

**Bushey High Street Conservation
Area Appraisal 2008:
Suggested Boundary Changes
&
Management Proposals**



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1.0 SUGGESTED BOUNDARY CHANGES

1.1 The current extent of Bushey High Street Conservation Area boundary has been carefully considered and alterations to its boundary have been suggested. This included an assessment of:

- the appearance of the different character zones
- analysis of spatial relationships
- the condition and fabric of the buildings
- the successful / negative impact of controls exercised within the conservation area
- the history of the area and its development

1.2 The changes refer to removal of small sections from the conservation area boundary, the inclusion of a small area that lies along the boundary, and the removal of most of the east end of the High Street, along with the creation of a new conservation area separate to Bushey High Street Conservation Area (Map Q, page 5).

2.0 Current areas suggested for removal

2.1 There are two main areas recommended for removal from Bushey High Street Conservation Area. These are:

- 1) All properties east of 128 High Street on the corner of Bournehall Road on both sides of the road including Bushey Golf & Country Club, and Melbourne Road (Character Zones 2, 4 & 5)

The general character and appearance of the east end of the High Street between the junction with Bournehall Road and the Congregational Church (a landmark building) is an area which has relatively little special character or interest when compared to that of the remainder of the High Street. The area beyond the Congregational Church to the west and Melbourne Road will be incorporated into a new designation, 'Melbourne Road Conservation Area' (see 4.0 below 'new conservation area proposed').

The buildings to the north side of the High Street (nos. 132 to 152) between Bournehall Road and the Congregational Church have been identified as having a negative impact upon Bushey High Street Conservation Area due to the high number of negative / neutral buildings and areas (see main appraisal report section 7.0, character analysis). The buildings have neither real architectural quality, nor special historical or architectural interest, and do not relate to the more regular planned layout of the remainder of the High Street to the west and to the east beyond the Congregational Church.

