



Radlett (South) Conservation Area Appraisal 2012



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EXECUTIVE SUMMARY

This appraisal was conducted to define the special interest of Radlett (South) Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future. It also included a review of the current conservation area boundary.

The Appraisal recommended the removal of some properties from the Conservation Area boundary, as well as opportunities for improving the future management of the Conservation Area. The Draft Appraisal went to the Council Planning Committee on 25th August 2011. We then consulted over 250 properties with consultation taking place from October to November 2011 including a staffed exhibition at Christchurch.

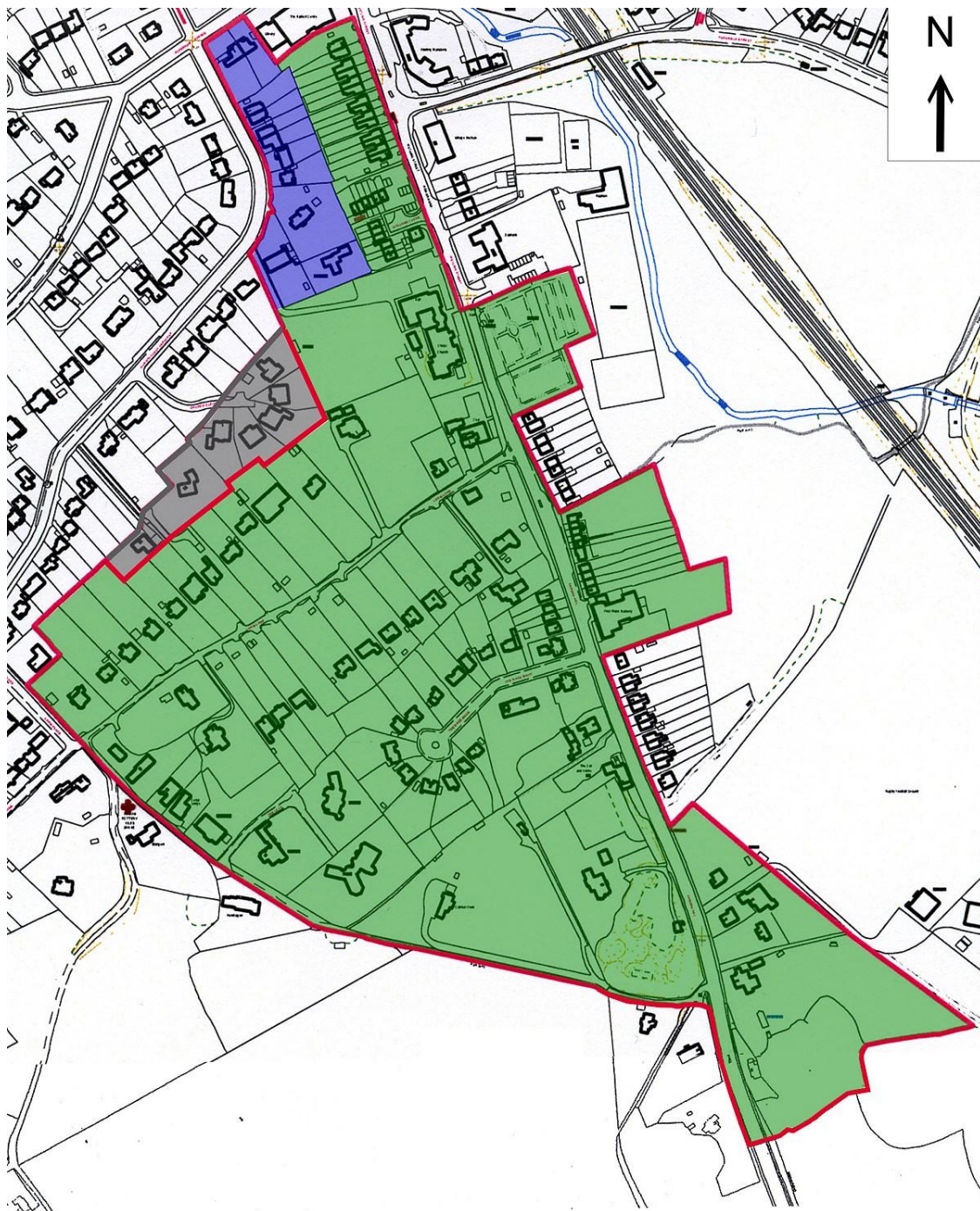
After careful consideration of the public consultation responses by the Council, it was concluded that the proposed boundary changes would improve and strengthen the Conservation Area.

The changes were approved by the Council's Planning and Localism Portfolio Holder on 5th October 2012 and the Appraisal adopted at that date. All properties in Church Close, and 27a and 29a Christchurch Crescent were removed from the Radlett South Conservation Area with effect from 5th October 2012.

The Conservation Area comprises a series of 'character zones'. Each zone has a different built character and age, but together they reflect the development of Radlett from a small medieval settlement on Watling Street, changing only in the latter part of the nineteenth century with the arrival of the railway, to a busy small town that has retained much of its character from its various yet distinct phases of development.

Overall the Conservation Area is in good condition and has a number of attributes / features which have a positive impact upon the character of the area. These relate to its spatial layout, green and open spaces, historic buildings and use of traditional materials. There are also a small number of negative features. These are chiefly the nature of replacement or infill buildings and associated hard landscape in comparison with the character and appearance of the conservation area. There is some loss of traditional window types. A few buildings / sites have been highlighted which have either a negative or neutral impact upon the character of the area. The use of Article 4 Directions should be considered for certain buildings within the conservation area, such as locally important buildings in residential use, in order to preserve their character and appearance.

The appraisal identified that the existing conservation boundary was generally a good reflection of the area of special character. However, a boundary change was proposed and subsequent to consultation, carried out affecting Church Close.



- Conservation area boundary
- Original boundary 1988
- Boundary extension 1996
- Boundary alteration 2012 (removed)

Map A. Radlett (South) Conservation Area, showing the extent of the current boundary.

1.0 INTRODUCTION

Background

- 1.1 This appraisal of Radlett (South) Conservation Area was conducted by BEAMS Ltd, the trading company of the Hertfordshire Building Preservation Trust, in conjunction with Hertsmere Borough Council.
- 1.2 The Conservation Area was designated on 20th April 1988 as Radlett (Cobden Hill/Loom Lane) Conservation Area and the boundary was extended in 1996 (Ref. The London Gazette, 6th Dec 1996). *The Conservation Area was re-named Radlett (South)*. The boundary (see Map A) takes in the main approach into Radlett from the south – Cobden Hill which becomes Watling Street; Loom Lane to the west; and part of Christchurch Crescent to the north.
- 1.3 The 1996 boundary extension had the effect of including Nos 5 & 7 Aldenham Avenue, Nos 1 to 15 (odd) Christchurch Crescent and The Vicarage, Churchfield.
- 1.4 Hertsmere Borough Council has developed a List of Locally Important Buildings (adopted 1st July 2008). In addition to this local list, there are a number of other buildings that contribute to the general scale and character of the conservation area.

Objectives

- 1.5 The main objectives of this conservation area appraisal are to:
 - Define the special interest of Radlett (South) Conservation Area by analysing its historical development, uses, landscape setting, views and spaces, and through assessment of the architectural and historic qualities of its buildings.
 - Identify neutral areas, negative features and spaces, and the problems, pressures and capacity for change.
 - Provide a summary of issues with a list of improvements and actions
 - Review the existing conservation area boundary and make recommendations for change as appropriate.

Survey

- 1.6 A photographic record of Radlett (South) Conservation Area was made in line with recommendations by English Heritage (2006) to provide '...a baseline for measuring change and monitoring alterations / physical condition'. This will form part of the project archive for use and reference by Hertsmere Borough Council. The omission in this report of any particular feature within the conservation area does not imply that it is of no significance or value.

2.0 PLANNING 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 Policy Planning Framework (NPPF) replaced “Planning Policy Statement 5; Planning for the Historic Environment” (PPS5) in March 2012. “PPS5 Historic Environment Planning Practice Guide”, highlights the need for conservation area reviews and appraisals.*
- 2.3 The Hertsmere Local Plan was adopted in 2003 and provides a framework for development in the Borough until 2011. The Local Plan contains policies relating to a number of important issues including the Green Belt, Housing, Employment and Transport. In March 2007, the Council submitted to the Secretary of State a list of those policies, which it sought to be saved beyond this September 2007 until superseded by the forthcoming Local Development Framework. The majority of policies were saved. The environment section in the Plan covers all aspects: conservation areas, historic buildings, archaeology, trees and hedgerows, nature conservation, and historic parks & battlefields (Hertsmere Local Plan, pgs 149-169). The Hertsmere Planning and Design Guide SPD was adopted by the Council in 2006 and forms part of the Local Development Framework (LDF) for the borough. The LDF will include the Core Strategy Development Plan Document (DPD); this and other LDF documents 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 shall, from time to time, conduct a detailed analysis 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, section 6.2, page 162)
- 2.5 This appraisal utilised the guidance set by English Heritage, *Guidance on Conservation Area Appraisals*, published in February 2006, which offers advice to those undertaking conservation area appraisals.

