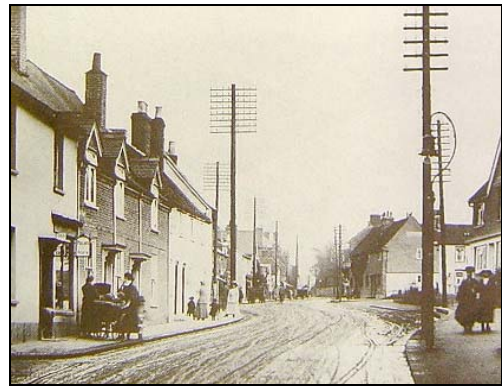


Bushey High Street

Conservation Area Appraisal

2008



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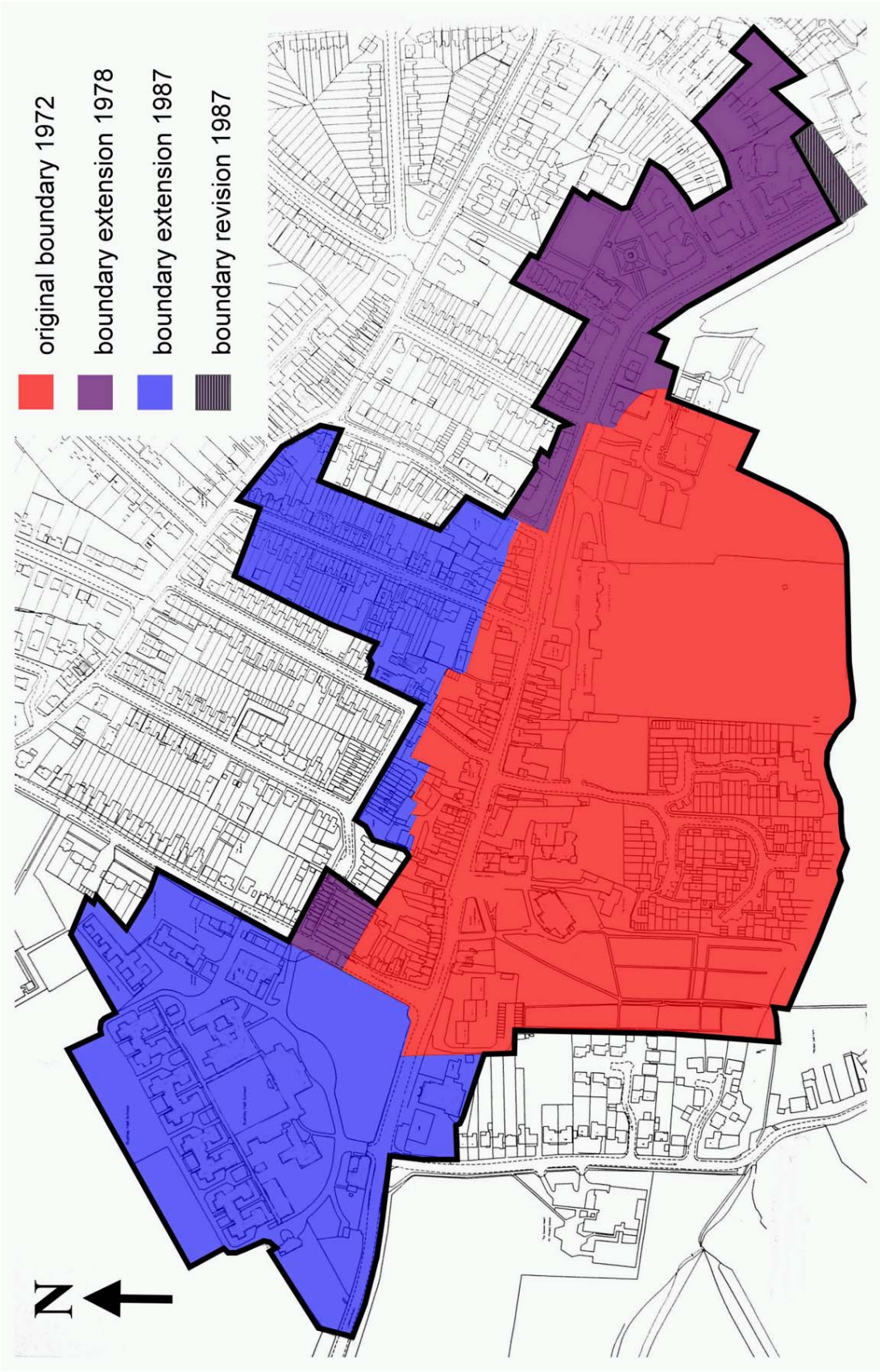
Executive Summary

This appraisal was conducted to define the special interest of Bushey High Street 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.

Bushey High Street Conservation Area comprises a series of 'character zones'. Each zone has a very different built character and age, but together they reflect the piecemeal development of Bushey from a small medieval village to a busy suburb that has retained much of its historic character.

Overall Bushey High Street Conservation Area is in a good to fair condition and has a number of attributes / features which have a positive impact upon the character of area. These relate to its spatial layout, green and open spaces, high numbers of historic properties and landmark buildings, and the sustained use of traditional materials that provides the area with a local distinctiveness. However there are negative issues. Several buildings, mostly located along the High Street, have either a negative or neutral impact upon the character of the conservation area. Other negative issues affecting the appearance of the conservation area are: the loss of traditional architectural features; general street clutter; mis-matched, uneven and incomplete paving; extensive and prominent road markings; prominent, over-used advertisements; inappropriate style/materials of High Street awnings, street signs and lampposts; lack of control over High Street parking; vacant shops with the risk of deteriorating surviving features. Most of these issues could be better controlled through the use of local generic design guidances and the improvement of enforcement controls. Working closely with existing retailers or potential new traders and the County's Highways Department might also improve some of the problems highlighted.

Changes to the existing conservation area boundary are recommended along with the creation of a new conservation area (Melbourne Road Conservation Area), meaning that the Conservation Area would be split up into two Conservation Areas with distinct and separate identities. Alterations to the existing boundary of Bushey High Street Conservation Area include the removal of Kemp Place, Montague Hall Place, the east end of the High Street and Melbourne Road, and the inclusion of a small area along the west side of Bournehall Road. The proposed new designation, Melbourne Road Conservation Area, would include part of the east end of the High Street, a larger section of Melbourne Road and the entry to Bushey Rose Garden on Herkomer Road. This would bring together the core buildings and landscapes specifically associated with Sir Hubert von Herkomer and the Bushey School of Art during the late nineteenth and the early twentieth century.



Map A: Bushey High Street Conservation Area showing the extent of the current boundary and changes that have occurred since designation in 1972

1.0 INTRODUCTION

Background

- 1.1 This appraisal of Bushey High Street Conservation Area was conducted by BEAMS Ltd, the trading company of the Hertfordshire Building Preservation Trust, in conjunction with Hertsmere Borough Council between June and November 2007.
- 1.2 Bushey High Street Conservation Area was designated on 22nd January 1973. Its boundary was extended twice; once on 28th June 1978 and again on 5th February 1987. The original boundary centred on the shopping and business core of the town which lies along the High Street running east to west, from no. 2 to no. 128 High Street and included the large area of open land behind the High Street to the south from St James's churchyard to Bushey House (Map A).
- 1.3 The conservation area was first extended in 1978 eastwards to incorporate all properties on the north side of the High Street up to Meadow Croft and buildings on the east side of Melbourne Road up to no. 24. A small area was also added along Falconer Road up to Grove Cottages (Map A).
- 1.4 In 1987 further changes to the boundary of the conservation area were made (Map A). These included:
 - inclusion of land between London Road and Falconer Road (Bushey Hall School)
 - inclusion of land on the corner of the High Street and Merryhill Road (Church of the Sacred Heart)
 - inclusion of Park Road and the adjoining south side of Herkomer Road (29 - 33 Bournehall Road)
 - inclusion of land north of the High Street on Glencoe Road (1 – 23 Glencoe Road)
 - inclusion of land on the east side of Rudolph Road (Bushey Museum)
 - inclusion of land on the west side of Bournehall Road at the southern junction with the High Street
 - the removal of land within the Meadow Croft estate thereby the boundary was moved alongside no. 160 High Street
- 1.5 Two previous studies of the High Street were conducted by Hertsmere Borough Council. These were, 'Bushey Conservation Area Study. A Plan for the future of Bushey's Past' (Sept 1985) and 'Bushey Conservation Area' (December 1999).
- 1.6 There are a number of buildings in Bushey High Street Conservation Area that contribute to the general scale and character of the conservation area. Corner properties are often important visual key buildings as are groups or rows of properties that contribute to the setting. These are highlighted in the appraisal as key unlisted buildings. Some of these also form part of the List of Locally Important Buildings in Hertsmere. Although to be seen as separate to this conservation area appraisal, the locally listed buildings have been identified on character zone maps and in the text as they form part of the general character and appearance of the conservation area.

Objectives

- 1.7 The main objectives of this conservation area appraisal are:
 - to define the special interest of Bushey High Street Conservation Area by analysing its historical development, uses, landscape setting, views and spaces, and also through the assessment of the architectural and historic qualities of its buildings.
 - to identify neutral areas, negative features and spaces, and the problems, pressures and capacity for change.
 - to provide a summary of issues with a list of improvements and actions.

- to review the existing conservation area boundary and make recommendations for change as appropriate.
- 1.8 Three separate documents have been produced as part of the appraisal process. The main appraisal document (this report) and two additional documents. Both these documents should be viewed in conjunction with this report.
- Bushey High Street Conservation Area Appraisal 2008: community involvement
 - Bushey High Street Conservation Area Appraisal 2008: suggested boundary changes & management proposals

Survey

- 1.9 A full photographic record of Bushey High Street Conservation Area was made in line with recommendations by English Heritage (2006, Appendix 3) to provide '...a baseline for measuring change and monitoring alterations / physical condition'. This will form part of the project archive for use / reference by Hertsmere Borough Council. The omission in this report of any particular feature, building or space within the conservation area does not imply that it is of no significance or value.
- 1.10 Photographs used in this report identify buildings in the conservation area and relate to a map in Appendix 6 which shows where the buildings are located.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990, Planning (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 Section 4.3 of “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15) recommends that local authorities should ‘...periodically review existing conservation areas and their boundaries...’ against established consistent local standards. Assessment of such conservation areas which should then form the basis for local plan policies and development control decisions that aim to preserve or enhance the character or appearance of the area (PPG15, Section 4.4).
- 2.3 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. 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). Hertsmere Planning and Design Guide SPD was adopted by the Council in 2006 which will form part of the Local Development Framework for the borough that will replace the Local Plan.
- 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. Up-to-date character appraisals and management proposals are subject to Best Value Performance Indicators, BV 219b, noting ‘...clear and concise appraisals of the character of conservation areas provide a sound basis for their designation and management, and will inform local development documents...’ (Audit Commission, Best Value Performance Indicators 2007/8).

3.0 DEFINITION OF SPECIAL INTEREST

- 3.1 Every conservation area has a distinctive character which is derived from its topography, historic development, current uses, and features such as streets, hedges, archaeological monuments, buildings and place names.
- 3.2 Bushey High Street Conservation Area is a multi-facetted locality which includes areas of very different built character and age. It lies at the centre of the town which developed from a small early settlement that stood around a village green next to the Church of St James and extended eastwards along the High Street. The High Street comprises residential and commercial properties that line each side of the main road on narrow plots and date from c1500 to the twentieth century. At its west end is Bushey Hall School which stands on the site of a former Jacobean manor house and is largely shielded from the High Street by trees, hedges and a boundary wall. At the east end of the High Street is a wide fronted property, Bushey House, with parkland to the rear. The north side of the road is occupied by large detached buildings that include the Congregational Church. Beyond all the buildings along the south side of the High Street is mostly open land, while to the north there are nineteenth and twentieth century residential developments. Together they reflect the piecemeal development of Bushey from a small medieval village to a busy suburb while retaining its historic character.
- 3.3 The principle features of Bushey High Street Conservation Area are:
- The village green with vernacular cottages, pond and church
 - The green and tree lined approach along London Road
 - The historic frontages along the planned urban High Street
 - The row of nineteenth century housing with small front gardens and picket fencing on Park Road
 - The views eastwards/westwards along London Road and the High Street, including those from the High Street up Falconer Road, Rudolph Road and Park Road
 - The green spaces inside the conservation area, particularly at Bushey Hall School and to the rear of Bushey House
 - The views from the conservation area southwards to Merry Hill Road over Bushey Golf & Country Club, and the recreation ground on the corner of Merry Hill Road and the High Street
 - Significant historic and landmark buildings: singular, in groups and on corner plots
 - The contrast between the character of the early settlement core around the village green, later urban High Street expansion, and several types and periods of residential development

4.0 ASSESSMENT OF SPECIAL INTEREST

Location & setting

- 4.1 Bushey is located approximately 20 miles northwest of London, 10 miles southwest of St Albans, in the county of Hertfordshire. It stands within an area of greenbelt and centres along the main road from London to Watford which continues onward to King's Langley, Berkhamsted and Aylesbury. The total population of the parish is 24,000 (website 1) with the area along and around the High Street being the most densely populated. Large residential areas lie a mile to the north of the High Street, to the northwest (Bushey Grove) and to the east (Sparrows Herne). The High Street forms the retail centre of Bushey and has a fairly wide range of shops, small convenience stores, some specialist outlets and restaurants that serve an essentially local function. The towns close proximity to Watford as well as the limited availability of suitable sites precludes a major enlargement of its current role.
- 4.2 Policy E1 of the Hertsmeire Local Plan 2003: Sites of Special Scientific Interest (SSSI). There are no SSSIs within Bushey High Street Conservation Area. However under Policy E2, Protection of Nature Conservation Sites, part of the village green around the pond and all of the land forming St James's Churchyard is protected.
- 4.3 Bushey High Street Conservation Area includes the linear High Street which comprises a variety of building types; three churches, two halls, several shops, offices and restaurants, two public houses, a bank, a post office, a local museum and recreational areas as well as housing and a private residential care home. In general the conservation area is in a good condition with most buildings being utilized and in good repair.
- 4.4 The major existing / potential forces for change anticipated in Bushey High Street Conservation Area relate to the issues of the increasing numbers of cars parking in the surrounding area and the general economic health of the High Street which may lead to changes in use of buildings along the High Street and therefore potential changes in its character. The Local Development Framework (LDF) Core Strategy Preferred Options report (2007) has outlined issues with town centre vibrancy and the Council has recently assessed the use and popularity of shopping areas in Hertsmeire. A study is currently underway to designate 'primary frontages' (predominantly retail) and 'secondary frontages' (restaurants, estate agents etc). Although Bushey High Street is a 'District Centre', it is put under pressure by the wider choice of retail outlets in Watford and the larger out-of-town shopping centres such as the Galleria, Hatfield.

Topography

- 4.5 Bushey High Street Conservation Area stands upon mostly flat ground at 90 metres above sea level. It slopes gently downwards beyond the south and west boundaries. Beyond the east boundary the road continues and rises steeply towards Sparrows Herne and Bushey Heath where it reaches 130 metres above sea level. The land to the south of the High Street comprises open ground, and many well established individual / groups of trees. Part of this falls within the southern boundary of the conservation area while the remainder is located within protected greenbelt and is used as a golf course. At the edge of the boundary the ground steeply rises up to a tree lined ridge along Merry Hill Road at 130 metres above sea level which can be seen from the east end of the High Street.
- 4.6 The predominant uses within the area are residential and commercial. The majority of residential units were created by the construction of Kemp Place. Some of the commercial buildings along the High Street now used as offices were formerly built as houses. Other uses include leisure, religious and educational.

Geology

- 4.7 The geology of this area is a mixture of sand, gravels and clays, possibly tertiary clay, overlaid by the Windsor series of slowly permeable and seasonally waterlogged soils with some brown subsoils (website 2). This closely relates to the type of materials that have been used to construct local buildings (i.e. brick and tile).

General character and plan form

- 4.8 Bushey High Street Conservation Area's physical character derives from its relationship to the parish church and village green, and also the later development of a commercial linear High Street. Its commercial success and continued re-development led to the further growth within the town which would have supplied other outlying settlements. The Conservation Area incorporates six different plan forms.

1. a village green with a church surrounded by a series of small, terraced, cottages standing on narrow long plots along both sides of the road
2. a linear High Street comprising residential and commercial properties with narrow long plots standing along the north and south sides of the road
3. large detached properties to the north side of the High Street at its east end
4. typical nineteenth century terraces and semi-detached houses along Park Road leading northwards from the High Street
5. large open spaces towards the southern boundary, mostly to the rear of larger High Street properties
6. a collection of contemporary educational and residential buildings all aligned at an angle at the corner of the High Street and Falconer Road

Landscape setting

- 4.9 Despite being located two miles from the M1 motorway and just south of the M25 motorway, Bushey has retained a sense of its earlier historic rural identity. It is distinctly separate from other nearby urban areas such as Watford, Harrow and Edgware/Stammore that are located to the west, south and southeast respectively. Along country lanes to the north and northeast of Bushey lie the small villages of Aldenham, Letchmore Heath, Round Bush, Patchetts Green and Elstree, and beyond the larger urban settlements of Borehamwood and Radlett. Less than four miles northeast of Bushey High Street are Hillfield Park Reserve and Aldenham Country Park. Beyond the High Street to the north and east are significant areas of residential development dating to the nineteenth and twentieth centuries. The area to the northwest along Aldenham Road (Bushey Grove) is separated from the High Street by land and buildings associated with Bushey Hall School and the former Royal Masonic School, The Avenue.
- 4.10 The approach into the conservation area along London Road from Watford retains its rural identity as it is lined by trees and hedges to the north with open ground (playing fields) to the south. This is clearly visible from the west end of the High Street close to the Church of St James, the village green and pond, and the nearby cottages. The historic character of the High Street core with its two storey, brick, narrow, street frontage properties is typical of the vertical urban landscape. It also includes a number of visual landmark buildings. The east end of the High Street visually opens up leading from the urban centre towards Sparrows Herne; larger detached buildings are set back from the roadside such as Bushey House, Herkomer House 156 & 158 High Street, the Congregational Church, and Bushey Studios, Melbourne Road. There are also more trees and hedges (including The Rose Garden). This culminates in the open view from the High Street looking south towards the high tree lined ridge along Merry Hill Road.

