

High Road Bushey Heath Conservation Area Appraisal

DRAFT 2013

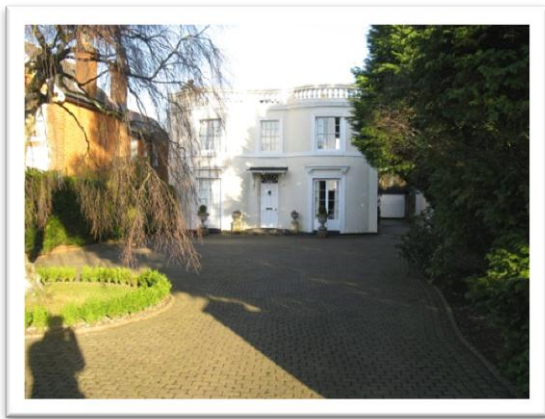


Table of Contents

Table of Contents	1
List of Figures.....	2
List of Maps.....	3
PART 1: CONSERVATION AREA CHARACTER APPRAISAL	4
INTRODUCTION.....	4
Background	4
Objectives.....	4
Survey	4
PLANNING AND POLICY FRAMEWORK.....	6
DEFINITION OF SPECIAL INTEREST.....	7
ASSESSING SPECIAL INTEREST	8
LOCATION AND SETTING	8
Boundaries	8
Topography	8
Geology.....	9
Archaeology	9
THE HISTORICAL DEVELOPMENT OF THE AREA.....	10
SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA	15
Street Pattern	15
THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.....	16
Summary of townscape features.....	16
Current activities and uses.....	16
Focal points, views and vistas	16
Open spaces, landscape and trees.....	17
Public Realm: Floorscape, street furniture etc.....	18
CHARACTER AREAS	19
Identification of Character Areas.....	19
The Buildings of the Conservation Area.....	25
Architectural styles and detailing.....	26
Listed buildings.....	26
Locally listed buildings	26
Negative Features and Issues	27
Inappropriate Alterations to Buildings	27
Negative Buildings & Areas	27
Intrusive Traffic	27
Signage	28
Inappropriate Landscaping	28
Neutral Buildings	28
PART 2: CONSERVATION AND MANAGEMENT PROPOSALS.....	29
INTRODUCTION.....	29

Boundary Review	29
New buildings	29
Buildings at Risk	29
The Future of the Conservation Area	29
Proposed additions to the Local List	30
Introduction of Article 4 Directions	30
Tree Preservation Orders	30
Street Furniture and Signage	30
Monitoring and Review	30
Sparrows Herne	30
Public Consultation	31
Bibliography	32
Publications	32
Maps	32
Hertsmere Borough Council	32
Other	32
Websites	32
Further Information	33
Appendices	33
Appendix 1 – Statutory Listed Buildings within High Road Conservation Area	33

List of Figures

Figure 1 - Example Coal Duty Marker	9
Figure 2 - The Historic Boundary Marker, taken facing north	15
Figure 3 - The view south along High Road	17
Figure 4 - The view east along Windmill Lane	17
Figure 5 - The view north along High Road	17
Figure 6 - Historic County Boundary Marker, located at the Southern extreme of the Area	18
Figure 7 - High Road Pillar Box, of historic cast iron design	18
Figure 8 - Nos. 2-16 Windmill Lane	20
Figure 9 - Windmill Lane looking West	20
Figure 10 - High Road, looking North-East	21
Figure 11 - High Road, looking South-East	21
Figure 12 - The TESCO/ESSO garage, just outside the border of the Conservation Area	21
Figure 13 - 158 High Road	21
Figure 14 - The Devonshire Arms, now closed and dilapidated	21
Figure 15 - 160-164 High Road	21
Figure 16 - Entrance point to redevelopment to the rear of High Road	22
Figure 17 - The development of flats under construction, viewed from the Windmill Lane side	22
Figure 18 - 168 High Road – ‘Heath Cottage’ according to the gatepost	22
Figure 19 - The east side of the High Road	22
Figure 20 - 170 High Road	22
Figure 21 - Attractive entrance gateposts to 170 and 172 High Road	22
Figure 22 - 172 High Road, partially obscured from the road by foliage	23
Figure 23 - 174 High Road	23
Figure 24 - 95-97 High Road	23

Figure 25 - 91-93 High Road.	23
Figure 26 - A view of the rear of 95-97 High Road, showing the attractive nature of the high chimney pots on this row of houses.	23
Figure 27 - The electrical substation along Hartsbourne Road.	23
Figure 28 - The wall and Laurel hedge obscuring Hartsbourne Park on the east side of High Road.	24
Figure 29 - Hartsbourne Park.	24
Figure 30 - Hartsbourne Park, looking North East.	24
Figure 31 - The main entrance of Hartsbourne Park.	24
Figure 32 - Capstone of the gatepost at No. 172 High Road.	25
Figure 33 - No's 2-8 Windmill Lane.	27
Figure 34 - No's 10-14 Windmill Lane.	27
Figure 35 - The former Devonshire Arms.	27

List of Maps

Map 1 – Map of High Road Bushey Heath Conservation Area and its boundary (Courtesy of Hertsmere Borough Council)	5
Map 2 - Map of Hertsmere Borough (courtesy of Hertsmere Borough Council)	8
Map 3 - Extract from the Dury and Andrews Map of 1766, showing Bushey, Bushey Heath and The Windmill. Also note the Sparrows Herne turnpike road.	10
Map 4 - Extract from Bryant's map of 1822. Windmill Lane is the unfinished road leading northeast.	11
Map 5 - Extract from the 1840 Tithe Map of Bushey, showing the Heath to the south of the village.	12
Map 6 - Extract from the 1881 OS Map of Bushey Heath.	12
Map 7 - Extract from the 1898 OS Map of Bushey Heath.	13
Map 8 - Extract from the 1914 OS Map of Bushey Heath	14
Map 9 - Extract from the 1934 OS Map of Bushey Heath	14
Map 10 - High Road Conservation Area Character Areas.	19
Map 11 - Map of High Road Conservation Area, showing important features.	28

