches. However, they are magnetically similar to responses of natural origin that are visible throughout the site. These anomalies have been categorised as being of uncertain origin as archaeological origins cannot be discounted.
- 6.61. Numerous other trends and discrete anomalies are visible throughout the magnetic data which have been assigned as being of uncertain origin. They generally lack the defined morphology of anomalies that would ordinarily warrant an archaeological interpretation. These anomalies have probably been caused by variations in the underlying geology or agricultural processes.
- 6.62. A number of linear responses and bands of magnetic disturbance are visible the dataset which correspond

with the location of former field boundaries that are recorded on historic mapping and aerial imagery.

- 6.63. In the south of the site two parallel linear responses have been detected which have been interpreted as conjectural boundaries. They do not correspond with boundaries on available mapping, but they do appear to correspond with lines of trees that are visible on the 1945 aerial imagery.
- 6.64. Numerous sinuous responses, discrete anomalies and amorphous bands of increased response of varying magnetic strengths are visible throughout the magnetic data. They have been caused by variations and/or weathering of the underlying geology.
- 6.65. A few zones or clusters of magnetic disturbance are visible in both survey areas which are likely to have been caused by modern ground disturbance, spreads of debris or made ground. One of the zones (Labelled 4 on Plate 18) coincides with a depression in LiDAR and is thought to have been caused by an infilled pond.
- 6.66. Ferrous responses close to boundaries are due to adjacent roads, buildings, fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin.

⁴² SUMO (2024) *Geophysical Survey Report: Croxley Green, Rickmansworth* Rep. No. 18106

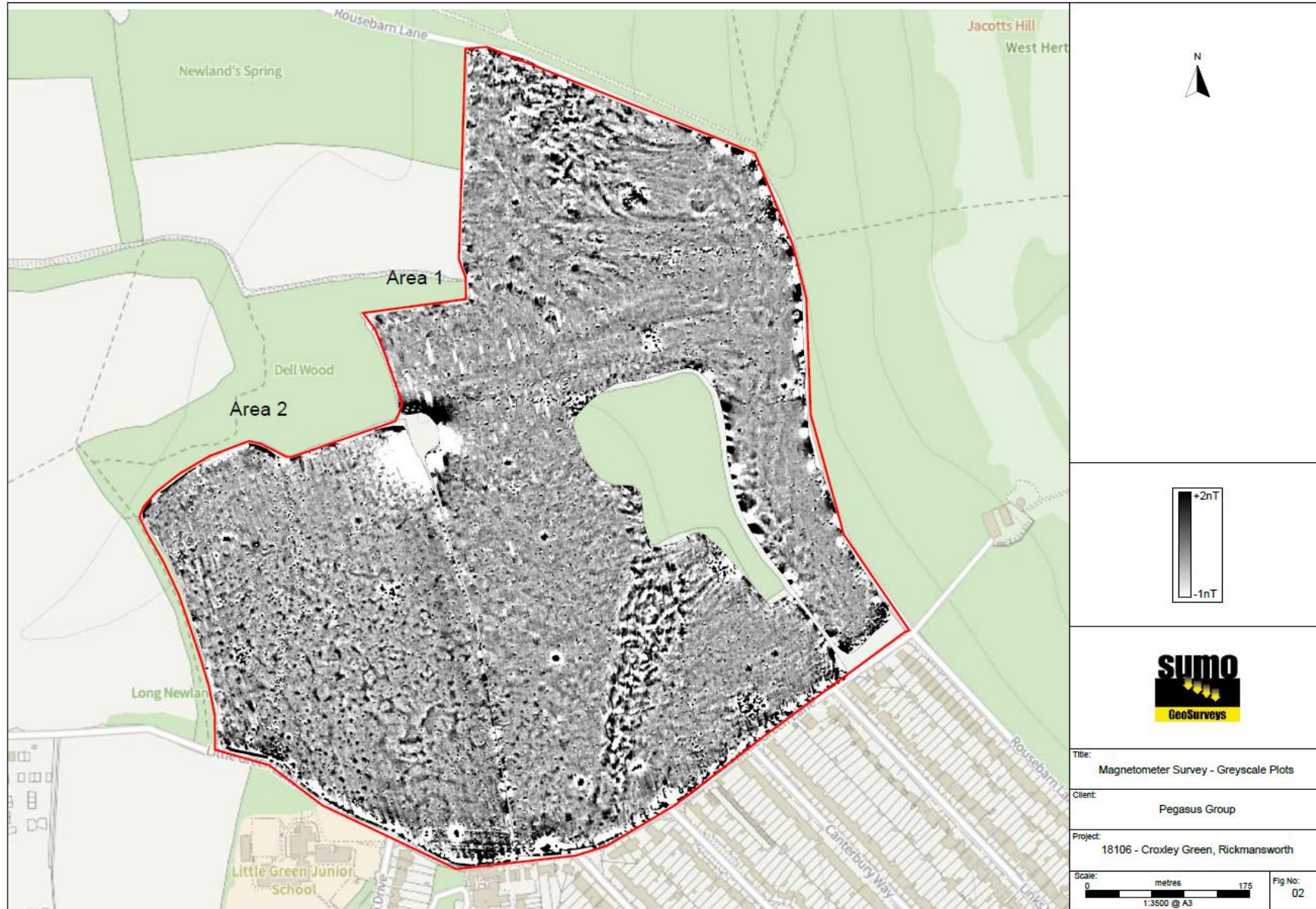


Plate 17: Greyscale Plot

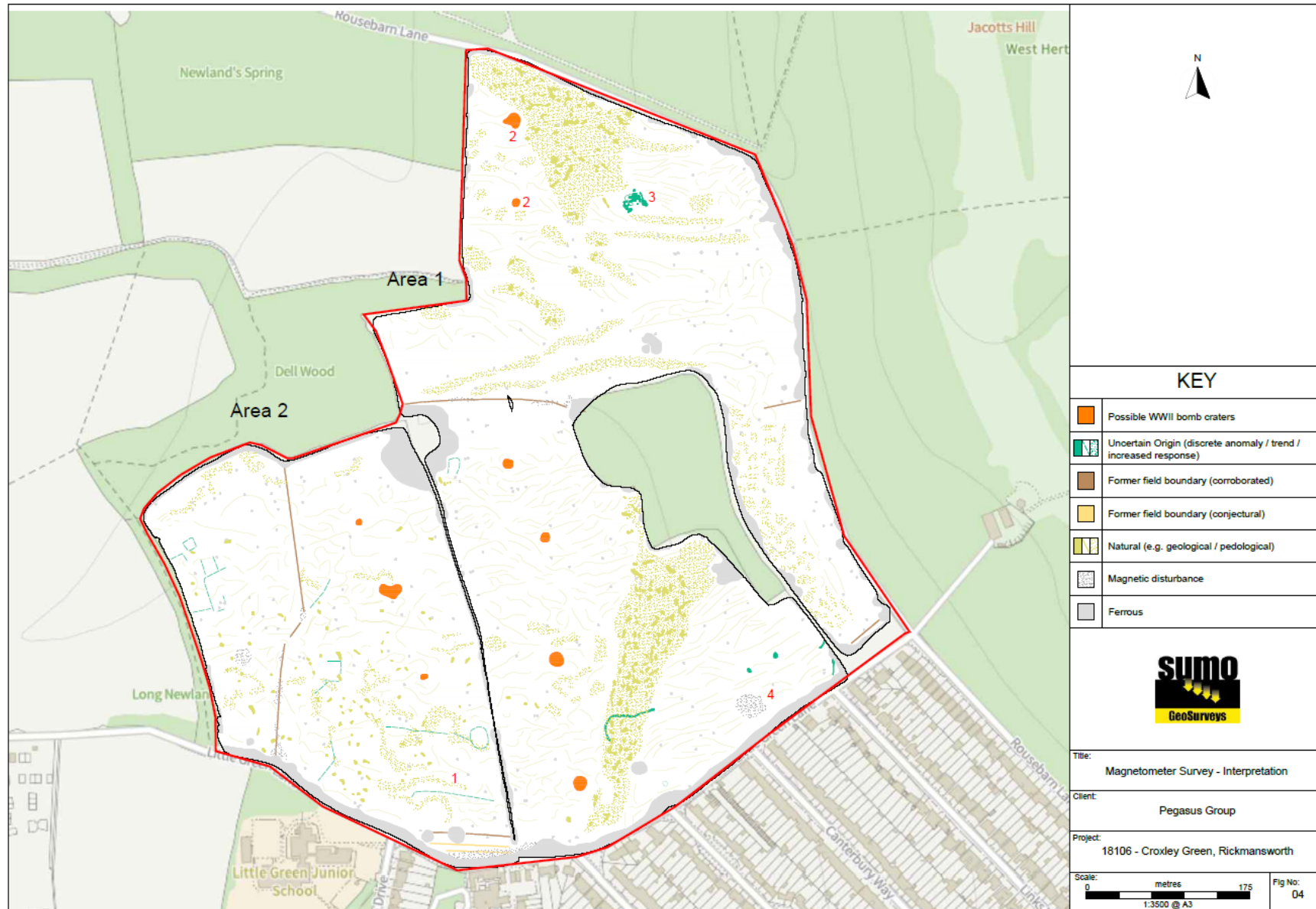


Plate 18: Interpretation Plot

Statement of Archaeological Potential and Significance

- 6.67. There are no recorded heritage assets within the Site. There is an underlying potential for archaeological assets of prehistoric date to be present within the Site. There is low potential for archaeological assets of Romano-British or medieval date, and very low potential for early medieval assets to be identified within the Site. There is very low potential for significant archaeological assets of post-medieval or modern date to be identified within the Site.
- 6.68. The results of the geophysical survey indicated no anomalies suggestive of significant archaeological remains across most of the site. The possible building identified represents an asset of uncertain significance.
- 6.69. In the event of archaeological assets of prehistoric, Romano-British or early medieval date being identified within the Site they have the potential to be of regional significance. Should assets of medieval, post-medieval or

modern date be identified they are unlikely to be of greater than local significance.

Designated Heritage Assets

- 6.70. Within the study area there are a number of designated heritage assets. These include the Croxley Green Conservation Area; The Grade II registered Cassiobury Park, the Grade II* Redheath house and 14 Grade II listed buildings.
- 6.71. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

7. Setting Assessment

- 7.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.⁴³
- 7.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 7.4. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:
- Durrants House (Listed Building Grade II, NHLE 1403581)
 - Cassiobury Park (Registered Park Grade II, NHLE 1000219)

- 7.5. Assets excluded on the basis of no association with the Site either at present or historically and no intervisibility comprise:
- The Hall House at No 2 The Stables (Listed Building Grade II, NHLE 1096013)
 - Granary about 15m south east of Parrotts (Listed Building Grade II, NHLE 1100828)
 - Cassio Bridge Lock No 78 (Listed Building Grade II, NHLE 1100841)
 - Killingdown Farmhouse (Listed Building Grade II, NHLE 1100844)
 - Crossley Wylde (Listed Building Grade II, NHLE 1100846)
 - Gallopers Cottage (Listed Building Grade II, NHLE 1173589)
 - 1, 2 and 3 Little Green (Listed Building Grade II, NHLE 1173675)
 - Barn Cottage (Listed Building Grade II, NHLE 1173679)
 - Parrotts (Listed Building Grade II, NHLE 1296009)

⁴³ Historic England, *GPA:3*, p. 4.

- Well House at Croxley House (Listed Building Grade II, NHLE 1296183)
- Redheath (Listed Building Grade II*, NHLE 1347875)
- Warren Cottage and Lovatts Cottage (Listed Building Grade II, NHLE 1348222)
- Croxley House (Listed Building Grade, NHLE 1348223)
- Cassio Bridge Lock House (Listed Building Grade II, NHLE 1348238)
- Croxley Green Conservation Area

Durrants House with steps directly to south and associated walls and gate posts to west

- 7.6. Durrants House lies c. 25m south of the site boundary and was added to the National List at Grade II on 19th July 2011 (NHLE 1403581). The List Entry describes the building as follows:

'A Tudor/ Jacobean revival-style country house built in 1866-7. ... The house has an asymmetrical plan consisting of a rectangular, south-facing range containing the reception rooms with rear service rooms; a north-east wing consisting of the ballroom, clock tower, and squash courts (which replaced the late C19 conservatory); and a rear service courtyard comprising staff accommodation, former stabling and coach house.'

- 7.7. A full copy of the List Entry is included at **Appendix 7**.



Plate 19: View of south front of Durrants House



Plate 20: View of western elevation of Durrants House, including main entrance



Plate 21: View of the cottages at Durrants House, looking east

- 7.8. The house and associated outbuildings have been subject to both internal and external alterations to allow their subdivision into 19 dwellings (12/O221/RSP). The most noticeable external alterations are the introduction of new rooflights and dormers to facilitate the conversion of attic spaces to accommodation. The cottages adjacent to Little Green Lane have had substantial alterations internally with a loss of much of their significance, externally they have had all of their windows replaced with modern uPVC.⁴⁴
- 7.9. The house formerly lay within a parkland of 91ha but is now approached via a modern housing development 'Merchant Taylors Place' which surrounds the house to the east and south. Only a relatively small parcel of

gardens survives to the south and south-west of the house.

- 7.10. The steps, walls and gateposts to the south of the asset and associated with the house are also included in the listing. The cottages and walls to the north of the house are also included in the listing.