5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The origins and development of the area

- 5.1 The development of Bushey High Street Conservation Area can be summarised by the plan provided (Appendix 1). The High Street is a palimpsest of human activity which comprises seven main phases. Some of the buildings within each period may be of a later developmental stage as earlier buildings have been replaced through time.

- PHASE 1: 1200 – 1500. Village green; parish church, churchyard & pond
- PHASE 2: 1500 – 1800. High Street development; narrow long plots
- PHASE 3: 1850 – 1900. Park Road: Houses / shops / terraces. Falconer Road; residential & Sunday school hall
- PHASE 4: 1850 – 1950. High Street; commercial, religious & residential
- PHASE 5: 1928. High Street; Royal Masonic Junior School on the site of Bushey Hall Manor (c1720)
- PHASE 6: 1976 – c2000. Kemp Place & Montague Hall Place; modern residential

Early development

- 5.2 Various archaeological finds of Stone Age tools provide evidence that Bushey was inhabited as far back as the Palaeolithic period; the Colne valley and surrounding area was heavily wooded. The main road running through Bushey is thought to date to the Roman period. Minor Roman remains have been found north and east of the High Street including a roman coin on Bourne Road and a Roman tessellated pavement near Chiltern Avenue. In c700 Bushey (Bissei) was, according to the St Albans Chronicles, granted to St. Albans monastery by King Offa, indicating a Saxon settlement had been established by this time.

1066 - 1500

- 5.3 Prior to the Norman Conquest of 1066 the Manor of Bushey was held by Lewin, a thane of the Saxon King, Edward the Confessor. After the Conquest William the Conqueror (William I) granted the manor to Geoffrey de Mandeville, a Norman knight. After the death of Mandeville the manor remained in the hands of his heirs, the Earls of Essex. In the twelfth century a moated manor house was constructed at the northwest corner of the parish away from the High Street, and in 1141 Bushey was granted the rights to hold a weekly Thursday market and the annual three day fair of St James's. This indicates that by this time a sizeable medieval settlement had developed close to the village centre near the parish church of St James. Although the earliest part of St James's Church dates to the early - mid thirteenth century a Saxon chapel or small church is thought to have probably stood close to its current site; a plaque inside St James's Church suggests this may have dated to 1006 AD. Evidence of High Street development during the medieval period is shown by the long narrow plots laid along the roadside, predominantly on the north side and up to nos. 49 to 51 High Street on the south side, which date from the late fifteenth to the seventeenth century. Nos. 62 to 68 once formed a single medieval hall house dating to c1500 and is the oldest surviving residential building on the High Street.
- 5.4 The name *Bissei* taken from the St Albans Chronicles in c700 later became *Biss(h)e* or *Bisheye* and by the end of the sixteenth century, *Bus(s)hey*; it is probably derived from the old English word 'bysce' meaning 'place covered in wood'.

16th – 18th century

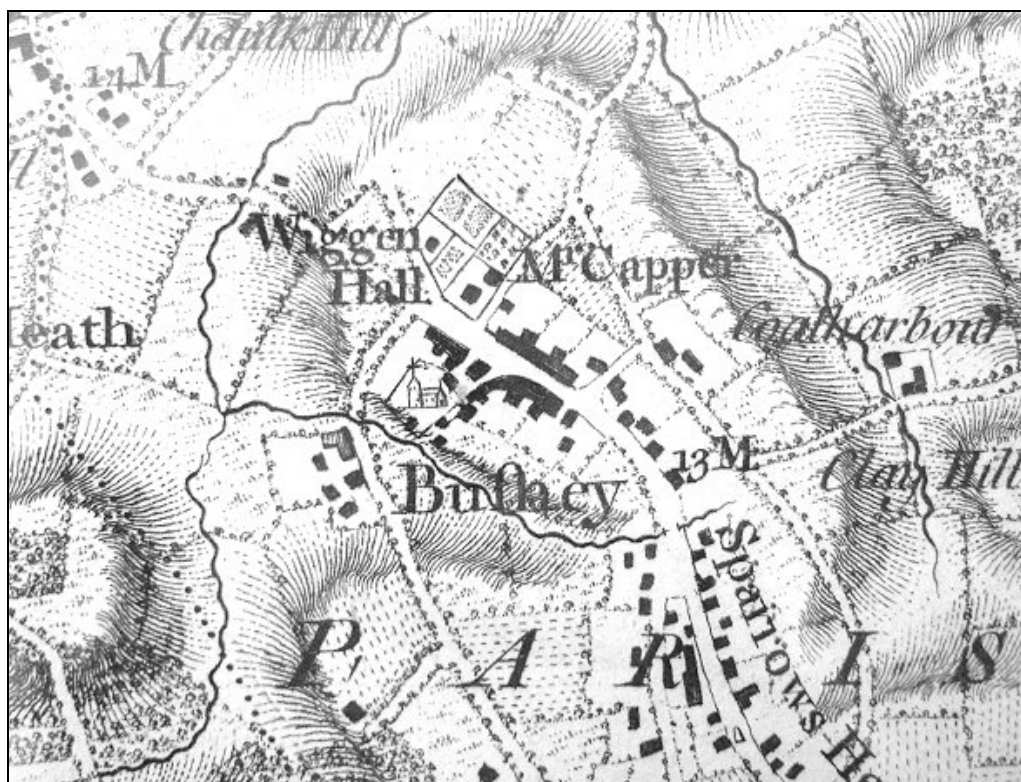


Figure 1. Extract from the Dury and Andrews map of 1766

- 5.5 By the mid sixteenth century the Manor of Bushey had been divided into four smaller manorial holdings. One of these, Bushey Hall Manor, stood at the west end of the High Street along London Road (on the site of Bushey Hall School, Falconer School, the Youth & Community Centre). In the early to mid seventeenth century a new manor house was built by Richard Capper Esq. who purchased the manor in 1719 (several members of the Capper family are buried in St James's churchyard). Its wooded grounds stood to the east of the house up to a lane leading northwards (now Falconer Road). Map evidence from the mid eighteenth century shows the plan of the High Street in *Bufhey*; densely planned along both sides of the road from the village green and church to the west, eastwards up to a lane leading north (now Bournehall Road) opposite Bushey House beyond which the spread of settlement was more sparse (Fig. 1). The Jacobean house built by Capper is also identified at the west end, named Wiggen Hall. Although a major road is shown leading from the west end of the High Street towards *Marry Hill*, no buildings immediately line along it. Bushey remained a small rural community with a local economy based on the production of hay for the London market; two seventeenth century barns remain within the town as evidence of this. There were also two brickworks in the area providing local building material.
- 5.6 In the eighteenth century the Sparrows Herne Turnpike Trust was formed to care for the main road through Bushey, which had been improved and straightened. The turnpike road led from London to Aylesbury. At least one public house is known to have stood on the High Street before 1782; the Rose and Crown (re-named the White Hart, 27 High Street and re-built c1780). This was followed by the Red Lion in 1756 (re-built c1900).

19th century

- 5.7 Bushey remained relatively unchanged between 1766 and 1840 (Figs. 2 & 4). The Tithe Map depicts the extent of the development; it begins at the village green with a large pond and church, and continues eastwards along both sides of the High Street up to Bushey House. A series of cottages lie on the north side of the village green (demolished in 1913 and the land given to Robert Attenborough of Haydon Hill by Bushey Urban District Council on the condition that it remained open space). The land behind the street front properties has been divided into wide long strips.



Figure 2. Bushey High Street in 1810 (Longman 1986).
Looking eastwards from the village pond (right).

- 5.8 Eastward along the High Street, beyond Bushey House, most of the settlement remained sparse and was sited along the north side of the road. This included two large properties Bourne Hall and The Cloisters (since demolished: Fig. 4). After 1840 the population increased rapidly following the construction of the London-Birmingham railway which passed through Bushey. This rapid population growth led to large areas of Victorian and Edwardian development beyond the High Street, particularly to the north (Park Road, Bournehall Road, Rudolph Road and Herkomer Road), and in an area to the northwest known as Bushey Grove along Aldenham Road. This development required the establishment of a police station (26 High Street, later moving to Sparrows Herne) and four schools by the end of the nineteenth century.
- 5.9 One of these, The Royal Masonic Schools, included the Royal Masonic Junior School designed by H. C. Smart and was built c1928 on the site of the demolished Jacobean manor house on London Road.
- 5.10 The late nineteenth century also saw the birth and development of the Bushey School of Art and a change in the plan of the land at the east end of the High Street (Fig. 5). Sir Hubert von Herkomer, the Bavarian-born artist, lived in Bushey from 1873 until his death in 1914. Herkomer built *Lululaund*, his dramatic home, set back from the north side of the High Street on Melbourne Road, part of which survives and is now the Royal British Legion Club (Fig. 3). Other buildings were built for Herkomer at the east end of the High Street and on Melbourne Road; two servants houses (nos. 18 – 24) and a

studio (no. 16, now Shern House) on Melbourne Road, an art studio and printing press (Herkomer's House 156 – 158 High Street), the Bushey School of Art (demolished in 1911 to make way for Herkomer's new creation, The Rose Garden), and the Glass Studios on the corner of the High Street and Melbourne Road (converted in c1887 from a Methodist chapel of 1854 into a private theatre and film studio). In 1913 when Herkomer began making films, the daylight film studio was added to the building. The neighbouring United Reform Church also stands back from the High Street and forms part of this group.



Figure 3. *Lululaund*, Sir Hubert von Herkomer's dramatic home built between 1887 and 1894. Photograph was taken before it was demolished leaving only the entrance tower and a portion of the adjoining wall (Longman 1986)

20th century

5.11 In the early twentieth century Bushey continued to develop rapidly, almost merging with Watford to the west (Fig. 6). During the 1920s and 30s further housing was constructed north of the High Street; on land to the east side of Bournehall Road and beyond Herkomer Road (Fig. 7). Images of the High Street and Park Road in the early part of the twentieth century show the extent of the development by this time (Figs. 8 - 11). When *Lululaund* was partly demolished in 1939, housing was built within its former grounds along Herkomer Road and also on Melbourne Road. From the 1960s onwards new builds appeared within the High Street:

- Grove House, 1 – 18 High Street: three blocks of flats built in the early 1960s
- Church House (on the green): a parish hall built in c1965
- 1 – 19 Bourne Hall, Bournehall Road: three blocks of flats on the corner of the High Street and Bournehall Road built in c1960 (only 1-6 is in the conservation area) on the site of a former large house 'Bourne Hall'.
- 82 – 96 High Street: a row of shops built in c1968.
- Caroline House, High Street: a new office built in the early 1980s in the grounds of Bushey House.
- 140 – 142 High Street and the attached 1 – 3 Simon Court, Koh-i-noor Avenue (c1965)

5.12 Other residential developments include Kemp Place (late 1970s), Montague Hall Place (c2000), 1 – 14 Church Walk (1988), The Cloisters (c1990) and 3 – 9 Glencoe Road (1994). Commercial and leisure developments were Bournehall House, Bournehall Road (1990), Bushey Golf & Country Club and Bushey Centre (c1978).



Figure 4. Extract from the 1840 Bushey Tithe Map



Figure 5. Extract from the 1898 Ordnance Survey Map of Bushey



Figure 6. Extract from the 1914 Ordnance Survey Map of Bushey



Figure 7. Extract from the 1934 Ordnance Survey Map of Bushey



Bushey High Street c1920. No.2 High Street and the older cottages to the right, Bushey Conservative Club and village green beyond to the right (Wood 1998)



Taken in 2007 from a similar position as above

Figure 8. Images from Bushey High Street, west end



*Bushey High Street, early twentieth century (Longman 1986).
The newly built Barclays Bank to the centre*



Taken in 2007 from a similar position as above

Figure 9. Images from Bushey High Street



*Bushey High Street, 1905 (Groves and Longman 1982).
Newly built row of shops to the right. Bushey house in centre distance.*



Taken in 2007 from a similar position as above

Figure 10. Images from Bushey High Street, east end



Park Road, Bushey c1920. Rows of terraced houses and the purpose-built Swan public house to the centre (Wood 1998)



Taken in 2007 from a similar position as above

Figure 11. Images from Park Road, Bushey

The archaeological significance and potential of the area

- 5.13 Human activity has been recorded in and around Bushey since prehistory. Of the twenty-four entries that appear on the Historic Environment Record for Bushey, eight are sited within the Bushey High Street Conservation Area dating from the Roman, Medieval and post Medieval periods. Although only one archaeological site has been recorded, the former White Hart Public House (now Delano's Restaurant), 27 High Street, there is potential for further archaeological sites to be found in relation to the development of the High Street (Historic Environment Record, County Hall, HER ref no. 11851).
- 5.14 There are no scheduled monuments within Bushey High Street Conservation Area.
- 5.15 There is one Registered Park and Garden within the Bushey High Street Conservation Area.
- The Rose Garden, Bushey
An example of an early C20 formal garden scheme, designed by the landscape architect Thomas Mawson (1861-1933) for Sir Hubert von Herkomer on the site of the Herkomer School of Art. Comprises a formal rose garden to the south, and an area of lawns and shrubberies to the north. The garden has a central sunken area forming a focal point that is reached by a brick-paved walk from the High Street. It contains a grade II statutory listed fountain, a column, and garden house.

6.0 SPATIAL ANALYSIS

The character and interrelationship of spaces within the area

- 6.1 Bushey High Street Conservation Area has a strong linear character with both an urban centre and a village green. The approach from the west along London Road is lined by trees, hedges and a low wall to the north side with open ground (playing fields) to the south. The High Street comprises mostly adjoining properties of two and two and a half storeys which line each side along the street frontage. There are small gaps between a few of the buildings that lead to rear lots. Most rear lots are long and narrow and are only accessed from the back of the property. Bushey House (on the south side) stands back from the High Street, but has a brick boundary wall along the street frontage providing a visual barrier. It retains its significant large rear plot. The neighbouring property, the Bushey Golf & Country Club, is also set back from the road (with car parking to the front). The low height and position of the building has little impact on the High Street enabling the open landscape character beyond to be seen from the road. The properties opposite are less uniform; some line the street front while others are set back from the pavement. Beyond the bend in the High Street properties stand on larger plots set back from the edge of the road along the north side and face open land to the south (Bushey Golf & Country Club). The yellow brick wall of The Rose Garden provides a strong visual delineation between the High Street and garden and public open space beyond.
- 6.2 The village green is an open space at the west end of the conservation area. It is bounded to the south by St James's Church with its tree-laden churchyard that extends down to a stream. To the east are adjoining cottages and an art galley / Church House, and the Old Rectory; a detached building in large grounds. To the west is the Conservative Club which stands along the High Street. The green is open to the north side along the High Street which creates a strong physical and visual relationship associated with the early core of the village around the parish church and green.
- 6.3 Outside the High Street many of the roads leading northwards also have a common nineteenth and early twentieth century character. Park Road and Glencoe Road have a sub-urban residential feel with groups of two storey terraced housing with small picketed fenced front gardens and long narrow rear plots. There are a few contemporary detached buildings along Park Road which stand close to rows of neighbouring properties.
- 6.4 Falconer Road follows a more irregular pattern. Falconer School on the west side stands back from the road and is bounded by a brick wall, piers, gates and a lodge house. Most domestic buildings line the street with small rear plots. Falconer Hall faces the street front and occupies most of its entire plot. An additional row of cottages lie at ninety degrees to the street and face south. They have long narrow gardens to the fore (partially replaced with car parking) which are hidden from the road by a tall hedge.
- 6.5 Melbourne Road has three properties that are located within the conservation area and stand back from the roadside. On the south side are two semi-detached houses that stand towards the rear of their long plots. Each has a long front garden and driveway. The neighbouring property, Shern House (a former studio and now an office block), follows the curve of the road and stands to the rear of Herkomer's House, 156 – 158 High Street. The two corner properties (Herkomer's House and the former Bushey Studio) that stand on the High Street at the entrance to Melbourne Road also impact upon the character of Melbourne Road, but are more in-keeping with the character at the east end of the High Street.
- 6.6 Kemp Place comprises a modern development located behind the Old Rectory and a hard surface car park. Approached from the High Street the road descends downwards

before splitting into three separate routes. These curve in three directions, east, west and south, along which are adjoining groups of houses that are not seen from the High Street. The late 1970s houses to the west side comprise 51 two storey houses / flats / properties set back from the boundary with small open front gardens and enclosed rear gardens, and garaging en-block. The houses to the east side have recently been constructed and comprise three storey properties which are set back from the boundary. Each has front parking bays, enclosed rear gardens, and integral garaging on the ground floor.