PART 1: CONSERVATION AREA CHARACTER APPRAISAL

INTRODUCTION

Background

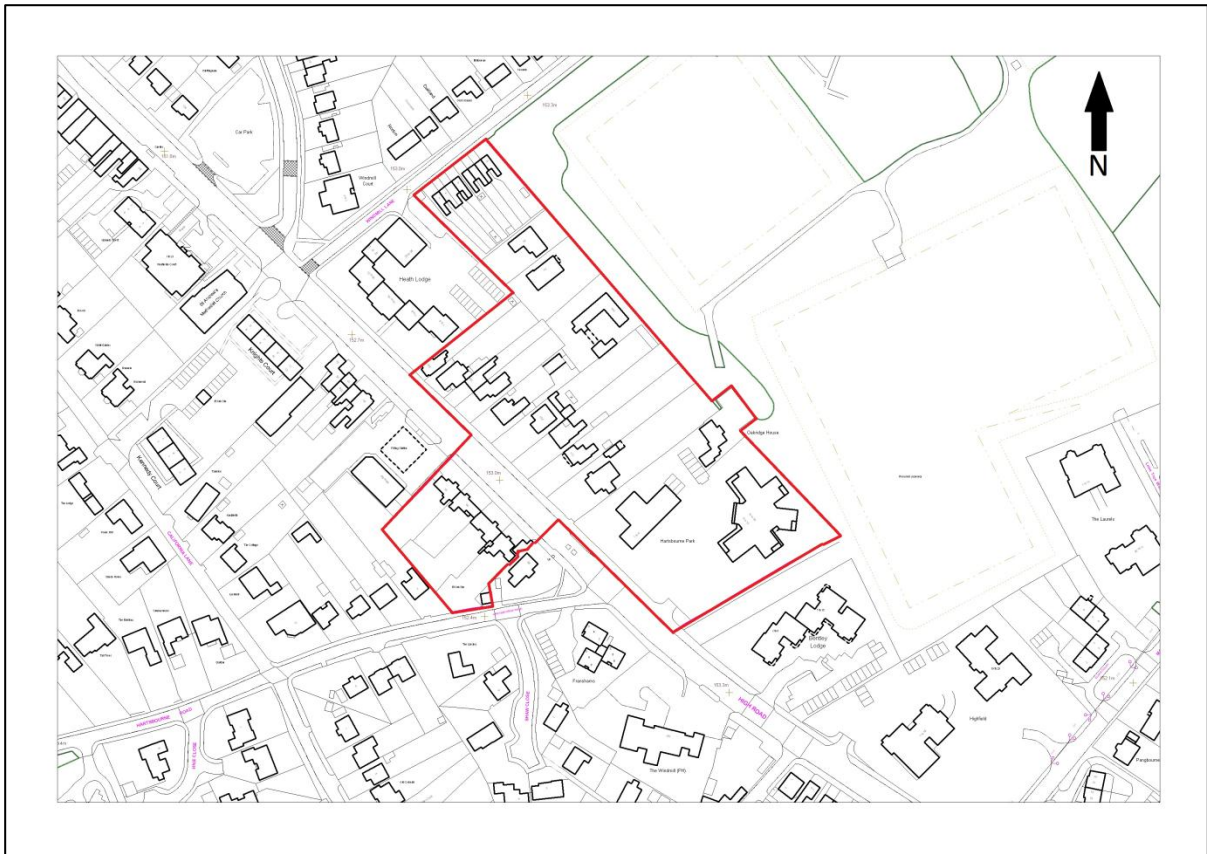
- 1.1 High Road Conservation Area was first designated in March 1990. The Area covers a small portion of High Road; extending north east from the road to the boundary of land occupied by Colne Valley Pumping Station; north to a small section of Windmill Lane; south east to the boundary of Bentley Lodge and south west, covering land between High Road and Hartsbourne Road (Map 1).
- 1.2 Local planning authorities are required, under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review Conservation Areas and formulate and publish proposals for the preservation and enhancement of these areas. This appraisal satisfies this requirement with regards to High Road Conservation Area.
- 1.3 The appraisal of High Road Bushey Heath Conservation Area was carried out by BEAMS Ltd, the trading company of the Hertfordshire Buildings Preservation Trust, in conjunction with Hertsmere Borough Council between December 2011 and March 2012.

Objectives

- 1.4 The main objectives of the appraisal are:
 - To define the special interest of High Road Conservation Area by analysing its historical development, uses, landscape setting, views and spaces, and also through the assessment of the architectural and historic qualities of its buildings.
 - To identify neutral areas, negative features, inappropriate alterations, and the pressures on and capacity for change within the Area.
 - To review the existing Conservation Area status and make recommendations for change as appropriate.

Survey

- 1.5 In order to inform this appraisal a Historic Area Assessment and photographic survey of High Road was undertaken in line with recommendations by English Heritage of best practice with regard to carrying out Historic Area Assessments and Appraising Conservation Areas (2010 and 2011).
- 1.6 Principally, the photographic survey was carried out in order to “to act as a visual notebook, including general views and, where appropriate, individual buildings, architectural details, inscriptions and other features of interest”. This will also form part of the project archive for use and reference by Hertsmere Borough Council. The omission of any particular feature or building in this report does not imply that it lacks significance or value.



Map 1 – Map of High Road Bushey Heath Conservation Area and its boundary (Courtesy of Hertsmere Borough Council)

PLANNING AND POLICY FRAMEWORK

- 2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. Each local planning authority is responsible for the designation of such Conservation Areas under the Act. Section 71 of the same Act requires local planning authorities to ‘*...formulate and publish proposals for the preservation and enhancement...*’ of these Conservation Areas.
- 2.2 The “National Planning Policy Framework” (NPPF) makes reference to Conservation Areas.
- Paragraph 127: “*When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest*”.
 - Paragraph 137: “*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 or better reveal the significance of the asset should be treated favourably*”.
 - Paragraph 138: “*Not all elements of a Conservation Area will necessarily contribute to its significance. 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 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole*”.
 - *Annexe 2 includes Conservation Areas in its list of articles which are to be considered ‘Designated Heritage Assets’ (page 51).*
- 2.3 Hertsmere Local Plan was adopted in 2003 and provides a framework for development in the Borough. The Local Plan 2003 contains policies relating to a number of important issues including the Green Belt, Housing, Employment and Transport. Hertsmere Planning and Design Guide Supplementary Planning Document was adopted by the Council in 2006 and forms part of the Local Plan. The Local Plan also includes the Core Strategy Development Plan Documents (DPD); this will eventually replace the Local Plan. Of particular note within the Core Strategy is policy CS13 which reiterates the protection and enhancement of historic assets.
- 2.4 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Hertsmere Borough Council conducts regular reviews of its Conservation Areas. These shall be published:
- ‘...as a series of individual assessment studies covering such factors as the area’s origins and archaeology, the architectural and historic quality and character of buildings, the special quality of developed and open spaces and important views both within and towards the area. These studies will form the basis for development control decisions and for proposals for enhancement projects. They will also be helpful in the formulation of community based village appraisals.’*
- (Hertsmere Local Plan 2003, section 6.2, page 162)
- 2.5 This appraisal utilises English Heritage guidance on the undertaking of Conservation Area Appraisals and Historic Area Assessments (See Bibliography).

DEFINITION OF SPECIAL INTEREST

- 3.1 High Road Conservation Area is based around the still identifiable traces of early 19th Century settlement and development following the enclosure of Bushey Heath in 1808. This development was concentrated along the Sparrows Herne Turnpike Road across Bushey Heath and Windmill Lane, which would originally have led to Bushey Windmill itself. It represents an area of historic buildings of a particular period and the boundary on the turnpike between Hertfordshire and the now defunct historic county of Middlesex.

ASSESSING SPECIAL INTEREST

Location and Setting

- 4.1 Bushey is located west of Borehamwood and south of Radlett, inside the M25 in the south of Hertfordshire.
- 4.2 Bushey Heath itself lies to the south east of the main town of Bushey, beyond Sparrows Herne, on the county boundary between Hertfordshire and the London Borough of Harrow.