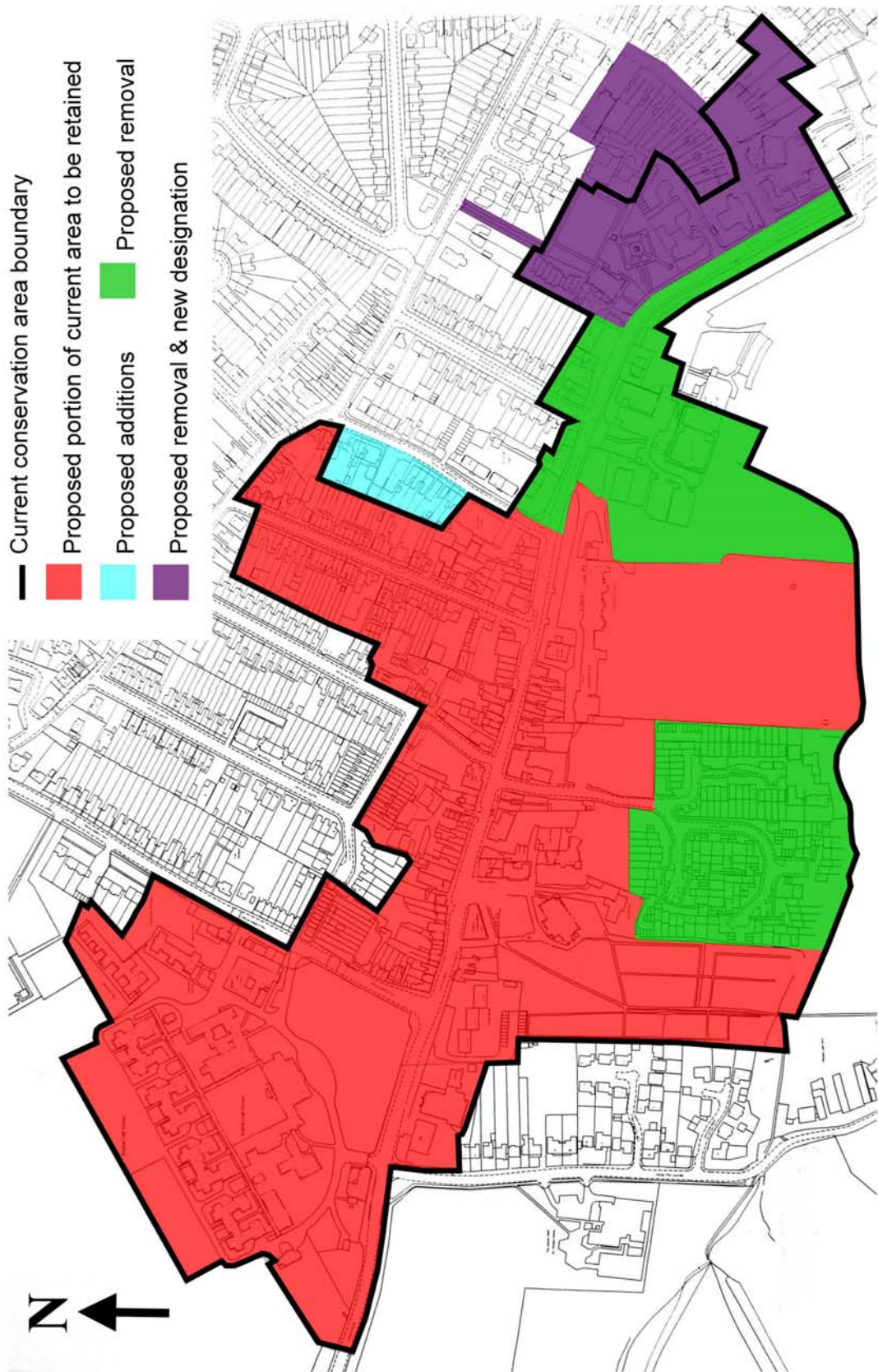
On the south side of the High Street the Bushey Golf & Country Club and Bushey Centre buildings do not impact upon the special interest of the area or the views along the High Street or towards the ridge at Merry Hill Road due to its position and form. The buildings have little special character or interest and were constructed in c1978 several years after the conservation area was first designated in 1972. Consequently the conservation area boundary currently runs through this site. It is therefore appropriate to move the conservation area boundary to the tree-lined property boundary between the Bushey Golf & Country Club / Bushey Centre and Bushey House.

- 2) The Kemp Place and Montague Hall Place estates (Character Zone 7)

The general character and appearance of Kemp Place and Montague Hall Place is that of two modern suburban / urban housing developments which have little architectural quality or special historical interest compared to those on the High Street (Character Zone 2). There are no statutory listed buildings, key unlisted buildings, landmark buildings or locally important buildings within either housing development.

Kemp Place and Montague Hall Place comprise two distinctly different housing schemes in both plan and design. Neither conforms to the more regular planned layout or building style found along the High Street. Kemp Place was built in the late 1970s on open landscape probably belonging to The Old Rectory (a statutory listed building next to the church and village green), not long after the conservation area was first designated in 1972. A row of trees ran between two fields; part of this row is thought to have survived and now divides the houses at Kemp Place from those added more recently at Montague Hall Place (c2000).

The boundary along the north side of both developments is also tree-lined which shields houses in Kemp Place and Montague Hall Place from buildings that line the High Street (The Old Rectory and Ivy House). As such these trees should be retained. It is therefore appropriate to move the conservation area boundary to this line of trees on the property boundary between Kemp Place and The Old Rectory (west side), and the car park behind Ivy House and Montague Hall (east side). The ground level car park in Kemp Place was assessed as a neutral area and has been retained within the conservation area (see main appraisal report section 7.0, character analysis; and appendix 2, 'community involvement').