Open spaces

- 6.7 There are a number of important open spaces within Bushey High Street Conservation Area that form part of its character. These are:

The old village green

- 6.8 The old village green is located at the west end of the High Street on the south side of the road (Fig. 12). It is roughly rectangular in shape and stands in front of the parish church comprising a grassed area with an historic pond, planting, hedges and trees. On two sides of the green is a driveway that delineates the open space from buildings that line the green. The east drive gives access to the Old Rectory and the west drive approaches St James's Church. There is also a footpath across the green.



Figure 12. Open space: the old village green looking west

Land by Bushey Hall School, London Road

- 6.9 Mature trees stand within the grounds of the school behind a low boundary wall with piers and gates facing London Road and Falconer Road. The country park character of the area is likely to be the remains of Bushey Hall estate which originally occupied the site.

Land south of Bushey House, High Street

- 6.10 To the south of Bushey House is a large area of open parkland with individual and groups of trees within its grounds. Although this cannot be seen directly from the High Street, it is divided from Bushey Golf & Country Club to the east, the car park and Kemp Place to the west by substantial rows of trees.

The Rose Garden, High Street / Herkomer Road

- 6.11 Bounded by a high yellow brick wall on the High Street with a gated entrance. It can also be approached from a long driveway on Herkomer Road. The latter route enters into an open grassed area that is enclosed by trees and hedges and there is a paved area to the east corner with the remains of the original Cloister (Fig. 13). To the south is the garden area containing three listed structures which is also surrounded with trees and hedges.



Figure 13. Open space: the grassed area at the rear of The Rose Garden (a Grade II Registered Park & Garden)

- 6.12 Open spaces outside Bushey High Street Conservation Area also impact upon its character. In particular this comprises the land behind Bushey Hall School (playing fields that border London Road, Finch Lane, The Avenue and Grange Road), land to the west of Merry Hill Road (playing fields), rising land between the southern boundary of the conservation area and the ridge at Merry Hill, and land to the southeast within Bushey Golf & Country Club.

Landmark buildings (see map in Appendix 6 for location)

- 6.13 Within the conservation area are a small number of landmark buildings dating to most periods (Fig. 14). These are visually important structures that make a statement, form a full stop at the beginning or end of a view, hold an important corner position, can be seen at a distance, or stand above the general roof line of the surrounding buildings.



(a)



(b)



(c)



(d)



(e)



(f)



(g)



(h)

Figure 14. Landmark buildings in Bushey High Street Conservation Area. Left to right; High Street: St James's Church (a), The Red Lion Public House (b), Herkomer's House (c), Congregational Church (d), Bushey House (e) and The Church of the Sacred Heart (f). Falconer Road: Falconer Hall (g). Rudolph Road: Bushey Museum (h)

6.14 Landmark buildings in Bushey High Street Conservation Area are,

- Church of St James (13th century)
- Church of the Sacred Heart (1958)
- Barclays Bank, 28 High Street (c1905)
- Prospect Cottage & 19 High Street (18th century)
- The Red Lion Public House (c1900)
- The Red House, 70 - 78 High Street (19th century)
- Bushey House (c1825)
- 128 High Street (c1925)
- Herkomer House, 156 & 158 High Street (1880s & 1891)
- Congregational Church (c1904)
- Falconer Hall, Falconer Road (1888)
- Bournehall House, Bourne Hall Road (1990)
- Bushey Museum (1909)
- 1 - 5 Reveley Cottages, Park Road (1883)
- 6 - 10 Reveley Cottages, Herkomer Road (1883)
- Bourne Hall Cottage & Tynecote, Bournehall Road (19th century)
- Boiler Room and chimney, Bushey Hall School, London Road (c1928)

Focal point

- 6.15 The main focal point of the High Street is the village green. St James's Church, the Old Rectory, Prospect Cottage and the Conservative Club all group around the grassed area and village pond. The row of cottages on the north side of the High Street opposite the green are also included as part of the focal point.

Key views and vistas

- 6.16 Within Bushey High Street 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 view of the High Street approaching from the west near the corner with Falconer Road. *The view of the west end of the High Street provides an understanding of the residential and commercial centre of Bushey while relating to its early historic development. No.2 High Street is a key landmark building as it represents the beginning of the High Street. The Church of the Sacred Heart is also a landmark building due to its visual impact upon the High Street.*
- The panoramic vista from the village green of St James's Church, Prospect Cottage and the Old Rectory, and towards the row of cottages along the north side of the High Street. *This provides a picturesque view of the locale from the green and also over the green, thereby identifying the once rural character at the east end of the High Street.*
- The view from the High Street northwards up Falconer Road. *The view along Falconer Road along the east side has retained the character of its nineteenth century terracing that has not impacted upon the remains of the former parkland estate on the west side.*
- The view northwards from the High Street along Park Road. *The nineteenth century linear street scene with its picket fences and small front gardens creates an inhibited picturesque view.*

- The view from Park Road eastwards along the High Street up to Bushey Congregational Church. *The Congregational Church is a landmark building and creates a full stop at the end of the view at the bend in the road.*
- The view from the east end of the High Street along the road towards Bushey Congregational Church. *The Congregational Church is a landmark building and creates a full stop at the end of the view at the bend in the road.*
- The view from the southern boundary towards Bushey House. *This view can only be seen from within the grounds but forms the landscape context to the main house, which is uninterrupted from the southern boundary.*

7.0 CHARACTER ANALYSIS

Character zones

- 7.1 There are seven distinct character zones within Bushey High Street Conservation Area. 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 (Map B). These zones are:

Character Zone 1

- High Street (west end) & Falconer Road

Character Zone 2

- High Street (central), Cow Lane, Glencoe Road, Rudolph Road, Park Road, Bournehall Road & Koh-i-Noor Avenue

Character Zone 3

- Park Road, Herkomer Road & Bournehall Road

Character Zone 4

- High Street (south east)

Character Zone 5

- High Street (east end) & Melbourne Road

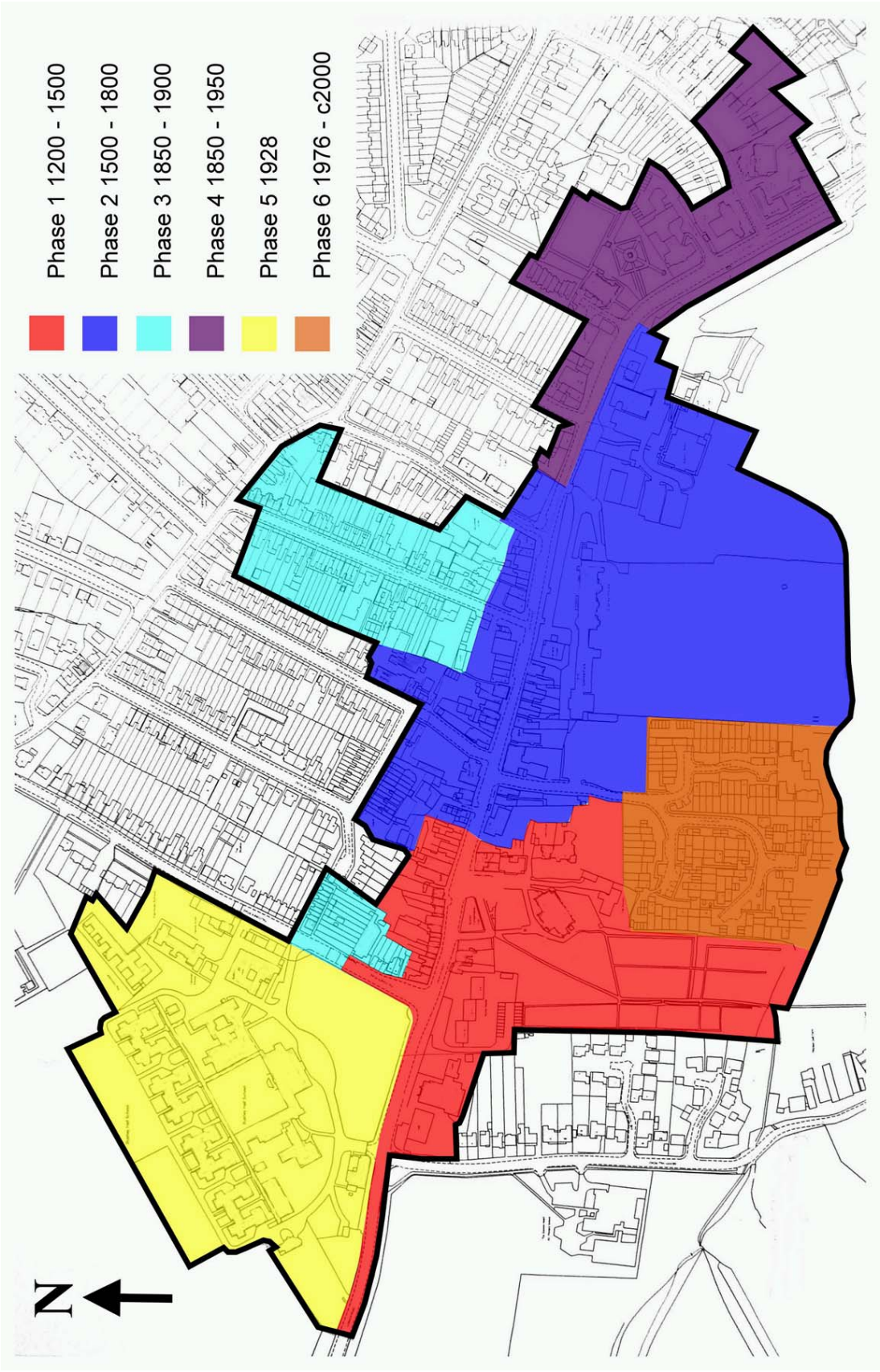
Character Zone 6

- High Street / London Road (northwest corner)

Character Zone 7

- Kemp Place & Montague Hall Place

- 7.2 Each Character Zone has been analysed separately and has its own detailed conservation area assessment map along with a separate street map for ease of use (Maps B – P).
- 7.3 Observations of the plan form, uses, style, materials, and the quality and contribution of the buildings are described for each Character Zone along with green spaces, trees and hedgerows that together form the character of each zone. Negative factors such as damage, intrusion, gap sites and neutral areas are also identified for each.
- 7.4 There are thirty-two statutory listed buildings in the High Street Bushey Conservation Area (Appendix 2). Each is described within their particular Character Zone along with any key unlisted buildings (a list of these is also provided in Appendix 3).
- 7.5 The List of Locally Important Buildings (2008) identified the best examples of a wide range of building types as part of a borough wide survey. A list of such properties located within Bushey High Street Conservation Area is provided in Appendix 4.
- 7.6 An audit of heritage assets for the whole of the conservation area is given at the end of the chapter.



Map B: Character Zones in Bushey High Street Conservation Area

HIGH STREET (west end) & FALCONER ROAD: Character Zone 1

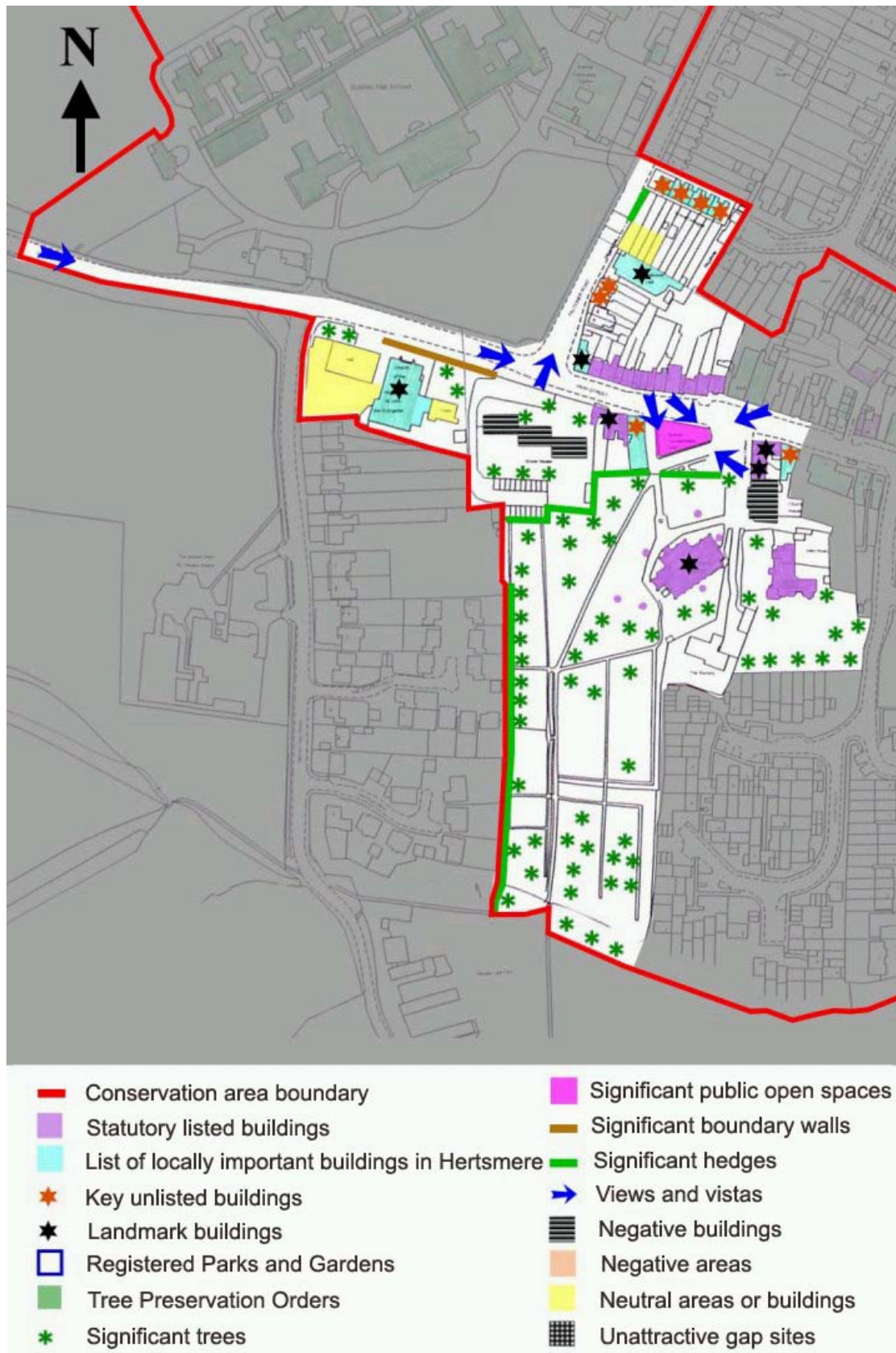


Figure 15. Character Zone 1: views of the village green and St James's Church (facing south), along the High Street (east and west), and Falconer Road (facing north)

- 7.7 Character Zone 1 comprises the core of the village green that lies along the High Street and in the foreground of the Parish Church, along with its associated churchyard, pond and vernacular houses and cottages (Fig. 15; Map C). It is rural in character with cottages to the north side, trees and bushes around the pond and village green, and large well established trees and hedges to the rear of the Church and The Old Rectory. Some modern development is located to the far west end (Grove House and The Church of the Scared Heart), and although slightly different in character, is also included as part of the street scene and approach into the village green along London Road, the old highway. The former grounds of The Old Rectory have been partly redeveloped (Kemp Place and Montague Hall Place – Zone 7) although these are fairly well hidden from within the churchyard by hedges.
- 7.8 Falconer Road is a small mostly residential area with terraced cottages and a former Sunday school hall, now public hall (Falconer Hall). Like the village green, this road feels open and rural in character and looks over towards the wooded landscape at Bushey Hall School (Zone 6).

Prevailing or former uses, plan form and buildings

- 7.9 Character Zone 1 has a mixed use: residential, commercial, religious and recreational buildings.



Map C: Character Zone 1, assessment map



Map D: Street map showing Character Zone 1.

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- 7.10 The linear plan of the High Street has largely been maintained. Their plot widths generally form a semi-regular dense pattern as most are attached and form a continuous row, especially along the north side of the street. This developed from a planned medieval layout of narrow long plots predominantly residential, later growing with commercial / mixed uses. St James's Church, The Old Rectory, Church House and Prospect Cottage are the only buildings that do not face the High Street and they also stand away from the roadside. The cottages to the north side of the High Street and most of the older buildings on the south side stand on the edge of the High Street, having only rear gardens which are accessed from rear doorways inside each plot.
- 7.11 Falconer Road joins the High Street at its west end. Developed along its east side during the nineteenth century, most of its buildings remain standing in long narrow plots on their own or in small groups of 2 or 3. A few have small front gardens or stand back from the roadside; others stand directly on the street front. Most of the buildings face west towards the street. Grove Cottages form a uniform terrace group (nos. 1 – 9) set at right angles to Falconer Road with their long narrow private gardens to the front facing southwards. Although a cottage was added at the west end of the row in 1993, its design works well with the group.