3.0 DEFINITION OF SPECIAL INTEREST

- 3.1 Cobden Hill is the southernmost part of the main Radlett settlement and gives its name to part of the length of Watling Street south of the junction with Theobald Street. It represents a transition between open land and the busy, more built-up centre of Radlett. Accordingly, it has elements of naturalistic landscape rather than more formal urban characteristics. Loom Lane runs southwest from Cobden Hill on rising ground to the ridge between Radlett and Letchmore Heath; its antecedence as a rural lane is still evident in its narrow carriageway between high verges. The major portion of the conservation area lies to the west of Cobden Hill.
- 3.2 There is a contrast between the more open aspect of the main road, bordered by the large church and small scale dwellings, and the seclusion of Loom Lane with its sizeable detached houses set among trees and shrubbery, often in substantial grounds.
- 3.3 The principal features of Radlett (South) Conservation Area are:
- The Cobden Hill road corridor has many trees and considerable vegetation giving it a “green” character
 - Open aspect of Watling Street/Cobden Hill with glimpsed views to Green Belt fields to the east
 - Buildings in traditional brickwork, flint or render with timber windows of casement or vertical sliding sash design, in style and proportion with the building, and plain clay tiled or slated pitched roofs
 - Late nineteenth / early twentieth century terraced houses on Watling Street
 - The church and associated spaces & features
 - The public house on Watling Street
 - Simple paling and boarded fences, brick walls, hedges and small front gardens of more modest houses on Watling Street
 - Tunnel-like tree canopy and banked verges to Loom Lane
 - Original houses in Loom Lane, in secluded settings and with narrow access points in random stone and rubble block retaining walls to long front gardens
 - Extensive tree and shrub planting to elevated gardens and along boundaries to houses in Loom Lane
 - Wooded dells to the south (Cobden Hill)
 - Public right of way to the SW with views over open fields.

4.0 ASSESSMENT OF SPECIAL INTEREST

Location & setting

- 4.1 Radlett is located approximately 20 miles north of London, between St Albans and Elstree and on the line of the Roman road, Watling Street. Two wards, Aldenham East and Aldenham West, cover the large suburban village of Radlett. The population of Radlett in 2001, when the last census was taken, was c8000 (website 1).



Map B. Map of Hertsmere Borough (courtesy of Hertsmere Borough Council)

- 4.2 The area along and around the High Street is the most densely populated and large residential areas surrounding Radlett take their name from earlier landowners and manorial holdings. The Watling Street forms the retail centre of Radlett and has a fairly wide range of shops, small convenience stores, some specialist outlets and restaurants that serve an essentially local function.

Topography

- 4.3 A small part of the Radlett (South) Conservation Area lies within the London Metropolitan Green Belt. The Green Belt boundary is tightly drawn around the settlement of Radlett, as a result a small part of the conservation area is in the Green Belt. Once heavily forested, Radlett still retains a generously wooded appearance.
- 4.4 The glacial movements of the last Ice Age formed the lie of the land within the conservation area. The valley of the Tykeswater stream was carved at this time and later provided a natural valley for the line of the railway. Watling Street runs virtually on level ground in a north - south direction at about 75 metres above sea level. The most rural section of Tykes Water within the town runs just east of the conservation area boundary and is crossed by the railway.

- 4.5 The predominant land use within the conservation area is residential. Land to the east between Watling Street and the railway and river is used for sports grounds. Some of the former school buildings along Watling Street are now used as a community centre and nursery/ offices. The church, its hall and burial ground are a significant use in the centre of the area.

Geology

- 4.6 Hertfordshire is predominantly a chalk county; but in those parts which are closest to London, and sporadically elsewhere, the chalk is overlain with clays such as the Reading Beds and the bluish-grey London Clay. The landscape of Radlett is situated between the Eocene Clay of northwest London and the Cretaceous Chalk of the Chiltern Hills. It is also near to the glacial gravels around St Albans, which contains abundant flint. The formation of Hertfordshire Puddingstone is also unique to this part of the country, occurring as scattered lumps in the Pleistocene drifts of those areas close to the Chilterns where the Tertiary beds overlie the chalk. Subsequent erosion wore away the deposits over the puddingstone and finally revealed these geological rarities around Aldenham and Radlett. These geological deposits have provided Radlett with the building materials of flint, chalk, brick and tile, and occasionally Hertfordshire Pudding Stone.

General character and plan form

- 4.7 Radlett (South) Conservation Area's physical character derives from its relationship to Cobden Hill and Loom Lane. Its primarily linear development was reinforced and perpetuated by the line of the railway, which runs parallel to the high street and the Tykeswater stream. Rose Walk was a relatively early insertion and otherwise, there are peripheral residential plots.

Landscape setting

- 4.8 Despite being located within three miles of the M1 motorway, west of the A1M and less than two miles south of the M25 motorway, Radlett retains its identity as a small town. It is distinctly separate from other nearby urban areas such as Watford, Harrow and Edgware/Stammore that are located to the southwest, and south respectively. Along country lanes to the south and south west of Radlett lie the small villages of Aldenham, Letchmore Heath, Round Bush, Patchetts Green and Elstree.
- 4.9 The approach into Radlett along Cobden Hill from the south passes through the Radlett (South) Conservation Area. The approach from the north along Watling Street is through the linear town centre.
- 4.10 The southern end of the conservation either side of Cobden Hill adjoins and includes part of an area of wooded dells (Cobdenhill Dell and Wellhouse Dell) – landscape features and is also a designated Wildlife Site (Hertsmere Local Plan 2003). These features are evident on late 19th century mapping.
- 4.11 Several rural footpaths join the main road (Cobden Hill) from the east on land rising from the river. These represent part of the context of the settlement and carry some hedge, bank, and tree features that contribute to the conservation area.

5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The origins and development of the area

- 5.1 The development of Radlett South Conservation Area is described by the map extracts and summaries that follow below.

Early development

- 5.2 Various archaeological finds of Mesolithic and Neolithic flints provide evidence that the Radlett area was inhabited in the Stone Age; the land was densely wooded and remained so until the Middle Ages. The Catuvellauni tribe settled in parts of Hertfordshire, near St Albans and Wheathamstead in about 80BC; no trace of settlement has been found in or near Radlett itself. The name Radlett appears to come from the Old-English *rad-gelaete* meaning a junction of the roads and it is likely that the settlement grew at the point where the ancient route from Aldenham to Shenley crosses Watling Street. This is the main road running through Radlett and minor Roman remains have been found nearby including a Roman coin, Roman pottery and remains of Roman pottery kilns. The Roman road, Watling Street, may have followed the route of an earlier track way but the name of Watling Street was not used until well after the Roman period. After the Romans left Britain, Verulamium became the headquarters of a Saxon tribe, the *Waeclingas*. The road was named *Waeclingas-Streat* and then *Watlynge Strata*. By the thirteenth century it was known as Watling Street. Cobden Hill is the southern length of Watling Street.

1066 – 1500

- 5.3 The first documented history of the area comes from the Domesday survey of 1086. This confirms that most of the land was in the possession of the Abbey of Westminster, though parts of Titeberst (land to the east of Watling Street) were claimed by St Albans. The two major tenants were listed as Geoffrey de Mandeville and Geoffrey de Bec and they leased part of their holdings to tenant farmers. The land was densely forested but was gradually cleared throughout the medieval period for agricultural use and the population lived in dispersed farm settlements adjacent to field strips or scattered around the periphery of common land which made up a substantial part of the southern and western area of the Parish.
- 5.4 Radlett seems to have consisted of two farms: Darnells (first mentioned in 1358) and Gills Hill on the west side of Watling Street; and the estates of Aldenham Lodge, Newberries and Organ Hall on the east, plus Newlands (first recorded in 1291) and a few cottages. There are records of at least two other medieval moated homesteads within the Parish – Penne's Place and Kendals, but tantalisingly little physical evidence. These names continue to be of significance throughout the development of Radlett. The first recorded reference of *Radelet* comes from 1453 and it was usually spelt with one T until the mid-nineteenth century. With the dissolution of the monasteries in 1536, the disputes over land ownership in the Parish between St Albans Abbey and Westminster Abbey ceased to be viable and the land was sold to create revenue for the crown.