Map 2 - Map of Hertsmere Borough (courtesy of Hertsmere Borough Council)

Boundaries

- 4.3 The boundary of High Road Conservation Area, as shown on Map 1, has not changed since its designation in March 1990. High Road Conservation Area currently comprises the majority of the area north east of the High Road between Windmill Lane, which extends north east, and the south eastern boundary of the Hartsbourne Park development. The exception is where the boundary is dog-legged around the Heath Lodge development adjacent to Windmill Lane. On the south west side of the High Road the Conservation Area includes the combined curtilages of 91-97 High Road, and the small electricity sub-station off Hartsbourne Road.

Topography

- 4.4 High Road Conservation Area stands on ground at around 130 metres above sea level. The ground level rises towards the North East up Windmill Lane before sloping down towards the Colne Valley Pumping Station. It also slopes away towards the Area's southern extent at the boundary with the London Borough of Harrow.
- 4.5 The land use within the Conservation Area is now entirely residential, although until 2006 there was also the Devonshire Arms public house at No. 158 on the North West side of the road, which is now boarded up. The houses consist of detached, semi-detached and terraced dwellings, apart from Hartsbourne Park which is a large scale

development of private flats in the South East section of the Conservation Area. Land to the North East of High Road is also under development, where a building containing 40+ flats is under construction (Application No's: TP/10/0996 and 0998).

Geology

- 4.6 The geology of the surrounding area is a mixture of London clay bedrock from the Eocene epoch, with superficial gravel deposits from the Pleistocene epoch, and a principally chalky topsoil.

Archaeology

- 4.7 There have been no archaeological finds of significance within the High Conservation Area. However, there is an historic boundary stone indicating the historic interface between Hertfordshire and Middlesex on the south boundary of the Conservation Area. A second marker, a London Coal Duty Post, was recorded as being located 20 yards south-east of the junction between High Road and Hartsbourne Road. The Hertfordshire Historic Environment Record (HER) listing (No. 5742) describes it as 4ft high, made of cast iron and complete with City of London Coat of Arms – typically these were painted white with red detailing and are a common feature in the area surrounding London. A survey of the locality was unable to locate this, so it is assumed it has been permanently removed at some point since the HER record was made.



Figure 1 - Example Coal Duty Marker

(Attributable to Stefan Czapski, <http://www.geograph.org.uk/photo/2256490>)

- 4.8 There is also a theory that there was a Roman Road running through the general area, and archaeological investigations suggest this exists although on a subtly different alignment than the original theory (Fadden 1999; Viatores 1964). There is also evidence of a number of Roman Villas in the general Bushey locality (Robinson 1978)

THE HISTORICAL DEVELOPMENT OF THE AREA

- 5.1 The modern name of Bushey originates from the archaic 'Bissei' found in the Domesday Book. This is probably derived from the Old English 'bysce', meaning 'place covered with wood'.
- 5.2 The Domesday Book tells us that the Manor of Bushey was held by Geoffrey de Mandeville, a Norman Knight who arrived with William I in 1066. The Manor consisted of 15 hides - each hide consisting of 120 acres. The population was 10 villagers, 1 Frenchman and 8 smallholders. There were 2 mills, and woodland for '1000 pigs' – a qualitative term for a certain area of land, rather than actually 1,000 animals. The entire value of the Manor was between £10 and £15.
- 5.3 In 1141 Empress Maud granted Geoffrey de Mandeville a market in Bushey, to be held on Thursdays. Bushey appears to have become an independent parish after its separation from Watford in 1166. In this year Geoffrey de Jarpenville built a church at Bushey and endowed it with a virgate. The right to hold a market, and an annual three day fair of St James was then reconfirmed in 1270.
- 5.4 In 1428 the Earl of Salisbury enclosed a large portion of local land and built a new hall in the village, and by 1616 it had its own school. During this period the manor of Bushey was divided into three 'tithings' or districts; Great Bushey, Little Bushey and Leavesden. All three of these abutted Bushey Heath.
- 5.5 In 1716 the Manor of Bushey was sold to one Richard Capper Esquire and it then remained in his family for three generations. In 1762 the Sparrows Herne Turnpike Trust was created in order to control the road from Bushey Heath to Aylesbury, and the line of the road can be seen on the 1766 Dury and Andrews map of Hertfordshire.



Map 3 - Extract from the Dury and Andrews Map of 1766, showing Bushey, Bushey Heath and The Windmill. Also note the Sparrows Herne turnpike road.

- 5.6 The Drury and Andrews Map also shows a small settlement named Thieves Hole, which later became Hartsbourne Manor House. The name Thieves Hole is derived from its association with the road across Bushey Heath, which was known for being a haunt of local highwaymen, including allegedly the infamous Dick Turpin.
- 5.7 In 1808 Bushey Heath was enclosed, whereby parts of it were allocated to the local Bushey and Bournhall Manors, and to the owners of Bushey Hall and Hartsbourne.



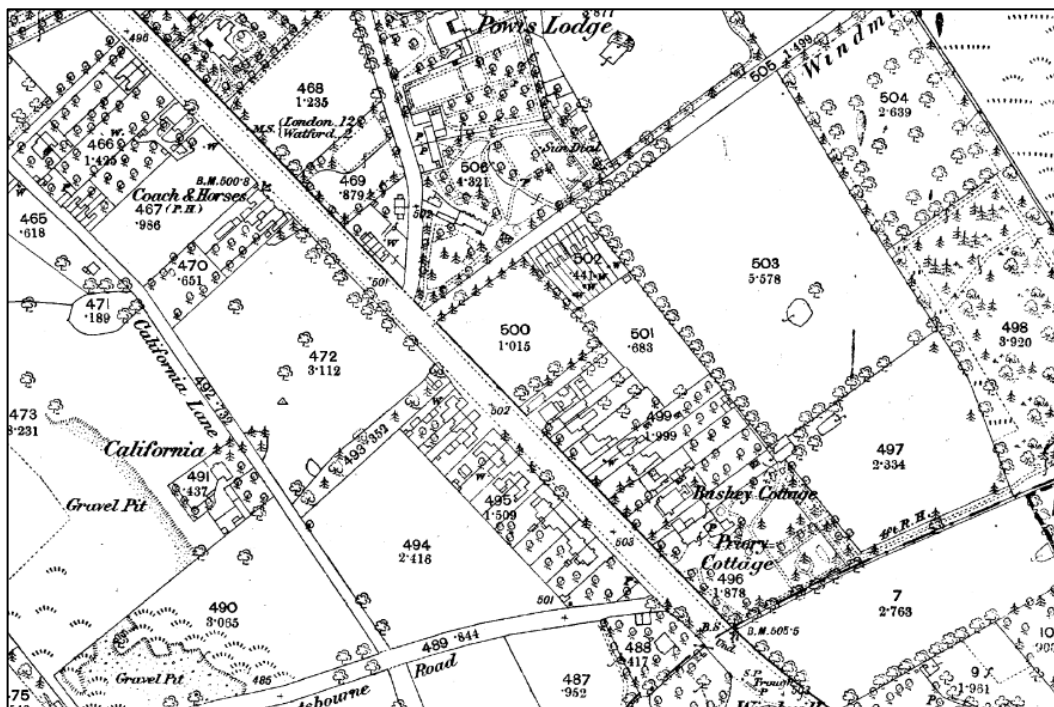
Map 4 - Extract from Bryant's map of 1822. Windmill Lane is the unfinished road leading northeast.