Setting and surrounds

- 7.11. The house is presently surrounded by modern housing development with Little Green Lane adjacent to the range of cottages to the north.
- 7.12. The listing description notes that the house was built in 1866–67 for Thomas Hoade Woods, a partner in the auctioneers Christie, Manson and Woods. Woods purchased part of Durrants Farm (owned by Gonville and Caius College since 1557) and in 1866–67 built what was described in The Times as 'a red brick, stone and tiled moderate sized mansion in the Tudor style'. The architect is unknown but it is likely that Woods himself was heavily involved in the design.
- 7.13. The house was set in a landscaped garden with terrace and ha-ha, and fields south of the house were incorporated into the grounds, their boundaries marked by lines of trees. The OS map of 1868 (Plate 22) shows the circular garden feature to the south of the house, the pleasure gardens laid out to the south and east, and a large, walled kitchen garden in the north-east corner.

⁴⁴ Morse Heritage (2012) *Durrants House, Lincoln Way, Croxley Green: Heritage Statement*



Plate 22: Extract of 1868 OS Map recording Durrants House

- 7.14. The 1899 OS map (Plate 23) shows that two lodges had been built on Baldwin's Lane which served the two south carriage drives (only one lodge now survives, adjacent to the former driveway which is now a public footpath, the other having been demolished for house building during

the 1930s). Over the years Woods purchased piecemeal the freehold of the estate from the College so that by the time he died in 1906 it comprised 224 acres (91ha).

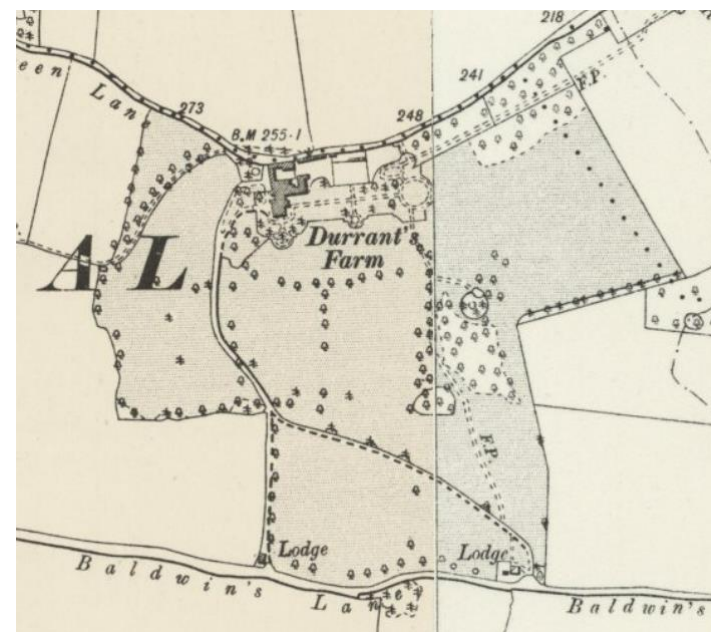


Plate 23: Extract of 1899 OS Map recording Durrants House

- 7.15. The house was purchased by C. Morland Agnew in 1906 and remained in his family until 1932 when it was purchased by Bracey (Roads) Ltd who redeveloped much of the former parkland with semi-detached housing. The remaining land and the house were bought by the Old Merchant Taylors in 1936 who laid out playing fields in the grounds, added tennis courts, and converted the mansion into a clubhouse. The Merchant Taylors left the house in 2010 with planning permission granted for the construction of housing over the remaining areas of

garden and sports pitches granted in 2006 (O5/1382/FUL).

- 7.16. The house building of the 1930s removed all of the gardens and outbuildings that lay to the east of the house. Furthermore, housing was also developed immediately to the west of the house at this point. Due to the purchase of the land to the south of the house for use as a sports ground meant that there was a parcel of open ground retained until the closure of the sports club.



Plate 24: Extract of 1947 aerial photograph showing Durrants House and surrounding development



Plate 25: Extract of 2024 aerial photograph showing Durrants House and surrounding development

Association with the Site

- 7.17. There is no known association between the house and the Site either at the present time or historically.

Heritage Significance

- 7.18. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by NPPF.

7.19. The heritage significance of Durrants House is principally embodied in its architectural value as a small 19th-century country house. It also derives significance from its historical association with Thomas Hoade Woods, a partner in the firm Christie, Manson and Woods, and his probable involvement in the design of the house.

7.20. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:

- The remnants of the garden and associated structures that lie to the south and west of the house
- The agrarian landscape to the north of the house (including the Site) which has formed the backdrop to the house since its construction

Intervisibility and Co-Visibility

7.21. Views from the principal elevation of the house face south and look towards the small remaining portion of the gardens and the Merchant Taylors Place housing estate (Plate 26).



Plate 26: View of modern housing estate south of Durrants House

7.22. Parts of the Site and the northern, rear, elevation of Durrants House and the cottages/service yard to the north of the main house are intervisible (Plates 27 and 28). Housing developed in the 1930s/40s is also apparent in these views, immediately to the east of the house.

Summary of Effects

7.23. The potential for adverse effects to the asset have been considered during the design process and this has led to the introduction of a green corridor, also called "Durrants View" on the masterplan, to retain views from the rear of Durrants House towards Whippendell Wood in the north.

7.24. The scale of effect is assessed as being permanent less than substantial harm at the lower end of this spectrum.

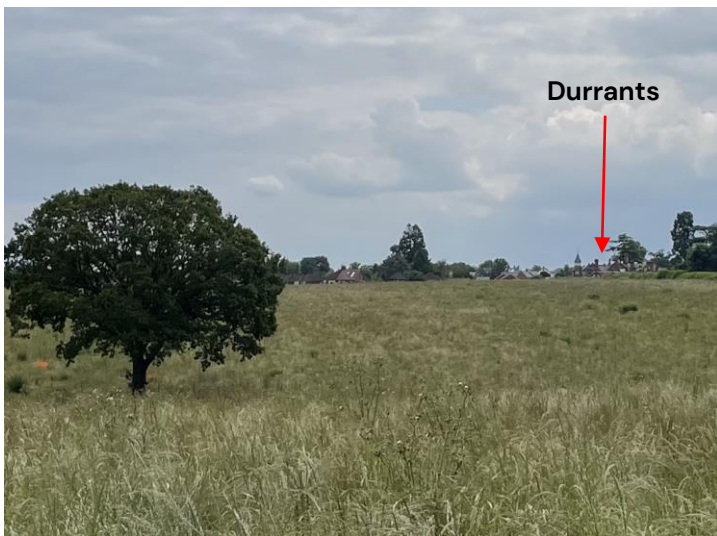


Plate 27: View of Durrants House from Site, looking south from PRoW



Plate 28: View of Durrants House from Site, looking south

Cassiobury Park

- 7.25. Cassiobury Park was added to the National List at Grade II on 10th June 1987 (NHLE 1000219). The List Entry describes the Park as follows:

'C20 public park, woodland and golf course incorporating remaining elements from a C16, C17 and C18 park related to Cassiobury House and gardens, demolished 1927. The landscape around the house, possibly including elements of the remaining park, was worked upon successively by Moses Cook (1672), George London (c 1697), Charles Bridgeman (1720s), Thomas Wright (1739) and Humphry Repton (1801-2).'

- 7.26. A full copy of the List Entry is included at **Appendix 7**.

Setting and surrounds

- 7.27. Cassiobury Park bounds the western edge of Watford, lying at the eastern edge of the Chiltern Hills. The 300ha site is bounded to the north by The Grove Park parkland and adjacent agricultural land, to the south-west by woodland and agricultural land, to the south by 20th-century housing development, and to the north-east by the Cassiobury Park estate, an inter-war housing estate of private houses.
- 7.28. Prior to the 1920s the south-east boundary was marked by Rickmansworth Road, and the eastern boundary by Hempstead Road.
- 7.29. The eastern tip of the park lies largely on level ground; west of the canal the ground rises steeply to the plateau of Jacotts Hill, before descending westwards through Whippendell Wood.

7.30. The former site of Cassiobury house lies on a low hillside sloping north-east up from the parkland overlooking Jacotts Hill, the area is now occupied by housing.

7.31. The surroundings to the east and south are urban, and to the west and north, rural. Views extend east and south-east from the top of the eastern edge of Jacotts Hill plateau across urban Watford to distant hillsides, including that on which the house formerly stood. Further views extend north from the northern edge of the park across The Grove Park.

Association with the Site

7.32. There is no known association between the park and the Site either at the present time or historically.

Heritage Significance

7.33. The Grade II designation of the park highlights it is a heritage asset of less than the highest significance as defined by NPPF.

7.34. The heritage significance of Cassiobury Park is principally embodied in its architectural and artistic value as a 20th-century public park that incorporates elements of the 16th, 17th and 18th-century designed landscape that was associated with Cassiobury House (demolished in 1927). It also derives some significance from its historic value through its association with Moses Cook, George London, Charles Bridgeman, Thomas Wright and Humphry Repton who designed successive phases of the gardens and wider parkland.

7.35. The setting of the asset also contributes to the significance of the asset, although the significance

derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Parkland associated with The Grove Park, to the north presenting a wider context of contemporaneous designed landscape features
- Agrarian and wooded landscape to the north and west provides a tranquil backdrop to the park

Intervisibility and Co-Visibility

7.36. The wooded western fringe of the park is visible (Plate 29) from parts of the Site as is the southern edge of Whippendell Wood (Plate 30). Due to the woodland density and thick hedges, there are no views from the western edge of the park into the Site. Views from the southern edge of Whippendell Wood are extremely limited with clear views of the Site at only one location from the top of the wood bank that defines the southern edge of the woodland (Plate 31). The woodland fringes were designed to act as barrier planting for the park and in this function they remain highly effective.



Plate 29: View of western edge of Cassiobury Park from Site



Plate 30: View of southern edge of Whippendell Wood from Site



Plate 31: View of Site from top of wood bank defining southern edge of Whippendell Wood

Summary of Effects

- 7.37. The potential for adverse effects to the asset have been considered during the design process and this has led to the introduction of a green corridor, also called "Durrants View" on the masterplan, to retain views from Whippendell Wood in the north towards the rear of Durrants House.
- 7.38. The introduction of a country park within the eastern and northern parts of Site has been designed to ensure the retention of a more agrarian environment when viewed from the fringes of the park and to offset the edge of the proposed built-form from the asset.
- 7.39. The scale of effect is assessed as being permanent less than substantial harm at the lowest end of this spectrum.

Summary

7.40. The proposed development will adversely affect the significance of Durrants House and Cassiobury Park through changes to their settings. The scale of effect has been minimised by changes to the design which have retained views to and from the rear of Durrants House

and retained an extensive buffer of open space in the areas adjacent to Cassiobury Park.

7.41. The scale of effect is assessed as being less than substantial harm at the lowest end of this spectrum.

8. Conclusions

- 8.1. There are no recorded heritage assets within the Site. There is an underlying potential for archaeological assets of prehistoric date to be present within the Site. There is low potential for archaeological assets of Romano-British or medieval date, and very low potential for early medieval assets to be identified within the Site. There is very low potential for significant archaeological assets of post-medieval or modern date to be identified within the Site.
- 8.2. The results of the geophysical survey indicated no anomalies suggestive of significant archaeological remains across most of the site. The possible building identified represents an asset of uncertain significance.
- 8.3. In the event of archaeological assets of prehistoric, Romano-British or early medieval date being identified within the Site they have the potential to be of regional significance. Should assets of medieval, post-medieval or modern date be identified they are unlikely to be of greater than local significance.
- 8.4. The proposed development has been designed to minimise harm to the significance of Durrants House and Cassiobury Park through changes to their settings. Taking into account retained views to and from the rear of Durrants House and retained an extensive buffer of open space in the areas adjacent to Cassiobury Park, the scale of effect is assessed as being less than substantial harm at the lower end of this spectrum in relation to Durrants House and at the lowest end of this spectrum for Cassiobury Park.