Figure 2. Cobden Hill in the early 19th century (1839 Tithe Map)

1850 – 1897

- 5.8 The development of Radlett in the latter half of the 19th century is well documented, with key events in the evolution of the town marked as precise turning points in its expansion.
- 5.9 The first of these was in 1864 when construction started on the extension of the Midland Railway southwards from Bedford into London. The valley of the Tykeswater selected the line through Radlett naturally and the decision to site a station at the then tiny hamlet of Radlett had profound consequences for the future growth of the settlement.
- 5.10 The population increased with the arrival of those who came to work on the railways and the parish church of Christ Church was built for their needs in 1864 on land donated by Captain W B Phillimore of Kendal Hall who, with Thomas Bagnall of Aldenham Lodge and Henry Hucks Gibbs of Aldenham House and others,

subscribed towards its cost. Perhaps in recognition of this on 8 December 1865 the Ecclesiastical Parish of Radlett was created by Order in Council. However, the population at this time was still less than 500. On 13th July 1868 the railway line was opened; in the early days Radlett was used only as a convenient distribution point for goods and passengers in the rural areas.

- 5.11 There was no major traffic on the line until the 1900s and population growth in Radlett was still slow. In 1871 there were still few houses, including the Church and its vicarage, the railway station complex and the public houses along with a few small groups of terraced houses including a number of straggling cottages on Cobden Hill and The Terrace along Watling Street. There were still a number of farmhouses including Cobdenhill Farm at Cobden Hill.
- 5.12 It was not until the end of the nineteenth century that development really started to take off although the bulk this occurred around the railway station end of Watling Street (ie north of the current Radlett South conservation Area boundary). When the area was resurveyed in 1896, the Girls school and an adjacent house (Church Cottage) had been built (1878) at the foot of Loom Lane by the Platt Charity of the Brewers Company. This is currently used as a youth and community centre at 2 Loom Lane. The building that is now No.4 Loom Lane was probably erected here at the same time (ref Local List). The pairs of cottages that became orphan homes had also been built c1885 (where the Rose Walk now joins the main road).

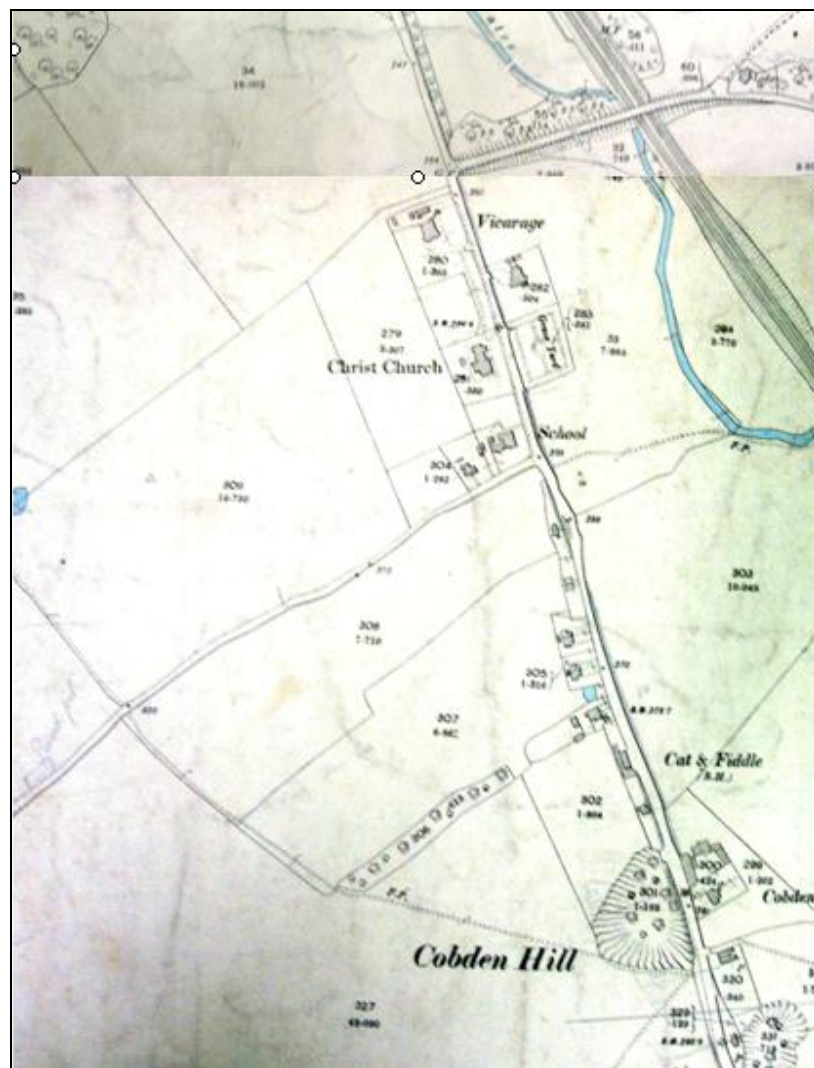


Figure 3. Extract from the 1897 Ordnance Survey map of Radlett

1898 – 1914

- 5.13 By 1914, houses had been built either side of Loom Lane as far west as the footpath and sand and gravel pits. An Infant school now stood on the eastern side of Watling Street and north of it, two terraces of cottages (now numbers 5 to 23 (odd) Cobden Hill.



Figure 4. Extract from the 1914 Ordnance Survey map

1915 – 1945

- 5.14 No further building is represented within the immediate area on the 1920 6inch OS map but by 1938 additions were shown including Rose Walk and strips of infill development along the east side of Watling Street.

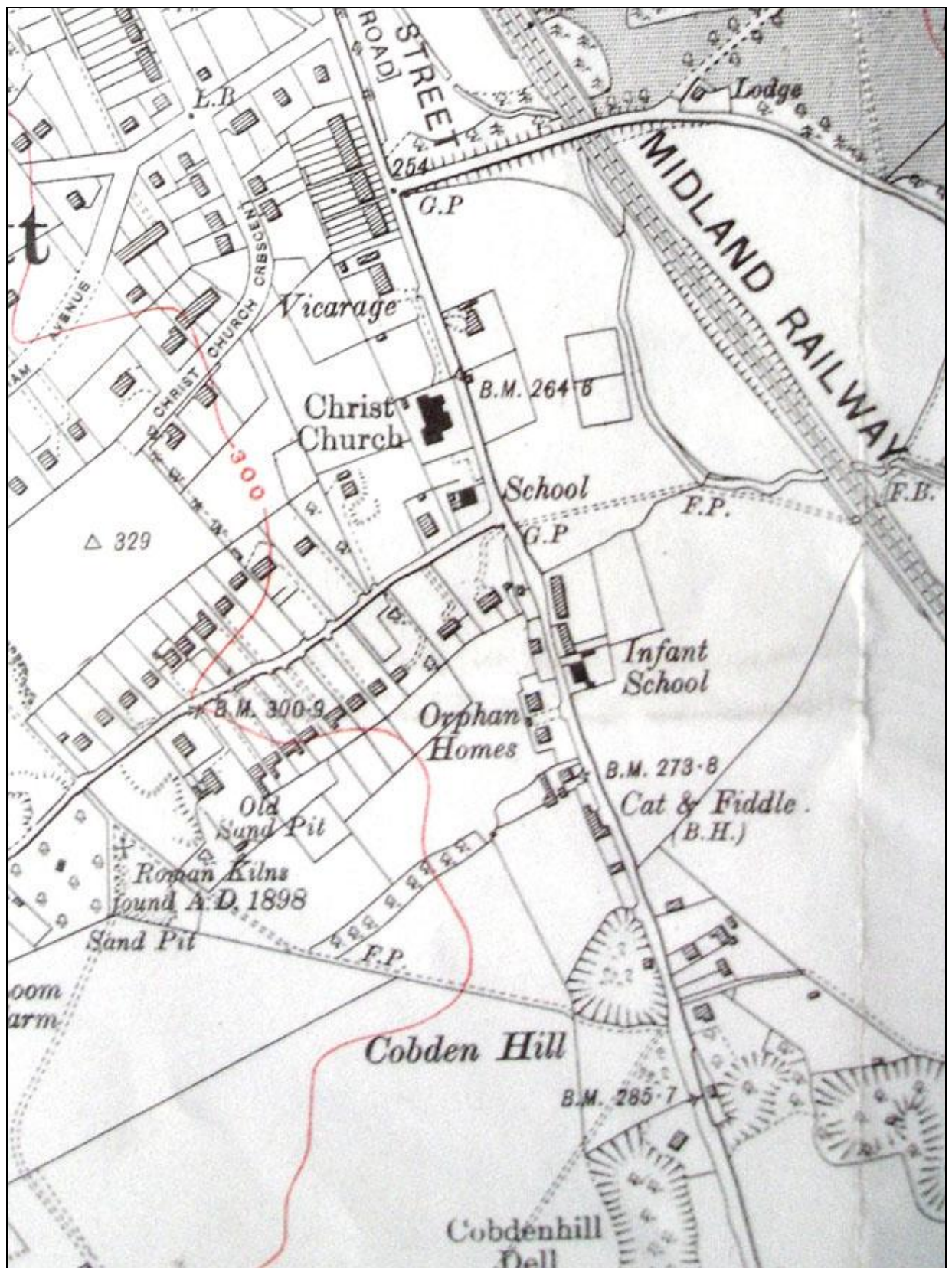


Figure 5. Extract from the 1920 Ordnance Survey map of Radlett



Figure 6. Extract from the 1938 Ordnance Survey map of Radlett

1945 – today

- 5.15 The main bulk of development in Radlett has been achieved within a 100 years. Modern development in Radlett has since involved infilling or replacing older properties.
- 5.16 The introduction of the Metropolitan Green Belt in the 1950s set a legal framework limiting further outward growth beyond the then existing limits of the settlement, and since then new development has been restricted to infilling within the built-up area.
- 5.17 Athlone Close, north of the church was built in 1982 and does not reflect characteristics of the conservation area. A number of dwellings on Loom Lane and

have been redeveloped and some additional development has occurred where the southern footpath approaches Loom lane.