Map Q: Proposed changes to Bushey High Street Conservation Area boundary

3.0 New areas suggested for inclusion

3.1 The inclusion of a small area along the west side of Bournehall Road between Bournehall House, Bournehall Road and Tynecote, Herkomer Road is recommended. This would protect those properties that already lie along the current conservation area boundary on Park Road, Herkomer Road and Bournehall Road (Fig. 50). The buildings included are mostly residential with one public house and are listed below:

- 1 – 13 inclusive (odd numbers only)
- The King Stag Public House
- 23 – 29 inclusive (odd numbers only)

3.2 The buildings share some of the same characteristics that are already associated with those properties on Park Road and Glencoe Road that are already within the boundary. The King Stag Public House has a strong character within the street scene and appears on the Draft List of Locally Important Buildings in Hertsmere.



Figure 50. Properties proposed for inclusion in the conservation area on Bournehall Road: Nos. 1, 3, 5 & 7; Nos. 9, 11 & 13; The King Stag PH; Nos. 23, 25, 27 & 29

3.3 The extension of the current boundary of Bushey High Street Conservation Area to include the entire length of other roads that lead off the High Street has been assessed (Falconer Road, Bournehall Road, Rudolph Road and Koh-i-Noor Road). This has been rejected for four main reasons:

- 1) The later historic development of these roads (1900 – 1914); Park Road and the west side of Bournehall Road were relatively established in the late nineteenth century. Park

Road is also an especially good example of small groups of contemporary housing that were constructed during the mid – late nineteenth century.

- 2) The visual appearance, character and surviving fabric of Falconer Road, Bournehall Road (east side), Rudolph Road, Glencoe Road and Koh-i-Noor Road, while typical of the period, are not as well preserved as that of Park Road and the west side of Bournehall Road.
- 3) Most of the changes that have occurred to those areas that are proposed to be retained within the conservation area boundary have not had a great impact on the character and appearance of the conservation area as a whole.
- 4) The boundary drawn behind the north side of the High Street that includes only small sections of Falconer Road, Rudolph Road, Glencoe Road and Koh-i-Noor Road, relates to the former historic relationship they had to the High Street. While protecting the views looking northward from the High Street is important (see main appraisal report section 7.0, character analysis), extending the boundary to do this is not appropriate. Development adjacent to a conservation area is already protected under Local Plan Policy E27 (main appraisal report section 8.0, local generic guidance).

4.0 New conservation area proposed

4.1 A new designation, Melbourne Road Conservation Area, could be created at the east end of the High Street to include almost all the properties along the north side from the Congregation Church to Pearl House (these all currently form the east end of Bushey High Street Conservation Area; see main appraisal report Map K and Fig. 51 below). The new designation would also include part of Melbourne Road (extended to include more than is currently within Bushey High Street Conservation Area). The creation of the proposed Melbourne Road Conservation Area should coincide with its removal from Bushey High Street Conservation Area.

4.2 Melbourne Road Conservation Area would bring together the core buildings and landscapes associated with an important part of Bushey history in the late nineteenth and early twentieth century: Sir Hubert von Herkomer and the Bushey School of Art (see 5.0 below & also the main appraisal report 5.10, 5.11 & also Fig. 3). Many of these core buildings survive and would form part of the new conservation area: *Lululaund*, Melbourne Road (a statutory listed building); Herkomer House, 156 - 158 High Street; The former Bushey Studios, High Street; 18 – 20 & 22 - 24 Melbourne Road; and The Bushey Rose Garden, High Street (see below).

4.3 Melbourne Road Conservation Area would incorporate:

Congregational Chapel, High Street (statutory listed)

Designed by Percy Morley-Holder early in his career. An architect of the Arts and Craft / Tudoresque style, and a pupil of George Devey who pioneered the vernacular revival. The church replaced an earlier Congregational Chapel on the site.

Bushey Rose Garden, High Street (Registered Park and Garden)

Designed T.H. Mawson for Herkomer. Includes three statutory listed structures within the garden.