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SUMO (2024) <i>Geophysical Survey Report: Croxley Green, Rickmansworth</i> Rep. No. 18106

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
EHT1384	Historic building assessment of Durrants House, Croxley Green, 2005	HBR
EHT3169	AIR PHOTO, CROXLEY GREEN	AP
EHT3171	AIR PHOTO, CROXLEY GREEN	AP
EHT3172	AIR PHOTO, CROXLEY GREEN	AP
EHT4246	Watching brief at York House School, Croxley Green, Rickmansworth, 1997	Watching Brief
EHT4950	Watching brief at York House School, Croxley Green, 2001	Watching Brief
EHT6795	Watching brief in Cassiobury Park, Watford, 2010	Watching Brief
EHT7942	Cassiobury Park, Watford	Evaluation
EHT8124	York House School, Sarratt Road, Croxley Green, Sarratt	Evaluation
EHT8834	Evaluation at Killingdown Farm Croxley Green 2020	Evaluation

EHT8839	Monitoring at York House School Sarratt Road Croxley Green, Sarratt 2020	Watching Brief
EHT9051	Phase 2 evaluation at Killingdown Farm Little Green Lane Croxley Green, 2022	Evaluation
EHT9215	Geophysical survey at Land off Little Green Lane, Croxley Green (Durrants SLD School), 2023	Geophysical Survey
EHT9235	Geophysical survey at Land at Killingdown Farm, Croxley Green, Hertfordshire, 2019	Geophysical Survey
EHT1384	Historic building assessment of Durrants House, Croxley Green, 2005	HBR

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MHT11400	11400	UNDERGROUND CHAMBER POSSIBLY OF WORLD WAR II DATE, YORK HOUSE SCHOOL, CROXLEY GREEN	UNDERGROUND STRUCTURE; AIR RAID SHELTER?	Twentieth Century
MHT11502	11502	SITE OF IONIC TEMPLE FOLLY, THE GROVE ESTATE, WATFORD	FOLLY	Post Medieval
MHT11504	11504	SITE OF PYRAMID FOLLY, THE GROVE ESTATE, WATFORD	FOLLY	Post Medieval
MHT11505	11505	SITE OF TUSCAN TEMPLE FOLLY, THE GROVE ESTATE, WATFORD	FOLLY	Post Medieval

MHT11685	11685	SITE OF THE OLD MILL, CASSIOBURY PARK, WATFORD	CORN MILL; WATERMILL	Medieval to Post Medieval
MHT11707	11707	SITE OF THE SWISS COTTAGE, CASSIOBURY PARK, WATFORD	GARDEN BUILDING; SWISS COTTAGE; COTTAGE ORNEE	Post Medieval
MHT11735	11735	SITE OF THE LODGE, JACOTTS HILL, WATFORD	HOUSE	Post Medieval
MHT11745	11745	SITE OF LOCK KEEPER'S COTTAGE, IRON BRIDGE LOCK, CASSIOBURY	LOCK KEEPERS COTTAGE	Post Medieval
MHT11748	11748	WATERCRESS BEDS, CASSIO BRIDGE, WATFORD	WATERCRESS BED	Post Medieval
MHT11818	11818	LATE BRONZE AGE AXE, WHIPPENDELL WOODS, SARRATT	FINDSPOT	Later Bronze Age
MHT12410	12410	CROXLEY GREEN (COMMON), N OF CROXLEY GREEN	COMMON LAND	Historic: period uncertain
MHT12972	12972	LATE MEDIEVAL HALL HOUSE, 2 THE STABLES, REDHEATH, SARRATT	HALL HOUSE; TIMBER FRAMED HOUSE; TIMBER FRAMED BARN	Medieval to Post Medieval
MHT13105	13105	NEOLITHIC OR EARLY BRONZE AGE FLINT IMPLEMENTS, LANCING WAY, CROXLEY GREEN	FINDSPOT	Early Neolithic to Earlier Bronze Age
MHT13494	13494	KILLINGDOWN FARM, LITTLE GREEN LANE, CROXLEY GREEN	TIMBER FRAMED HOUSE?; FARMHOUSE; LOBBY ENTRY HOUSE	Post Medieval

MHT13608	13608	SITE OF SPARROWPOT LODGE, GROVE MILL LANE, WATFORD	GATE LODGE	Post Medieval
MHT15227	15227	POST-MEDIEVAL FARMSTEAD AT REDHEATH, SARRATT	FARMSTEAD; TIMBER FRAMED BARN	Post Medieval
MHT15281	15281	OAK FARM, SARRATT	TIMBER FRAMED HOUSE; FARMHOUSE?; OUTBUILDING?	Post Medieval
MHT15354	15354	LATE IRON AGE AND SAXON COINS, WHIPPENDELL WOODS, WATFORD	FINDSPOT; FINDSPOT	Late Iron Age to Late Saxon
MHT15581	15581	DURRANTS HOUSE, LITTLE GREEN LANE, CROXLEY GREEN	COUNTRY HOUSE; FARMSTEAD	Post Medieval
MHT15830	15830	CROXLEY HOUSE, LITTLE GREEN LANE, CROXLEY GREEN	COUNTRY HOUSE	Post Medieval
MHT16271	16271	LATE IRON AGE/EARLY ROMAN ENCLOSURES WITH BURIALS, FIR TREE HILL, SARRATT	ENCLOSED CREMATION CEMETERY; RECTILINEAR ENCLOSURE	Late Iron Age to Early Roman
MHT17176	17176	PALAEOENVIRONMENTAL DEPOSITS, CASSIOBURY PARK, WATFORD	FINDSPOT	Mesolithic
MHT17607	17607	CROPMARK OF SQUARE ENCLOSURE, LITTLE GREEN LANE PLAYING FIELD, CROXLEY GREEN	POST MILL?; ENCLOSURE	Post Medieval
MHT17928	17928	BRONZE AGE COPPER ALLOY INGOT FRAGMENTS, LITTLE GREEN LANE, SARRATT	FINDSPOT	Bronze Age

MHT18287	18287	SITE OF CASSIOBRIDGE FARM (CASSIOBRIDGE HOUSE), NORTH OF BALDWINS LANE, CROXLEY	FARMSTEAD; FARMHOUSE	Post Medieval
MHT19917	19917	POST-MEDIEVAL GOLD FINGER RING, CROXLEY GREEN	FINDSPOT	Post Medieval
MHT19918	19918	MEDIEVAL COPPER-ALLOY SIGNET RING, CROXLEY GREEN	FINDSPOT	Medieval
MHT2044	2044	REDHEATH, SARRATT ROAD, CROXLEY GREEN	COUNTRY HOUSE	Post Medieval
MHT2059	2059	MEDIEVAL MATERIAL, WHIPPENDELL WOOD, WATFORD	LAYER	Medieval
MHT241	241	GRAND UNION CANAL	CANAL	Post Medieval
MHT24934	24934	NEOLITHIC STONE AXEHEAD, CROXLEY GREEN	FINDSPOT	Middle Neolithic to Earlier Bronze Age
MHT29882	29882	LATER BRONZE AGE SOCKETED AXEHEAD FRAGMENT, WATFORD RURAL	FINDSPOT	Later Bronze Age
MHT30435	30435	WARREN COTTAGE & LOVATTS, COTTAGE, THE GREEN, CROXLEY GREEN	TIMBER FRAMED HOUSE; LOBBY ENTRY HOUSE; FARMHOUSE?; POST OFFICE	Post Medieval
MHT30436	30436	CROSSELY WYLDE & BARN COTTAGE, LOUDWATER LANE, CROXLEY GREEN	TIMBER FRAMED HOUSE; TIMBER FRAMED BARN	Post Medieval

MHT30437	30437	1-3 LITTLE GREEN, LITTLE GREEN LANE, CROXLEY GREEN	TIMBER FRAMED HOUSE; OPEN HALL HOUSE	Post Medieval
MHT30438	30438	SITE OF POST-MEDIEVAL COTTAGES, LITTLE GREEN, CROXLEY GREEN	HOUSE	Post Medieval
MHT30440	30440	SITE OF ROUSEBARN FARM, ROUSEBARN LANE, CROXLEY GREEN	FARMSTEAD; FARMHOUSE	Post Medieval
MHT5258	5258	BRIDGE OVER GRAND UNION CANAL, CASSIOBURY PARK, WATFORD	BRIDGE	Post Medieval
MHT5259	5259	BRIDGE OVER GRAND UNION CANAL, ROUSEBARN LANE, WATFORD	BRIDGE	Post Medieval
MHT5511	5511	LETTER BOX, CROXLEY GREEN	POST BOX	Post Medieval
MHT5573	5573	RAILWAY BRIDGE, GADE AVENUE, WATFORD	BRIDGE	Post Medieval
MHT5686	5686	WELLHEAD GEAR, CROXLEY HOUSE, THE GREEN, CROXLEY GREEN	WELL HEAD	Post Medieval
MHT6281	6281	PROBABLE LATE SAXON COIN HOARD, WHIPPENDELL WOODS, WATFORD	FINDSPOT	Early Medieval
MHT631	631	NEOLITHIC FLINT AXE OR PICK, 30 GADE AVENUE, WATFORD	FINDSPOT	Neolithic
MHT7223	7223	IRON BRIDGE LOCK, GRAND UNION CANAL, WATFORD	CANAL LOCK	Post Medieval

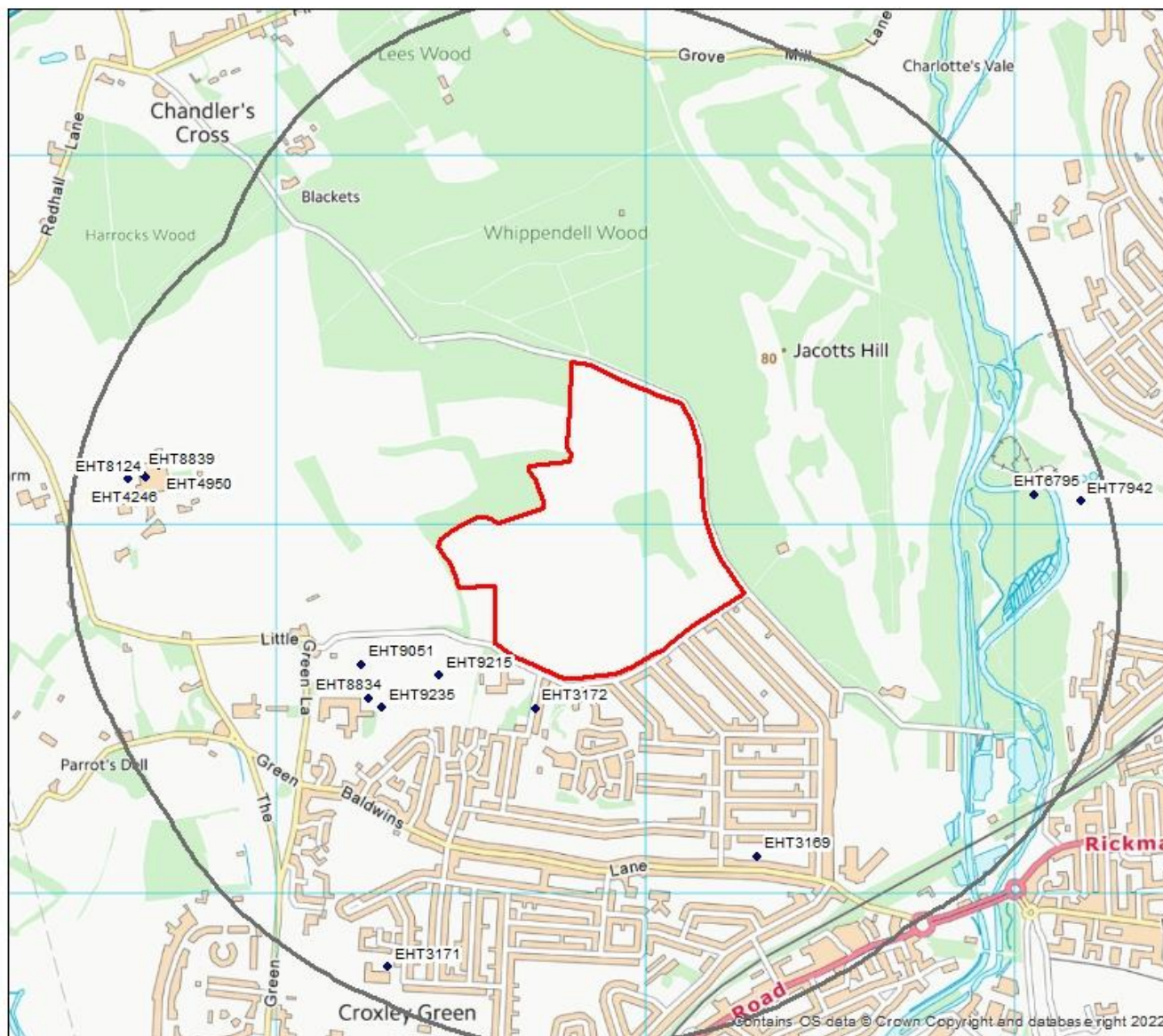
MHT7224	7224	CASSIO BRIDGE LOCK, GRAND UNION CANAL, CROXLEY GREEN	CANAL LOCK	Post Medieval
MHT7225	7225	RAILWAY BRIDGE & VIADUCT OVER CANAL, CROXLEY GREEN	BRIDGE	Post Medieval
MHT7321	7321	CASSIOBURY PARK, WATFORD	ORNAMENTAL GARDEN; DEER PARK; LANDSCAPE PARK	Post Medieval
MHT830	830	PARROTT'S FARM, PARROTT'S CLOSE, CROXLEY	MANOR HOUSE?; FARMHOUSE; FARMSTEAD; OPEN HALL HOUSE; TIMBER FRAMED HOUSE	Medieval to Post Medieval
MHT831	831	MANORIAL SITE, 'SNELLES HALL', BALDWIN'S LANE, CROXLEY GREEN	MANOR; MANOR HOUSE?	Medieval
MHT856	856	FLINT ARROWHEAD, KENILWORTH DRIVE, CROXLEY GREEN	FINDSPOT	Neolithic
MHT891	891	MANORIAL SITE, REDHEATH, SARRATT	MANOR; RIDGE AND FURROW	Medieval to Post Medieval
MHT9574	9574	THE GROVE PARK, SARRATT	ORNAMENTAL GARDEN; LANDSCAPE PARK	Post Medieval