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

High Street



Figure 16. Character Zone 1: views; vernacular-style whitewashed cottages on the north side of the High Street (nos. 16 - 22)

- 7.12 The appearance of the buildings in Character Zone 1 is mixed which relates to the period of construction and their original function. On the north side of the High Street facing the village green is a row of adjoining two storey, vernacular-style, whitewashed cottages (nos. 2 – 26 even). Each building is individual with its own roofline creating slight changes in the level of the roofs in the row as a whole (Fig. 16). Nos. 4 – 26 are statutory listed buildings. The corner property, no. 2 High Street, is an important visual element to the beginning of the High Street and the row to which it is attached (Fig.17). No. 2 is therefore considered to be a key unlisted building and is also on the List of Locally Important Buildings in Hertsmere. The buildings along the south side of the High Street are more mixed. Most relate to the early core of the settlement and frame the village green forming a group of two storey brick fronted historic properties. The two main groups stand each side of the green and although joined, are distinctively separate buildings with differing roof heights (nos. 3 – 7 odd, 23 & Prospect Cottage). Nos. 3, 5, 23 & Prospect Cottage are statutory listed buildings. No. 7 and 25 are considered to be key unlisted buildings and also appear on the List of Locally Important Buildings in

Hertsmere. St James's Church is the building around which the neighbouring historic houses and cottages including The Old Rectory were built (Fig. 14). Both buildings are statutory listed and the church is also considered a landmark building. All these buildings contribute greatly to the special interest and appearance of Character Zone 1.

- 7.13 At the west end of the High Street the buildings are distinctly different to those in the earlier core around the village green. The Church of the Sacred Heart stands on the corner of Merry Hill Road and is different in character to the neighbouring Parish Church, St James', on the village green. The Church of the Sacred Heart is a dominant feature of the High Street and is considered to be a landmark building (Fig. 14). It is also on the List of Locally Important Buildings in Hertsmere. The church lies on a north to south axis with its tall wide tower facing the High Street and a low brick wall to the front. Grove House comprises three brick three-storey blocks of flats laid stepped in plan with a partly grassed area to the front and garaging en-block to the rear.



(a)



(b)

Figure 17. Character Zone 1: key unlisted buildings; 2 High Street (a) and 2, 4 & 6 Falconer Road (b)

Falconer Road

- 7.14 Each of the nineteenth century brick buildings on the east side of the road has their own strong character which has been retained. The west side of the street forms part of Character Zone 5 and has an important relationship with Character Zone 1. The extended rear part of no. 2 High Street also forms the end of Falconer Road thereby connecting the two roads (a key unlisted building). Falconer Hall stands within its own plot facing the street, has a strong architectural design and is considered to be a landmark building (Fig. 14). 1 – 9 Grove Cottages form a uniform terrace group of houses at right angles to the road and are key unlisted buildings. Although there is at least one other similar row in Bushey High Street Conservation Area, this example has retained more of its character. Both Grove Cottages and Falconer Hall are on the List of Locally Listed Buildings. In addition there is a row of three cottages, built in 1853, which make a positive contribution to the general character and appearance of the conservation area on Falconer Road; nos. 2, 4 & 6 (Fig. 17).

Local details

- 7.15 Local distinctiveness associated with Character Zone 1 can be identified through its buildings.

St James's Church and churchyard

St James's Church was built in the early to mid thirteenth century with later additions and restorations in the sixteenth and nineteenth centuries. It is constructed in knapped flint with ashlar dressings and retains its medieval style. Sir Hubert von Herkomer and

his students from the Bushey School of Art provided some decoration. Several statutory listed tombs within the churchyard including the tomb of Sir Hubert von Herkomer.

The Old Rectory

The Old Rectory and Glebe House, now three dwellings including Montague House, Kemp Place. Built in the seventeenth century and extended in the eighteenth, nineteenth and twentieth centuries. Red brick, two storeys with attics, c1900 conservatory.

2 High Street

Brick, rendered, two-storey corner property dating to c1800 and later extended to the rear. Formerly 'Trafalgar Cottage' in 1841, by 1853 known as the Lord Nelson Public House. Occupied by a china dealers by the late nineteenth century, later Middleton's shop selling china, stationery and toys. Now a veterinary surgery.

3 High Street

Red brick two-storey house dating to the late eighteenth century. Early nineteenth century trellised timber porch with Tudor arched front to centre. Four long sash windows.

4 and 6 High Street

Late fifteenth or early sixteenth century timber framed house with exposed red brick front. Single storey with through gabled attic dormers. Early nineteenth century doorcases, bracketed hoods. Nineteenth century sash windows to the ground floor.

5 High Street

Mid to late eighteenth century red brick two storey house with attic. Doorway to right with plain hood. Three sash windows. Gambrel roof. Long dormer to attic added c.1900 by Miss E.Gulland RE for artist's studio (Bushey School of Art).

7 High Street, The Conservative Club and attached rear building

Red brick, two storey building with a gabled front dating to c1895. Leased to Miss Bayley who ran an arts and crafts centre with a shop, the British and Irish Spinning, Weaving and Lace School, between 1901 – 1904. Now the Conservative Club. Central pilastered doorcase and pilasters to the front, panelled door with boarded fanlight above. Attached red brick, pebble dashed, single storey rear outbuilding, c1905.

8 – 10 High Street

Late sixteenth or early seventeenth century timber framed, two-storey house, extended and refronted in the late eighteenth century, now with a stuccoed brick front. Two entrances with cambered heads. Flanking sash windows. Four small casements to the first floor.

12 – 16 High Street

Late fifteenth or early sixteenth century timber framed hall house. Extended and floored in the seventeenth century, refronted and stuccoed in the eighteenth century, now three houses. Three doorways and three sash windows to each floor.

18 High Street

Seventeenth century timber framed house with a stuccoed brick front. Doorway with reeded jambs and hood. Two sash windows.

Prospect Cottage, 19 High Street

Early to mid eighteenth century house, extended and altered in the nineteenth and twentieth centuries. Stuccoed brick with former carriageway to side, now with twentieth century shop front. Central entrance with a flat hood, blind window to first floor with 1769 Phoenix firemark, flanking casements to both floors.

20 High Street

Stuccoed brick, two-storey house dating to c1800. Sash windows to both floors; two storey bay bow window just off centre. Doorway with reeded jambs, segmental fanlight and hood. Former carriageway with double doors. Formerly occupied by Lucy Kemp-Welch, artist and pupil of Sir Hubert von Herkomer (Bushey School of Art).

22 & 24 High Street

Late seventeenth century timber framed house, encased in brick, rendered. Two sash windows and smaller casements to first floor. Now two houses.

23 High Street

Seventeenth century timber framed house, refronted in brick during the eighteenth century. Colourwashed brick front. Doorway with flat hood. Segmental heads to doorway and four ground floor windows, small sash windows to first floor

25 High Street

Early nineteenth century two-storey brick building, now painted. Large shop front with a bracketed hood, three sash windows. Formerly recorded as Williams' butcher's shop. Depicted in 'A Study of Expressions' by Sir Hubert von Herkomer (Bushey School of Art).

26 High Street

Exposed yellow brick, two-storey house dating to 1835. Four sash windows, central brick porch. Former police station 1840 - 1884, then a house with a shop, now a house. Shop window removed. This is the earliest known example of a building used as a Metropolitan Police Station to have survived.

The Church of the Sacred Heart

Brown brick, single storey church with a tall, board, bell tower with narrow gabled buttresses facing north. Designed in 1958 by Alfred J. Hodson Archard. Sculptor John Green carved the tower effigy. First permanent Catholic church serving Bushey / Oxhey.

Falconer Hall

Red and yellow brick, single storey hall built in 1888 as a Sunday School for the Parish Church, later a community hall. Four gabled dormers on the north and south side of the roof. Black and white decorative timber work to the front gables of the main hall, the lower projecting front wing and all eight dormers. Named after William Falconer, Rector of Bushey from 1839 - 1885. The architect was Charles H Rew.

1 – 9 Grove Cottages

Yellow and red brick, part painted and rendered, two-storey row of nine cottages. Mostly built in 1894, one similarly styled cottage added to the end in 1993.

Prevalent and traditional building materials (Map C)

7.16 Most of the buildings in Character Zone 1 are of two storeys with gabled roofs running east to west. The common building materials are:

- *Walls:* timber frame (refronted in red brick), or red / yellow brick stuccoed / rendered / pebble dashed / painted / exposed
- *Roofs:* old red tile or slate
- *Windows:* recessed timber sash windows (6-over-6 or 2-over-2) of the Georgian / Victorian style with brick segmental heads or brick lintels and projecting sills. Some smaller casement windows to the first floors.

- *Doors*: timber doors with four panels, fanlights, and hoods or doorcases
- *Chimney stacks*: red brick, projecting above the roofline with chimney pots
- *Paving*: most of the paving covers public areas and is tarmac. Stone cobbles are laid at some driveway entrances such as those on the village green. Granite, mostly wide, kerb stones

Contribution made to the character of the area by green spaces

7.17 Important green spaces help to create the character and appearance of Bushey High Street Conservation Area form a combination of types; private and public.

- The village green: significant public open space. Grassed area with a pond and planting situated in front of the church is a historically important space. This area helps define the distinctive nature of Character Zone 1 that differs from other Character Zones in the conservation area
- Rear gardens: as most of the buildings front the High Street and Falconer Road their small rear gardens are also important private spaces
- The churchyard: semi-public, large grass covered area with many trees which provides the context for St James's Church, the oldest building in the High Street

7.18 There are no Tree Preservation Orders (TPO) in Character Zone 1. However there are several well-established trees and groups of trees which help to create its rural identity. Most stand away from the front of the High Street and Falconer Road. Those of most importance are:

- St James's Churchyard: trees were planted all through the churchyard, particularly along the west and south boundaries
- The Old Rectory: there are a number of scattered trees as well as a row along the southern boundary shielding Kemp Place & Montague Hall Place (Character Zone 7)

7.19 Hedges are also features that form part of the areas' character. Those of most importance in Character Zone 1 are:

- the north and west boundary of St James's Churchyard
- the west boundary of 1 – 9 Grove Cottages, Falconer Road

NEGATIVE FACTORS

Street paving and furniture

7.20 The paving within Character Zone 1 is mis-matched, uneven or incomplete. Much of the pavement has tracks of re-laid tarmac following utility works along the High Street and Falconer Road (Fig. 18).

7.21 Black painted metal bollards have been used along the High Street to prevent parking in some areas (Fig. 18) but which may be unnecessary given the on-street parking restrictions in place. However there are some which clutter the appearance of the High Street such as those located in front of the village green.

7.22 The lampposts situated along the High Street stand along the pavement edge and are taller than the surrounding buildings; therefore they appear very prominent and detract from the character of the conservation area.

- 7.23 There are a significant number of street signs within the conservation area which detract from its character and appearance. In particular are those at the junction with Falconer Road and the High Street where there are approximately eight posts with signage that include give ways, pedestrian footpath/bicycle lane, traffic calming road bumps, no access, and parking restrictions as well as street lighting and illuminated bollards (Fig. 19).



Figure 18. Character Zone 1: negative factors; poor street paving, the use of bollards, and tall lamp posts on the High Street

- 7.24 There is a speed camera located outside 3 High Street, a statutory listed building, on the approach into the village green.

Car parking

- 7.25 The High Street is a fairly narrow road and a busy thoroughfare with single or double yellow lines. Consequently during the daytime when the road is at its busiest, cars sometimes park 'off road' on the pavement in front of St James's Church next to the village green. This affects the character of the core of the old village. In Character Zone 1 car parking spaces are provided in a bay on the north side of the High Street. Parking is provided for The Church of the Sacred Heart on Merry Hill Road. The main car park for the High Street is located within Character Zone 2 along with some street parking.



Figure 19. Character Zone 1: negative factors; multiple street signs, lighting and road markings at the High Street / Falconer Road junction

Loss of traditional architectural features

- 7.26 A number of traditional original timber sash windows have been replaced in some properties on the High Street and on Falconer Road with modern timber casement windows or plastic uPVC equivalents (Fig. 20). Historic doors and door furniture have also been lost. Some of the earlier slate roofs have been replaced with modern concrete tiles on Falconer Road and at no. 2 High Street.



(a)



(b)

Figure 20. Character Zone 1: loss of traditional architectural features; replaced doors and windows in the High Street, Prospect Cottage (a) and No. 2 (b)

Buildings that make a negative impact (Map C)

- 7.27 Some modern buildings constructed in Character Zone 1 do not enhance the appearance of the conservation area. Some of these sites may offer the potential for change (Fig. 21). These are:

- Grove House, High Street. Early 1960s complex of three blocks of flats set back from the High Street, occupying a dominant position opposite Bushey Hall School close to the junction with Falconer Road. Standard rectangular design and material. Contrasts with Bushey Hall School and its adjoining parkland of hedging and well established trees at the entrance into the conservation area.
- Church House, High Street. Cube-shaped brutalist-style building, c1965. Two storey, yellow brick and rendered structure with an over sailing rendered first floor and flat roof. Contrasts strongly with the adjoining Prospect Cottage (a statutory listed building) in height and form, and also with the setting of the village green including St James's Church and the row of cottages 4 - 22 High Street opposite (also statutory listed buildings).



(a)



(b)

Figure 21. Character Zone 1: negative impact; Grove House (a) and Church House (b), High Street

The existence of neutral areas or buildings (Map C)

7.28 Character Zone 1 has two neutral areas, both hard surface car parking, that neither enhance nor detract from the character or appearance of the conservation area, and might have potential for enhancement (Fig. 22). These are:

- 1 – 9 Grove Cottages, Falconer Road. Part of the former front garden has been turned into car parking. Mostly hidden from view by a high hedge.
- The Hall and Presbytery at the Church of the Sacred Heart, High Street. Also the rear hard surface car park entered on Merry Hill Road.



(a)



(b)

Figure 22. Character Zone 1: neutral areas; car parking at 1 – 9 Grove Cottages (a), and at The Church of the Sacred Heart (b)

Character Zone 1: summary

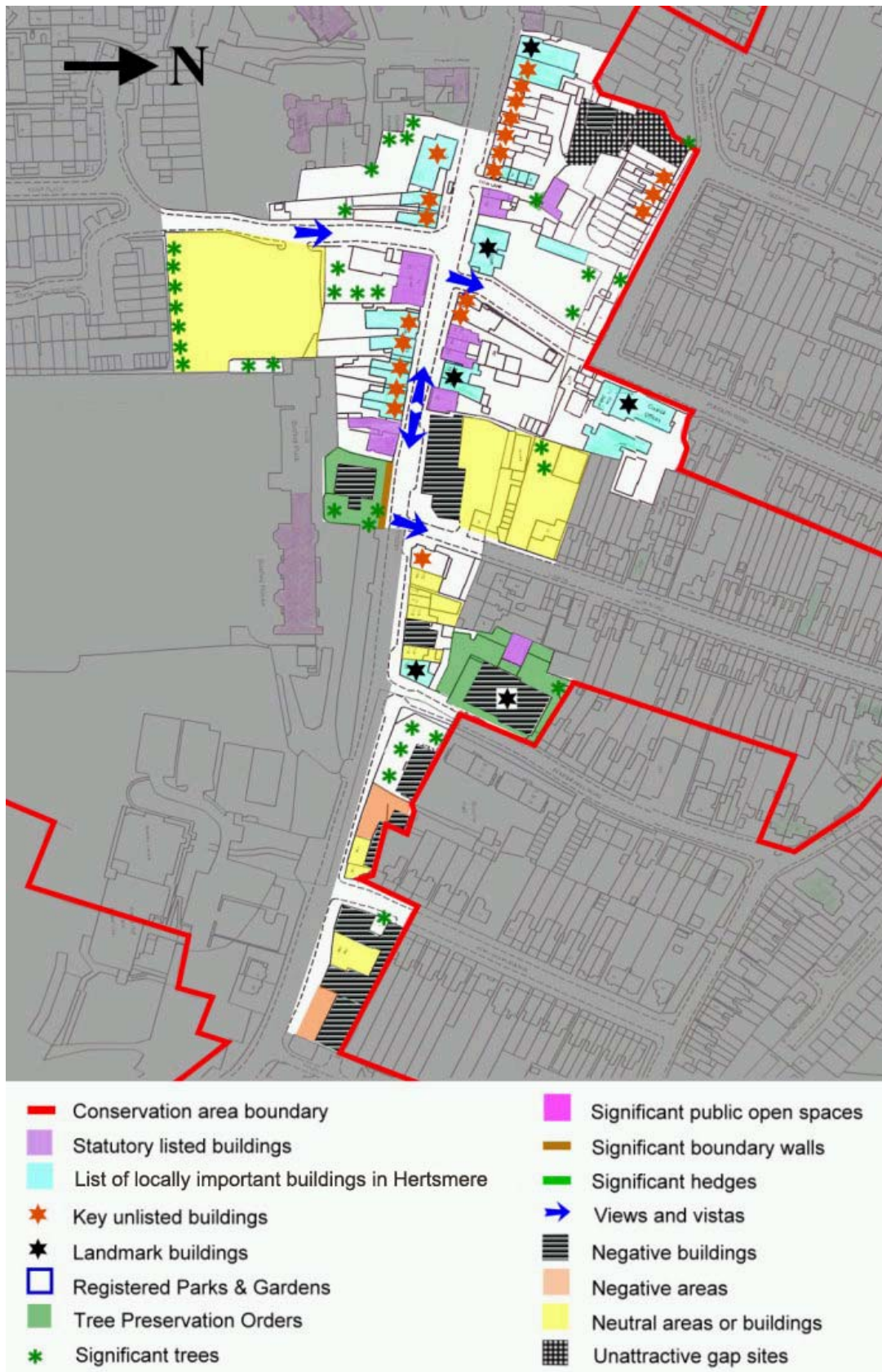
7.29 Character Zone 1 lies at the east end of the High Street incorporating part of Falconer Road. It centres upon the early village core; the Parish Church, Old Rectory, a small village green and pond, and includes a row of whitewashed cottages that face the church. There are many important historic buildings (statutory listed, key unlisted and locally listed) that have survived. Although much of its rural character has been retained ('positive features'), some erosion has begun ('negative features') through the introduction of some modern buildings and the loss of some traditional architectural features (see 7.26 – 7.28). Other factors that detract from its character and appearance include the poor maintenance / quality of street paving, the amount and type of general street furniture and clutter, and parking along side the green (see section 9.0 *summary of issues*). Most of these issues can be addressed and there are no proposed boundary changes in Character Zone 1 (see *Recommendations* in section 9.0 *summary of issues*).