The former Bushey Studios, High Street (statutory listed)

Mid nineteenth century Methodist Chapel extended and converted to form a private theatre by Herkomer c1887. Further extended and adapted as a daylight film studio by Herkomer in 1912 - 1913.

Herkomer House, 156 - 158 High Street

Built as an art studio with printing rooms and part of the Herkomer School of Art. No. 158 was built in the 1880s and no. 156 was added in 1891. Formally known as 'Printholme'. Lady von Herkomer lived in the building for a while.

18 – 20 & 22 - 24 Melbourne Road

Herkomer's servants' housing. Designed by Adrian Gilbert Scott. Built c1898. Two pairs of cottages. Siegfried Herkomer (Herkomer's first born son) lived at no.3. Lulu Edith Herkomer (widow of Lawrence, Herkomer's second son) lived in three out of the four cottages. Lady von Herkomer also lived in one of the houses for a short time.

Lululaund, Melbourne Road (statutory listed)

Front wall remains of Herkomer's house, a Bavarian-style castle elevations designed by designed by H.H. Richardson. Partly demolished in 1939. Extended to the rear and now The Royal British Legion.



Figure 51. Properties on Melbourne Road to be included in the proposed new conservation area: *Lululaund*, the former Bushey Studios, nos. 20 & 22, and nos. 35 – 41

- 4.4 Additional buildings included within the boundary would be some of those that were built within the former grounds of *Lululaund*: nos. 11 – 41 inclusive on the west side of the Road (odd numbers only). Shern House, 16 Melbourne Road, and Pearl House and The Cloisters on the High Street (nos. 160 – 162 and 1 - 15 respectively) would also be included within a new conservation area boundary.

5.0 The history and impact of the Bushey School of Art in Bushey

- 5.1 The School of Art was developed in 1883 by Sir Hubert von Herkomer, a Bavarian-born artist who lived in Bushey from 1873 until his death in 1914 (his family tomb is a statutory listed building which lies within the churchyard of St James' Church on the High Street).
- 5.2 Herkomer moved to Bushey in 1873 with his parents and began teaching art to Annie Salter, a ward of Mr Thomas Eccleston Gibb. Herkomer persuaded Gibb to engage in developing a school of art in Bushey, which he ran from 1883 - 1904. As well as commissioning his home, *Lululaund*, Herkomer also had a series of other buildings constructed close by: two semi-detached servants houses (18 – 24 Melbourne Road, designed by Adrian Gilbert Scott); a studio (16 Melbourne Road, now Shern House); and an art studio and printing press (Herkomer's House 156 – 158 High Street). In c1887 Herkomer converted a mid nineteenth century Methodist chapel into a private theatre and then a film studio called 'The Glass Studios' (now The Studio, Melbourne Road). In 1913, when Herkomer began making films, the daylight film studio was added to the building. When the Bushey School of Art closed in 1911 its principal, Lucy Kemp-Welch, moved the school to Rudolph Road. Herkomer bought the old school site that stood next to his home, *Lululaund*, and demolished the buildings to make way for his new creation, The Rose Garden.
- 5.3 The Bushey School of Art taught life classes, studying local people and local scenes. Between 1883 and 1892 one hundred and eighteen students had enrolled at the school; three hundred and forty four attendees showed their work at The Fine Art Society, the Royal Academy and many other English principle galleries in England. Eminent artists who came to the Bushey School of Art included Sir William Nicholson, Algernon Talmage, Ernest E. Taylor and Lucy Kemp-Welch. Some of the artists who joined the artist colony in Bushey built homes with their own studios (Lavender Lodge 106a Aldenham Road, 119 Aldenham Road & 5 James Close, Bourne Place 101 Herkomer Road, Bournemead 40 Herkomer Road – since demolished). Although these buildings are not within Bushey High Street Conservation Area, they appear on the Draft List of Locally Important Buildings in Hertsmere (2008).
- 5.4 Others hired artist studios at the nearby Meadows Studios on the High Street; these were later demolished but one was saved and moved to Sparrows Herne by Alice Woodward (1b Sparrows Herne and on the Draft List of Locally Important Buildings in Hertsmere, 2008). The school also had an impact upon the design of buildings erected during the late nineteenth and early twentieth centuries in Bushey. Here the Arts & Crafts style of architecture flourished and is mostly seen in private houses with some influences in the design of industrial / commercial buildings and churches. Several of these buildings also appear on the Draft List of Locally Important Buildings in Hertsmere (2008).