Historic England Data

List Entry	Name	Grade	Eastings	Northings
1096013	The Hall House at No 2 the Stables	II	506658.0915	197022.8856
1100828	Granary about 15 metres south east of Parrotts	II	507113	196035.3608
1100841	Cassio Bridge Lock Number 78	II	508870	196233.3608
1100844	Killingdown Farmhouse	II	507140	196480.3608
1100846	Crossley Wylde	II	506855	196457.3608
1173589	Gallopers Cottage	II	506792	196563.3608
1173675	1, 2 and 3, Little Green	II	507105	196648.3608
1173679	Barn Cottage	II	506844	196430.3608
1296009	Parrotts	II	507113	196053.3608
1296183	Well House at Croxley House	II	506981	196510.3608
1347875	Redheath	II*	506627.8958	197095.8246
1348222	Warren Cottage and Lovatts Cottage	II	507050	196140.3608
1348223	Croxley House	II	507008.367	196499.4518

1348238	Cassio Bridge Lock House	II	508858	196243.3608
1403581	Durrants House with steps directly to south and associated walls and gate posts to west	II	507821.5	196510.1271
1000219	Cassiobury Park	Registered Park and Garden II	508550.5	197468
n/a	Croxley Green	Conservation Area		

Appendix 2: Figures



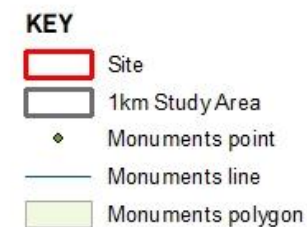
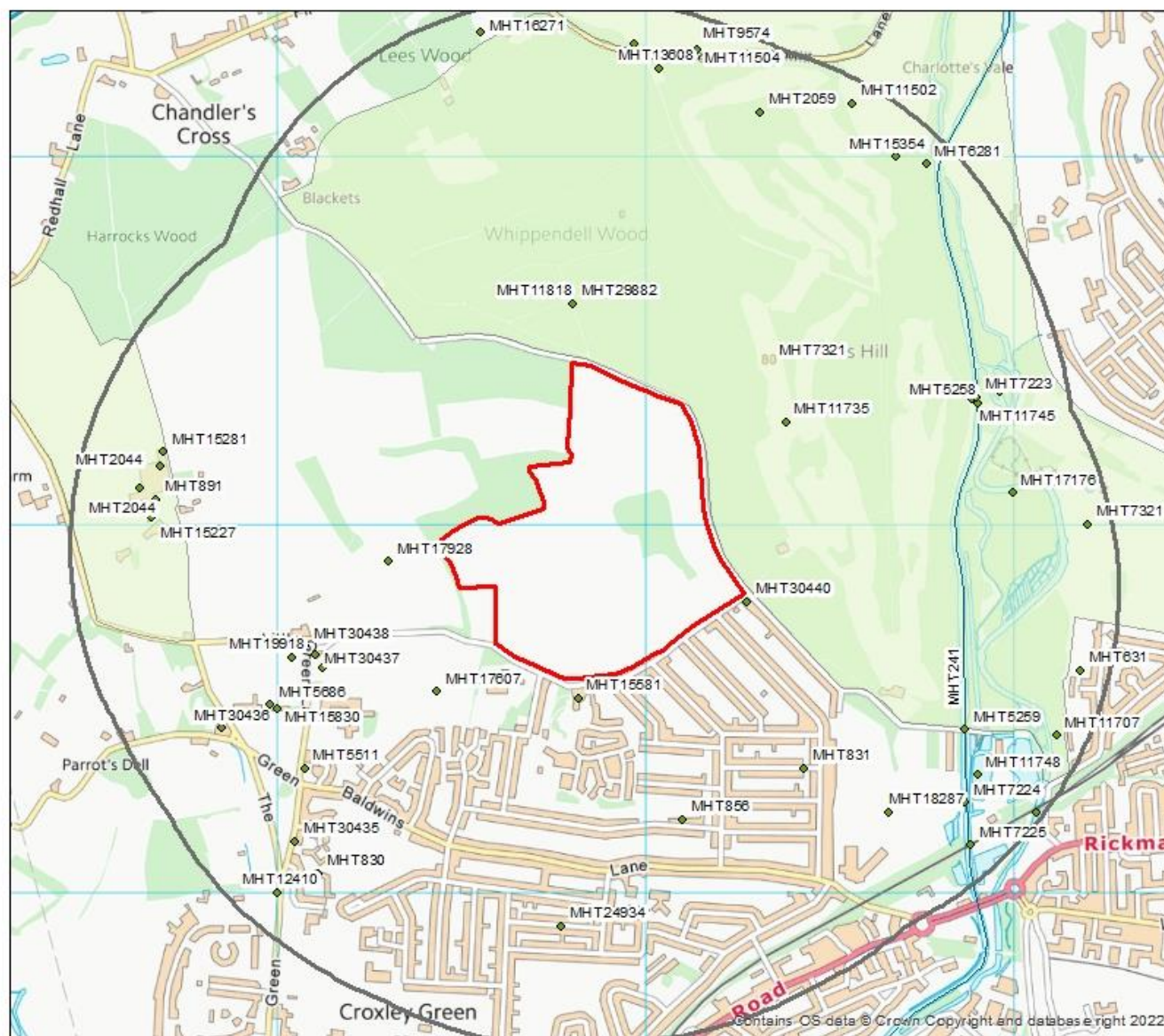
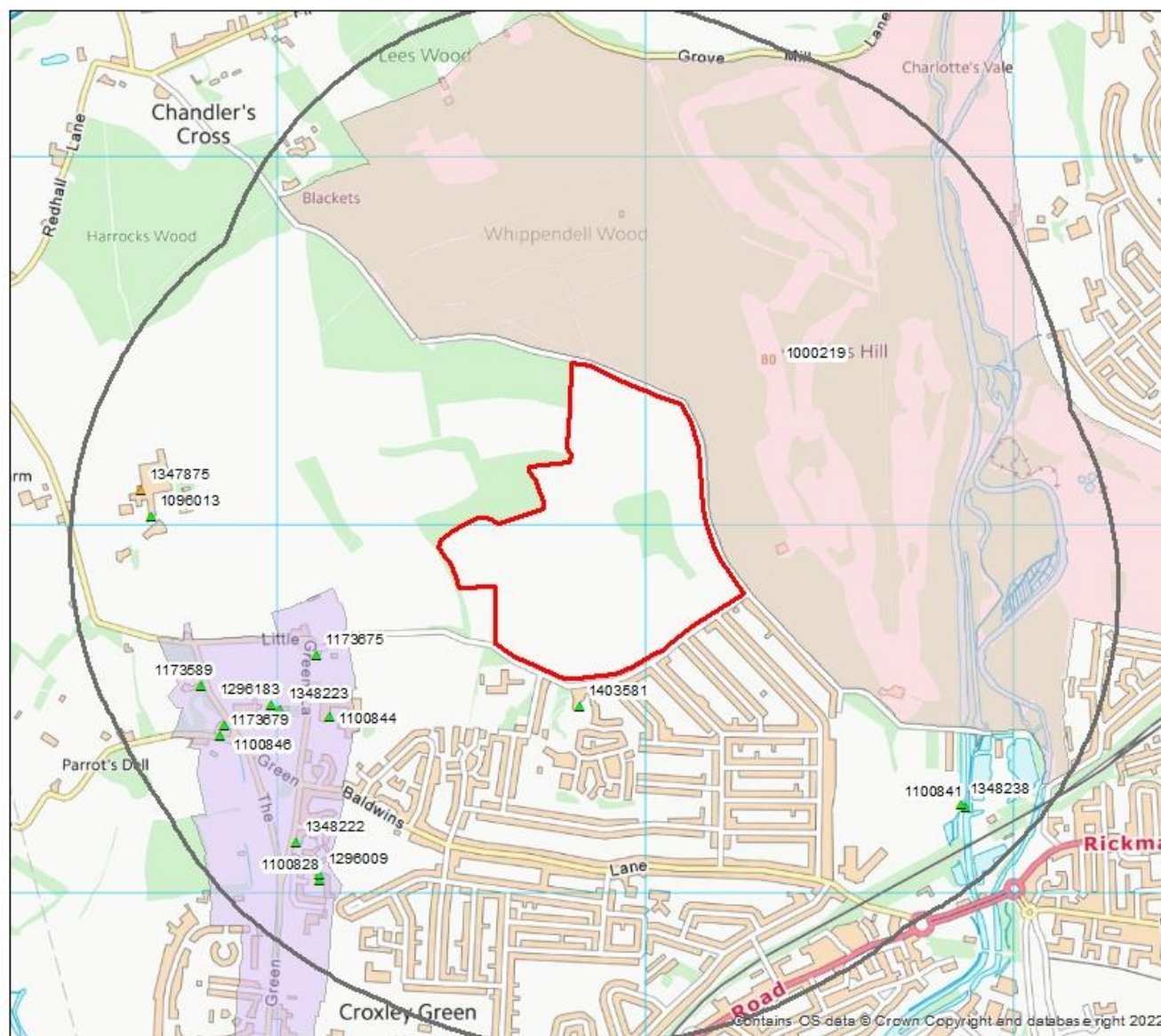


Figure 2: Non-Designated Heritage Assets

Little Green Lane, Croxley Green

Client: Richborough Ltd.
 DRWG No: P24-1200HT2 Sheet No: - REV: -
 Drawn by: JM Approved by: GS
 Date: 06/08/2024
 Scale: 1:15,000 @ A4



KEY

- Site
- 1km Study Area
- ▲ Listed Building Grade II*
- ▲ Listed Building Grade II
- RPG Grade II
- Conservation Area

Figure 3: Designated Heritage Assets

Little Green Lane, Croxley Green

Client: Richborough Ltd.

DRWG No: P24-1200HT3 Sheet No: - REV: -

Drawn by: JM Approved by: GS

Date: 05/05/2024

Scale: 1:15,000 @ A4

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁴⁵

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.⁴⁶

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁴⁷ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.⁴⁸

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁴⁹

⁴⁵ MHCLG, *NPPF*, Annex 2.

⁴⁶ Historic England, *GPA:2*.

⁴⁷ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

⁴⁸ MHCLG, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

⁴⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.⁵⁰

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁵¹

Setting is defined as:

“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.”⁵²

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.⁵³

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

⁵⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

⁵¹ MHCLG, *NPPF*, Annex 2.

⁵² MHCLG, *NPPF*, Annex 2.

⁵³ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a–013–20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”⁵⁴

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;⁵⁵
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁵⁶ and

⁵⁴ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

⁵⁵ MHCLG, *NPPF*, para. 213 and fn. 75.

⁵⁶ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.⁵⁷

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

[FOR BUILT HERITAGE – REMOVE IF NOT NECESSARY] Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

"...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

assessment using professional judgement is inevitably involved."⁵⁸

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

⁵⁷ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

⁵⁸ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,⁵⁹ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."⁶⁰

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.⁶¹

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.⁶² Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

⁵⁹ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁶⁰ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶¹ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁶² Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁶³ Of particular relevance is the checklist given on page 13 of GPA:3.⁶⁴

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁶⁵

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁶⁶

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁶⁷

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix XXXX**, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁶⁸

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁶⁹

The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed

⁶³ Historic England, GPA:3, p. 8.

⁶⁴ Historic England, GPA:3, p. 13.

⁶⁵ Historic England, GPA:3, p. 4.

⁶⁶ Historic England, GPA 3., p. 8.

⁶⁷ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

⁶⁸ MHCLG, NPPF, paras. 214 and 215.

⁶⁹ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); DLUHC, NPPF, paras. 207 and 209.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁷⁰

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁷⁰ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

[Update as relevant]

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁷¹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁷²

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but

should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁷³

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix XXXX**), this is in keeping with the requirements of the 1990 Act.⁷⁴

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁷⁵

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁷¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁷² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁷³ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁷⁴ Jones v Mordue [2015] EWCA Civ 1243.

⁷⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁷⁶

⁷⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

[Update as relevant]

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁷⁷

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁷⁸ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“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. It includes designated heritage

⁷⁷ MHCLG, NPPF, para. 11.

⁷⁸ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing).⁷⁹

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁸⁰

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁸¹

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁸²

Paragraph 210 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁸³***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the

⁷⁹ MHCLG, NPPF, Annex 2.

⁸⁰ MHCLG, NPPF, Annex 2.

⁸¹ MHCLG, NPPF, Annex 2.

⁸² MHCLG, NPPF, para. 208.

⁸³ MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁸⁴

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁸⁵***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁸⁶***

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁸⁷

⁸⁴ MHCLG, NPPF, para. 212.

⁸⁵ MHCLG, NPPF, para. 213.

⁸⁶ MHCLG, NPPF, para. 214.

⁸⁷ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁸⁸

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁸⁹ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁹⁰

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁸⁸ MHCLG, NPPF, para 219.

⁸⁹ MHCLG, NPPF, para. 220.

⁹⁰ MHCLG, NPPF, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁹¹

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm

may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁹² (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁹³

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁹⁴

⁹¹ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁹² MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁹³ MHCLG, NDG, para. 46.

⁹⁴ MHCLG, NDG, para. 47.

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁹⁵

⁹⁵ MHCLG, *NDG*, paras. 48–49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Croxley Green are currently considered against the policy and guidance set out within the Three Rivers District Council Local Development Framework: Core Strategy which was adopted on 17th October 2011; the Three Rivers District Council Local Plan: Development Management Policies Local Development Document which was adopted in July 2013 and the Croxley Green Neighbourhood Plan.