- 5.8 The 1822 Bryant Map shows the level of development at Bushey Heath only a decade after enclosure. It is clear that at this point it was still predominantly an area of wilderness and undeveloped heath land.
- 5.9 In 1801 the population of Bushey was 856. Before this point the population of Bushey had remained at probably no more than approximately 500-800 people for the preceding few centuries, but the changes that enclosure and the advent of more efficient means of transport and the new industries associated with it soon saw the population begin to rise, and it had reached 2,747 by 1851, and 5,142 by 1911.
- 5.10 In 1835 the arrival of the London and Birmingham Railway contributed to this greatly. People were given free rides on the railway in order to popularize the new form of transport.



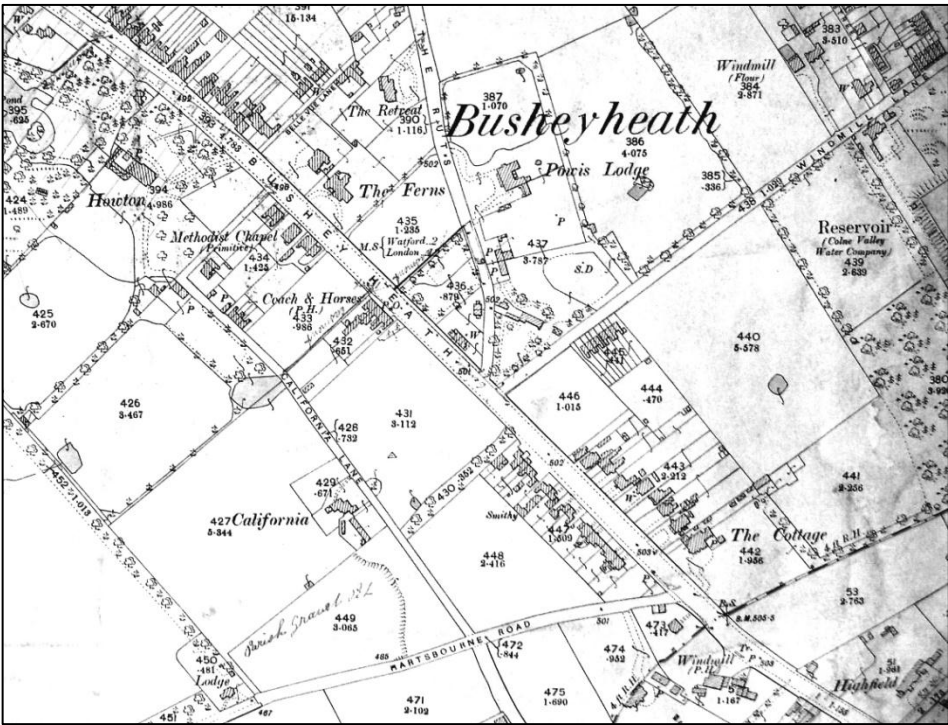
Map 5 - Extract from the 1840 Tithe Map of Bushey, showing the Heath to the south of the village.

- 5.11 The 1840 Tithe map shows us that at this point the settlement of Bushey Heath had not really progressed much further south than the junction of the High Road with Elstree Road. The area encompassing the High Road Conservation Area is still predominantly heathland, and according to the map, entirely lacking any structures, although the road itself continues along this line to this day, forming the historic backbone of the Conservation Area.



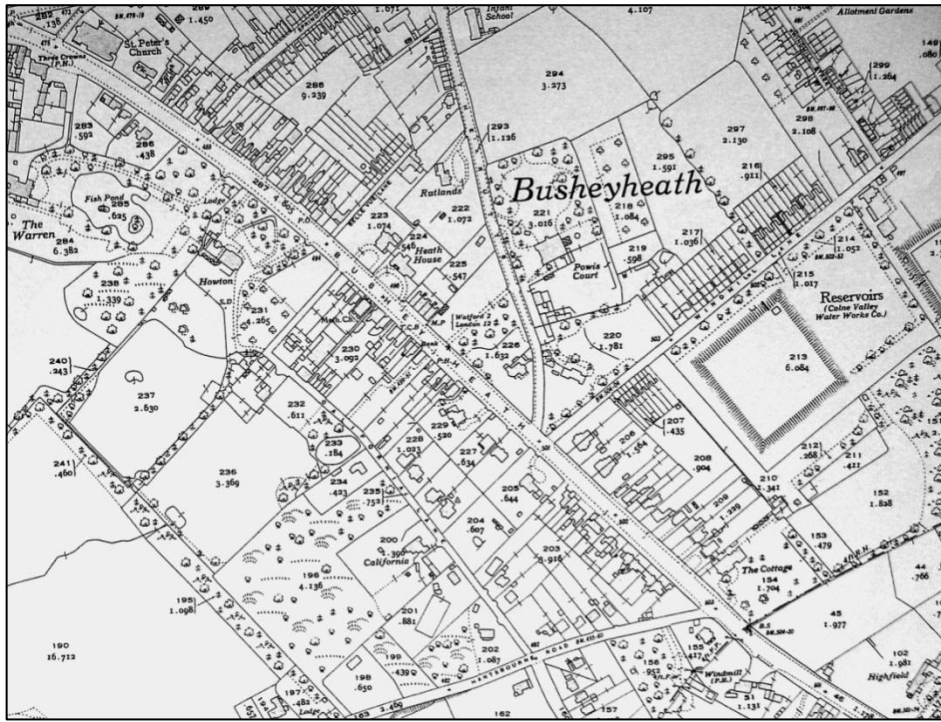
Map 6 - Extract from the 1881 OS Map of Bushey Heath.

5.12 By 1881 the construction of houses had spread southwards along the High Road, and the Colne Valley Water Company had been established nearby in 1875, with its reservoirs visible in Bushey Heath on the 1898 OS Map. These reservoirs stand at 500ft above sea level, and at the time provided a reliable source of water for the highest points between London and Watford.