6.0 MANAGEMENT PROPOSALS / STRATEGY (developing a management strategy)

6.1 The management proposals for Bushey High Street Conservation Area comprise mid- and long-term strategies. These are outlined below.

6.2 All strategies should be reviewed every ten years.

Mid-term management strategies

6.3 Conservation Area Boundary

This appraisal proposed a series of small alterations to the current boundary of Bushey High Street Conservation Area and the creation of a new area, Melbourne Road Conservation Area.

Action: begin public consultation in regard to proposed changes.

6.4 Tree Preservation Orders

This appraisal proposes the creation of a new area TPO at Bushey Hall School, though this would need to be undertaken by the Council in accordance with statutory procedures governing the making of TPOs.

Action: Survey of Bushey Hall School for consideration for Area Tree Preservation Order.

6.5 Enforcement Controls

This appraisal recommended that there need to be a pro-active approach to carrying out planning enforcement controls of any breaches which exist.

Action: Prioritising enforcement action with a view to assessing compliance, particularly in respect of signage and advertisements, together with any need for improvement in controls over the long term.

6.6 Vacant shops and graffiti.

This appraisal recommended that more traders should be encouraged along the High Street to prevent vacant shops / papering over; and that a point of contact should be established in order that graffiti can be reported and then action planned for its removal. A shopfront/upperfloor improvement grants scheme could be considered for the commercial centre within the Conservation Area.

Action: improving opportunities for sustainable commercial growth along the High Street and creating a link with Waste Management Services at Hertsmere Borough Council to report graffiti.

Long term management strategies

6.7 Policy Guidance

Following the assessment of all Character Zones in the conservation area a number of generic design guides were proposed.

Action: begin production of generic design guides.

6.8 County Highways Department

Following the assessment of all Character Zones in the conservation area and number of key issues were identified. It was proposed that a closer working relationship be established with the County's Highways Department.

Action: contact the Highways Department at County Hall to set up a meeting to highlight related issues and develop a programme of works.

6.9 Car parking

Parking of vehicles, other than for loading, on the High Street and more long-term parking in residential areas by non-residents during the daytime highlights an issue that should be addressed.

Action: re-assessment of the Car Parking Strategy together with the introduction of Controlled Parking Zones (CPZ), free short term parking in residential areas, and yearly permits to businesses for the car park in Kemp Place, subject to the support of the local community. Consultation with local people should include residents / traders / office workers / shoppers etc.

6.10 Education and Information

This appraisal and public consultation found that there were a number of issues in relation the understanding of the historic significance and architectural importance of the area. Public information notices about the area or particular sites, as well as talking / providing information to local traders, might be used to protect and enhance the historic nature of the area.

Action: contact Bushey Museum and local traders to assess the need for improved education and information. Formulate an education strategy / outreach programme.

6.11 Monitoring change

During this appraisal little centralised monitoring of the conservation area was readily available. Any digital photographs taken by other officers were not centralised or linked to the computerised planning system (Acolaid).

Action: Monitoring change within the conservation area through the use of planning applications, creation of a database, and record keeping, e.g. the use of dated photographic surveys. Improvement is required to the computerised system to allow details and photographs to be stored at the same location.

6.12 Resources

In the long term consideration must be made as to the expected level of resources required to undertake significant work such as policy guidance and enforcement control

Action: produce a long-term plan to assess the resources required to undertake such work (staffing and budget).