HIGH STREET (central), COW LANE, GLENCOE ROAD, RUDOLPH ROAD, PARK ROAD, BOURNEHALL ROAD & KOH-I-NOOR AVENUE: Character Zone 2



Figure 23. Character Zone 2: views of the High Street. 32 - 44b (a); 62 – 80 (b); 39 - 51 (c); Ivy House (d); 132 – 134 (e); 62 - 80 (f)

- 7.30 Character Zone 2 comprises the urban extension of the village core eastwards along the High Street up to the bend in the road, and includes the entrances of Glencoe Road, Rudolph Road, Park Road, Bournehall Road, Koh-i-noor Avenue and Kemp Place (Fig. 23; Map E). Most properties adjoin one another along the High Street and stand upon the pavement edge along either side providing a strong sense of enclosure. The majority have ground floor commercial units with some residential use above. Some have small courtyards to the rear which can be accessed from the front by paths or wider openings such as Cow Lane. Many important historic buildings (statutory listed and locally listed) line the High Street, some of these hold prominent corner positions.
- 7.31 Cow Lane is a small enclosed area leading off from the High Street that sits between the High Street, Rudolph Road and Glencoe Road (Fig. 24). Few buildings provide the area with character except for a row of former cottages (1- 4 Cow Lane, converted into offices) and a former weatherboarded barn (converted into offices).



Map E: Character Zone 2, assessment map



Map F: Street map showing Character Zone 2.

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- 7.32 The north side of the High Street between Bournehall Road and the east boundary of Zone 1 has a different character and has been included (1 – 6 Bournehall Road Flats and 132 – 152 High Street, odd numbers). Although urban, it has a mixed identity with plots being narrow and wide and the buildings stand back from the roadside as well as lining the street front. The sense of enclosure felt in the centre of the High Street is not shared here as there are views southwards over to the ridge at Merry Hill Road which forms part of Character Zone 4.
- 7.33 Rudolph Road, Park Road, Bournehall Road and Koh-i-noor Avenue lead off the High Street northwards and most once formed the rear plots to the buildings that stand along the High Street (Fig. 24). These also have an urban character with hard surfacing. Only a portion of these roads lie within Bushey High Street Conservation Area, except for Park Road which forms Character Zone 3.



(a)



(b)

Figure 24. Character Zone 2: views from the High Street to Cow Lane (a) and Rudolph Road (b)

- 7.34 Glencoe Road leads eastwards from Rudolph Road; its southern boundary abuts Cow Lane (Fig. 25). Glencoe Road comprises long narrow plots with terrace housing set back from the road and small front gardens. The housing is a mixture of a modern and an older style. Adjoining these is a former ice cream depot (now closed).



(a)



(b)

Figure 25. Character Zone 2: views; Glencoe Road (a) and looking northwards along Kemp Place (b) to the High Street (car park on the right)

- 7.35 The entrance to Kemp Place also has an urban character leading beyond the rear plots of the High Street southwards to Character Zone 7 (Fig. 25). It also includes the hard standing car park between The Old Rectory (Character Zone 1) and Bushey House (Character Zone 4).

Prevailing or former uses, plan form and buildings

- 7.36 Character Zone 2 has a mixed use: commercial, residential and recreational. Its predominant use is commercial: small convenience shops, café, estate agents, hairdressers, rented offices, restaurants/bars, and banks. Some of the commercial buildings along the High Street were purpose built, while others were formerly built as houses. While many older properties have changed their original use, the history of this area is still clearly visible. One row of modern shops and an office building has been added to the High Street (82 – 94 High Street and Caroline House). At the rear of a few plots are well-established trees, most of which can be seen over the rooftops of street front properties. The buildings on the north side of the High Street towards the east end have a mixed, but mostly commercial, use. The buildings at the southern ends of Rudolph Road, Park Road, Bournehall Road and Koh-i-noor Avenue hold a mostly commercial use; offices, small shops, parking areas and commercial garages / car wash. Glencoe Road is predominantly residential.
- 7.37 The linear plan of the High Street has largely been maintained at its centre. The plot widths generally form a regular dense pattern; most are attached and form a continuous row, especially along the north side of the street. This developed from a planned medieval layout of narrow long plots with a mixture of commercial and residential use. All buildings face the High Street and most stand on the street frontage. Rear plots, gardens or hard surface areas, are accessed from the doorways or passages from High Street or from rear doorways inside each plot. Some of the rear plots used to contain some small out buildings, few of these remain. Stabling was known to have been sited behind two of the public houses along the High Street; The Bell (62 – 68 High Street, now shops) and The Red Lion (50 High Street). One long brick outbuilding stands at the rear of The Red Lion. Three buildings stand back from the edge of the street frontage breaking up the continuous line: 82 – 94 High Street (modern row of shops), Caroline House (modern offices), and The Red House, 70 – 78 High Street (house, now offices). The flats on Bournehall Road stand back from the corner with the High Street with grass and trees to the fore. Three blocks form an L shape with only one block located inside the conservation area boundary which faces the street (nos. 1 – 6). These replace a single large private house, Bourne Hall, which stood back from the road. The buildings beyond along the north side of the road (132 – 152 High Street, odd numbers) have no regular plan form and range in style and period.
- 7.38 The entrances to Rudolph Road, Park Road, Bournehall Road and Koh-i-noor Avenue join the High Street on its north side. There is no predominant plan or form of the buildings that occupy these sites. The entrances to Rudolph Road and Park Road remained within the rear plots of the High Street and the layout of the buildings were therefore less structured; this remains today. Some of these are now in industrial use such as on Park Road. This less structured arrangement is seen at the entrance to Bournehall Road and to Koh-i-noor Avenue. Although Bournehall Road has existed since at least the eighteenth century, buildings were located only at its entrance; the road was developed later in the nineteenth and twentieth centuries. Koh-i-noor Avenue was constructed in the 1920s, and buildings along the High Street were demolished to make way for its construction.
- 7.39 Glencoe Road was developed for housing in c1900 and its plan form has mostly been retained. Kemp Place was created in the mid twentieth century and later extended southwards for residential development. The car park was formerly the rear garden of Ivy House, 35 High Street (a statutory listed building).

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

- 7.40 The appearance of the buildings in Character Zone 2 is mixed which relates to the period of construction and its original function. The urban character is clearest where

the buildings line both sides of the road forming the centre of the commercial High Street. There are both individual and groups of buildings that are of special interest and have architectural and historic qualities (Fig. 26). Few of the other areas in Character Zone 2 have buildings that are considered to have architectural and historic qualities that contribute to the special interest of the area as a whole. As such Park Road, Bournehall Road and Koh-i-noor Avenue are excluded.

High Street

- 7.41 On the north side of the High Street Barclays Bank is a prominent building with much architectural detailing and is the first property located within Character Zone 2 (Fig. 26). It is considered to be a landmark building and is also on the List of Locally Important Buildings in Hertsmere. Attached to the bank with a lower almost continuous roofline is a row of typical nineteenth century houses with shop fronts, now with soft coloured painted brickwork (nos. 32 – 44b; Fig. 23a) and are considered to be key unlisted buildings. 30 High Street is also on the List of Locally Important Buildings in Hertsmere. This row ends at Cow Lane.
- 7.42 The appearance of the High Street on the north side from nos. 46 – 80 is from an older period dating from the fifteenth to early twentieth century. These are mostly individual buildings with differing materials, styles and roof heights. Nos. 46 – 48, 62 – 68 (even) and 80 are statutory listed buildings. 56 & 58 High Street are key unlisted buildings. The Red Lion Public House is a prominent corner property next to Rudolph Road and is considered to be a landmark building. It is also on the List of Locally Important Buildings in Hertsmere. The Red House (nos. 70 – 78) is also a prominent building that stands above the roofline of the surrounding properties. It too is considered to be a landmark building and is also on the List of Locally Important Buildings in Hertsmere.
- 7.43 82 – 96 High Street is a separate group which stands back from the line of other properties and is located on the corner of Park Road. Modern in design with a flat roof and front elevation, it replaces earlier buildings (Fig. 32c).
- 7.44 100 – 128 High Street forms another grouping located between Park Road and Bournehall Road. Each has a different style, construction materials and roofline. No. 100 is a key unlisted building. No. 128 High Street occupies a prominent corner plot and is considered to be a landmark building (Fig. 26e). It is also on the List of Locally Important Buildings in Hertsmere.
- 7.45 The properties between Bournehall Road and Koh-i-noor Avenue, and those up to 152 High Street have little in common with the architectural and historic qualities of the rest of the north side of the High Street in Character Zone 2.
- 7.46 On the south side of the High Street nos. 27 – 33a form two separate buildings. Delano's Restaurant, no. 27, stands alone with a drive to the side which leads to a large rear plot (Fig. 26f). Nos. 31 – 33a are joined with a double front gable and a passage between to the rear plot, and stand on the corner of Kemp Place (Fig. 26a). Both these buildings are key unlisted buildings as they have a strong architectural character. They also appear on the List of Locally Important Buildings in Hertsmere.
- 7.47 On the opposite corner is Ivy House, 35 High Street, a statutory listed building which has many strong Georgian architectural qualities and detailing from its roofline, chimney stacks, sash windows and doorcase (Fig. 23d). It forms part of a group of High Street buildings from 35 – 51 that face on to the road. Although from different periods, they sit well together with similar rooflines and straight frontages that creates the enclosed appearance of the urban area.



(a)



(b)



(c)



(d)



(e)



(f)



(g)



(h)

Figure 26. Character Zone 2: buildings with significant architectural and historic qualities along the High Street; (left to right) nos. 49 – 51 (a), 31 – 33a (b), 80 (c), 37 (d), 128 (e), 27 (f), The Red House (g), and Barclays Bank (h)

7.48 No. 37 stands close to Ivy House, but is a separate building. Nos. 39 – 47 form a continuous group with ground floor shop fronts and jettied attic gables. Nos. 37, and 39 – 47 are key unlisted buildings. They are also on the List of Locally Important Buildings in Hertsmere. Nos. 49 – 51 abuts this group and has a double jetty. It marks the end of the south side of the High Street and is a statutory listed building (Fig. 26a).

7.49 Caroline House, a large square modern building, stands back from the road behind a low wall which continues along in front of the neighbouring property, Bushey House, an early nineteenth century statutory listed building (Character Zone 4). Caroline House was built within the former grounds of Bushey House (Figs. 36c & 14e).

Cow Lane

7.50 On the west side of Cow Lane is a row of nineteenth century cottages (1 – 4 Cow Lane) which are considered to be key unlisted buildings. They also appear on the List of Locally Important Buildings in Hertsmere. Standing back from this group is a seventeenth century, statutory listed, weatherboarded former barn (The Old Barn, now offices). The remaining buildings in the yard are a mixture of old and new buildings that do not relate to those on the High Street or on Cow Lane.

Glencoe Road

7.51 The buildings on the south side of Glencoe Road differ in character and appearance to those on the High Street which relates to the period of construction and their function. Nos. 11 – 21 are an older style of terracing with similar architectural features while nos. 3 – 9 form a modern terrace which has sampled the older style features and works fairly well as a larger group. Nos. 11 – 21 form a group of key unlisted buildings (Fig. 25a).

Rudolph Road

7.52 Bushey Museum is a prominent landmark building with a distinctive Georgian style and is of special interest. However it does not share any features with that of the surrounding properties due to its original specialist function. It also appears on the List of Locally Important Buildings in Hertsmere.

Local details

7.53 Local distinctiveness associated with Character Zone 2 can be identified through its buildings.

27 High Street (Delano's) [Fig. 26f]

Restaurant, former inn. Brick painted, two storey, double pile building with a gabled tile roof and four decorated chimney stacks. Pebble dashed walls to the ground floor with a deep rendered base sill, a continuous timber cornice and fascia, and applied timber stud work either side of the main front doorway and each of the three ground floor windows. Built in the late eighteenth / early nineteenth century as The White Hart on the site of an earlier inn, The Rose and Crown.

28 High Street (Barclays Bank) [Fig. 26h]

Purpose-built bank c1905. Brown brick with red brick dressings, two and a half storey building with a gabled tile roof and two end decorated chimney stacks. Many architectural details: dentilled stone cornice with a deep architrave to ground floor; marble and stone pilasters; projecting front doorcase with a dentilled pediment; stone cornice with consoles and turned stone balustrades with a moulded rail to the parapet to first floor. Four flat roofed dormers.

30 High Street [Fig. 31]

Early nineteenth century house, converted to a shop, now a restaurant. Yellow brick, two storey building with a gabled slate roof. Pilastered timber ground floor shop front

with a cornice and deep fascia, a doorway to the side with an arched brick headed opening, panelled door and decorative fanlight. Three first floor sash windows.

31 -33a High Street [Fig. 26b]

Former tearoom, now an antique shop and a café. Part eighteenth, part nineteenth century building. Brick two and a half storey building with a gabled tile roof and three chimney stacks. Late nineteenth century ground floor pilastered shop fronts with a central passage way. Architectural details: decorative timber work to first floor and attic gables; shop front with two large windows, central doorway, decorative consoles, dentilled cornice and deep architrave; Diocletian window to attic gables; Gothic-style bargeboards.

35 High Street (Ivy House) [Fig. 23d]

Late seventeenth / early eighteenth century two storey house, now offices. Red brick, some stone dressings. Hipped and gabled tiled roofs. Seven ground floor sash windows, six first floor sash windows all with brick headers. Doorcase with 6-panelled door, Gothic tracery to semi-circular fanlight, panelled reveals, brackets to frieze panels, dentilled open pediment. Rainwater head with date 1680.

37 High Street [Fig. 26d]

Former bank built c1910, now shop. Red and blue brick two and a half storey building with a half hipped tile roof and two decorated chimney stacks. Tile hung first floor. Neo-Tudor style. Projecting central first floor bay with a gabled roof and timber work with brick noggin to the first floor and attic gable. Ground floor stone transom and mullions windows. Two dormer windows with hipped gabled roofs.

39 – 47 High Street [Fig. 23c]

Row of six shops with accommodation above dating to c1900. Brick, pebble dash rendered, two and a half storey buildings with a hipped tile roof and three decorated chimney stacks. Four jettied attic gables. Neo-Tudor style. Five ground floor shop fronts with cornices, fascias, part fluted end pilasters and consoles, large glass windows and doorways. No. 47 has slender metal shop front with decorative transoms and grill above, and a recessed door with splayed window jambs. Nos. 43 and 39 have a similar appearance. Nos. 45 & 47 have first floor oriel windows with leaded-effect lights. Nos. 43, 41 & 39 have external louvre-style shutters.

46 – 48a High Street [Fig. 28a]

Sixteenth century timber framed house with a gabled tile roof and central chimney stack, now a shop. Weatherboarded ends, applied timber to first floor above two ground floor shop fronts. Pilaster and console with modern windows. Small attic dormer.

Nos. 49 - 51 High Street [Fig. 26a]

Late sixteenth / early seventeenth century timber framed, double jettied house, now shop and offices. Roughcast with applied timbers. Gabled tiled roof with central stack and small gabled dormer. Jettied attic rests on shaped corbels. Two ground floor shop windows. Three first floor nineteenth century sash windows with leaded panes.

The Red Lion Public House, High Street [Fig. 14b]

Public House built c1900, replaced Red Lion Inn. Red brick two storey building with a part hipped, part gabled tile roof and five decorated chimney stacks. Pebble dash rendered with applied timber work to first floor and gables. Two projecting wings and a corner porch. Moulded bargeboards. Six ground floor windows: large single pane, two smaller windows above stone transom and mullion detailing. Seven first floor timber windows; two transom and mullion oriel windows to the south and east wing with decorative brackets and a cornice. Circular window above south gable oriel. Includes former stables and cartshed to rear.

56 & 58 High Street [Fig. 28b]

Two shops. Seventeenth century with alterations. Red brick ground floor, part rendered with two plain shop fronts and two glazed doors. Timber framed and weatherboarded first floor with three casement windows. Gabled tile roof with catslide roof to rear.

62 – 68 (even) High Street [Fig. 23b]

Late fifteenth / early sixteenth century timber framed two storey house, now two shops. Projecting end bays with half hipped tiled roof. Rough cast rendered. Ground floor shop fronts (right: nineteenth century with fluted pilasters and a cornice). Four first floor windows; two casement and two sash windows. Formerly the Robin Hood Inn.

The Red House, 70 – 78 High Street [Fig. 26g]

Brick, part painted, part rendered, three storey, late nineteenth century house with a hipped slate roof and two decorated chimney stacks, now shops and flats. Two modern ground floor shop fronts with doorways replaced former bay windows. Central recessed doorway with fanlight. Three first floor sash windows with segmental heads. Three attic sash windows break through the roofline with a gabled pediment above.