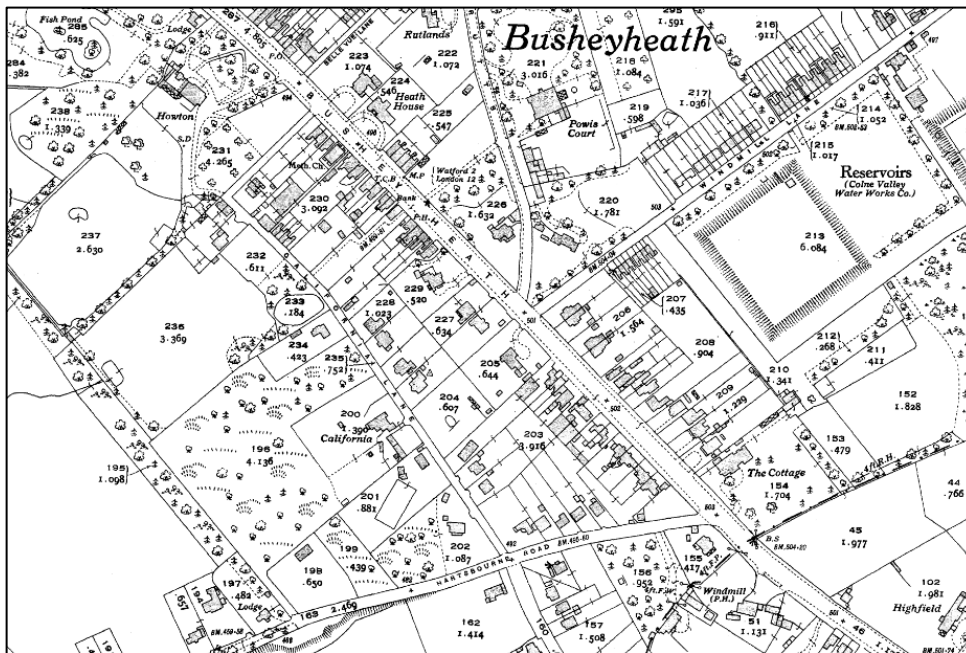


Map 7 - Extract from the 1898 OS Map of Bushey Heath.

5.13 The predominantly agricultural employment demographic of the area also started to be replaced within the village by other local industries during this period, with a typical range of retail and other manufacturing shops within the village, including of course a blacksmith and a number of pubs.



Map 8 - Extract from the 1914 OS Map of Bushey Heath



Map 9 - Extract from the 1934 OS Map of Bushey Heath

- 5.14 Between 1881 and 1934 the pattern of development remained unchanged, but gradually areas around and behind the main thoroughfare of High Road were developed and infilled so that by 1934 Bushey Heath had almost become a separate, thriving community of its own, apart from Bushey itself.

SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA

- 6.1 Due to the relatively recent development of the area encompassed by the High Road Conservation Area, historical features that are in evidence are limited to post-enclosure elements. There is very little evidence remaining of its prior existence as heathland.
- 6.2 High Road itself still serves as an important artery for traffic into the north London Borough of Harrow, this role having been reinforced by the introduction of personal transport and motorized vehicles during the 20th Century. The Conservation Area also abuts the historical boundary between Hertfordshire and Middlesex and contains physical evidence of this in the form of a stone boundary marker, now listed at Grade II.



Figure 2 - The Historic Boundary Marker, taken facing north.

Street Pattern

- 6.3 The historic street pattern of Bushey Heath derives its history from before enclosure, with High Road, Elstree Road, and Hartsbourne Road predating 1808. High Road itself constitutes part of what was the Sparrows Herne Turnpike Road running from London to Aylesbury. This forms the main thoroughfare in Bushey Heath, off which subsidiary roads lead. One of these, Windmill Lane, forms part of the Conservation Area, and is an historic road probably dating from the construction of Bushey Heath Windmill.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Summary of townscape features

- 7.1 The Conservation Area itself is defined by its attractive mix of small terraced cottages and larger well-proportioned 19th Century houses, set back from the road and softened in appearance by a considerable number of trees, boundary walls and fences. In various places this has changed in emphasis, with various newer and larger developments being added into townscape.

Current activities and uses

- 7.2 The area encompassed by High Road Conservation Area is now entirely residential, and this varies between large detached houses, terraces and large scale accommodation in the form of blocks of private flats.
- 7.3 Just outside the Conservation Area, and close enough to have a negative impact visually and in other ways on the general ambience of the Conservation Area is a busy petrol station, and a number of restaurants and a pub. The derelict Devonshire Arms, closed in 2006, is the only remaining building in the Area itself which has an intended use other than residential.

Focal points, views and vistas

- 7.4 The Area lacks a well-defined focal point due to its linear, road encompassing nature. Apart from the cottages along Windmill Lane however, the majority of the built environment within the Conservation Area is located along High Road. This naturally then forms the central part of the Conservation Area.
- 7.5 Views into and within the Conservation Area which are particularly important are:
- The view south along High Road towards the boundary with the London Borough of Harrow. This view encompasses the whole of the main section of the Conservation Area and the sloping view down the hill out of the Area, lined with trees, illustrates its proximity with the wooded area of Stanmore Common.
 - The view east along Windmill Lane. The Windmill Lane section of the Area is separated from the central High Road portion by a gap outside Heath Lodge, an unattractive development of flats. The view along Windmill Lane recedes into the distance along Windmill Lane, and is framed on the right by the tall deciduous trees around the Colne Valley Pumping Station's reservoirs and the high garden hedges of the houses on the left. Nos. 2-16 Windmill Lane; the diminutive white cottages that form part of the Area on the right, are almost obscured from this view. When viewed from slightly further along Windmill Lane they are framed by the trees behind and softened by the trees and front gardens.
 - The view north along High Road into the Conservation Area. The petrol station is obscured by tree growth outside 91-93 High Road, as is the eastern side of the road, which makes for a relatively attractive vista, punctuated by the characteristic chimney pots of the houses on the left.

A Map detailing these features can be found at the end of Part 2 (Map 11)



Figure 3 - The view south along High Road.



Figure 4 - The view east along Windmill Lane.



Figure 5 - The view north along High Road.

Open spaces, landscape and trees

- 7.6 The Area itself lacks any wide open spaces, although the open space of the Colne Valley reservoirs to the east have a positive impact on the eastern boundary of the Conservation Area. There is very little in the way of the historic landscape of the Heath remaining within the Area due to its predominantly urban nature, apart from the number of trees which line the roads and are found within to the rear of the land plots.
- 7.7 Visually, trees form a characteristic part of both the High Road and Windmill Lane sections of the Conservation Area. The houses on the east side of the High Road are set back from the road and are often partially or even wholly obscured from the road by tree growth. This is especially true of the Hartsbourne Park development to the South of the Area, whose high Leylandii and Laurel hedges and low brick wall combination form a barrier of exclusivity around the blocks of flats, limiting their impact on the Area.
- 7.8 The level of tree growth is almost certainly influenced by Bushey Heath's origins as a partially wooded common area, and its survival, if altered by the introduction of commercial arboricultural elements like Leylandii and other deliberately planted trees and hedges, creates a pleasant, natural and almost 'rural village' feel within the Area. In many ways this is as important a defining feature of the Conservation Area as the historic buildings within it.
- 7.9 The substantial beech trees within the grounds of Hartsbourne Park break up the solid blocks of the flats, and punctuate the skyline within the Area.

Tree Preservation Orders in the Area

7.10 There are currently three Tree Preservation Orders (TPOs) in force within the Area. These are:

- Ref: 288/94 – 170 High Road.
- Ref: 18/2006 – 10 Windmill Lane.
- Ref: 40/2006 – Hartsbourne Park.

Public Realm: Floorscape, street furniture etc.

7.11 The roadside pavements within the Conservation Area are typical of an urban location; utilitarian tarmac with concrete kerbstones. The street furniture is also unremarkable, and of no special historic significance.