Three Rivers District Council Local Development Framework: Core Strategy

Strategic Objective S10. To conserve and enhance the historic environment by resisting the loss of, or damage to, heritage assets including important buildings and to ensure that new development respects the unique character and identity of the towns and villages in the District

Three Rivers has a rich historic environment including many historic buildings, archaeological sites, historic structures, historic landscapes, spaces and conservation areas. It will be important to conserve heritage assets and their settings through appropriate control of development but also to enhance the historic environment where opportunities arise.

Spatial Strategy

The main emphasis for future development is to continue to focus development within the existing urban area through development of previously developed land and appropriate infilling, recognising potential for mixed use development to contribute to the development of sustainable communities. This will be followed by

development at the most sustainable locations on the edge of existing settlements.

In order to achieve the Spatial Vision for Three Rivers and meet Objectives for the District:

1. New development will be directed towards previously developed land (including surplus employment land) and appropriate infilling opportunities within the urban areas of the Principal Town (Rickmansworth) and Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End) as these have been identified as the most sustainable locations in the District.
2. More limited new development will take place on previously developed land (including surplus employment land) and appropriate infilling opportunities within the Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Oxhey Hall, Maple Cross, Moor Park). This recognises that these settlements are not generally as sustainable as the Principal and Key Centres but that they do provide some access to services and facilities and are generally close to larger settlements. Some growth will also help to sustain the vitality and viability of these settlements.
3. Limited development to meet local needs will take place in the villages of Bedmond and Sarratt, recognising the need to sustain these more rural areas.
4. To meet development needs, it will be necessary to review the boundaries of the Green Belt at the edge of existing settlements within Three Rivers. Specific Green Belt sites and indicative phasing for development will be identified through the Site Allocations Development Plan Document, and release will be informed by

regular monitoring. Sufficient land will be identified to meet development requirements throughout the plan period. In identifying sites within the Green Belt, priority will be given to previously developed sites over greenfield sites and will be identified at the most sustainable locations on the edge of the Principal Town, Key Centres and Secondary Centres as defined in the settlement hierarchy.

5. All development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site:

- Will be accessible to public transport, services and facilities
- Will not have a significant impact on the environment including in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood-risk and water pollution
- Is likely to come forward over the plan period.

6. All development will be required to make provision for necessary infrastructure including (but not exclusively) for transport, education, health, Green Infrastructure, utilities, waste facilities, waste water, leisure and community facilities.

CP9 Green Infrastructure

The Council will seek a net gain in the quality and quantity of Green Infrastructure, through the protection and enhancement of assets and provision of new green spaces.

Priorities for Green Infrastructure focus on conserving and enhancing the following key assets and the linkages between them:

a) the corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal

b) the Chilterns Area of Outstanding Natural Beauty

c) the Colne Valley Park

d) the District's Sites of Special Scientific Interest, Local Nature Reserves, wildlife sites, key biodiversity habitats, species and areas identified in the Hertfordshire Biodiversity Action Plan and heritage assets and landscape character within areas of Green Infrastructure.

It is also important to improve connectivity between key assets through the establishment of linked and coherent networks and corridors of green spaces and sustainable transport links.

More detailed ongoing work will inform future priorities for Green Infrastructure in Three Rivers and will be included within the Green Infrastructure and Landscape Supplementary Planning Document.

The Council will require new development to contribute to the delivery of new Green Infrastructure and the management of a linked network of new and enhanced open spaces and corridors.

Development will not compromise the integrity of the Green Infrastructure network, by causing fragmentation, damage to, or isolation of Green Infrastructure assets including natural habitats and species.

CP12 Design of Development

In seeking a high standard of design, the Council will expect all development proposals to:

- a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area
- b) Conserve and enhance natural and heritage assets
- c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space
- d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials
- e) Build resilience into a site's design taking into account climate change (for example flood resistant design)
- f) Use innovative design to reduce energy and waste and optimise the potential of the site
- g) Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy
- h) Design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places
- i) Incorporate visually attractive frontages to adjoining streets and public spaces
- j) Ensure all appropriate frontages contain windows and doors that assist informal surveillance of the public realm
- k) Use high standards of building materials, finishes and landscaping; also provide/contribute towards street furniture and public art where appropriate

- l) Ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features; landscaping should reflect the surrounding landscape of the area and where appropriate integrate with adjoining networks of green open spaces
- m) Make a clear distinction between public and private spaces and enhance the public realm
- n) Ensure that places, spaces and buildings are accessible to all potential users, including those with mobility difficulties
- o) Provide convenient, safe and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings
- p) Be durable and, where practical, buildings should be capable of adapting to other uses and functions in order to ensure their long-life.

Three Rivers District Council Local Plan: Development Management Policies Local Development Document

DM3 The Historic Built Environment

a) When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

b) Listed Buildings

The Council will preserve the District's Listed Buildings and will only support applications where:

i) The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting

ii) Any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability.

Applications involving the demolition of a Listed Building will only be granted in wholly exceptional circumstances.

c) Conservation Areas

Within Conservation Areas development will only be permitted if the proposal:

i) Is of a design and scale that preserves or enhances the character or appearance of the area

ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context

iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges

iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention

v) Does not harm important views into, out of or within the Conservation area

vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area

vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

d) Within Conservation Areas permission for development involving demolition or substantial demolition will only be granted if it can be demonstrated that:

i) The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

ii) It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

iii) It can be demonstrated that the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area.

e) The Council will not normally grant consent for the demolition of a building in a Conservation Area unless permission has been granted for redevelopment of the site.

f) Permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area.

g) The Council will only permit development proposals including solutions to shop front security and/or use of standardised shop front designs, fascias or advertisement displays in a Conservation Area if they:

- i) Are sympathetic to the character and appearance of the Conservation Area;
- ii) Respect the scale, proportions, character and materials of construction of the upper part of the building and adjoining buildings and the street scene in general;
- iii) Incorporate traditional materials where the age and character of the building makes this appropriate.

Generally, totally internally illuminated fascias or projecting signs will not be permitted. The Council will also not support applications for additional signs that would result in a proliferation of, and excess amount of, advertisement material on any individual building or group of buildings.

h) Locally Important Buildings

The Council encourages the retention of Locally Important Buildings. Where planning permission is required for the alteration or extension of a Locally Important Building, permission will only be granted where historic or architectural features are retained or enhanced.

i) Historic Parks and Gardens

Planning permission will not be granted for proposals that would cause unacceptable harm to historic parks or gardens (both registered and unregistered), their settings or public views into, out of, or within them. Applicants are required to submit a Historic Landscape Assessment prior to the determination of the application. This may include an archaeological assessment if located within an area of archaeological importance.

j) Archaeology

Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, it must be accompanied by an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. There is a presumption against any harm to Scheduled Monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments. Where the loss of the whole or a material part of a heritage asset's significance (archaeological interest) is justified, planning conditions will be included in any permission to ensure that an adequate record is made of the significance of the heritage asset before it is lost. This will be secured through an archaeological written scheme of investigation (WSI) which must include provision for appropriate publication of the evidence.

The Croxley Green Neighbourhood Plan

POLICY CA1: New developments

New development should seek to conserve and, wherever possible, enhance the key elements of the character and appearance of the Character Areas described in Appendix B through careful design and massing of new buildings and the protection and enhancement of private gardens and open space without inhibiting innovative design.

To conserve the visual cohesion new development should pay respect to adjoining buildings and the uniqueness of the Character Areas without resorting to pastiche, and pay particular attention to:

- the layout and urban grain, especially in any proposed back-land development

- the building line, scale, eaves heights and ridge heights
- the dominating architectural scale, detail and use of external materials

When required to support an application, a Design and Access Statement must demonstrate how the development respects the specific characteristics of the Character Area in which it is located.

Generally, where plot sizes are restricted, planning consent for all new development should specifically exclude Permitted

Development Rights in order to contain future development and prevent infilling of amenity space.

Appendix 7: List Entries

Durrants House with steps directly to south and associated walls and gate posts to west

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1403581

Date first listed: 19-Nov-2011

Statutory Address 1: Durrants House with steps directly to south and associated walls and gate posts to west, LINCOLN WAY

Location

Statutory Address: Durrants House with steps directly to south and associated walls and gate posts to west, LINCOLN WAY

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: Three Rivers (District Authority)

Parish: Croxley Green

National Grid Reference: TQ0781796516

Summary

A Tudor/ Jacobean revival-style country house built in 1866-7 for Thomas Hoade Woods, a partner in the auctioneering firm Christie, Manson and Woods.

Reasons for Designation

Durrants House, a small Tudor/ Jacobean revival-style country house built in 1866-7 for Thomas Hoade Woods, is designated at Grade II for the following principal reasons: * Architectural interest: for the high quality of design and considered use of the Tudor/ Jacobean revival style to create varied elevational interest * Interiors: for the variety of historical styles adopted in the decorative detailing, especially the prevailing Tudor/ Jacobean style which is used to particular effect in the entrance/ staircase hall and ballroom * Survival: for the survival of the principal reception rooms and the high proportion of the original interior fittings, joinery and ironmongery throughout the house * Historical interest: for the association with Thomas Hoade Woods, a partner in the firm Christie, Manson and Woods, and his probable involvement in the design of the house.

History

Durrants was formerly farmland, and formed part of the Manor of Croxley which Offa, King of Mercia, gave to St Alban's Abbey around AD790. The name Durrants derives from Simon Duraunt who was a tenant of the farmland in the C13. The Manor became Crown property in 1539 when the Abbey was dissolved and leased to William Baldwin. Elizabeth I sold the Manor to Dr John Caius, Physician of the Royal Household, who re-founded Gonville Hall Cambridge as Gonville and Caius College in 1557 and endowed the Manor to the College. Then in the 1860s Durrants farmland became

tenanted by Thomas Hoade Woods, partner in the auctioneering firm Christie, Manson and Woods (known as Christie's) from 1859 to 1903. Woods was the son of the gatekeeper at the Duke of Buckingham's Stowe House where he impressed Christie's with his knowledge of the house's paintings during the sale they conducted there in 1848. Woods purchased part of the land owned by Gonville and Caius College since 1557, and in 1866–67 built what was described in *The Times* as 'a red brick, stone and tiled moderate sized mansion in the Tudor style'. The architect is unknown but it is likely that Woods himself was heavily involved in the design. In an article in the *'Watford Observer'* (1986), the archivist of the Old Merchant Taylors' Society explains that the house is very much the creation of the owner, who built it 'to his own specification'. The house was set in a landscaped garden with terrace and ha-ha, and fields south of the house were incorporated into the grounds, their boundaries marked by lines of trees. The Ordnance Survey (OS) map of 1873 shows the circular garden feature to the south of the house, the pleasure gardens laid out to the south and east, and a large, walled kitchen garden in the north-east corner. The 1898 OS map shows that two lodges had been built on Baldwins Lane which served the two south carriage drives (only one lodge now survives). Over the years Woods purchased piecemeal the freehold of the estate from the College so that by the time he died in 1906 and Durrants was sold to C. Morland Agnew of Thos. Agnew and Sons, Fine Art Dealers it comprised 224 acres. Agnew died in 1931, and after his widow died the following year, the estate was sold to the Watford building company Bracey (Roads) Ltd who redeveloped the major part of the estate with semi-detached housing. The remaining land and the house was bought by the Old Merchant Taylors who laid out playing fields in the grounds, added tennis courts, and converted the mansion into a clubhouse.

The house has been subject to alterations since its initial construction. The north-east wing linking the main house to the

clock tower was originally single-storey: in a contemporary photograph it appears to have a loggia on the south side. The 1898 OS map shows that a large extension had been added to the rear of the north-east wing to create the ballroom, and it was probably at this time that a second storey was built over the single-storey wing. In the service courtyard, the range on the west side has been remodelled and slightly extended westwards, and a cross on the map over the west courtyard entrance indicates that it has been built over to provide a covered entrance. By the time 1914 OS map was published, the gap between the north-west service wing and the ballroom had been filled in, and a small building is shown in the south-east corner of the courtyard. Since then, the rear section of the house has been further remodelled, incorporating the long, rectangular range on the south side of the service courtyard and the small building that first appears on the 1914 OS. In 1964 the conservatory was demolished and replaced with two squash courts. The reception rooms have been little altered with the exception of two partition walls which have created a small additional room and a bar in the south hall. On the first floor a partition wall has been inserted in the landing, and some of the bedrooms have been remodelled to serve as lockers for the clubhouse.

Details

MATERIALS: Red brick laid in English bond, with moulded brick and stone dressings, and red, clay tile-covered roofs.

PLAN: The house has an asymmetrical plan consisting of a rectangular, south-facing range containing the reception rooms with rear service rooms; a north-east wing consisting of the ballroom, clock tower, and squash courts (which replaced the late C19 conservatory); and a rear service courtyard comprising staff accommodation, former stabling and coach house.