80 High Street [Fig. 26c]

Yellow stock brick two storey house built in c1840. Double span slate roof with brick parapet. Three windows. Central doorway with semi-circular traceried fanlight. Flanking sashes with gauged brick headers. Three smaller first floor sashes. Iron railings to low rendered wall.

128 High Street [Fig. 26e]

Purpose-built bank / office, c1925. Two-storey red brick building. Hipped tile roof, brick parapet with recess panels and two chimney stacks. Two rendered white string courses to ground floor. Two arch headed multi-paned ground floor windows within a recess, moulded stone sill and an apron in relief below. Central doorway with panelled double doors and a semi-circular fanlight. Three flush first floor sash windows.

Barn at rear of Bournehall House, Bournehall Road

Seventeenth / eighteenth century timber framed and weatherboarded barn, now offices. Side aisle with gabled dormer. Central gabled bay, now with large window. Carriageway with tiled roof and dormer attached.

1 – 4 Cow Lane [Fig. 24a]

Row of four early – mid nineteenth century former houses, now offices. Brown brick, two storey building with a gabled tile roof. Four doorways (one blocked) with semi-circular red brick headers, four ground floor sash windows (one blocked) with red brick headers. Five first floor sash windows and one casement.

The Old Barn, Cow Lane [Fig. 35]

Late seventeenth century timber framed and weatherboarded barn, now offices. Projecting threshing bay to centre with large double doors. Side aisles. Gabled slate roof with glass cupola. Inserted windows under eaves.

Bushey Museum, Rudolph Road [Fig. 14h]

Built in 1909 as Bushey Urban District Council Offices, extended in 1921 (fire station) and in 1936, now the Bushey Museum (1993). Red brick two-storey building with a pavilion tile roof, four chimney stacks and an attached four storey brick tower with a pyramidal roof. Central bay that breaks forward with brick pilasters and a dentilled pediment. Deep overhanging dentilled eaves. Six ground floor windows; five arch headed. Nine first floor transom and mullion windows with brick aprons. Central doorway with recessed panelled double doors, two narrow side lights. Large projecting arched hood with consoles and two small lion figures, one each side. Two main stone plaques; one above the door with a shield, swags and scrolls that reads 'B.U.D.C. 1909' and another to the pediment. Former dining hall and kitchen block to the rear.

Prevalent and traditional building materials

7.54 Most of the buildings in Character Zone 2 are of two or two and a half storeys with gabled roofs running east to west. There are many different types of building materials, but the most common are:

- *Walls*: exposed timber frame with close studding or weatherboarding; red / yellow brick (stuccoed / rendered / painted / exposed), some applied timber decoration to first floor or attics; yellow brick with red brick detailing;
- *Roofs*: old red tile or slate; small gabled attic dormers
- *Windows*: recessed timber sash windows (various types: 6-over-6, 2-over-2, 1-over-1) of the Georgian / Victorian style with gauged brick headers, keystones projecting sills. Casement windows (transom and mullion with plain or leaded lights).
- *Shop fronts*: ground floor, timber shop fronts spanning the width of the property with a large plain glass window, stall raiser, pilaster and consoles, central or side doorway and a fascia board above.
- *Doors*: timber doors with full or part glass panels, fanlights, and hoods or doorcases
- *Chimney stacks*: red or yellow brick, projecting above the roofline with chimney pots
- *Paving*: most of the paving covers public areas and is tarmac. Stone cobbles are laid at driveways and road entrances such as those at Park Road and Delano's 27 High Street. Other areas have non slip surfacing at crossing points or red coloured tarmac. Granite, wide and narrow, kerb stones

Contribution made to the character of the area by green spaces (Map E)

7.55 There are very few green spaces within Character Zone 2; almost none at all along the High Street and its connecting roads, even in private rear plots. The exception is in Glencoe Road, a residential area where low brick walls and small front gardens are common along with private rear gardens.

7.56 There are a small number of well-established trees and groups of trees within Character Zone 2 which help to create the character and appearance. All are located away from the commercial front of the urban High Street, at the rear of:

- 27 High Street (Delano's)
- 31 – 33a High Street
- 35 High Street (Ivy House)
- 37 High Street
- The Red Lion Public House, High Street
- 1 Glencoe Road
- the car park, in front of Montague Hall Place (Character Zone 7)

7.57 There are two Tree Preservation Orders (TPO) where particular trees are protected in addition to the protection afforded by the conservation area:

- The Old Barn, Cow Lane
- Bournehall House, Bournehall Road

NEGATIVE FACTORS

Street paving and furniture

- 7.58 The paving within Character Zone 2 is mis-matched, uneven or incomplete. Much of the pavement has tracks of re-laid tarmac following utility works along the High Street, Park Road, Glencoe Road and Rudolph Road. Cow Lane has recently been block paved which abuts the tarmac pavement (Fig. 27). There are areas of cobbling at the corners to driveways and road entrances on the High Street; some of these are missing cobbles or have been patched with tarmac. Other areas have non slip surfacing or red coloured tarmac / red block paving at crossing points (Fig. 27).



Figure 27. Character Zone 2: negative factors; examples of poor street paving, signage and bins on the High Street

- 7.59 There are a significant number of street signs within the conservation area which detract from its character and appearance. The style of the street signs along the High Street and the materials used add little character to the area; some are mis-placed (Fig. 27).
- 7.60 The lampposts situated along the High Street stand along the pavement edge and are taller than the surrounding buildings, therefore they appear very prominent and detract from the character of the conservation area.
- 7.61 Black painted metal bollards have been used along the High Street to prevent parking in some areas. However there are some which clutter the appearance of the High Street such as at the entrance to Cow Lane. They also appear next to some of the public litter bins (Fig. 27). Much of the street clutter and on-street parking merely serves to reinforce the narrow width of pavements and poor environment for pedestrians.

Shop window and signage

- 7.62 Although many older style shop fronts have been retained, several modern windows have been inserted into older properties that are not in-keeping with the character of the building or the area (Fig. 28). Many features have therefore been lost. Where older features survive in shop fronts they should be repaired and retained (Fig. 29). When

shop fronts are to be replaced the use of appropriate design and materials should be given the highest consideration.



Figure 28. Character Zone 2: negative factors; examples of modern shop fronts inserted into older style properties on the High Street. Nos. 46 – 48 (a); 56 & 58 (b); 144 – 146 (c); 110 – 118 (d)



Figure 29. Character Zone 2: a good example of a retained shop front with large display windows, traditional hand painted fascia, pilasters, consoles, stall riser and a recessed doorway with fanlight over (47 High Street)

- 7.63 Some of the shops on the High Street have unattractive overhanging awnings which stand out in the street scene (Fig. 30). While the need for their use is recognised, more traditional designed types should be considered (Fig. 31).



(a)



(b)

Figure 30. Character Zone 2: negative factors; examples of prominent and less attractive High Street awnings. Nos. 44 – 44b (a) and 32 – 34 (b)



Figure 31. Character Zone 2: a more traditional style of awning and shop front found on the High Street (no. 30)

- 7.64 Signage within the windows facing the High Street and on the outside of shops / restaurants in Character Zone 2 has been allowed to significantly affect the character and appearance of the conservation area. Some individual buildings have erected several advertisements on the street front elevation. Others have brightly coloured or oversized / multiple signs (Fig. 32). Vacant shops at the east end of the High Street have their windows painted over and the shop fronts are in poor condition and are deteriorating. Remaining architectural features maybe lost.



(a)



(b)



(c)



(d)

Figure 32. Character Zone 2: negative factors; examples of brightly coloured, multiple and over sized signs and advertisements used along the High Street. Nos. 40 – 42 (a); 134 – 136 (b); 82 – 94 (c); 148 – 152 (d)

Unattractive gap sites (Map E)

Southern Counties Depot, Glencoe Road

- 7.65 Former Dairy Depot, now closed (Fig. 33; Map E). Located within a residential area behind the High Street at the junction of Glencoe Road and The Studios, a residential area.

Land behind 32 – 44 High Street

- 7.66 An area with some buildings, possibly storage and bin area for the High Street properties (Fig. 33; Map E). Partially standing building. Approached through Cow Lane, although dense parking next to the offices at the Old Barn may create an issue.



(a)



(b)

Figure 33. Character Zone 2: unattractive gap sites; Southern Counties Depot, Glencoe Road (a) and land behind 32 – 44 High Street (b)

Loss of traditional architectural features

High Street

- 7.67 A number of traditional High Street shop fronts have been lost, partially or completely, and some are in need of repair in order to survive (Fig. 34). Stall risers, recessed doorways, smaller sized display windows and decorative detailing such as consoles and cornices are important to the character of the High Street. Original timber sash windows have also been replaced in some properties with modern timber casement windows or plastic uPVC equivalents. Historic doors and door furniture have also been lost. A shopfront/upperfloor improvement grants scheme could be considered for the commercial centre within the Conservation Area given the condition of a significant number of properties whose condition cumulatively detract from the character and vitality of the High Street.



(a)



(b)

Figure 34. Character Zone 2: loss of traditional architectural features; replaced High Street shop fronts, doors and windows. Nos. 39 – 41 (a) and 34 (b)

Cow Lane

- 7.68 The former agricultural character of the Old Barn on Cow Lane has been eroded through the use of some of its new materials and the ground floor extensions. This makes the building's former use less recognisable (Fig. 35). Elements such as the use of a long narrow window at mezzanine floor level along the entire length of the building, the cupola on the roof, the boarded and glazed doors that replace the old dark barn midstreys doors (formerly with horizontal weatherboarding), and the ground floor walkway addition either side of the former midstreys.



Figure 35. Character Zone 2: loss of traditional architectural features;
The Old Barn, Cow Lane

Buildings that make a negative impact (Map E)

7.69 Some of the more modern buildings constructed in Character Zone 2 do not enhance the appearance of the conservation area and often contrast with nearby properties (Fig. 36; Map E). Some of these sites may offer the potential for change. These are:

- 82 – 96 High Street, High Street [Fig. 36a]
Long, flat roofed, partly windowless development in a visually important corner position, c1968. Comprises the Post Office, two takeaway restaurants, an estate agents and a convenience store. Offices on the first floor.
- Bournehall House, Bournehall Road [Fig. 36b]
Long, modern, neo-Georgian, two and a half storey office block with a pediment and white colonnaded porch. Pavilion roof with large dormers. Overshadows neighbouring nineteenth century terraces. High density, large bulk, inappropriate materials and unsympathetic design.
- Caroline House, High Street [Fig. 36c]
Modern office block built in the early 1980s in the grounds of Bushey House. Pastiche character, set back from the High Street, partly hidden by bushes and a low wall. Brick and rendered. Pavilion roof with large dormers.
- 1 – 6 Bourne Hall Flats, Bournehall Road [Fig. 36d]
Three blocks of flats on the corner of the High Street and Bournehall Road built in c1960. Standard rectangular design and material, gabled roof.
- 120 & 122 High Street [Fig. 36e]
Single building, part of a row with differing styles. Ground floor shop front over two properties. First floor to one side, angled. Brick, rendered, painted dark purple. Currently a laundrette / dry cleaners with first floor accommodation. Large windows flush with the exterior.
- 132 & 134 High Street [Fig. 36f]
A group of brick buildings of differing ages, one painted white with timber decoration. Currently a wood yard and a car valeting business.
- 140 – 142 High Street and the attached 1 – 3 Simon Court [Fig. 36g]

Modern office block on corner of Koh-i-noor Avenue and the High Street with flats to the rear, c1965. Oversailing yellow brick first floor. Brown brick to ground floor. Flat roof. Large windows flush with the exterior.

- Michaels Fish Bar, 148 – 150 High Street [Fig. 36h]
Two adjoining, single storey, red brick buildings with a partial flat roof. Large shop windows flush with the exterior. Now a restaurant.
- Kipling Garage, 152 High Street [Fig. 36h]
Single storey, red brick building with a low pitch roof. Large doorways and windows flush with the exterior. Forecourt. Now a garage.

The existence of neutral areas or buildings (Map E)

7.70 Character Zone 2 has two neutral areas that neither enhance nor detract from the character or appearance of the conservation area, and might have potential for enhancement (Fig. 37; Map E). These are:

- The car park at Kemp Place (Fig. 37a). The former rear garden to Ivy House on the High Street. Although there are many trees and hedges that shield other buildings from the car park, it is visually unappealing.



(a)



(b)



(c)



(d)



(e)



(f)



(g)



(h)

Figure 36. Character Zone 2: negative buildings; (left to right) 82 – 96 High Street (a); Bournehall House, Bournehall Road (b); Caroline House, High Street (c); 1 – 6 Bourne Hall Flats, Bournehall Road (d); 120 & 122 High Street (e); 132 & 134 High Street (f); 140 – 142 High Street (g); 148 – 150 and 152 High Street (h)

- 102 – 118 & 124 – 126 High Street (Figs. 28d & 36e). Row of adjoining buildings with different architectural styles (nos. 120 & 122 between have a negative impact, see above).
- 136 – 138 High Street (Fig. 37b). Two adjoining buildings that have retained little of their character; much altered, pebble-dash or smooth rendered houses. They form part of a group of buildings along this part of the High Street which do not enhance the area. Now used as a car wash and a dental practice.
- 144 – 146 High Street ('Blue Check' restaurant; Fig. 28c). Stands within a row of negative buildings. While the first floor retains much of its character and fabric, the inserted shop front significantly detracts from that of the floor above.
- 5, 7 & 9 Park Road (Fig. 37b). A group of buildings partly in commercial or industrial use in the area to the rear of the High Street adjoining Park Road (Character Zone 3).



(a)



(b)



(c)



(d)

Figure 37. Character Zone 2: neutral areas and buildings; car park at Kemp Place (a); 136 -138 High Street (b); 5, 7 & 9 Park Road (c & d)

- 7.71 The general character and appearance of the east end of the High Street along its north side between nos. 132 to 152 is summarised as an area which has relatively little special character or interest (Map E). It comprises neutral or negative buildings and negative sites which do not conform to the more regular plan / layout of the remainder of the High Street to the west. The buildings have no real architectural quality or have any special historical or architectural interest.

Character Zone 2: summary

- 7.72 Character Zone 2 comprises most of the commercial length of the High Street and Cow Lane. It also incorporates part of Glencoe Road, Rudolph Road, Park Road, Bournehall Road and Koh-i-Nor Avenue. The High Street developed next to the earlier village with a mixture of residential and commercial properties that lined each side of the road with rear plots or yards. These rear plots now form parts of Glencoe Road, Rudolph Road, Park Road, Bournehall Road and Koh-i-Nor Avenue. Many important historic buildings (statutory listed, key unlisted and locally listed) have survived along the High Street, some of these hold prominent corner positions. Although much of its urban character has been retained ('positive features'), some erosion has begun ('negative features') through the introduction of several modern buildings and the loss of some traditional architectural features, particularly the style and materials used as shop fronts (see 7.58 – 7.72). Other factors that detract from its character and appearance include the poor maintenance / quality of street paving, the amount and type of general street furniture and clutter, the poor environment for pedestrians, and the range of shop window and signage, unattractive shop awnings, vacant premises and poorly maintained shopfronts and upper floors. Most of these issues can be addressed (see *Recommendations* in section 9.0 *summary of issues*). Towards the west end of Character Zone 2 however is

an area that houses a large proportion of negative areas and buildings. Much of this area has been proposed for removal from the conservation area (see suggested boundary changes in separate document '*suggested boundary changes & management proposals*').

PARK ROAD, HERKOMER ROAD & BOURNEHALL ROAD: Character Zone 3

- 7.73 Character Zone 3 comprises Park Road, its east return along Herkomer Road and the northwest corner of Bournehall Road which lie north of the High Street behind Character Zone 2 (Map G). It is predominantly a residential area with nineteenth century housing, a small public house (The Swan, 25 Park Road), a former bakery (53 Park Road) and two sets of almshouses (Reveley Cottages); one row facing Park Road, the other facing Herkomer Road (Fig. 38).



