

**Bushey High Street Conservation
Area Appraisal 2008:**

Community Involvement



COMMUNITY INVOLVEMENT

- 1.1 This document was initiated following a meeting with Hertsmere Borough Council on 4th June 2007 as part of a programme of conservation area appraisals. Work began in July and the first draft completed on 7th December 2007.
- 1.2 Public consultation on Bushey High Street Conservation Area was undertaken in July, ending on 27th Friday 2007. This included a press release to a local newspaper (Watford Observer, 29th June), a letter and map details were sent to each approved listed local community consultees including Bushey Museum, and it appeared as a news item on the council's website (Environment News, 26th June). No public forums or workshops were held.
- 1.3 All questions or comments received and detailed responses are listed below. Any issues raised from public consultation and the appraisal will feed into Management Proposals and into actions that the Council may wish to undertake in the future.
- 1.4 Four responses were received. These were from Councillor Di Hoeksma, Bushey Museum, and two local residents. Their points were as follows:

Councillor Di Hoeksma

1. Question: Why is the hard surface car park behind the High Street near Kemp Place included in the conservation area? Can this be removed?
The ground level car park in Kemp Place was assessed as a neutral area. It has been retained within the conservation area as
 - *it does not affect the overall character and appearance of the High Street or the buildings behind which it stands*
 - *it cannot be seen from the High Street as it is located behind Ivy House where Kemp Place descends south towards the existing conservation area boundary*
 - *it is historically linked Ivy House, a statutory listed building on the High Street; the car park was formerly the rear garden*
 - *it includes a row of tall fur trees that create a visual barrier to Montague Hall Place which is proposed for removal from the conservation area*
 - *its southern boundary forms a natural end to the extent of the conservation area*
 - *see main appraisal report section 7, character analysis; separate document 'suggested boundary changes & management proposals'*

Bushey Museum

1. Article 4s added to control garish decoration and plasticization
The use of Article 4 Directions to withdraw permitted development rights was explored. An Article 4 (2) Direction already exists on a group of ten historic properties in the conservation area (Reveley Almshouses). Further measures such as the production of generic design guidances form part of the recommendations (see section 10, local generic guidance & section 11, summary of issues). The use of Article 4 Directions should be re-explored in the future after generic guidance have been issued and their success evaluated.
2. Boundary extensions to include:
 - a) The King Stag PH and the house between it and the current boundary in Bournehall Road.
Alterations to the existing conservation area boundary has been proposed (see separate document 'suggested boundary changes & management proposals') and includes this addition along Bournehall Road.

- b) The south side of the High Street from the boundary of the Golf Course to include Flint Cottages, the Regency Gothic cottages and the former Horse and Chains PH.

The extension of the conservation area to the west beyond Bushey Golf & Country Club was rejected. The properties mentioned (Regency Gothic cottages and the former Horse and Chains PH) are already protected as statutory listed buildings and are different in character to the linear High Street, Bushey House and Bushey Golf & Country Club. The boundary is also proposed for revision as it currently cuts through the Bushey Golf & Country Club (see separate document 'suggested boundary changes & management proposals').

- c) Down Melbourne Road to include Lululaund or just Lululaund as a satellite area.

Alterations to the existing conservation area boundary has been proposed (see separate document 'suggested boundary changes & management proposals') along with the designation of a new area, Melbourne Road Conservation Area.

- d) The rear entrance to the Rose Garden.

Alterations to the existing conservation area boundary has been proposed (see separate document 'suggested boundary changes & management proposals') along with the designation of a new area, Melbourne Road Conservation Area, that includes the north entrance to the Rose Garden on Herkomer Road.

- 3. The village pond is badly neglected and over run by azola. It is a working village pond not a wildlife pond and should be better maintained.

Although noted here, it is not within the realms of the appraisal and should be passed to the relevant officer at Hertsmere Borough Council.

- 4. Recent garish and oversized signs to commercial property. Red on yellow signs and placards on the carwash. Kiplings Garage. Unappealing nature of this end of the High Street.

Noted in main appraisal report section 7.0, negative features of the High Street (advertisements: prominent, bright, over-used) and forms part of the recommendations for enforcement (main appraisal report section 9.0 summary of issues). See also under the revision of the conservation area boundary (see separate document 'suggested boundary changes & management proposals').

- 5. Increase in street furniture. Many seem intrusive and superfluous. A campaign to reduce the amount of signs and furniture would be good.

Noted in main appraisal report section 7.0, negative features of the High Street and forms part of the recommendations for enforcement (main appraisal report section 9.0, summary of issues).

- 6. There seems very little green. We would like to see Council-maintained hanging baskets and street planters.

The High Street was created by the urban expansion of the old village green, therefore the street has more of an urban character with properties lining the front boundary directly onto the pavement. The use of hanging baskets and street planters would therefore not be in keeping with its character. The use of street planters on these narrow pavements would further clutter the street (see point 5 above and main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').