7.12 The exceptions to this are an attractive historic boundary stone, listed Grade II, located towards the south of the Area on the East side of High Road, demarcating the boundary between Hertfordshire and historic county of Middlesex and the mid-20th Century Post Office cast iron pillar box on the West side of High Road.

7.13 A second marker, a London Coal Duty Post, was recorded as being located 20 yards south-east of the junction between High Road and Hartsbourne Road. The listing describes it as 4ft high, made of cast iron and complete with City of London Coat of Arms – typically these were painted white and red and are a common feature in the area surrounding London. As confirmed above, this is no longer *in situ*.



Figure 6 - Historic County Boundary Marker, located at the Southern extreme of the Area.



Figure 7 - High Road Pillar Box, of historic cast iron design.

CHARACTER AREAS

- 8.1 The predominant characteristic of the High Road Conservation Area is that of a busy urban street with significant traffic flow. The urban nature of the Area is alleviated somewhat by the profusion of trees and arboricultural growth, and the varied nature of the structures within it.

Identification of Character Areas

- 8.2 High Road Conservation Area, although small, is divided into three separate character areas with distinctive architecture, historic development or landscape features.



Map 10 - High Road Conservation Area Character Areas.

Area 1: Windmill Lane (No's: 2-16)

- 8.3 This character area encompasses the section of the Conservation Area that lies approximately 200yds east along Windmill Lane from High Road. Between this area and High Road is Heath Lodge.
- 8.4 The houses within the Conservation Area along Windmill Lane are two blocks of four low key Victorian terraced houses, partially obscured by foliage and trees and overshadowed by large Beech trees to the east. Beyond, over the boundary of the Conservation Area the landscape opens out into the grass covered reservoirs
- 8.5 The quiet nature of this road, along with the retention of the open space further east has to some extent preserved the historic character of this section of the Area, and therefore some of its significance. This is spoilt, however, by various Permitted Development additions to the façades and sides of the houses including inappropriate porches, a garage, and window shutters. There is also a potential threat to its character caused by the large scale development of flats behind the terraces to the south-east.



Figure 8 - Nos. 2-16 Windmill Lane



Figure 9 - Windmill Lane looking West.

Area 2: High Road

- 8.6 This character area comprises the buildings on both sides of High Road, from the edge of the Esso/Tesco Express garage on the south-west side of the road, and the boundary of Heath Lodge on the north-east side, until the boundary with the curtilage of Hartsbourne Park. It also extends north towards the boundary with the Colne Valley reservoirs, up to the rear of the cottages on Windmill Lane
- 8.7 This area is characterized by an attractive mix of 19th Century and later terraced, semi-detached and detached houses, the majority set back from the road and partially obscured by tree and shrub growth.
- 8.8 Recently this character area has been negatively affected by the demolition of one of the original 19th Century houses along the High Road, No.164, in order to provide access to the plot to the rear for the development of flats. This is to be replaced with a smaller house, in Victorian pastiche, allowing for a wider access drive to the flats. The current dilapidated state of the former Devonshire Arms is also a negative aspect.
- 8.9 The two bungalows, 2a/b Windmill Lane, originally on the site have also been demolished in order to make way for the development. These buildings were of limited significance, but were low-key in scale by comparison to the new building. The full impact on this portion of the Conservation Area is not yet fully discernible. The relative scale of the new development and its relative position related to the older, smaller houses is an aspect which does not contribute positively to the character of the Conservation Area, but in terms of its visibility from the main High Road, the impact is unclear.



Figure 10 - High Road, looking North-East.



Figure 11 - High Road, looking South-East.



Figure 12 - The TESCO/ESSO garage, just outside the border of the Conservation Area.



Figure 13 - 158 High Road.



Figure 14 - The Devonshire Arms, now closed and dilapidated.



Figure 15 - 160-164 High Road.



Figure 16 - Entrance point to redevelopment to the rear of High Road.



Figure 17 - The development of flats under construction, viewed from the Windmill Lane side.



Figure 18 - 168 High Road – ‘Heath Cottage’ according to the gatepost.



Figure 19 - The east side of the High Road.



Figure 20 - 170 High Road.



Figure 21 - Attractive entrance gateposts to 170 and 172 High Road.



Figure 22 - 172 High Road, partially obscured from the road by foliage.



Figure 23 - 174 High Road.



Figure 24 - 95-97 High Road.



Figure 25 - 91-93 High Road.



Figure 26 - A view of the rear of 95-97 High Road, showing the attractive nature of the high chimney pots on this row of houses.



Figure 27 - The electrical substation along Hartsbourne Road.

Area 3: Hartsbourne Park

- 8.10 This section encompasses the large private development of flats towards the southern boundary of the Area. These are late 20th Century in design, having been granted planning permission by Hertsmere Borough Council in the early 1990s, just before the designation of the Conservation Area. Situated behind a private wall and hedge, with tree cover provided by large beech trees within the curtilage, they offer exclusive accommodation. The architecture and character of this section of the Conservation Area is entirely distinct from the rest of the Area, where smaller detached and semi-detached houses and terraced dwellings are characteristic.
- 8.11 This scale of development is anachronistic with Bushey Heath's historic character, and although the architectural design of the flats is not unattractive and in fact its brick façade and pitched slate roofs blend successfully with their surroundings, the style of building contrasts markedly with its immediate neighbours.
- 8.12 This scale of development illustrates the fact that Bushey Heath is a relatively recent settlement, having only been enclosed in 1808, no buildings older than this date survive. The mid-20th Century disregard for 19th Century buildings meant demolition would have presented less of an issue, allowing buildings such as Hartsbourne Park to be constructed.



Figure 28 - The wall and Laurel hedge obscuring Hartsbourne Park on the east side of High Road.

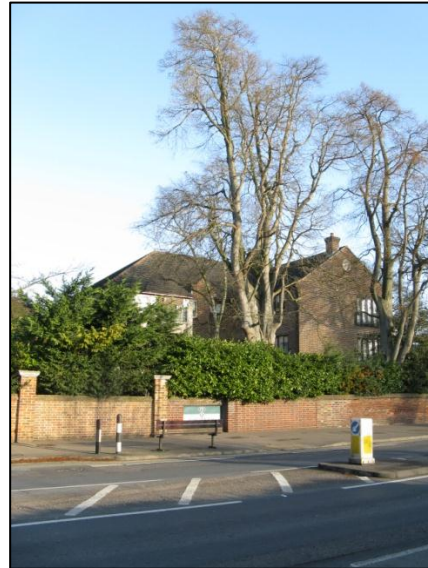


Figure 29 - Hartsbourne Park



Figure 30 - Hartsbourne Park, looking North East.