- 5.18 There have been a small number of large houses built on garden land – notably at “Charnwood” south of Loom Lane. Church Close was constructed on a parcel of land that falls within the conservation area boundary. A replacement church hall and a new Vicarage were built recently.

The archaeological significance and potential of the area

- 5.19 Human activity has been recorded in and around Radlett since prehistory. Watling Street was a Roman Road. Of the entries on the Historic Environment Record for Radlett, a number relate to the Radlett (South) Conservation Area. These include Roman, medieval and post medieval periods.
- 5.20 There is a designated Site of Archaeological Interest (Hertsmere Local Plan) straddling the conservation area boundary just South of Loom Lane. The site contained Roman kilns found in 1898 (according to the OS map 1914 edition).
- 5.21 The site of Cobden Hill Farm (see 1839 Tithe Map above) / Cobden Hall (Dury and Andrews map 1766) may well be earlier than the map evidence and have remaining archaeological potential.

6.0 SPATIAL ANALYSIS

The character and interrelationship of spaces within the area

- 6.1 As determined by the evolution of the settlement as a whole, the conservation area has a strong linear character with Cobden Hill / Watling Street as the dominant feature within the conservation area. Loom Lane is similarly, a linear feature. Along the former, buildings line the road on both sides reinforcing within the character of the streetscape the linear character of this Roman road.
- 6.2 The key interrelationships are between the built up linear roads and the open land outside the conservation are - in particular, the wooded setting provided by the rising land to the east of Watling Street/Cobden Hill and the Tykeswater; the open land beyond the SW footpath; and the dells at the southern entrance.

Open spaces

- 6.3 Church Field is west of the church and church hall (designated a Urban Open Land Area (Hertsmere Local Plan)) and is the only “public open space” within the conservation area. It is an approximately square grassed area with several mature trees close to its boundary. There is a driveway through the field but it only provides access to church offices and a single dwelling so there is very little vehicle movement. Although Watling Street traffic can be heard from Church Field, it is not easily visible and therefore there is a relaxed feel.

Landmark buildings

- 6.4 Within the conservation area are a small number of landmark buildings that are visually important structures that figure in key views, hold an important position, and strongly represent early phases in the development of the conservation area. These include;
- Christchurch and the Church centre
 - The Cat & Fiddle
 - 2 Loom Lane (Youth & Community Centre)
 - 126-152 Watling Street
 - 23 (odd No's) Cobden Hill
 - Chantry Cottage

Focal point

- 6.5 The main focal point of Cobden Hill is Christchurch, which occupies an elevated position when viewed from the main road.



Figure 7.View of Christchurch from the graveyard.

Key views and vistas

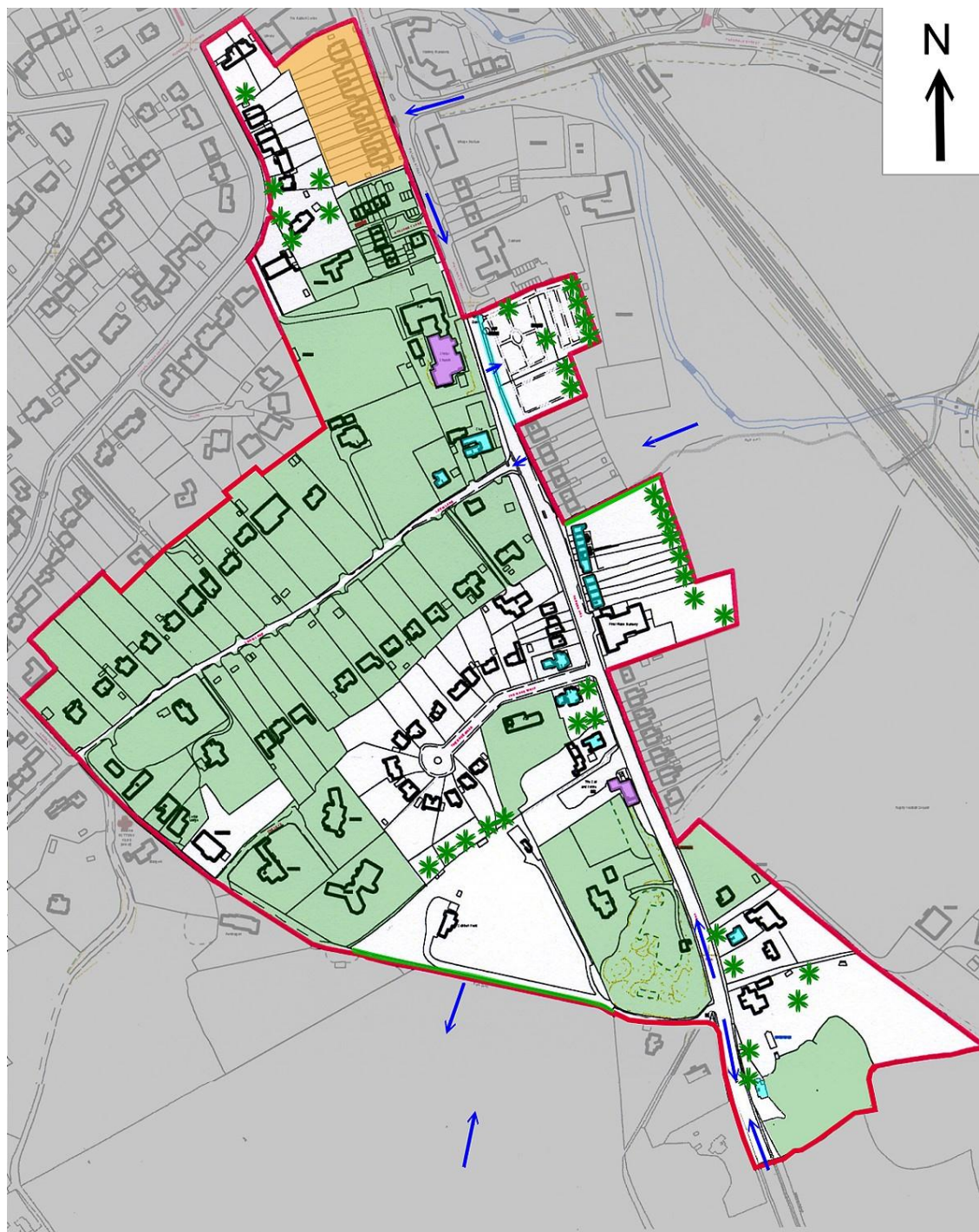
- 6.6 Within the Conservation Area are several important views or vistas, which relate to its complex historic development, the mixture of urban and rural landscapes, and the surrounding topography.
- The views along Cobden Hill – particularly towards and from the crest of the hill at Cobden Hill House (in both directions) and out of the conservation area south to open land.
 - Towards Nos 126-152 Watling Street when descending Theobald Street.
 - From the main road and over the graveyard towards the wooded slopes to the east.
 - Along the main road (with Christchurch to the right) viewed from a point opposite Athlone Close.
 - Views up to the main road and houses as seen from the lower land by the Tykes Water river.
 - The prospect over open land from the SW footpath (and the “reverse” views up to the SW footpath from the track (that used to lead to brickworks and limekilns) below Cobdenhill Dell).



Figure 8. View to fence and hedge of SW footpath with the house “Cobden Field”



Figure 9. View from fields west of Tykes Water to houses and trees on Cobden Hill.