(a)



(b)



(c)

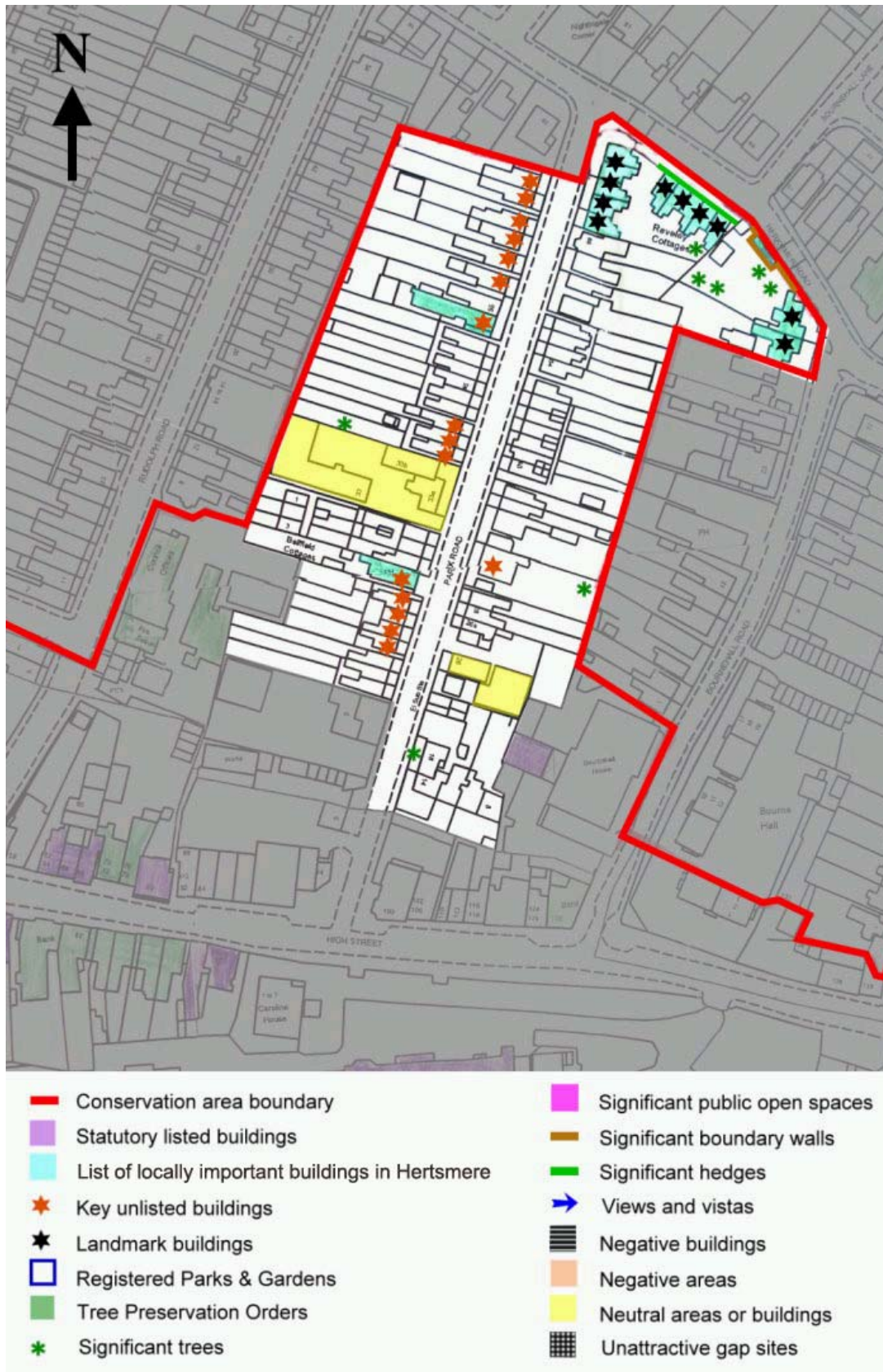


(d)

Figure 38. Character Zone 3: views of Park Road & Herkomer Road showing some key unlisted buildings. Nos. 13 – 33 Park Road (a); 1 – 5 Reveley Cottages, Park Road (b); Bourne Hall Cottage & Tynecote, Bournehall Road (c); The Pound on Herkomer Road

Prevailing or former uses, plan form and buildings

- 7.74 Character Zone 3 has a mixed use: residential with some commercial buildings.
- 7.75 The linear plan of Park Road has largely been maintained. Their plot widths generally form a semi-regular dense pattern as most are attached and form a continuous row. This occurred following the purchase of the land on Park Road in 1860 and the construction of between two and seven cottages (mostly threes and fours). Some detached houses were built but these are located very close to neighbouring groups of cottages. Each house faces the street, has a small enclosed front garden and longer narrow private rear garden which is accessed from the end of each property group and has been maintained. There is a row of houses on the east side (nos. 8 – 16) which stands at right angles to Park Road. They too have small front gardens.
- 7.76 Along Park Road are a small number of commercial buildings; some have been converted from residential use and only one retains its original function, The Swan. The Old Bakery is now an antique shop.



Map G: Character Zone 3: assessment map



Map H: Street map showing Character Zone 3.

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- 7.77 Herkomer Road is an old route which lay in a rural area outside the town. Housing developed slowly mostly from the nineteenth century onwards. Along its south side the Reveley Cottages follow the same style as those on Park Road, a row of five identical properties with small front gardens standing in a single large plot. A remnant of the areas former rural use before its development is still found; The Pound (Fig. 38d).
- 7.78 The buildings on the corner of Bournehall Road and Herkomer Road have also retained their residential use (Fig. 38b & c). The semi-detached house has been altered; it has been extended to the south side but its design works well. The attached house, no. 29 is not in the conservation area.

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

- 7.79 The appearance of the buildings in Character Zone 3 is fairly similar which relates to their period of construction and original function. It has a more sub-urban appearance than Character Zone 2 from which it is accessed.

Park Road

- 7.80 On either side of Park Road are small groups of adjoining or closely positioned two storey houses. Each group has its own gabled roofline which as a whole gently slopes downwards to the north end of the road. Most properties have a single ground floor window next to a doorway with one first floor window. A few detached houses are more decorated with canted bay windows and internal porches. Others are plainer but are double fronted. At the north end of the road are villa style semi-detached houses along with the single storey almshouses (1 – 5 Reveley Cottages). The Swan and Old Bakery retain much of their nineteenth century character and form part of the street scene. Overall, the terraced rows of houses on each side of the road form an important group of buildings who share similar characteristics. Some have however been identified as key unlisted groups: nos. 17 – 23, 25, 35 – 39, 53, 57, 59, 61 & 63, 65 & 67 (west side) and no. 32a (east side). 1 – 5 Reveley Cottages are also considered landmark buildings forming a group with those on Herkomer Road. They are also subject to an Article 4 (2) direction (Appendix 5). The Swan, Old Bakery and 1 – 5 Reveley Cottages are also on the List of Locally Important Buildings in Hertsmere. All these buildings contribute greatly to the special interest and appearance of Character Zone 3.

Herkomer Road

- 7.81 On the south side of Herkomer Road is a row of single storey properties, 6 – 10 Reveley Cottages, which continue from those at the north end of Park Road 1- 5 Reveley Cottages. The plaque commemorating the almshouses can be seen from Herkomer Road on no. 5 and form a group with those on Herkomer Road. They are considered as landmark buildings and also appear on the List of Locally Important Buildings in Hertsmere. They are also subject to an Article 4 (2) direction (Appendix 5). The animal pound stands between the almshouses and the corner of Bournehall Road facing Herkomer Road, and now forms the garden wall to 33 Bournehall Road (Bourne Hall Cottage). Although incomplete, it stands in front of trees and bushes which create part of its setting. The pound is on the List of Locally Important Buildings in Hertsmere.

Bournehall Road

- 7.82 Continuing from Herkomer Road southwards to Bournehall Road are Bourne Hall Cottage & Tynecote (nos. 33 & 33a respectively). These are considered to be landmark buildings as they hold a prominent corner position. They are also on the List of Locally Important Buildings in Hertsmere.

Local details

- 7.83 Local distinctiveness associated with Character Zone 3 can be identified through its buildings.

1, 2, 3, 4 & 5 Reveley Cottages, Park Road [Fig. 38b]

Row of five yellow brick, single storey cottages with gabled tile roofs and three large decorated chimney stacks. Built in 1883, the almshouses were founded by George Johnson Reveley of Caldcote Hill, Bushey Heath. Five timber casement windows with segmental headed arches, red brick dressings. Five doorways with segmental headed arches, red brick dressings; doors with four timber panels and a multi-paned window. Large plaque with broken pediment 'AD 1883'.

The Swan Public House, 25 Park Road [Fig. 38a]

Purpose-built two storey yellow brick building with a gabled slate roof and plain chimney stack built in the mid - late 1860s. Single storey ground floor modern projecting bay with two casement windows; door hood with brackets. Second door has a glass panel with 'Jug & Bottle' etched. Two first floor sash windows with gauged red brick headers.

The Old Bakery, 53 Park Road, Bushey

Former bakery built in the early 1860s, now shop. Brick, pebble dash rendered, two storey building with a gabled slate roof and two large decorated chimney stacks. Cart entrance to the south end. Pilastered shop front with a frieze, panelled base and projecting moulded cornice over. Doorway with a part glazed door and plain fanlight. Two first floor sash windows. Applied timber work, painted white, with pebble dash rendered panels.

6, 7, 8, 9 & 10 Reveley Cottages, Herkomer Road [Fig. 38d]

Row of five yellow brick, single storey cottages with gabled tile roofs and three large decorated chimney stacks. Built in 1883, the almshouses were founded by George Johnson Reveley of Caldcote Hill, Bushey Heath. Five timber casement windows with segmental headed arches, red brick dressings. Five doorways with segmental headed arches, red brick dressings; doors with four timber panels and a multi-paned window.

The Pound, Herkomer Road [Fig. 38d]

Remains of a red brick, three sided building adjacent to 33 Herkomer Road (Bourne Hall Cottage). Dates to c1860. Linear plan with two end returns.

Bourne Hall Cottage & Tyneclote, 33 & 33a Bournehall Road [Fig. 38c]

Two storey yellow brick semi-detached house with a gable and half hipped tile roof with two large decorated chimney stacks. Two projecting front wings with gables, over hanging eaves and bargeboards. Two dormers. Two porches with sloping roofs. Four ground floor windows and five first floor windows. Red brick detailing at string course level and to gables. Bay window with transom and mullion casement. Built in c1850. Edward Adrian Wilson lived in one of the cottages. Wilson was appointed Assistant Surgeon and Vertebrate Zoologist to *The Discovery* under Commander Robert Falcon Scott. Returned to the Antarctic with Captain Scott aboard *Terra Nova* as Chief of the Scientific Staff.

Prevalent and traditional building materials

- 7.84 Most of the buildings in Character Zone 3 are of two storeys with gabled roofs running north to south. The common building materials are:

- *Walls:* exposed yellow brick with red brick detailing
- *Roofs:* old red tile or slate

- *Windows*: recessed timber sash windows (2-over-2, 3-over-3) of the Victorian style with brick headers or stone lintels and projecting sills; some replaced with casements or uPVC. Outside Park Road; timber casements with segmental brick headers
- *Doors*: no dominant style; panelled doors, part glazed panelled doors. UPVC and timber. Many added brick gabled porches to Park Road.
- *Chimney stacks*: yellow brick, projecting above the roofline with chimney pots
- *Paving*: most of the paving covers public areas and is tarmac. Granite, mostly wide, kerb stones

Contribution made to the character of the area by green spaces (Map G)

- 7.85 Important green spaces help to create the character and appearance of Bushey High Street Conservation Area form a combination of types; private and public. In Character Zone 3 this relates to small front gardens and private rear gardens which are a common feature of Park Road, Herkomer Road and Bournehall Road. There are no public spaces. A predominant feature of these front gardens is the use of picket fencing to create a boundary between the house and pavement.
- 7.86 There are no Tree Preservation Orders (TPO) in Character Zone 3. However there are several well-established trees and groups of trees which help to create its part sub-urban and part rural identity. Those of most importance are:
- a tree to the rear of 32a Park Road
 - a group of trees to the rear of 33 & 33a Bournehall Road
- 7.87 Hedges are also features that form part of the areas character. Those of most importance in Character Zone 3 are:
- the north boundary of 6 – 10 Reveley Cottages, Herkomer Road

NEGATIVE FACTORS

Street paving and furniture

- 7.88 The paving within the conservation area is mis-matched, uneven or incomplete. Much of the pavement has tracks of re-laid tarmac following utility works along Park Road, Herkomer Road and Bournehall Road (Fig. 39).

Car parking

- 7.89 Park Road, Herkomer Road and Bournehall Road are residential areas and like many of the other roads leading north from the High Street suffer from the issue of street side car parking, Park Road in particular, which has some impact on the character of zone 3 (Fig. 38). The retained layout of the terrace housing on Park Road with small front gardens provides no opportunity for a remedy. The one-way road system in the area does however alleviate the flow of the traffic. It is unclear whether all vehicles parked in Park Road during the daytime belong to local residents; it is possible that they belong to High Street shoppers and/or people who work in the town. Parking for shoppers and workers is provided close by in the main car park on Kemp Place together with some street parking along the High Street.

Satellite dishes

- 7.90 The introduction of satellite dishes, although small and currently in relatively low numbers are often found on the front elevation of houses especially along Park Road (Fig. 39).

Refuse

- 7.91 The introduction of wheelie bins and recycling boxes has resulted in some owners leaving these refuse containers within the front gardens or close to the street frontage (Fig. 39).



Figure 39. Character Zone 3: negative factors; examples of poor street paving & re-laid tarmac , satellite dishes and refuse containers on Park Road

Loss of traditional architectural features

- 7.92 As there are more properties on Park Road in Character Zone 3, it is these houses that have lost the majority of traditional architectural features compared with those on Herkomer Road and Bournehall Road. This can be identified where two similar houses are compared (Fig. 40). *Some of the changes may have occurred before Character Zone 3 became part of Bushey High Street Conservation Area in 1987.* Many of these are small incremental alterations that have led to the overall erosion of the character and appearance of nineteenth century period features.
- 7.93 Original timber sash windows have also been replaced in some properties over time with modern timber casement windows or plastic uPVC equivalents, and historic doors and door furniture have also been lost (Fig. 41).



(a)



(b)

Figure 40. Character Zone 3: loss of traditional features; two similar houses on Park Road. No. 33 has undergone less sympathetic refurbishments (a), while 32a has had alterations more in-keeping with the age and character of the property (b)

- 7.94 Simple doorways with brick arches over have been replaced with external porches. Some have been constructed in less sympathetic materials, or are perhaps too large for the front of the property (Fig. 41).
- 7.95 Some of the properties on Park Road have in the past replaced their roof tiles with concrete tiles. It is likely that most of these nineteenth century properties would have had slate covered roofs.



Figure 41. Character Zone 3: loss of traditional features; (top) pebble dashing to exposed brick walls & sash windows replaced with modern casements; (bottom) two similar examples of added porches. The brick type and red brick detailing used on the porch to the left has tried to match the external detail of the house, compare to the porch on the right.

Buildings that make a negative impact (Map G)

- 7.96 There are no buildings that have a negative impact of the conservation area in Character Zone 3.

The existence of neutral areas or buildings (Map G)

- 7.97 Areas that neither enhance nor detract from the character or appearance of the conservation area, but might have potential for enhancement are:

- 26 Park Road. Currently in use as a shop / office and builders yard (Hemleys). An electricity sub station stands in front of a large warehouse located towards the rear of the plot (Fig. 42).
- 33, 33a and 33b Park Road (Fresh House). The development of the land to the rear of no. 33 (now 33a) has led to the construction of a large building to the rear and another to side and rear. Part of the front garden and front boundary has also been altered (Fig. 42).



(a)



(b)

Figure 42. Character Zone 3: neutral areas and buildings; 26 Park Road (a) and 33, 33a & 33b Park Road (b)

Character Zone 3: summary

- 7.98 Character Zone 3 comprises Park Road, its east return along Herkomer Road and the northwest corner of Bournehall Road. Constructed in the nineteenth century, mostly in the 1860s, it is a residential area with a shop and public house. Rows of three or four cottages and some larger detached houses with small front gardens and long narrow rear gardens form its character that is typical of the nineteenth century. There are many important historic buildings (key unlisted and locally listed) that have survived. Although much of its semi-urban character has been retained ('positive features'), some erosion has begun ('negative features') through the loss of some traditional architectural features (see 7.89 – 7.96). Other factors that detract from its character and appearance include the poor maintenance / quality of street paving, the amount and type of general street furniture and clutter, day time parking on both sides of the street, satellite dishes attached to the front of houses, and wheelie bins and recycling boxes left standing in front gardens. Most of these issues can be addressed (see *Recommendations* in section 9.0 *summary of issues*). Bournehall Road currently forms part of Character Zone 2 (south end) and part of Character Zone 3 (north end). The small area in-between includes nos. 1 – 13 inclusive (odd numbers only), The King Stag Public House, and 23 – 29 inclusive (odd numbers only). These buildings share some of the same characteristics associated with those properties on Park Road and also on Glencoe Road, which are already within Bushey High Street Conservation Area. It is proposed therefore to include this part of Bournehall Road within the designated conservation area (see suggested boundary changes in the separate document '*suggested boundary changes & management proposals*').

HIGH STREET (south east): Character Zone 4

- 7.99 Character Zone 4 comprises an area to the south of the High Street at the east end of the town (Map I). It is semi-rural in character with trees, open spaces and views towards the ridge at Merry Hill Road. There are two main buildings which are set far back from the road side with a wall or hedged boundary and large rear grounds; Bushey House (now a care home) and Bushey Golf & Country Club (built within the former grounds of Bushey House). The impact of Bushey House on the High Street is greater than that of the Golf & Country Club due to its architecture, prominence and boundary wall (Fig. 43a). Both are partially hidden by trees. At this section the enclosed nature of the central High Street opens out with views to the south over to the ridge at Merry Hill Road. Further rows of trees form boundaries to the rear of Bushey House; some can be seen from the High Street while others can be seen from within the Golf & Country Club. The hard parking area to the front of the Golf & Country Club is mostly hidden by the boundary as is the Golf Club's utility building that is located closer to Bushey House. A predominant feature of the High Street is the wall in front of Bushey House which is used to create a boundary between the house and pavement.