Figure 31 - The main entrance of Hartsbourne Park

The Buildings of the Conservation Area

- 9.1 Due to Bushey Heath's relatively recent origins, the Conservation Area itself contains no buildings dating from prior to the early 19th Century, although the Drury and Andrews map of 1766 does show the local pub The Windmill just to the south of the Area boundary. The enclosure of the Heath in 1808 led to the development of buildings along the rest of the turnpike road towards London, and the 1822 Bryant Map of Hertfordshire indicates that at this time two structures were already in place on the north east side of the road. Unfortunately there are no clear indications as to which buildings these might be, but the prevalence of inns on turnpike roads suggests that at least one of these may have been what was until recently the Devonshire Arms. Unfortunately, the Tithe Map from 1840, which might have shed more light on this, does not show any structures at all in the space now covered by the Conservation Area.
- 9.2 Of the 19th Century buildings, the majority were built prior to 1877, when the first Ordnance Survey map was produced. The most noteworthy are almost certainly the four large Victorian detached houses set back from the east side of High Road, and which all display individual character and decorative architectural detail. Also dating from this period are the rows of white painted terraces on the west side of High Road and on Windmill Lane, and from the late 19th Century a short row of London brick terraced houses on the east side of the High Road. The rebuilt gate post of the large red brick house on the High Road (No. 168) incorporates a quaint capstone inscribed with 'Heath Cottage' despite dating from the 20th Century, when the heath had been built on and the house is anything but a cottage.



Figure 32 - Capstone of the gatepost at No. 172 High Road.

- 9.3 Within the Conservation Area itself the 20th Century has seen the construction of two large blocks of private flats at Hartsbourne, and is currently witnessing the construction of a large block of sheltered housing for the Jewish Blind and Physically Handicapped Society, located behind the houses on the east side of High Road, and overlooking their gardens and the gardens of the cottages on Windmill Lane. To the west of the Area is a small electricity substation, housed within a pebble-dashed structure, which was built in the earlier 20th Century. A Tesco/ESSO garage has been constructed more recently, just outside the boundary of the Area on the west side of the High Road.

Architectural styles and detailing

9.4 The style of the buildings in the High Road varies, but generally is of 19th Century origin, with a few more recent exceptions. Styles range from diminutive terraced cottages characterised by slate roofs, high chimney pots and painted façades, to large detached Victorian with decorative bargeboards, balustrades and moulded architectural features. The later 20th Century flats are characterised by London brick set in stretcher bond, tiled roofs, balconies with iron railings and a distinct continental architectural feel, different to that of the surrounding area.

9.5 Typical Features:

- Building elevations are generally brick, but some are painted – the predominant colours being white or cream.
- Roof slopes are almost all slated, although tiled roofs of different periods are also in evidence.
- Vertical sliding sash and casement windows in timber but an increasing number of inappropriate uPVC windows of various types
- Traditional brick chimney stacks are extant on most buildings, and tall clay chimney pots are still common.
- Buildings mostly set back from the road behind curtain walls and hedges.

Listed buildings

9.6 There are seven statutorily listed buildings within the High Road Conservation Area; all residential buildings facing High Road, with the exception of an historic boundary stone opposite the corner of High Road and Hartsbourne Road. This offers a substantial level of extra protection for a significant proportion of the most characterful and historically significant buildings within the Conservation Area. Please see the Listed Buildings Appendix and Map 11 for details.

Locally listed buildings

9.7 There are currently no locally listed buildings within the High Road Conservation Area.

Negative Features and Issues

Inappropriate Alterations to Buildings

10.1 There are a number of examples within the Conservation Area of where inappropriate additions have been made to buildings, for instance on Windmill Lane shutters around windows and forward facing porch extensions diminish the character of the houses in this row.

Negative Buildings & Areas

10.2 There are several prominent buildings that detract from the character of the High Road Conservation Area. These include:

- No's. 4, 12 & 14 Windmill Lane – inappropriate additions to the frontages of this row of historic terraced houses has had a detrimental effect on their uniform nature and historic character. This includes the fixing of pseudo shutters to the exterior of the windows on both storeys of No. 14, all of which detract from the original form and character of the houses.
- 16 Windmill Lane – the construction of the garage extension on the eastern end of this row of terraces has to some extent compromised the historic integrity of the row, and disrupts the pleasing aesthetic character of the buildings.



Figure 33 - No's 2-8 Windmill Lane



Figure 34 - No's 10-14 Windmill Lane

- The development that has replaced the former derelict Devonshire Arms, while an attempt to mirror existing, is a heavy set, block-like design of poor scale and layout – particularly the positioning of the rectangular bin-shelter in the front garden.



Figure 35 - The former Devonshire Arms.



Figure 36 - The new 'Devonshire' development.

Intrusive Traffic

10.3 High Road is a busy thoroughfare towards and away from London and therefore the level of traffic on the road is one of its defining features. This does detract somewhat from the historic character of the Conservation Area, although this is less the case along the Windmill Lane section, where it is generally a lot quieter and less intrusive.

10.4 High Road's historic status as part of the Sparrows Herne Turnpike means it has long seen higher levels of traffic than other local routes; therefore the current level of traffic is to be expected. There is no easy way to avoid this, but naturally issues of safety and environmental health are of concern.

Signage

10.5 Signage within the Conservation Area is of standard design, and is therefore not of any particular historic significance and does not contribute positively to the character of the Conservation Area.

Inappropriate Landscaping

10.6 On the West side of the High Road, the boundary hedges are, in places, in danger of over-crowding and obscuring the boundary and frontages of the houses.

Neutral Buildings

10.7 The majority of the buildings within the Conservation Area have a generally positive effect on the character of the Area. There are two exceptions currently. The small electricity substation building, which if not obscured by foliage and fencing might indeed have a negative effect, but because of its unobtrusive nature, neither diminishes or improves the historic character of the Area. The second is Hartsbourne Park, which by its non-historic nature and scale does not add positively to the Area but, due to being largely obscured from the road by a high hedge and large trees, it does not necessarily detract from its character either.



Map 11 - Map of High Road Conservation Area, showing important features.

PART 2: CONSERVATION AND MANAGEMENT

INTRODUCTION

Boundary Review

- 1.1 There are no proposed alterations to the boundary as it currently exists, due to the proposal outlined below.

New buildings

- 1.2 The Conservation Area has recently undergone a period of redevelopment in its north-eastern section, behind the houses on both Windmill Lane and High Road. Currently about to be completed is a large development of sheltered housing, permitted by the Planning Inspector, along with a new faux-Victorian style house that will front the street. These developments will effectively use up all available development space within the Area.
- 1.3 A new building, comprising two, two bedroom flats in a private residence on the location of the Devonshire Arms public house, has recently been constructed. It is markedly further forward as compared to the demolished public house, and forms an imposing element of the street scene.
- 1.4 Hartsbourne Park is also a relatively recent addition, and this is reflected in the limited significance it has.

Buildings at Risk

- 1.5 Following the demolition of the Devonshire Arms Public House and its replacement with a flatted development, there are now no buildings in the Conservation Area which are at risk.