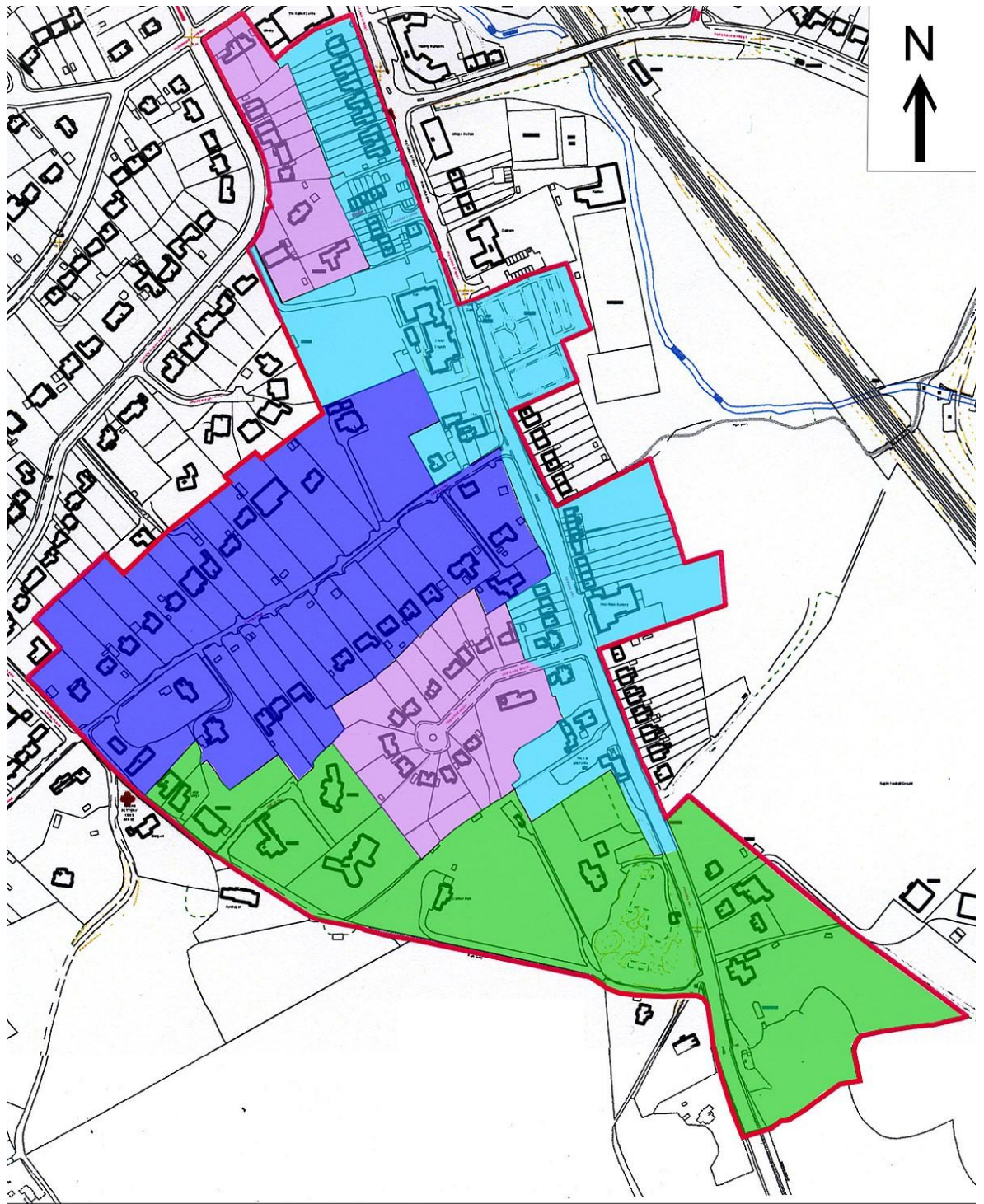
- | | | | |
|---|--|---|----------------------------|
|  | Statutory listed building |  | Conservation area boundary |
|  | Hertsmeres adopted list of locally important buildings |  | Significant tree |
|  | Tree preservation order |  | Significant hedge |
|  | Article 4 direction |  | Views and vistas |

Map C: Conservation Area Assessment Map.

7.0 CHARACTER ANALYSIS

Character zones

- 7.1 The character of the conservation area varies quite notably. Each zone has a different character and appearance that relates to its past and current functions, the design of the street layout and its buildings, and the types of fabric used in their construction. These distinct character zones are:
 - 7.1.1 Via the approach from Watling Street and the town centre, Cobden Hill features strongly linear development and the key landmarks of the Church and graveyard on opposite sides of the road.
 - 7.1.2 Loom Lane is a strong contrast with a narrow, banked carriageway, overhanging trees and houses set well back - all creating the character of a “semi-rural” lane.
 - 7.1.3 The houses at Christchurch Crescent and at the western end of The Rose Walk are set far enough away from Watling Street to have a reasonably quiet character, and their setting benefits from mature trees. These two areas are placed in one character zone for convenience acknowledging their difference from the linear Cobden Hill and Loom Lane.
 - 7.1.4 From the south, the approach to the settlement, is announced by mature trees on both sides of the highway. The footpath running along the southern boundary of the conservation area (Cobden Hill to Loom Lane) is a remnant rural feature and allows views over open Green Belt land to the south through trees and greenery.
- 7.2 A map delineating the zones and further description of the character zones follows below.



— Conservation area boundary

Character zone 1

Character zone 3

Character zone 2

Character zone 4

Map D. Character Zones in Radlett (South) Conservation Area

8.0 CHARACTER ZONES

CHARACTER ZONE 1: Cobden Hill

The predominant character of this area derives from the mature and semi-mature trees within the road corridor and adjoining plots. Views past trees and between houses to further tree or open land backdrops are also important - this is most obvious looking across the graveyard. There are areas of rough roadside greenery that contribute to the semi-rural character of the corridor.

To the east side of Cobden Hill three separated blocks of land are included in the conservation area: (i) the cemetery, (ii) the two rows of cottages (Nos.5-15 and 17-23) and former Cobden Hill School and (iii) larger individual residential properties (in character zone 4) adjoining the rugby and cricket playing fields. From these three areas are views out to open green belt land, from where the buildings forming the frontage along Cobden Hill appear as a low intensity linear village development. They form an important transition from open countryside to the built settlement.

17-23 Cobden Hill and 5-15 Cobden Hill. These two early 20th century terraces, are visually distinctive (though differ from each other) with the appearance of workers' cottages. 5-15 Cobden Hill are a row of six cottages. Red brick, one and a half storey terraced row of houses with hipped tile roofs and three large decorated chimney stacks. 17-23 Cobden Hill are a row of six cottages. Red brick and pebble-dashed, two storey, symmetrical row of terraced houses with hipped tile roofs, small end gables and three large chimney stacks.

War Memorial, churchyard walls & lychgate, Cobden Hill. The war memorial, wall and lychgate have strong community significance. The war memorial is thought to date to the early – mid 1920s. The churchyard was opened in 1876, and the churchyard walls and lychgate are thought to have been built in the early 20th century.

Buildings to the west side of Cobden Hill are referred to below. In addition, there are several houses behind the high bank opposite 17-23 Cobden Hill which are not especially notable but do not figure strongly in the street scene.

126-152 Watling Street. Landmark building (para6.4). These three Terraces and a pair of semi-detached houses adjoining the Radlett Centre (not in the conservation area) are Edwardian buildings of considerable character. They are a strong element in the street scene and a visual “stop” when seen from the Theobald Street. An “Article 4 Direction” requiring planning permission for what would otherwise be “Permitted Development” changes to them is in place. Few of the houses still have timber windows (138 & 144 do for instance) but many original front doors remain. The bank and greenery on their front boundary is a feature in the street scene.

Athlone Close. In comparison with the general character of the conservation area, this small 1970/80s development on the east side of Cobden Hill is out of character. As a tightly developed close, it does not share a key characteristic of Cobden Hill – ie plots being perpendicular to the main road and buildings facing it. Also, the materials used in the development are not characteristic of the conservation area. The Close is therefore identified as a detractor.

Christ Church. Landmark building (para6.4) *and the Church Hall* are buildings of large scale and prominent position such that they are the major landmark buildings of the conservation area. Christ Church was built in 1864 for the new ecclesiastical district of Radlett, which was taken out of the parish of Aldenham in 1865. It was designed by T Smith & Son, and extended in 1907 by Oldrid Scott. The style is High Victorian polychrome Gothic (the extension in simpler Free Gothic), in knapped flint with red and white brick and stone dressings, under blue and green striped slate roofs. The original plan was cruciform with

south porch and SE tower; the 1907 work extended to the north with a second (longer) nave and chancel, transept, organ bay and vestry. The spire is broached. The 1860s glass survives, although not all in its original position. The church stands on a rise above the road. The graveyard is on the other side of Watling Street, on ground sloping down to the Tykes Water. The church hall on the north side of the building was rebuilt to a larger size c.2009.

2 Loom Lane, (Youth & Community Centre). Landmark building (para6.4). Built as the Radlett Girls and Infant Elementary School and its school house in 1878 by the Platt Charity of the Brewers Company. Within early phase (1897 OS Survey) of the conservation area. It continued to be used as a school until at least the 1940s. The old school hall has recently been used as a youth and community centre.

4, Loom Lane. Probably built on the site in the 1870s - contemporary with No.2. Included within the same Character Zone for this reason and as development on the rest of Loom Lane took place later. The house is reported to have formerly stood in Theobald Street but was re-erected on Church Lane and named Church Cottage. It is thought to have been the temporary home of the first Vicar of Radlett, the Reverend Marsden, after the construction of Christ Church in the mid 1860s.