EXTERIOR: The irregular elevations are given varied architectural treatment, characterised by blocked and moulded stone mullion and transomed windows of one to five lights; moulded brick-coped, kneelered gables; and steeply pitched roofs with tall, decorative, moulded brick chimney stacks, either rectangular or octagonal, single or grouped. The eaves have brick corbelling, and a moulded brick string course runs at first floor level, except on the service block. The south front, which presents the only regular elevation, has a central doorway, recessed behind a loggia of three stone arches with keystones and pillars in the form of gables. Above this is a low, stone-carved, strapwork parapet, and a two-light mullion at first floor level. The entrance is flanked by single-stepped, gabled bays with ball finials and arrow slits, and full height, square bay windows containing five-light mullions. The west elevation is divided into two parts, the service block on the left and the principle entrance and reception rooms on the right. The polite half is dominated by a single-stepped, gabled bay on the left containing a gabled porch with an elaborate, Tudor-arched, stone architrave with the date 1866 in the lintel, surmounted by a cartouche with a cast-iron door knocker. To the left of the porch is a four-light mullion, a cross window above, and a chimney stack projecting from the first floor through the apex of the gable, the right kneeler of which is embellished with a winged gargoyle. To the right are two mullions, a projecting chimney with paired stacks, followed by another mullion. The service block has two plain gabled bays, the one adjacent to the polite half deeply recessed, and a door on the left. The east elevation of the main range is roughly divided into four irregular bays, mostly with cross windows. The first bay has one window and a wide, projecting chimney with paired stacks; the second bay has two windows; the projecting third bay has a narrow chimney projecting from the first floor, a full height canted bay window under a hipped roof with four-light mullions on the front and one on each side, flanked by ground-floor cross windows, followed by a tall, one-light mullion on the ground floor and a cross window above. The

fourth bay, which projects slightly further, has a tall, one-light mullion on the ground floor and a cross window above. The south front of the north-east wing has two plain gabled bays, a clock tower, and a C20 squash court. The squash court has no historic or architectural interest. The first bay has a recessed entrance porch giving access to the ballroom, and a five-light mullion above. The second has a canted bay window with three-light mullions on the front and two on each side, and a three-light mullion above. The clock tower has an elaborate, round-arched, stone architrave with carved spandrels, keystone and corbels incorporating the initials of the owner, surmounted with a cartouche flanked by urns. Above this is a cross window and then the clock, set in a stone surround with a triangular pediment containing a shell design and the date 1867. The tower has louvre slats, a pyramidal roof covered with grey, fish-scale tiles, and is surmounted by a weather vane. The rear elevation presents four plain gabled bays and incorporates part of the service courtyard as a result of mid-C20 remodelling. The other two sides consist of a row of accommodation with cogged eaves and dormers, and a former stable block with arched gateway.

INTERIOR: Many of the fixtures and fittings are original. Much of the ironmongery survives, including the bell pull, window handles, strap hinges, and handle and lock plates; as does much of the joinery, including the doors, dado rails, cornices, window shutters and surrounding panelling. The most ornate decoration is found in the reception rooms which have panelled ceilings of raised, geometric patterns in moulded wood, and fireplaces ranging in style from baroque to neo-classical, complete with basket grates and tiled surrounds. The west porch leads into the large entrance hall, formerly used as a lounge hall, which is divided into two main spaces by a wide, shallow arch resting on corbels and spanning the width of the room. The first half contains a C17-style wooden fireplace, and the second half the open-well staircase with quarter pace landings. The staircase has small square panelling, a closed string, square-

plan newel posts with elaborate finials and pendants, and two twisted balusters per tread which continue along the landing. The hall leads through a Tudor-arched opening on the right to the south-facing reception rooms. The showpiece of the house is the ballroom, panelled to dado height, with a wooden dentilled cornice and elaborate ceiling which has a raised white and gilded geometric pattern on a green background. A large, square-panelled, cambered alcove with fluted columns contains a C17-style stone fireplace with carved dragons in the spandrels and coats of arms in the lintel. This is surrounded by a second, carved, wooden surround with jambs in the form of herms, and overmantel incorporating a picture frame. On the first floor the ceiling of the landing is panelled and there are Tudor-arched openings leading to bedrooms which are comparatively plain with less elaborate fireplaces.

SUBSIDIARY FEATURES: In the grounds, a short flight of steps leads from the south front to a circular garden feature which is partly surrounded by a ha-ha constructed of brick and flint. The walls and posts marking the drive on the west of the house have been partially rebuilt.

Sources

Books and journals

'My Croxley News' in The History of Durrants House, (October 2010), 56
 'Watford Observer' in Durrants History Turns Full Circle, (1986)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Cassiobury Park

Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000219

Date first listed: 11-Jun-1987

Location

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: Three Rivers (District Authority)

Parish: Sarratt

County: Hertfordshire

District: Watford (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 08685 97453

Details

C20 public park, woodland and golf course incorporating remaining elements from a C16, C17 and C18 park related to Cassiobury House and gardens, demolished 1927. The landscape around the house, possibly including elements of the remaining park, was worked upon successively by Moses Cook (1672), George London (c 1697), Charles Bridgeman (1720s), Thomas Wright (1739) and Humphry Repton (1801-2).

HISTORIC DEVELOPMENT

The manor of Cassiobury, having been owned by the abbey of St Albans prior to the Dissolution, was granted to Sir Richard Morrison (d 1556) in 1546, who probably laid out a deer park and began a new mansion, completed by his son Charles. The property passed by marriage to Arthur Capel, created Lord Capel in 1641, whose son, Arthur, was created Earl of Essex in 1661. The park is first mentioned in 1632 (VCH). Hugh May, the King's architect at Windsor (qv), rebuilt the house in the mid C17, at the same time as Moses Cook (1672) was employed in the gardens. In the 1720s Charles Bridgeman worked on the gardens, as did Thomas Wright c 1739. In 1795 the Grand Union Canal was built, bisecting the park. Much of May's house was demolished c 1799, the remains incorporated within a new building designed by James Wyatt and erected 1800(13, at the same time as Humphry Repton was employed to improve the grounds (1801-2). In 1908 the Earl of Essex sold 75ha of the park for development, the house being sold in 1922 and demolished in 1927, the surrounding area being used for further housing development. Watford Borough Council gradually acquired a large part of the park and woodland during the 1930s, creating a public park east of the canal and a golf course to the west. The area remains (1999) public open space.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Cassiobury Park bounds the western edge of Watford, lying at the eastern edge of the Chiltern Hills. The 300ha site is bounded to the north by The Grove Park parkland and adjacent agricultural land, to the south-west by woodland and agricultural land, to the south by C20 housing development, and to the north-east by the Cassiobury Park estate, an inter-war housing estate of private houses laid out in spacious surrounds. Formerly (before the 1920s) the south-east boundary was marked by Rickmansworth Road, and the east boundary by Hempstead Road. The eastern tip of the park lies largely on level ground; west of the canal the ground rises steeply to the plateau of Jacotts Hill, before descending westwards through Whippendell Wood. The former site of the house lies on a low hillside sloping north-east up from the parkland overlooking Jacotts Hill, the area now being occupied by housing. The setting to the east and south is urban, and to the west and north, rural. Views extend east and south-east from the top of the eastern edge of Jacotts Hill plateau across urban Watford to distant hillsides, including that on which the house formerly stood. Further views extend north from the northern edge of the park across The Grove Park.

ENTRANCES AND APPROACHES The main entrance to the park lies at the south-east corner, adjacent to Rickmansworth Road, formerly the site of the Watford Lodge (now gone). From here the remains of a former drive to the house extend west, flanked by a C20 avenue, and north-west to the park boundary, having formerly continued north to arrive at the forecourt on the west front of the house.

Toll Gate Lodge (formerly Ridge Lane Lodge, early C19, listed grade II) marks a former entrance to the park to the north, on Hempstead Road, the drive, now lost, having extended south-west to the house.

At the southern tip of the site, south of the residential Gade Avenue, a further former entrance is marked by Cassio Bridge Lodge (early C19, listed grade II), a two-storey cottage built in Picturesque style with ornamental timber cladding and a prominent ornamented brick chimney stack. From here a path leads north alongside the east bank of the river into the park. The former drive extended north across the park to join the network of drives leading to the house.

Formerly (OS 1877; 1896) Sparrowpot Lodge (now gone) lay at the north-west corner of the park, adjacent to Grove Mill Lane. This lodge gave access to the north-west drive, still largely extant running through the park as a pedestrian path, which linked Grove Mill Lane with the house standing 1.8km to the south-east. The drive extends south-east across the north-west edge of the park, continuing along a lime avenue on the plateau of Jacotts Hill. The avenue comprises closely planted mature lime trees extending south-east from the east edge of Whippendell Wood. Towards its western end the avenue flanks a graded slope down to the south-east. Eastwards the avenue is aligned on the presumed site of the C17, H-shaped Hugh May house which seems to have stood immediately to the south of the c 1800 Wyatt house (OS 1877). This view however is largely obscured by tree growth. From the east end of the avenue the drive descends the slope leading to the Grand Union Canal and River Gade. The drive is carried across the Canal via a brick bridge adjacent to Iron Bridge Lock, and across the river via a late C20 bridge, turning north-east and shortly arriving at the present park boundary. Formerly it continued east and south-east past the south side of the stables to arrive at the west front of the house.

Further pedestrian entrances lie scattered around the park boundary. Several further carriage drive entrances with lodges (now gone) formerly gave access from Rickmansworth Road (including along the course of what is now Shepherd's Road) and Hempstead Road.

PRINCIPAL BUILDING James Wyatt's gothic house (1800–13), incorporating parts of the C17 house by Hugh May on the site of a C16 building, stood c 600m east of Iron Bridge Lock, surrounded by gardens, and with pleasure grounds lying to the north and east. Adjacent to the north of the site of the house (outside the area here registered), stands Cassiobury Court (1805–15, listed grade II), the former stables to Cassiobury Park House. A brick, two-storey castellated range is approached from the west via a four-centred arched carriage gateway set into a brick screen wall. The building, converted to institutional accommodation, is now entirely surrounded by C20 housing.

GARDENS AND PLEASURE GROUNDS The former gardens surrounded the house, lying at the eastern edge of the park, with the pleasure grounds extending north and east from the gardens. At the beginning of the C18 (Knyff and Kip 1707, published 1714) Hugh May's H-shaped house was bounded on two sides by formal parterres, probably laid out by Moses Cook or George London (d 1714), with groves of woodland through which extended formal avenues. Charles Bridgeman (d 1738) was employed in the 1720s and in 1801–2 Humphry Repton (1752–1818) reformed Moses Cook's overgrown formal garden into loose plantations, retaining a straight gravel walk near the house (Carter et al 1982).

Of the garden, the only remaining structure is a mid to late C16 brick gateway (altered c 1830, listed grade II, standing outside the area here registered) with a Tudor-arched doorway and flanked by brick walls. Various mature specimen trees survive scattered in the gardens of the estate houses.

PARK The park is divided into three main sections, the easternmost being a public park overlaid in the early C20, bounded to the north and south by C20 housing development and to the west by the River Gade and Grand Union Canal, these running roughly parallel from north to south through the park. The public park retains mature parkland specimen trees scattered throughout, with C20

scattered tree planting, and is dominated by two C20 avenues extending north-west from the former Watford Lodge entrance. The northernmost avenue, flanking a path, is aligned on the canal bridge lying immediately south of Iron Bridge Lock, 1.6km north-west of the Watford Lodge entrance. The southern avenue follows the course of the old drive from the Watford Lodge to the house. Various C20 facilities including paddling pools, tennis courts, a bowling green and various pavilions, are sited towards the southern edge of this section.

The second, central section of the park overlies the elevated area of Jacotts Hill and is bounded to the east by the river and Canal which lie at the bottom of the steep slope east down Jacotts Hill. It is bounded to the west by Whippendell Wood and Rousebarn Lane. The West Hertfordshire Golf Course occupies the majority of the area, except for the northern end bounding Grove Mill Lane which is largely farmland. The area contains large open areas laid to grass divided by sections of woodland. West Hertfordshire Golf Club clubhouse lies at the southern tip, built in the mid C20. The area is dominated by the remains of two C17/C18 avenues which intersect c 400m north-west of the Iron Bridge Lock. The northernmost avenue flanks the former north-west drive, and comprises closely planted mature lime trees extending north-west across the plateau of the hill to the east edge of Whippendell Wood.

Some 400m north-west of the Iron Bridge Lock the remains of a second avenue extend south from the east/west avenue, running roughly parallel to the edge of the slope down to the canal and river to the east. A path is flanked by the remains of the avenue trees, these in turn largely flanked by immature woodland, with several of the large mature limes of the avenue remaining, seemingly the remains of widely spaced avenue trees. Occasional views extend west beyond the hill. Woodland on the slope to the east contains many mature sweet chestnut trees, some of great age.

In the later C19 (OS 1877) these two avenues were mostly complete, the north/south avenue extending north beyond the intersection with the east/west avenue. They were flanked by open parkland planted with specimen trees, possibly containing the remains of further formal planting.

The third parkland section, Whippendell Wood, occupies the western slopes of Jacotts Hill, the land levelling out towards the western boundary. The woodland is traversed by many paths, one extending north-west from the west end of the avenue traversing Jacotts Hill from west to east. In the mid C18 a network of straight rides crossed the Wood, which was entered from the park via the west/east avenue (Dury and Andrews, 1766).

KITCHEN GARDEN The former kitchen garden lay east of the site of the house. It was demolished in the 1920s/30s and the site developed for housing.