The Future of the Conservation Area

- 1.6 Unfortunately a number of recent developments have taken place in the Conservation Area that has contributed to a decline in its historic character and significance.
- 1.7 Principally, this consists of the development between the High Road and Windmill Lane, along with the inappropriate and damaging Permitted Developments to some of the Victorian terraced houses along Windmill Lane, and the demolition and replacement of the Devonshire Arms public house. It includes the earlier Hartsbourne Park section of the Area which, despite being in place when the Area was designated, is also of no special historic or architectural interest.
- 1.8 It is important to note, however, that the majority of the significant buildings in the Area are Statutorily Listed, and are therefore protected from inappropriate development. Where there are significant non-listed buildings or features in this section, other methods of protection, such as Local Listing, Tree Preservation Orders or Article 4 Directions can, in theory, be deployed to conserve the character of these houses and their immediate vicinity.
- 1.9 These factors unfortunately contribute to a situation where it is hard to justify the continued status of Conservation Area for this part of Bushey Heath High Road, and it is considered that there are more effective, flexible and appropriate methods of protecting elements currently included in the Conservation Area which are historic or architectural character and significance.
- 1.10 In view of this, a number of actions will be taken in order to more effectively target and protect the specific significant elements of the historic environment which remain. These actions are:
- The introduction of Article 4 Directions to specific buildings or features in order to protect them from future inappropriate modification or development.

- The addition of certain buildings to the Local List, in order to provide more targeted protection.
- 1.11 Once these new elements of protection have come into force, or concurrently with them, the Conservation Area will be de-designated. It will be ensured that there is no gap between one form of protection being removed and others instated, to ensure a lack of protection isn't taken advantage of.

Proposed additions to the Local List

- 1.12 It is recommended that the following buildings be added to the Local List, both for their individual architectural and historical significance, and their contribution to the local streetscape.
- No. 158 High Road
 - No's 160-162 High Road
 - No. 168 High Road
- 1.13 These have been recommended for addition due to the prior recommendation that the Conservation Area be de-designated. It is felt that despite de-designation, these houses are significant enough in their own right to warrant a degree of protection from inappropriate development negatively affecting their character.

Introduction of Article 4 Directions

- 1.14 In view of the proposed de-designation of High Road as a Conservation Area, Article 4 Directions will be put in place to preserve various aspects of the locality which remain of positive character. These will protect any front boundary treatment that is significant from unsympathetic development or replacement.

Tree Preservation Orders

- 1.15 Because an important element of High Road's current positive character consists of the significant trees found within the boundaries of some of the buildings. In view of this and the recommended de-designation of the Conservation Area, Tree Preservation Orders will be considered.
- 1.16 Any additions to the list of Tree Preservation Orders in the Conservation Area would largely protect the current green character of the locality. It must be noted that Tree Preservation Orders should only be applied to trees where there is significant amenity value, or in the interests of expediency

Street Furniture and Signage

- 1.17 The current street furniture and signage is of standard design, and does not contribute positively to the character of the Area. Due to the recommendation to de-designate, no particular recommendations are made to change or remove any elements of the street furniture.

Monitoring and Review

- 1.18 Following de-designation, no further specific monitoring of the Conservation Area will be undertaken. However, the existing and proposed Tree Preservation Orders will be kept under review, and the protection afforded the locality by Article 4 Directions and the Local List are monitored automatically by the planning process.

Sparrows Herne

- 1.19 Sparrows Herne, an area north of the High Road Conservation Area towards Bushey, was considered for addition to this Conservation Area Appraisal due to public interest. It was concluded, however, that Sparrows Herne lies too far outside the boundary to merit inclusion in this case. Instead, a more detailed assessment of Sparrows Herne has been undertaken separately.

Other areas for consideration

- 1.20 Due to the loss to the Borough of Hertsmere, and in particular Bushey Heath, of this Conservation Area, a number of Area Assessments will be carried out to assess whether there is scope or ability to create any new Conservation Areas where the historic character of an area permits it. The exact areas which will be considered have yet to be fully defined, but these will be published in due course.

Public Consultation

- 1.21 Although there is no statutory requirement for a public consultation, it is recommended that this draft appraisal to be subject to a six-week period of public consultation during 2012. A copy of this document can be downloaded from the Hertsmere Borough Council website.

Bibliography

Publications

- English Heritage (2010) *'Understanding Place: Historic Area Assessments: Principles and Practice'*. London: English Heritage.
- English Heritage (2011) *'Understanding Place: Conservation Area Designation, Appraisal and Management'*. London: English Heritage.
- Fadden, K.J (1999) *'An Archaeological Evaluation of an ancient track between Flitwick and Shefford'*. Amptill A&DA&LHS
- Hertfordshire Library Service (1984) *'Bushey: An outline History'*. Hertford: Hertfordshire Library Service.
- Robinson, B.A (1978) *'Hertfordshire'*. Chesham: Barracuda Books Ltd
- Viatres (1964) *'Roman Roads in the South-East Midlands'*. London: Gollancz

Maps

- Dury and Andrews. 1766. *Map of Hertfordshire*.
- Tithe Map of Bushey Heath, 1843. Hertfordshire Archive and Library Service, Hertford.
- Ordnance Survey Map, 1881. Hertfordshire Archive and Library Service, Hertford.
- Ordnance Survey Map, 1898. Hertfordshire Archive and Library Service, Hertford.
- Ordnance Survey Map, 1914. Hertfordshire Archive and Library Service, Hertford.
- Ordnance Survey Map, 1935. Hertfordshire Archive and Library Service, Hertford.

Hertsmere Borough Council

- List of Locally Important Buildings in Hertsmere. July 2008
- Hertsmere Local Plan, adopted 2003.

Other

- Department for Communities and Local Government (2012) *National Planning Policy Framework (NPPF)*. HMSO.

Websites

- Website 1: English Heritage. *Heritage Gateway*. www.heritagegateway.org.uk
- Website 2: Victoria County History of Hertfordshire. *British History Online*. www.british-history.ac.uk.
- Website 1. Hertsmere Borough Council. *Planning: Building and Tree Conservation*. www.hertsmere.gov.uk/planning/conservation/
- Website 2. The National Heritage List for England. www.english-heritage.org.uk
- Website 3. South Hertfordshire Landscape Character Area Assessment (Shenley Ridge: Area 20). www.hertsdirect.org/infobase/docs/pdfstore/Area020.pdf

Further Information

For Further Information regarding all Planning and Conservation Matters:

Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Herts WD6 1WA
Tel: 020 8207 2277
www.hertsmere.gov.uk

See also Department for Communities and Local Government
www.communities.gov.uk

For Further Information relating to Listed Buildings and Conservation Areas:

BEAMS
The Castle
Hertford
Herts SG14 1HR
Tel: 01992 504331
www.beamsltd.org

English Heritage
1, Waterhouse Square,
138-142 Holborn,
London EC1N 2ST
General enquiries: 020 7973 3000
www.english-heritage.org.uk

Appendices

Appendix 1 – Statutory Listed Buildings within High Road Conservation Area

Address	Grade	List Entry Number
Priory Cottage, 174 High Road	II	1103596
Shapwick Cottage, 95 & 97 High Road	II	1103598
Bushey Cottage, 172 High Road	II	1173466
Hertfordshire-Middlesex Boundary Stone	II	1173470 & 1286208
Laurel Cottage, 91 & 93 High Road	II	1173485
Rosemary Cottage, 170 High Road	II	1346921