1 & 2 Rose Walk These buildings were built as pairs of semi-detached cottages in c1885 (between 1876 and 1897). Later converted to a children's home by The Furniture Trades Benevolent Association and named 'The Furniture Trades Orphanage'. The Masonic Hall was added to the rear to provide communal facilities to the home. The retaining walls in front of 1 & 2 The Rose Walk are visually significant in the streetscene.

The Old Bakery, 10 Cobden Hill is thought to date to the 1830s. The high boundary front wall is likely to have been added in the 20th century. The Bakery is thought to have been the home of Samuel Kingston, a master baker, who was recorded as early as 1839 making bread at Cobden Hill. After the turn of the 20th century Mr Keen was recalled as the baker at the property.

The Cat and Fiddle Public House. Landmark building (para6.4). The oldest building in the conservation area. It stands alongside the road (which is part of Watling Street) and was built in the early 18th century (evidently on waste land by the roadside) as a two-storey house, in brick with some timber framing. The central entrance has a bracketed hood over the door. Originally two bays wide, a single-bay extension at the north end, slightly set back, was added in 1814-18. It has been a public house since 1878; it was extended again in the early 20th century. Inside, timber framing with brick nogging is visible at first floor level on the original left end wall, with an 18th century brick fireplace.



Christchurch Church centre



2 Loom Lane, The Youth and Community Centre

Figure 10. Character Zone 1

CHARACTER ZONE 2. Loom Lane

The sunken and verdant nature of Loom Lane has been maintained by the siting of the houses being well back on their plots – generally with ample space between them. Various passing places and relatively constricted access to driveways have also allowed the character of the narrow lane to be preserved.

A unifying characteristic of the zone is the long front gardens leading down to both sides of the lane and their battered brick, flint or rubble block retaining walls.



Figure 11. Flint walls on Loom Lane.

The common character of the original houses on Loom Lane (other than No.4 – see below) is their “Arts and Crafts” influenced form and materials. Numbers 13,15 & 17 shared a common design (by George Wiggs). Numbers 7, 9 and 11 also have essentially the same form. The size of the houses varies considerably but they feature gables, chimneys, traditional glazing, pitched roof, two storey, brick and tile construction. Such characteristics have not been recognised by a number of replacement houses that have been permitted.

The following houses are considered to contribute positively to the character of Loom Lane: Numbers 1a, 3-10, 12, 14-17, 19-23 & 25, 26 & 28.

Concerns arising from public consultation on this Appraisal included that given minimal foundations on older properties, clay soil and underground water courses, proposals involving basements should be assessed (eg via groundwater flow assessments) for related impacts on adjoining properties.

Choice of replacement trees should reflect the character of Loom Lane. In addition, the removal of protected trees should not be permitted simply to facilitate demolition or contractors vehicle access.

Traffic impact on the narrow lane was identified as an issue. Whilst recognizing this, the Appraisal does not support one particular solution to this.



Figure 12. Examples of original houses on Loom Lane. L-R Top Nos. 5, 8, Bottom L-R Nos. 14, 6.

The nature of the signage, surfacing, fencing and street furniture at the junction of Loom Lane with Cobden Hill is visually poor. A low-key approach that acknowledges the character of the lane is required and this is an opportunity to enhance the conservation area.

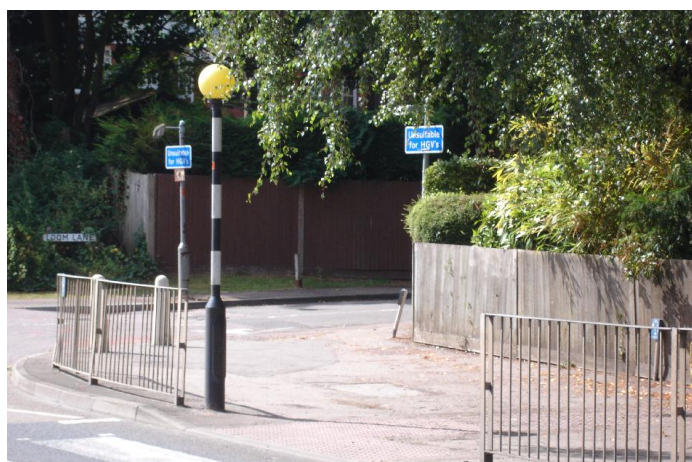


Figure 13. Corner of Loom Lane and Cobden Hill

CHARACTER ZONE 3. Christchurch Crescent

The 1996 boundary extension had the effect of including Nos 5 & 7 Aldenham Avenue, Nos 1 to 15 (odd) Christchurch Crescent and The Vicarage, Churchfield which are within this character zone.

On the southern side of Aldenham Avenue at the junction with Christchurch Crescent and on a short length of the eastern side of Christchurch Avenue is a fairly compact grouping of

large detached and semi-detached houses. The two pairs of Edwardian houses 1/3 and 5/7 Christchurch Crescent use identical features and match stylistically, the same period terraced houses fronting Watling Street opposite Theobald Street, and onto which these two pairs back. Nos. 5 and 7 Aldenham Avenue are a pair of fine brick, timber and rendered semi detached houses.

The Old Vicarage (No.13) and No.15 Christchurch Crescent are well styled and detailed houses the latter having an attractive garden setting adjoining the Church Field path. The new Vicarage facing onto Church Field is of good quality traditional design, which minimises its impact on the setting. The garden land around the Vicarage and No.15 form an adjunct to the open space. Nos.9 and 11 Christchurch Crescent are also quite recent but of less architectural interest.

Extensive mature tree cover is an important feature of the area and helps create a distinctive character from the busy, commercial activity of Watling Street.

- **The Rose Walk**

The pair of houses either side of Rose Walk, are divided by the unadopted roadway serving the cul-de-sac development of inter-war, mock-Tudor style houses with black timbering, white render and (mostly) plain tile roofs. The houses here are two-storey apart from three bungalows (with dormers) and have retained their original forms which have not been compromised by large extensions or roof additions. The un-metalled road and informal hedges lend a particular character to Rose Walk.

The form of buildings such as those at Rose Walk and the cottages along Cobden Hill has survived well and ought to be carefully retained where influenced via Planning decisions.

CHARACTER ZONE 4. Southern footpath & Dells

The conservation area is entered or left as the main road passes through the wooded area to the south. This character area comprises the dells and the sometimes substantial grounds of a number of detached houses. The land to the west along the southern footpath similarly consists of (large) detached houses in substantial grounds on the greenbelt fringe.

Cobden Hill Farm (see 1839 Tithe Map above) or Cobden Hall as it is referred to on the Dury and Andrews map of 1766, is the oldest site of substantial buildings in the conservation area. The existing Cobden Hill Farmhouse (No.57 Cobden Hill) was probably built c1800. Until they were demolished c.1900 – 1910, at least four farm buildings forming a three sided farmyard (typically barns, stables, cart sheds, cowsheds or dairy buildings) stood opposite this farmhouse where the white rendered, detached house is currently. When the farm became less economical at the turn of the 20th century a small laundry started at the rear of the farm buildings (washing laundry and ironing with a drying ground). This is understood to have been in the existing single/1&1/2 storey building with steeply pitched roofs. The farmhouse was at this time reported as becoming the laundry manager's home. All of this group are therefore of significance to the conservation area. A late 19th century cottage(s) is now Cobden Hill House next to one of the footpaths down to the sports fields.

Chantry Cottage (landmark building (para6.4) occupies a prominent position at the roadside. It was built c1780 on the site of the Chantry Chapel dating to the early 16th century.

The south western boundary of the conservation area is defined by a footpath along the perimeter of two substantial earlier C20th properties, "Cobden Field" and "Charnwood". These have been considerably extended (as has "Pendragon" which lies just outside the conservation area boundary). The western end of the footpath, towards its junction with Loom Lane, has been developed as an access way to several more recent houses.

Prevailing or former uses, plan form and buildings

- 8.1 Land uses are primarily residential and with the Church and graveyard. Schools have been a historical presence and remain in use as youth centre, and playgroup.
- 8.2 The linear plan of Cobden Hill/Watling Street has largely been maintained; and buildings address the road – the exception being some of the large houses off The Leys. The linear layout is reinforced by the terraced houses and - even though not within the conservation area, the pairs of semi-detached houses on the eastern side of Cobden Hill. In both cases, plots are long and thin. Those on Loom Lane are long but wider. Off The Leys and the SW footpath plots are random shapes. Buildings are generally two-storey. South of The Cat & Fiddle, building disposition and plot boundaries are irregular reflecting historic boundaries, woodland, and now – the Green Belt boundary.