References

- L Knyff and J Kip, *Britannia Illustrata* 1, (1714)
- J Britton, *History and Description of Cassiobury Park* (1837)
- Country Life*, 28 (17 September 1910), pp 392–400; 178 (3 October 1985), pp 956–7
- D Stroud, Humphry Repton (1962), p 122
- G Carter et al, Humphry Repton (1982), p 154
- Watford Museum, *A Fair and Large House; Cassiobury Park 1546–1927* (1985)

Maps Dury and Andrews, *A topographical Map of Hartford-shire, 1766 A plan of Cassiobury Park*, late C18 (Hertfordshire Record Office)

OS 6" to 1 mile: 1st edition surveyed 1864–5, published 1877 2nd edition published 1896 3rd edition published 1920 OS 25" to 1 mile: 2nd edition published 1898

Description written: January 1999 Register Inspector: SR Edited: October 2000

Legacy

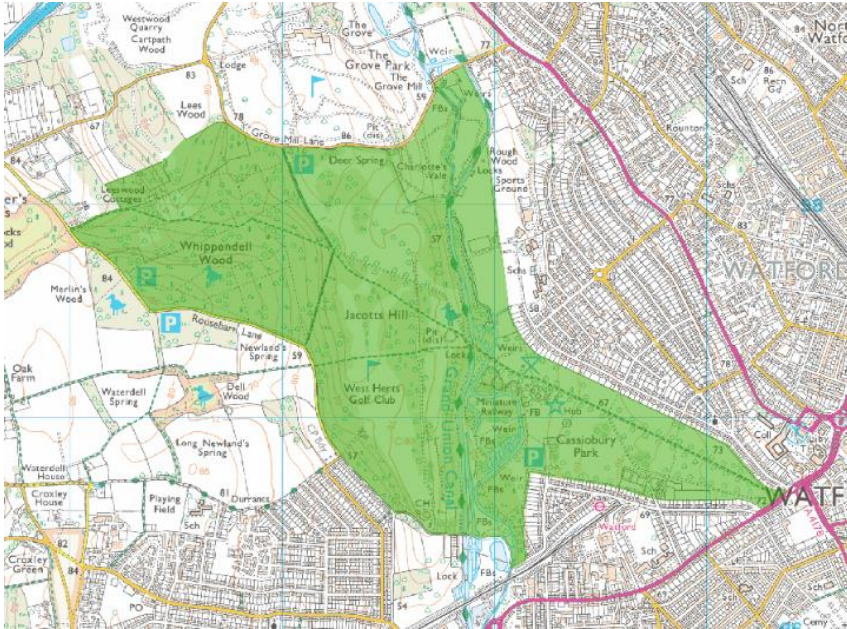
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Legacy System number: 1127

Legacy System: Parks and Gardens

Legal

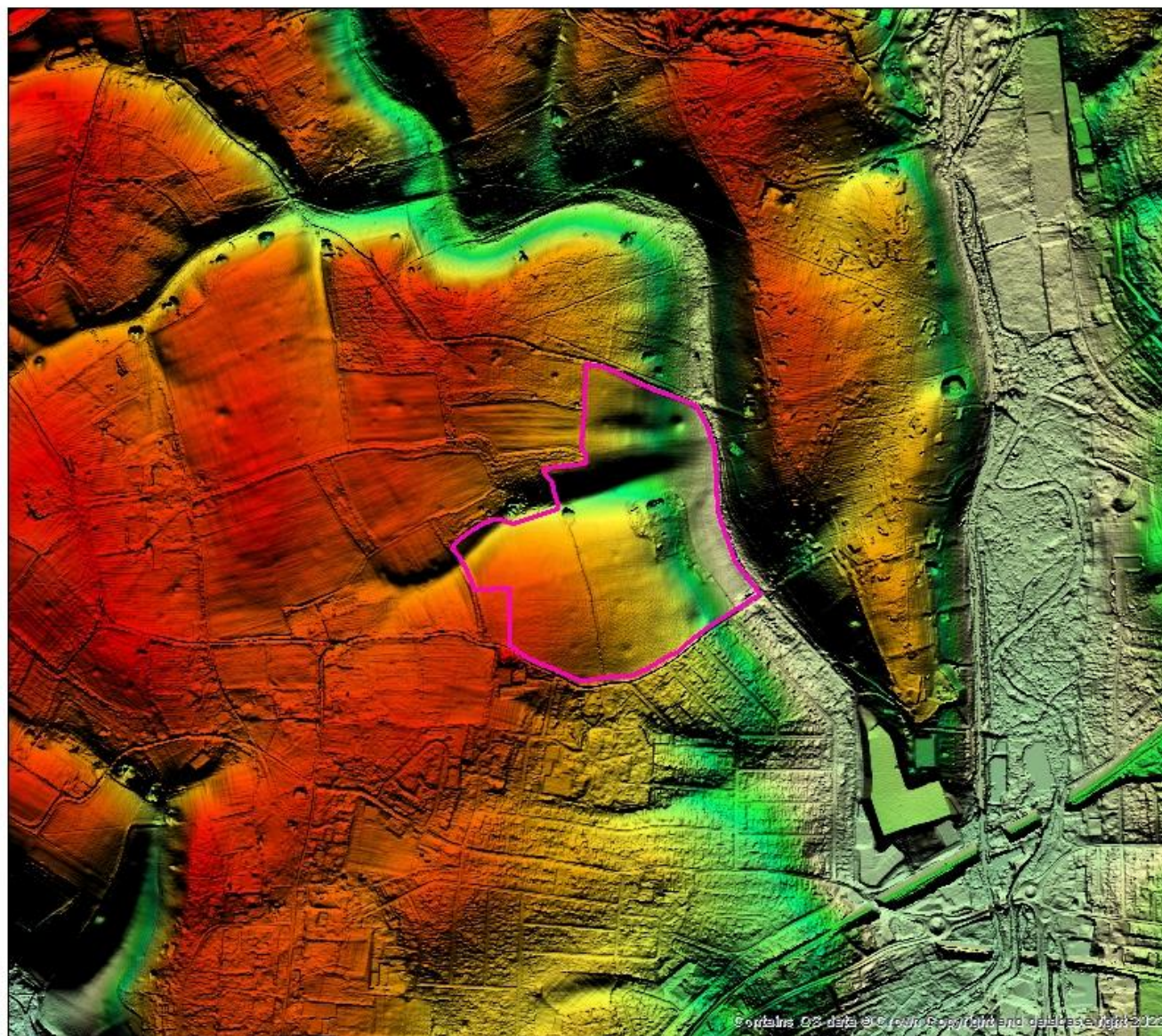
This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



End of official list entry



Appendix 8: Hillshade Images



KEY

 Site

Hillshade Image (Azimuth 0o)

Little Green Lane, Croxley Green

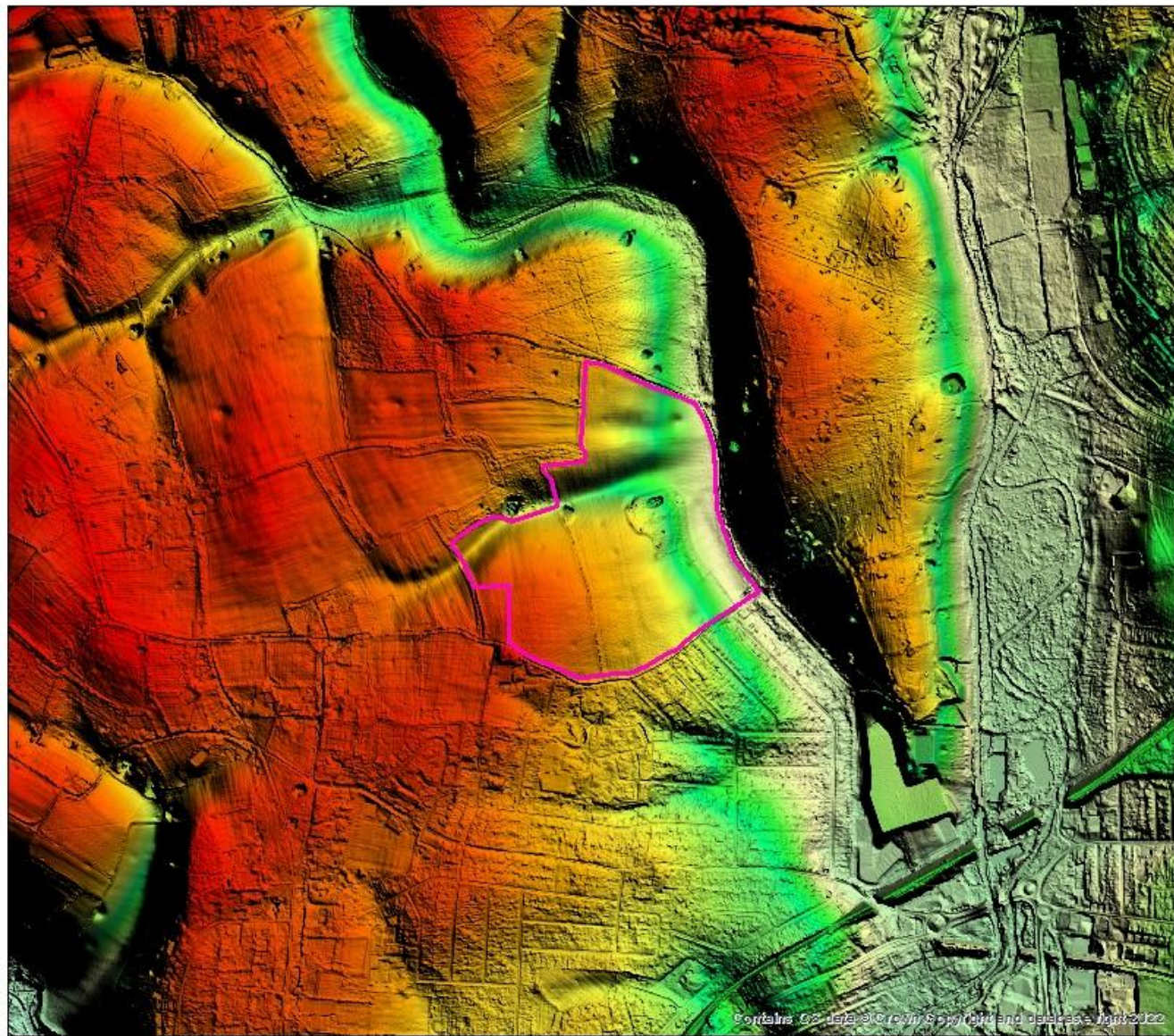
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Date: 06/08/2024

Scale: 1:15,000 @ A4



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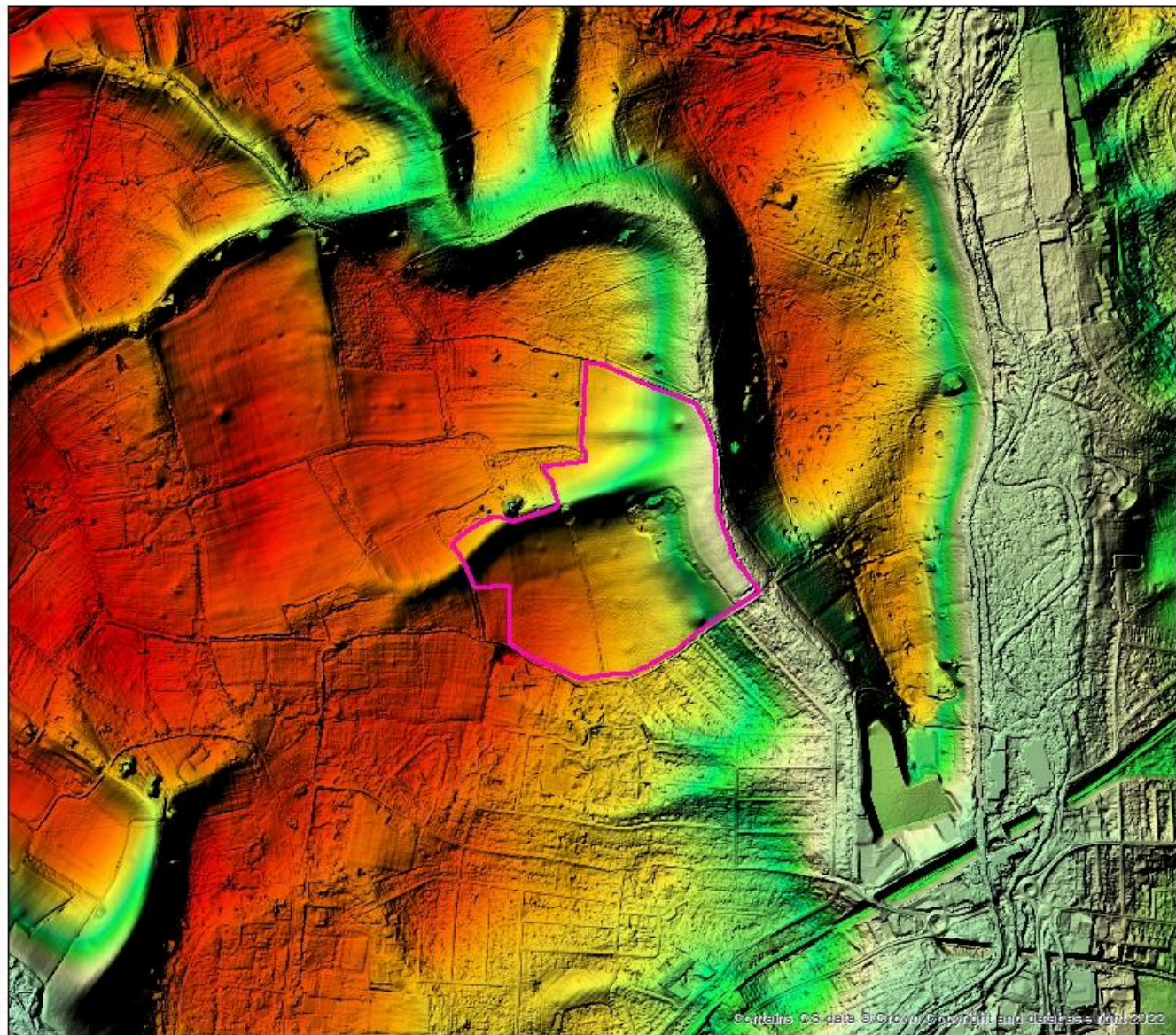
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Hillshade Image (Azimuth 450)