7. The pavements are unpleasantly tarmaced and badly maintained. Many still have cable tracks put in years ago.
Noted in main appraisal report in section 7.0, negative features. It is recognized as a negative issue across the entire conservation area and forms part of the recommendations and management proposals (see main appraisal report section 9.0, summary of issues & section 12, management proposals in separate document 'suggested boundary changes & management proposals').
8. Too much laxity on cars being parked wholly or substantially on pavements, especially at the Green and near the Conservative Club. Is this parking illegal?
Noted in main appraisal report in section 7.0, negative features of the High Street and along Park Road. It forms part of the recommendations and management proposals (see main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').
9. The Pound is an important historical feature and being of brick is a rare survival. Over half of it still exists and it should be repaired and maintained by the Council and an information board set up.
The Pound is recognised as locally important and appears on the Draft List of Locally Important Buildings in Hertsmere (2008). It is likely to be in the ownership of, and is therefore the responsibility of, the property that it bounds. Perhaps the Council and Bushey Museum could enter into a dialogue with the owner over its future.
10. There should be information boards provided for key historical sites. In particular the site of the former village wheel pump on the Green
The wheel pump no longer survives on the Green. Perhaps the Council and Bushey Museum could enter into a dialogue over issues relating to key historic sites.
11. There should be a Council policy to clean off and over paint graffiti on buildings quickly, no matter whose property.
Forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').
12. Removal of speed camera outside 3 High Street
Noted in main appraisal report in section 7.0, negative features of the High Street. It forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').
13. Can the Council enforce the cleaning up and repairing of unoccupied and crudely white washed / papered over shops?
Noted in main appraisal report section 7.0, negative features of the High Street. Waste Management Services at Hertsmere Borough Council already remove graffiti found on Council owned property. If graffiti is offensive or racist they will remove from any property. Graffiti removal on private property is the responsibility of its owners. It forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').
14. Wheelie bins and recycling boxes in front gardens, especially in Park Road. Can the Council enforce their removal to the rear of properties. We understand there was once a Council rule that terraced housing should not have bins.
Noted in main appraisal report under section 7.0, negative features of Park Road. There is no control over the placing of refuse bins.

15. Included in the area is a hundred yards or more of ugly industrial chain link fencing along the street boundary of Bushey Country Club car park. A small part has an over grown un-maintained hedge and the remainder is raw and is used to hang garish banners on. The Country Club (owned by Hertsmere) should look after this boundary and plant a new hedge where there currently isn't one.

This fencing, while not visually desirable, allows the view to remain un-spoilt across the open landscape beyond. Low level planting such as a hedge may be acceptable. Although it forms part of the Recommendations (main appraisal report section 9.0 summary of issues), it is also an area proposed to be excluded from Bushey High Street Conservation Area (see suggested boundary changes in separate document 'suggested boundary changes & management proposals').

Resident's issues

1. The state of the pavement in the High Street is appalling: uneven surface and multicoloured. Replace unsightly tarmac with flagstones as many other towns have.

Noted in main appraisal report under section 7.0, negative features. It is recognized as a negative issue across the entire conservation area and forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').

2. Too many posts and pillars that clutter up the walkway and they are placed a long way from the edge of the pavement

Noted in main appraisal report under section 7.0, negative features of the High Street and forms part of the recommendations for enforcement (main appraisal report section 9.0, summary of issues).

3. The village pond is an attractive feature of the area but is badly neglected. Once cared for, it is now choked with reeds and parasitic fern, Azolla, which kills plants and animals. It is a working village pond and not a 'natural pond that benefits from a minimum of upkeep' as the Parks Office maintain.

Although noted here, it is not within the realms of the appraisal and should be passed to the relevant officer at Hertsmere Borough Council.

4. Many shop fronts and signs are very unsightly. Strict enforcement was promised when the area was designated; existing shop front would remain and any changes in shops or signage would need to be made in painted wood with no back lighting. This has not been enforced.

Noted in main appraisal report under section 7.0, negative features of the High Street and forms part of the recommendations for enforcement (main appraisal report section 9.0, summary of issues).

5. Parking on the pavement. Vehicles parking wholly or partly on the pavement has resulted in damage to / uplifting kerbstones creating a potential tripping hazard. It is often difficult for pedestrians to cross the road when cars are parked on the pavements.

Noted in main appraisal report under section 7.0, negative features of the High Street and along Park Road. It forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').

6. Dangerous stretch of pavement. On the north side of the High Street east of no. 80 (John Whiteman, Estate Agent) the pavement is very narrow and sight lines are

poor (projecting wall). Ideally the pavement should be made wider here or a barrier erected along the edge of the pavement to prevent fatal accidents.

This may involve working more closely with the County's Highways Department to address problems highlighted. It forms part of the recommendations and management proposals (main appraisal report section 9.0, summary of issues & management proposals in separate document 'suggested boundary changes & management proposals').

7. Comment: 'I would like to ensure that the High Street is retained with as many of its original features for the benefit of Bushey's residents and visitors'.

Noted. The Conservation Area Appraisal and its recommendations seek to achieve this.