(a)



(b)



(c)



(d)



(e)



(f)

Figure 14. Some of the buildings included in the List of Locally Important Buildings in Hertsmere 2008. Cobden Hill Farmhouse, 57 Cobden Hill (a), The Old Bakery, 10 Cobden Hill (b), Chantry Cottage, 65 Cobden Hill (c), 2 Loom Lane, The Youth & Community Centre (d), 4 Loom Lane (e), Lychgate, churchyard walls & war memorial, Cobden Hill (f)

Prevalent and traditional building materials

8.3 The typical building materials are:

- *Walls*: red brick. Roughcast & render (often just to upper storey). Applied timber. Vertical tile hanging. Stone dressings (Church). Flint with red brick in Victorian buildings of the 1860-90s phase of the conservation area.
- *Roofs*: plain tile or slate.
- *Windows*: Casements or sash windows – often multi-pane. Bay windows, some dormers.
- *Doors*: mixed styles, mostly either timber panelled or glazed.
- *Chimney stacks*: mostly red brick, with chimney pots.
- *Paving*: Generally tarmac.

Contribution made to the character of the area by green spaces

8.4 Important green spaces help to retain the rural character and appearance of the conservation Area.

- Churchfield - the area behind the church is the most significant public open space
- The Tykeswater runs parallel with Cobden Hill and is obscured by the properties on the road frontage. However, the valley created by the Tykeswater forged the route for the road, so this stream and the fields between it and Cobden Hill are an important backdrop to the Conservation Area.
- Other natural green areas to the south are referred to above in section 7.3.

8.5 Areas covered by specific Tree Preservation Orders (TPO) are indicated on the Conservation Area Assessment Map; this also shows indicative positions of other significant mature trees. Hedges are also features that form part of the areas' character.

NEGATIVE FACTORS

8.6 The character of the southern part of the conservation area in particular, reflects the transition away from the more urban town centre and towards countryside. Part of that transition along Cobden Hill is the informal surroundings with more trees, timber fencing and hedging than closer in towards the centre of Radlett. Tall entrance gates with their tall piers and walls and accompanying hard surfacing can be intrusive in this context.

- Highways marking/signage/street furniture at Loom Lane/Cobden Hill junction
- Athlone Close

Loss of traditional architectural features

8.7 Much original fenestration has been replaced. 126-152 Watling Street are examples where the Upvc replacements have had a significant visual impact on the appearance of the houses. Windows have also been replaced at numbers 1/3 and 5/7 Christchurch Crescent and various other addresses. The visual impact is greatest on older buildings.

- 8.8 There are many buildings particularly those identified in this appraisal as landmark or locally important buildings, where unsympathetic replacement windows would significantly detract from not only the specific building, but also the conservation area generally given the prominence of such buildings.
- 8.9 Buildings that make a negative impact:
- The extensions (ie not older parts of the building) to The Cat & Fiddle Public House. The pub and its setting are prominent and could make a much more positive contribution to the appearance of the conservation area.
 - 25a Loom Lane, “Cedar Lodge”, and “Shenley View” set in a formal roadscape between Loom Lane and The Leys lacking any softening planting. The form, general appearance and materials of Shenley View in particular and its hard paved setting, lack any characteristics that acknowledge its conservation area surroundings.
 - Dominant gating at Charnwood and Pendragon on the approach to the southern footpath.



Figure 15. Negative impact - poor extensions to The Cat & Fiddle.

Neutral areas or buildings

- 8.10 No significant neutral areas - those that neither enhance nor detract from the character or appearance of the conservation area, and might have potential for enhancement have been identified.

An Audit of Heritage Assets in Radlett (South) Conservation Area

- 8.11 **Statutory listed buildings / structures:**

Christ Church	Grade II	Ref 7/66
The Cat & Fiddle public house.	Grade II	Ref 7/25

Original building type	Number	Period	Grade
<i>Church*</i>	1	19 th century	II
<i>House</i>	1	18th & 19 th century	II
Total	2		

Figure 16. Heritage Audit: Table to show the type, number and period of statutory protected buildings and sites located within Radlett (South) Conservation Area (**retains the same function as originally built*)

8.12 There are no recorded statutory listed buildings at risk.

8.13 Locally Listed Buildings: (from the “List of Locally Important Buildings in Hertsmere” - July 2008)

Address	Local List No.
5-15 Cobden Hill (odd No's only)	117
17-23 Cobden Hill (odd No's only)	118
57 Cobden Hill (Cobden Hill Farmhouse)	119
War memorial, churchyard walls & lychgate, Cobden Hill	120
The Bakery, 10 Cobden Hill	121
Chantry Cottage, 65 Cobden Hill	122
2, Loom Lane - The Youth & Community Centre,	123
1 The Rose Walk	125
2 The Rose Walk	126

Figure 17. Heritage Audit: Locally Listed Buildings.

9.0 LOCAL GENERIC GUIDANCE

9.1 There is no local guidance for Radlett (South) Conservation Area but development proposals should follow the published Hertsmere Planning and Design Guide SPD subject to this being appropriate to the characteristics of the conservation area. Guidance may be helpful in order to preserve the character of the conservation area as a whole as well as each of the separate character zones identified.

9.2 Specific additional guidance could be provided in relation to extensions, demolition (criteria for its consideration) and replacement dwellings on Loom Lane.

9.3 Any local generic guidance must be used in conjunction with policies set out in the Hertsmere Local Plan. The relevant policies specific to the historic environment are:

- E4: features of major importance for nature conservation
- E7: trees and hedgerows – protection and retention
- E8: trees hedgerows and development
- E9: archaeology – assessment of sites
- E12: listed buildings – demolition
- E13: listed buildings – alteration and extensions
- E16: listed buildings – development affecting the setting of a listed building
- E17: listed buildings – submission of drawings
- E18: buildings of local interest
- E19: conservation areas – demolition
- E20: conservation areas – redevelopment
- E21: conservation areas – retention of character
- E22: conservation areas – preservation and enhancement
- E23: conservation areas – design of development
- E24: conservation areas – cumulative affect of small scale development
- E25: conservation areas – detailing and materials
- E26: conservation areas – submission of detailed applications
- E27: conservation areas – adjacent development
- E28: conservation areas – open space
- E29: conservation areas – streetscape
- E30: conservation areas – shop fronts

9.4 Other policies within the Hertsmere Local Plan that should also be considered are:

- C1: greenbelt
- C9: landscape conservation areas
- C10: landscape character
- C18: major development sites within the greenbelt
- H8: residential development standards
- B2: employment areas – offices and other employment generating uses
- B6: class B1 (a) development
- T1: town and district centre action plans
- S5: extensions to existing schools or colleges
- S7: community centres and religious buildings
- M3: south west Hertfordshire transportation strategy
- M12: highway standards
- M13: car parking standards
- D9: shop fronts
- D10: advertisements
- D11: blinds and awnings
- D12: street furniture

- D21: design and setting of development
- D22: amenity greens
- D23: access for people with disabilities

10.0 COMMUNITY INVOLVEMENT

- 10.1 As detailed in the introductory Summary, considerable public consultation on the Draft Appraisal was undertaken. A report detailing the responses was made to the Councils Portfolio holder on the 5th October 2012.
- 10.2 The main themes that emerged from respondents during the consultation period were:
Inclusion of no's 18, 20 and 22 Cobden Hill was put forward by the Radlett Society (the owners/occupiers were subsequently specifically consulted but rejected inclusion);
There was general agreement to the proposed removal of Church Close & 27a & 29a Christchurch Crescent though several respondents were concerned that removal of the latter would allow unsuitable development;
Several respondents considered that conservation area control had not been applied to development in Loom Lane.

11.0 SUMMARY OF ISSUES

- 11.1 Below is a list of positive and negative features that relate to the character and appearance of the Conservation Area. Positive features relate to important features that have been retained and form key elements in the conservation area. Negative features indicate where some improvement is required in order to protect or enhance the character and appearance of the conservation area. A list of recommendations is also provided.

Positive features:

- Historic linear street plan
- Green spaces: public and private
- Important views and vistas
- Landmark buildings
- Statutory listed buildings
- Locally listed or other important buildings: single and groups
- Good to fair condition of buildings within character zones
- Traditional building materials, good architectural quality of historic buildings,
- No buildings at risk identified
- Trees (some subject to Tree Preservation Orders), hedges and historic walls

Negative features:

- A small number of negative buildings
- Loss of some traditional architectural features: timber sash windows
- Highways marking/signage/street furniture at Loom Lane/Cobden Hill junction
- Athlone Close

Recommendations:

- Consider the boundary revisions discussed in this appraisal.
- The appearance of The Cat & Fiddle and its setting need to be enhanced.
- Consider the production of guidance to complement existing Planning and Design Guides (see under "Local Generic Guidance" above).