Little Green Lane, Croyley Green

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 Date: 06/08/2024
 Scale: 1:15,000 @ A4





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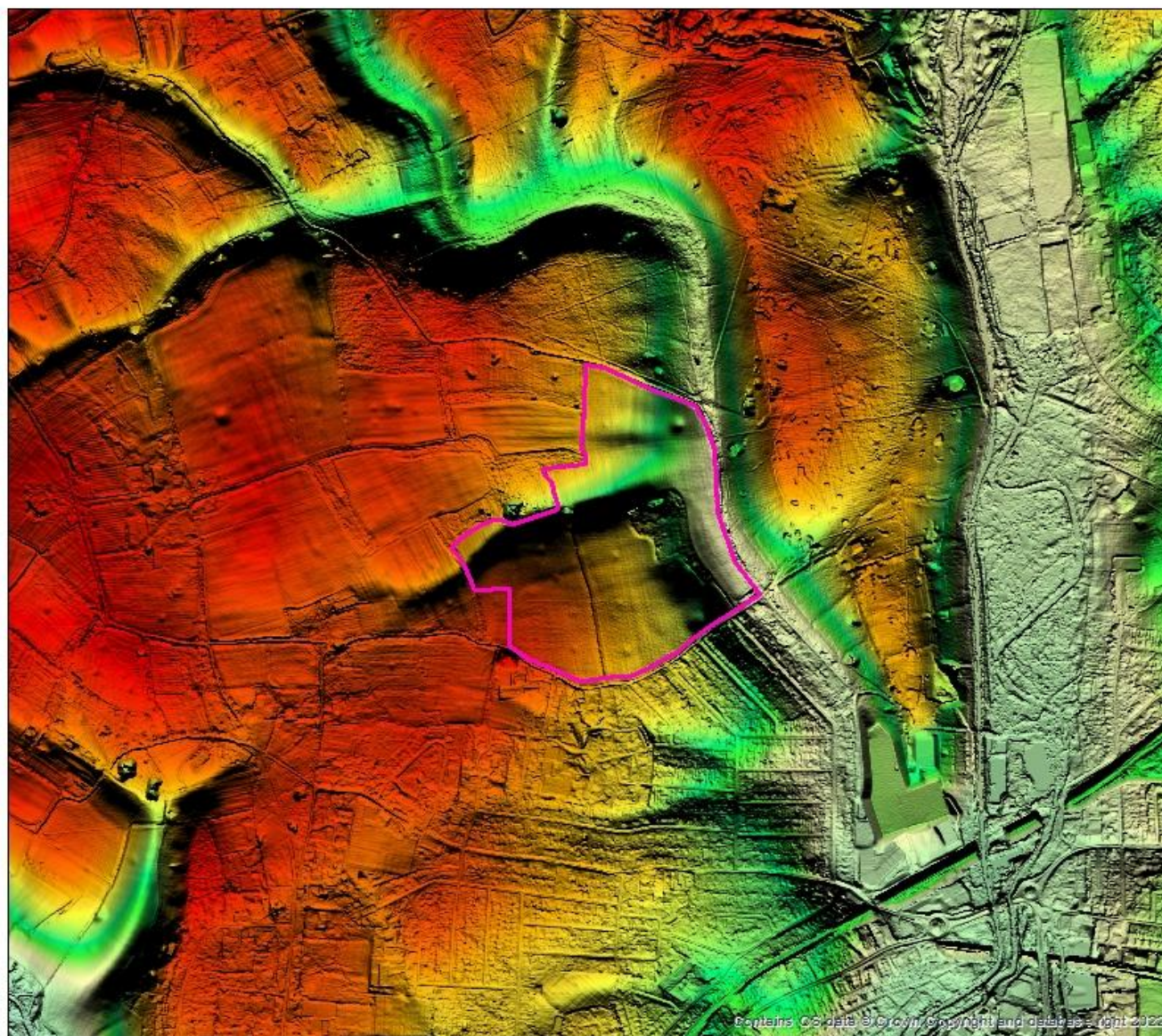
 Site

Hillshade Image (Azimuth 135o)

Little Green Lane, Croxley Green

Client: Richborough Ltd.
 DRWG No: P24-1200HT7.4 Sheet No: - REV: -
 Drawn by: JM Approved by: GS
 Date: 06/08/2024
 Scale: 1:15,000 @ A4





KEY

 Site

Hillshade Image (Azimuth 180o)

Little Green Lane, Croxley Green

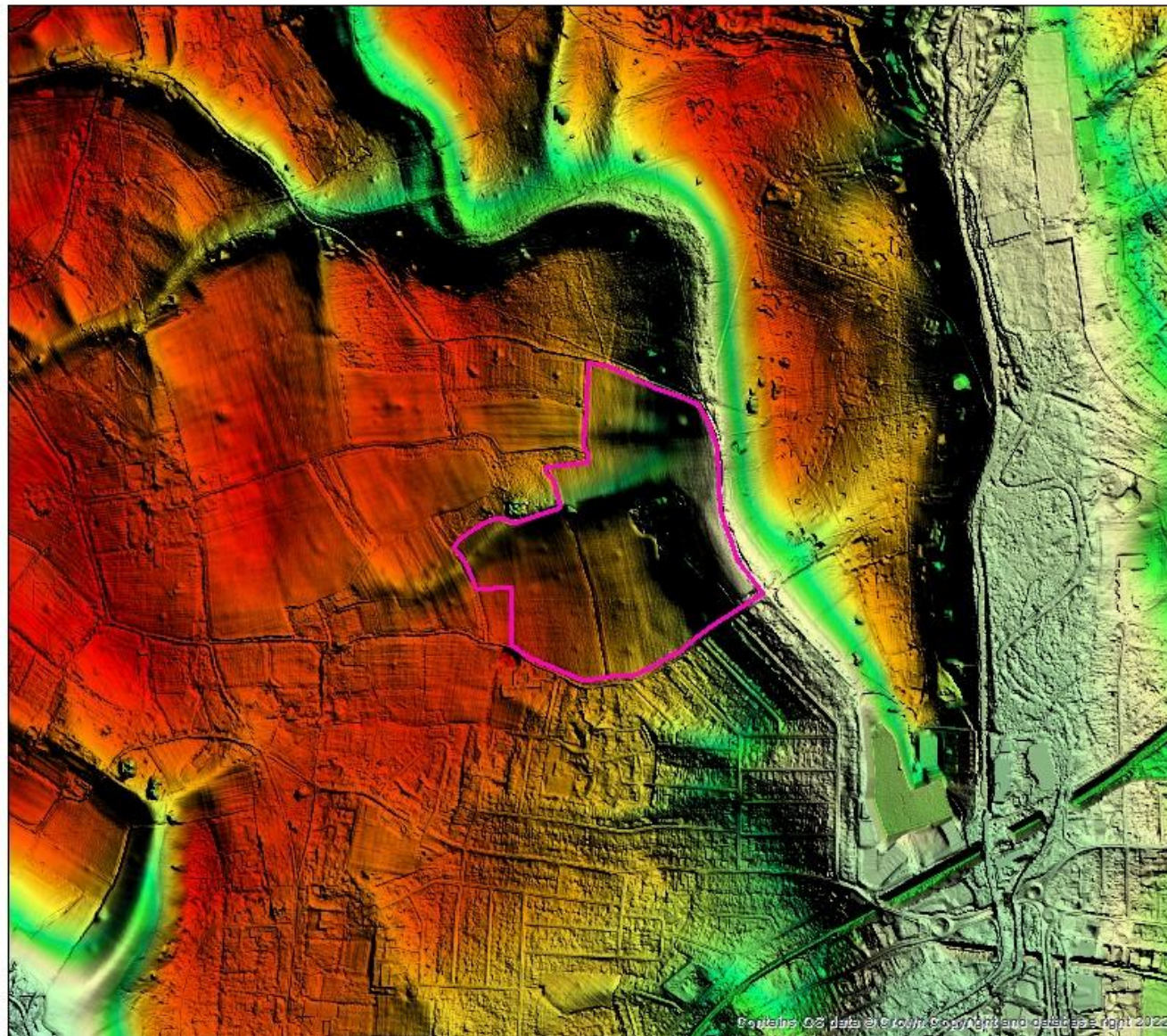
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DRWG No: P24-1200HT7.5 Sheet No: - REV: -

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Date: 06/08/2024

Scale: 1:15,000 @ A4



KEY

 Site

Hillshade Image (Azimuth 225°)

Little Green Lane, Croxley Green

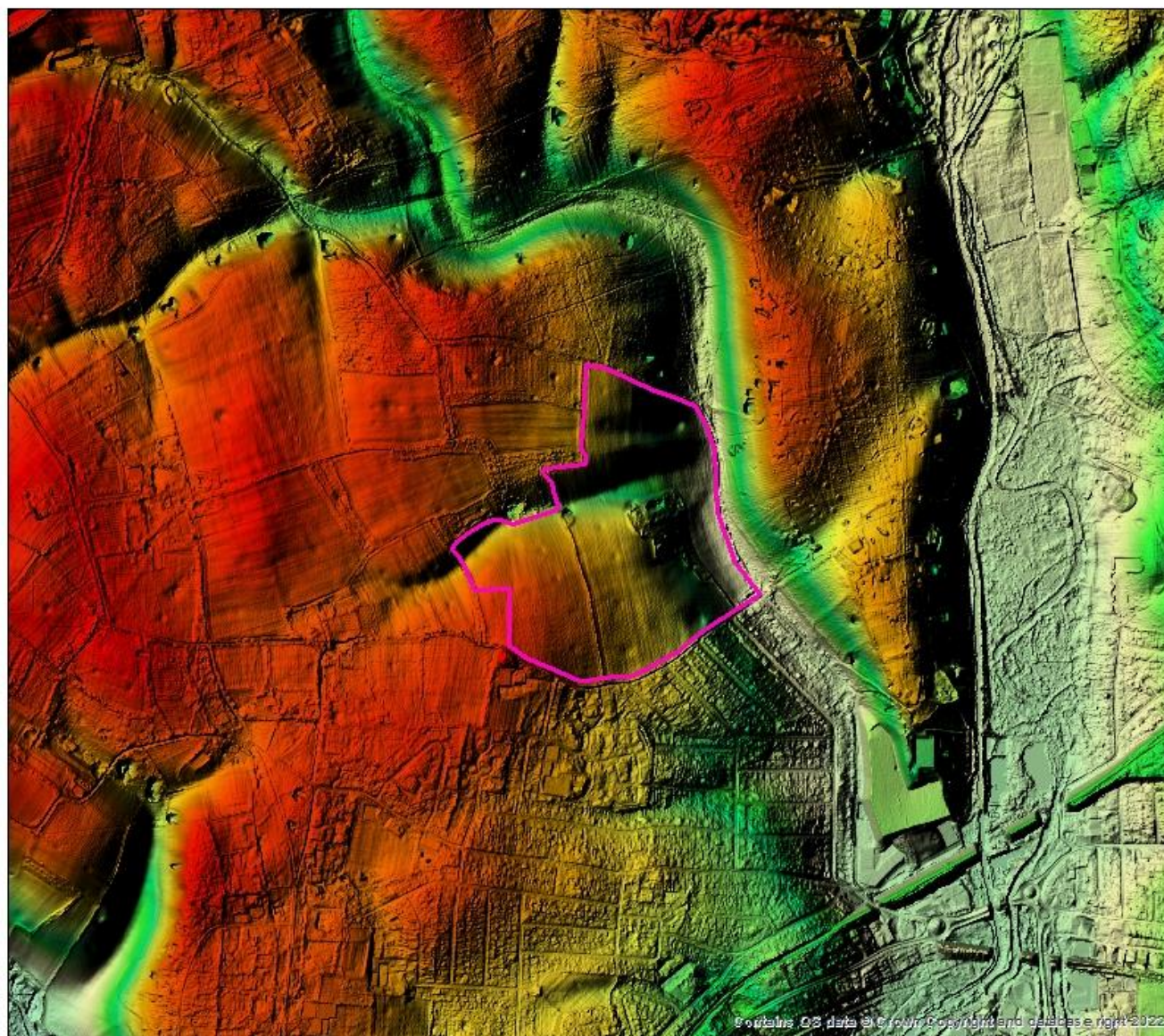
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Date: 06/08/2024

Scale: 1:15,000 @ A4



KEY

 Site

Hillshade Image (Azimuth 315)

Little Green Lane, Croxley Green

Client: Richborough Ltd.

DRWG No: **P24-1200HT7.8** Sheet No: - REV: -

Drawn by: JM Approved by: GS

Date: 05/05/2024

Scale: 1:15,000 @ A4

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