- Improvements to marking/signage/street furniture at Loom Lane/Cobden Hill junction. This will require involvement from the County's Highways Department.
 - Consider Article 4 Directions.
- 11.2 Certain minor works and alterations to unlisted buildings, in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is known as 'Permitted Development' and falls into various classes which are listed in the *Town and Country Planning (General Permitted Development) Order 1995* and amendments. These minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Article 4 Directions withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area.
- 11.3 The Council should consider the need for Article 4 Directions on a case-by-case basis, to ensure that the special qualities of unlisted buildings within the Conservation Area are protected.
- 11.4 Examples of buildings which should be considered for additional protection by an Article 4 Direction include:
- 17-23 Cobden Hill and 5-15 Cobden Hill
 - Chantry Cottage
 - The Old Bakery
 - 13 The Old Vicarage and 15 Christchurch Crescent
 - 2 and 4 Loom Lane
 - 5 and 7 Aldenham Avenue
 - 1 and 2 The Rose Walk

These are all well maintained by the owners and being more visible than many houses and together with the statutory listed buildings, "set the tone" for the conservation area.

Boundary Review

- 11.5 The boundary on the eastern side of Cobden Hill / Watling Street runs in part along the roadside and in part along the back of the terraced cottage plots and cemetery. This boundary line excludes the pairs (mostly) of semi-detached inter-war houses 29-51 Cobden Hill; 1-3 Cobden Hill and 465-479 Watling Street (all odd numbers only). Given the strong linear character of development along Cobden Hill to Watling Street, this could be regarded as a contorted boundary. This original boundary of the conservation area may be sufficiently justified in terms of the age, prominence and thus significance of the buildings (and graveyard) included. However, it would be an omission if this appraisal did not consider the case for rationalising the eastern boundary by including the two groups of inter-war houses along this part of the Cobden Hill corridor. These lines of houses contribute inescapably to the character of Cobden Hill. As part of the Council's adoption of this Appraisal, it has been decided that any boundary change here should be reviewed in a future review.
- 11.6 As the picture of the group of pairs of houses opposite The Cat & Fiddle PH shows, their gable roofs and chimneys are a strong feature of the street scene along Cobden Hill. The detailed appearance of several of the houses has been affected by for instance replacement windows. However, it may be that maintaining the overall roof shape, materials and general form of the houses rather than detailed changes such as to window types would be sufficient to maintain their contribution. One of this group has had a large, flat-topped dormer in contrasting material added and this

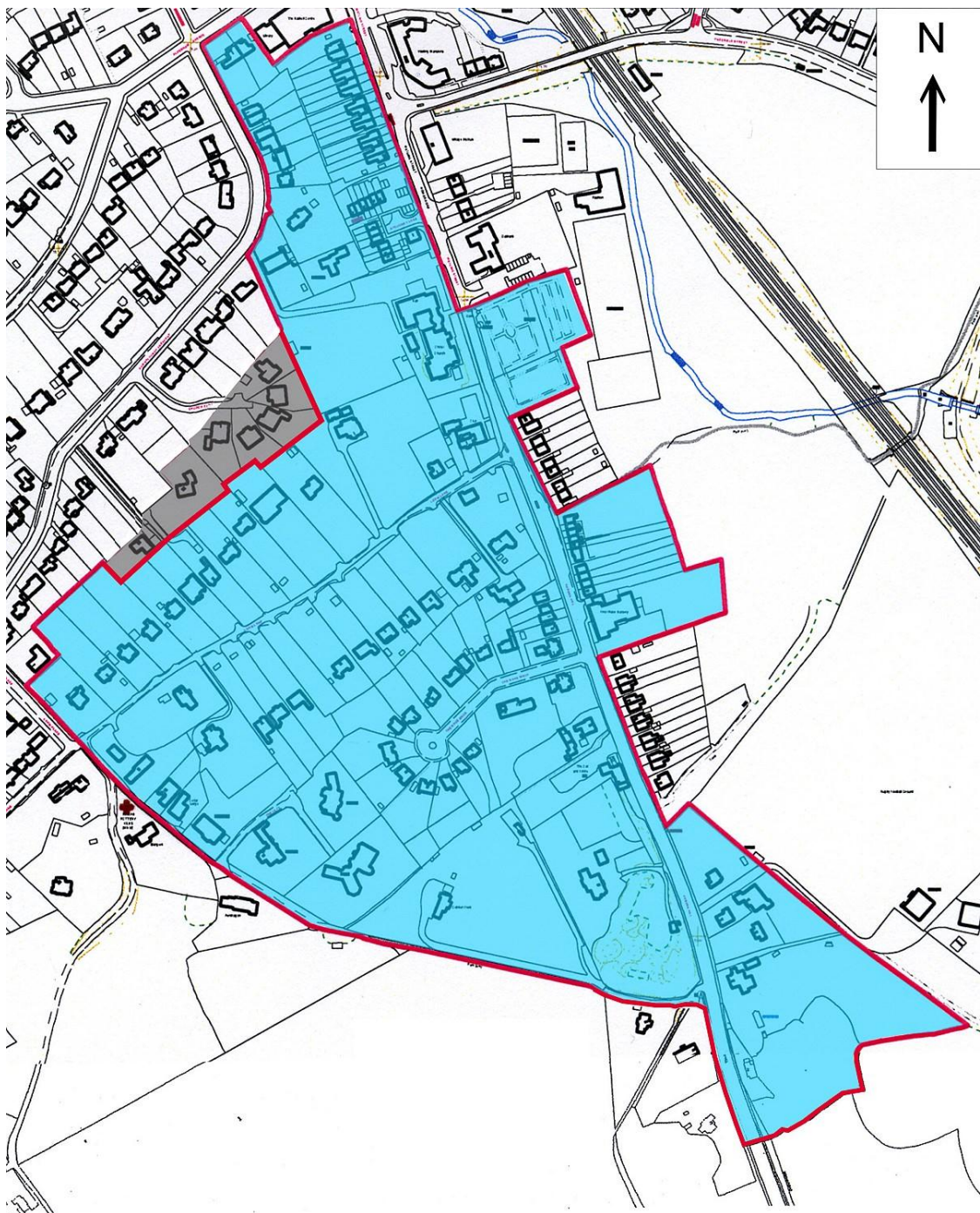
illustrates the type of change to the general appearance of these houses that has a visual impact on the setting of the conservation area.



Figure 18. Houses opposite The Cat & Fiddle

- 11.7 Excluding the private road off Loom Lane leading to The Leys has been considered because of its unsympathetic, hard-landscaped character in comparison to Loom Lane and the southern footpath. However, as the old junction of Loom Lane and the footpath, this location is historically a feature of the area's layout. It is also part of the right of way and for these reasons at least, ought to remain within the boundary.
- 11.8 Church Close and 27a & 29a Christchurch Crescent. South of Christchurch Crescent, the conservation area is based on Loom Lane (character zone 2) and Christ Church and its setting to the east (within character zone 1). Church Close is of a different character that does not relate to either of these zones. The Close did not exist when the conservation area was designated but the five houses subsequently in the conservation area were constructed in the early 1990s on land to the rear of 17–23 Christchurch Crescent.
- 11.9 The Close is accessed off Christchurch Crescent - from outside the conservation area. They are also oriented to look away from the conservation area. Neither did, there appear to have been any strong relationship or function such as Church Field closer to the church, that would warrant the continued inclusion of the Close on historical grounds. The present houses and cul de sac layout do not relate to either Loom Lane or the setting of Christchurch. The houses are oriented to the Close and only two have any relationship with Church Field (presenting their backs to it). A Tree Preservation Order irrespective of inclusion within the conservation area covers trees on the Close.
- 11.10 Therefore, the conservation area boundary has now been revised to run along the rear (northern) plot boundaries of the houses on Loom Lane. Consequently the revised boundary has also been taken around 27a (Pebble Orchard) and 29a Christchurch Crescent. These two houses similarly are not of historic interest and being positioned between the rear of plots on Christchurch Crescent and Loom Lane,

do not have a relevant relationship with Loom Lane or the conservation area in general.



- Conservation area boundary
- Area retained
- Area excluded from conservation area

Map E. Boundary change

12.0 MANAGEMENT PROPOSALS / STRATEGY

- 12.1 Management proposals for the conservation area comprise mid-term and long-term strategies. These are outlined below. All strategies should be reviewed every five years.

Mid term management strategies

- 12.2 Enhance the appearance of The Cat & Fiddle and its setting.

Long term management strategies

- 12.4 *Policy Guidance:*

Following the assessment of all Character Zones in the conservation area, consideration of the production of generic design guidance / supplementary design guidance documents regarding extensions, demolition (criteria for its consideration) and replacement dwellings on Loom Lane is proposed.

Action: consider production of generic design guidance / supplementary design guidance

- 12.5 *County Highways Department:*

Following the assessment of all Character Zones in the conservation area a number of key issues were identified. It was proposed that a dialogue be started on some issues arising from the report 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.

- 12.6 *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 recording such as 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.

- 12.7 *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: assess the resources required to undertake such work (staffing and budget).

13.0 USEFUL INFORMATION

13.1 This report was researched and written by Christian Brady and Anna Borovikov (BEAMS Ltd) for **Hertsmere Borough Council**.

13.2 The authors would also like to thank the staff at the Hertfordshire Archives and Local Studies Library, Hertford; and the Historic Environment Unit at County Hall, Hertford for their input.

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