(a)



(b)



(c)

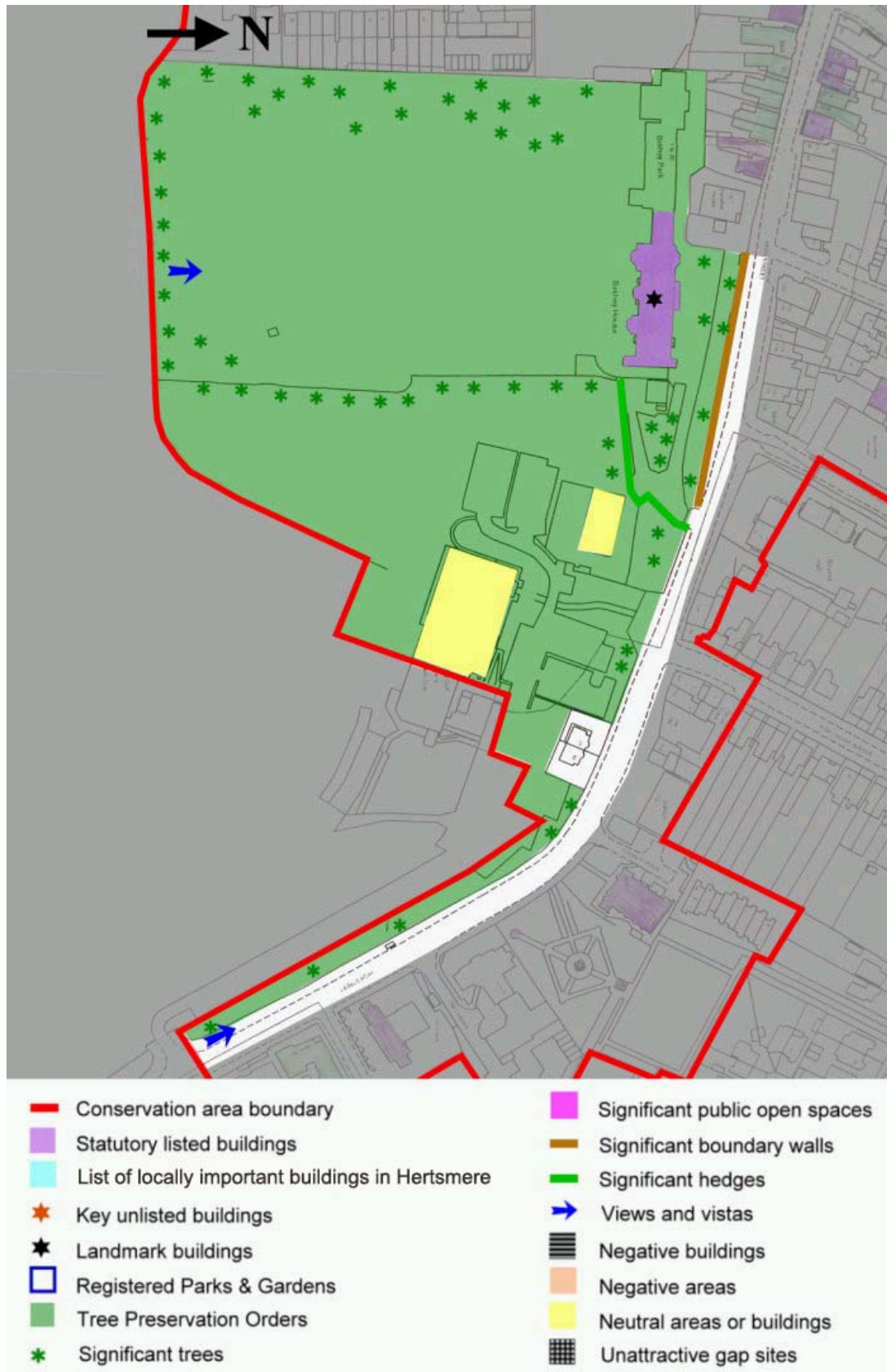


(d)

Figure 43. Character Zone 4: views. Bushey House (a); Bushey Golf & Country Club (b); view west along the High Street from Bushey Golf & Country Club (c); nos. 57 & 59 (d)

Prevailing or former uses, plan form and buildings

- 7.100 Character Zone 4 has a mixed use: residential, commercial and recreational buildings.
- 7.101 The linear plan of the High Street has largely been maintained with all properties standing far back from the roadside (fig. 43c). This arrangement developed following the construction of Bushey House in the early nineteenth century that was built on the site of an earlier building. Set in large tree laid grounds with a large pond, boathouse and gate lodge, the house was a former private residence. Character Zone 4 incorporates both the house and its landscape setting.



Map I: Character Zone 4: assessment map



Map J: Street map showing Character Zone 4.

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- 7.102 Substantially extended, Bushey House has been a residential care home since 1996. It has retained its brick boundary wall along the High Street along with a large area of open land to the rear where its former extensive gardens, lake, woods and large rockeries once stood. The area to the east once included several greenhouses that belonged to Bushey House before they fell into disrepair. This land remained in use for cultivation for many years and was known locally as the Market Garden until they were demolished and replaced by Bushey Golf & Country Club and Bushey Centre, through which the east boundary of Bushey High Street Conservation Area now lies. Most of its golf course to the rear does not form part of the conservation area. A pair of c1930 semi detached houses (nos. 57 & 59) stand in the foreground of the Bushey Golf Club next to the roadside.

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

- 7.103 The appearance of the buildings in Character Zone 4 is mixed which relates to the original period of construction and later developments. Bushey House is a statutory listed building and is a large prominent property facing along the High Street (Fig. 43a). It is also considered to be a landmark building, although much of its grand architecture is found on its rear elevation. Bushey House contributes greatly to the special interest and appearance of Character Zone 4.
- 7.104 Nos. 57 & 59 face the street and have retained some of their architectural style from the period; two storey bow front windows, jettied gables with timber stud decoration, simple open porches (Fig. 43d). Bushey Golf Club and Bushey Centre are modern buildings with low rooflines that stand back from the road where the land slopes downwards (Fig. 43b).

Local details

- 7.105 Local distinctiveness associated with Character Zone 4 can be identified through its buildings.

Bushey House [Fig. 43a]

Large, stuccoed, three and a half storey brick house with ashlar front portico, hipped slate roofs and a glazed lantern. Now a care home. Modillioned eaves, pedimented gables. Central entrance; Tuscan porch with a pediment. Second floor with central Ionic surround with a segmental pediment. Two octagonal lanterns with ogee copper domes. Garden front a two storey bow to centre. Much extended. Built c1825 for T.Clutterbuck. Remodelled and enlarged c.1900 probably for E.H.Cuthbertson. Former Lodge / gatehouse demolished.

Prevalent and traditional building materials

- 7.106 The buildings in Character Zone 4 are of a mixed size and also style of building material. Residential buildings are between two and three storeys with hipped or gabled roofs, while the recreational buildings are single storey with gable or single pitch roofs. The common building materials are:
- *Walls*: red brick; exposed or stuccoed / pebble dashed, timber cladding
 - *Roofs*: tile or slate
 - *Windows*: timber casements with projecting sills, modern windows (white or brown uPVC).

- *Doors*: timber doors, modern (white or brown uPVC).
- *Paving*: most of the paving covers public areas and is tarmac. This includes large areas of hard standing parking areas. Granite, narrow, kerb stones

Contribution made to the character of the area by green spaces (Map I)

7.107 Important green spaces help to create the character and appearance of Bushey High Street Conservation Area. In Character Zone 4 these are mainly private and recreational spaces, most of which formed part of a large historically important area.

- Bushey House: open landscape to the rear of the main house leading down towards ponds on the southern boundary
- Bushey Golf & Country Club / Bushey Centre: open landscape to the rear
- Open landscape at the far east end of the High Street up to the ridge along Merry Hill Road. Although not inside the conservation area the landscape impacts upon the view outwards from Character Zones 4 and 5.

7.108 Character Zone 4 has a Tree Preservation Order (TPO) that covers an extensive area of land. It covers Bushey House and its former grounds, which includes some of the land associated with Bushey Golf & Country Club and Bushey. In addition there are also a number of well-established trees and bushes which contribute to the character and appearance of the area. These are:

- trees that line inside the wall boundary to Bushey House
- trees that line inside the wire fenced boundary to Bushey Golf & Country Club / Bushey Centre
- trees, hedges and bushes that lie inside the boundary between Bushey House and Bushey Golf & Country Club (shielding the utility building), and continues into the recessed area leading to the path towards Bushey Centre

NEGATIVE FACTORS

Street paving and furniture

7.109 The paving within Character Zone 4 is mis-matched, uneven or incomplete.

7.110 The lampposts situated along the High Street stand along the pavement edge and are taller than the surrounding buildings, therefore they appear very prominent and detract from the character of the conservation area

Boundary

7.111 The boundary markers used between the end of the front wall to Bushey House and the east boundary of the conservation area are of poor character and mis-matched. The boundary to the east of the entrance to Bushey House comprises tall concrete posts and wire fencing, then metal bar hooped fencing at the entrance to Bushey Centre, with a return to tall concrete posts and wire fencing along the boundary of Bushey Golf & Country Club.

The existence of neutral areas or buildings (Map I)

7.112 Areas that neither enhance nor detract from the character or appearance of the conservation area, but might have potential for enhancement are (Map I):

- Bushey Golf & Country Club and Bushey Centre. Low brick building and an iron utility/storage building.

- 7.113 The general character and appearance of the east end of the High Street is dominated by Bushey House and its grounds. 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 due to their low level and position. However the conservation area boundary now runs through this site.

Character Zone 4: summary

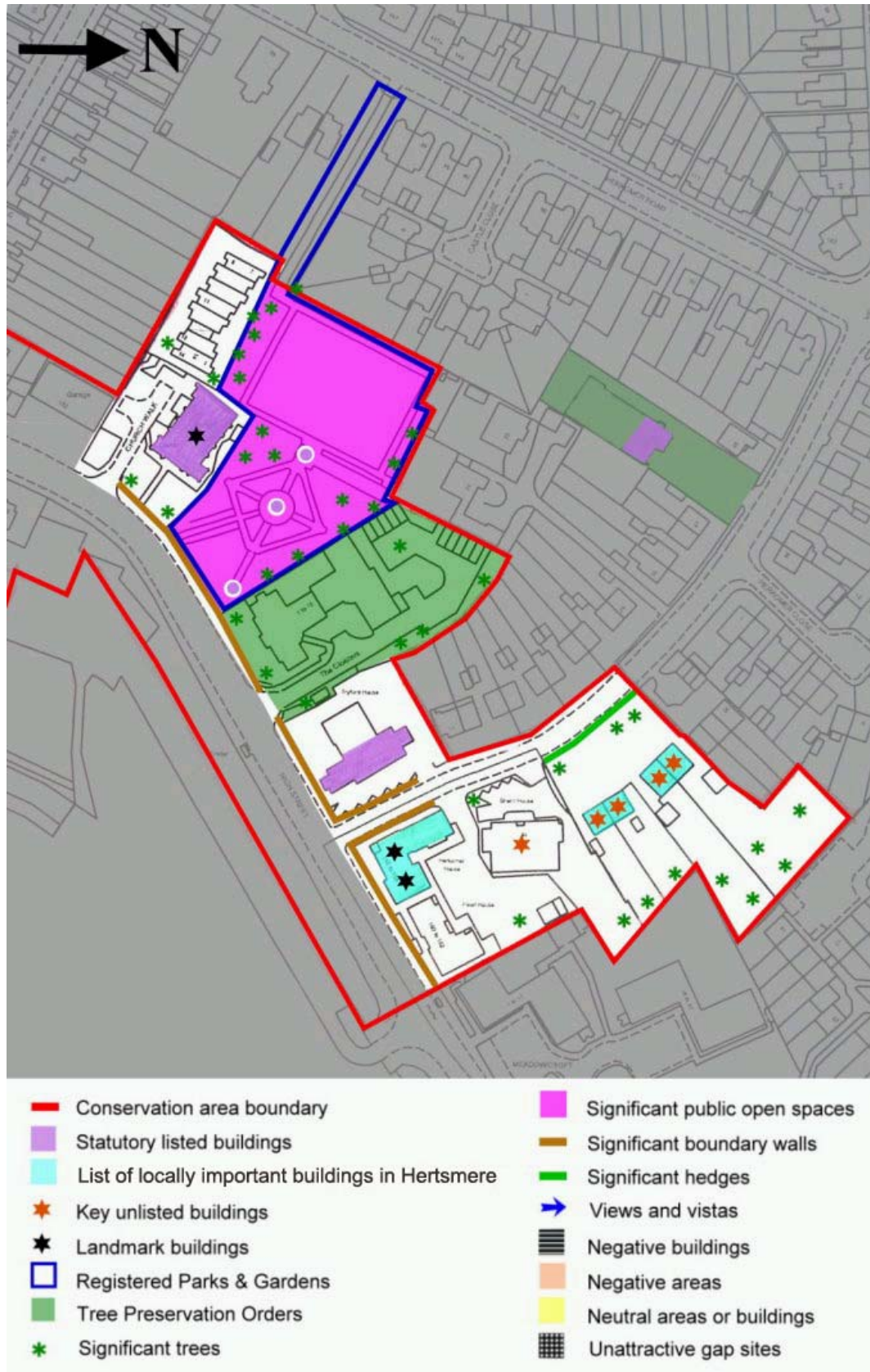
- 7.114 Character Zone 4 comprises the south side of the High Street at the east end of the town; Bushey House, and Bushey Golf & Country Club / Bushey Centre. Bushey House is an important historic building (statutory listed) and was built at the former eastern edge of the town during the early nineteenth century on the site of an earlier building. It stood in large grounds with many trees, a series of landscaped gardens, and greenhouses. Although its semi-rural character has been retained with trees, open spaces and views towards the ridge at Merry Hill Road ('positive features'), the area now has a mixed use with residential, commercial and recreational buildings; most have been built within the former grounds of Bushey House. Although Character Zone 4 has no 'negative features', there are other factors which detract from its character and appearance (see 7.110 – 7.114). These are the poor maintenance / quality of street paving, the amount and type of general street furniture and clutter, and the quality of an almost continuous property boundary along the street front. Most of these issues can be addressed (see *Recommendations* in section 9.0 *summary of issues*). The conservation area boundary currently lies through the Bushey Golf & Country Club and Bushey Centre as they were constructed after the conservation area was first designated. Therefore it has been proposed that east half of Character Zone 4 should be removed from Bushey High Street Conservation Area (see suggested boundary changes in report separate '*suggested boundary changes & management proposals*'). Bushey House would remain within the conservation area.

HIGH STREET (east end) & MELBOURNE ROAD: Character Zone 5



Figure 44. Character Zone 5: views at the east end of the High Street and Melbourne Road. East & west views (a & b); Bushey Studios (c); 22 – 24 Melbourne Road (d)

- 7.115 Character Zone 5 comprises the eastern fringe of the High Street on the north side of the road and east side of Melbourne Road which leads off from the High Street (Fig. 44; Map K). It is semi-urban in character with buildings with wide frontages that stand away from the roadside and are situated in large plots with walls, open metal railings or hedges along their boundaries. Entrances to each plot break through these walls for driveways that lead into a parking area or narrow paths leading up to the doorway of a building. The corner plots have entrances on the High Street and on Melbourne Road.
- 7.116 Some modern development has occurred along the High Street which follows the predominant layout of the area. Many of the buildings stand in the former grounds of *Lululaund* which is located further back on Melbourne Road and outside Bushey High Street Conservation Area. The view along the High Street has retained its open appearance which has been aided by the open landscape opposite which forms part of Character Zone 4.
- 7.117 The Rose Garden also forms part of Character Zone 5. It is accessed through a gate in a high yellow brick wall from the High Street and also from gates along Herkomer Road which is not part of Bushey High Street Conservation Area (Fig. 44a & 44b).
- 7.118 Melbourne Road leads off the High Street into a residential area with semi-detached houses that have front gardens, tall hedges and driveways which have a more suburban character. There are also a few well-established trees in the front gardens (Fig. 44d).



Map K: Character Zone 5: assessment map



Map L: Street map showing Character Zone 5.

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Prevailing or former uses, plan form and buildings

7.119 Character Zone 5 has a mixed use: residential, commercial and religious and recreational areas.

7.120 The linear plan of the High Street has largely been maintained. Their plot widths generally form a semi-regular pattern which has developed from that established in the nineteenth and twentieth century. Bushey Studios is the oldest remaining building in Character Zone 5. Some of the buildings have been replaced or have changed function;

- 'The Cloisters', built in the nineteenth century as a house in the Tudor Gothic style, was demolished in 1990 and replaced with flats also named 'The Cloisters'
- a former chapel was converted into a film studio by Sir Hubert von Herkomer in 1887 and is now used as offices (Bushey Studios)
- Herkomer House, 156 – 58 High Street was used as partly residential and is now used as offices

7.121 Church Walk is a recent in-fill development to the rear of the Congregational Church on the site of the mid nineteenth century Sunday school building (Fig. 44c). Although seen from the High Street its main elevation overlooks The Rose Garden which is mostly shielded by trees (Fig. 45). Pearl House, 160 – 162 High Street is a modern office building whose style is influenced by the neighbouring property, Herkomer's House (Fig. 45a).



(a)



(b)



(c)



(d)

Figure 45. Character Zone 5: large scale buildings; Pearl House (a) and The Cloisters (b), High Street; Church Walk (c); Shern House, Melbourne Road (d)

7.122 The plan of Melbourne Road has largely been retained. The buildings on the east side of the road (nos.18 – 24) form part of the Herkomer group of buildings and replaced earlier houses along the road. The area includes the neighbouring property, Shern House (offices), which follows the curve of the road and also forms part of this historic group (Figs. 45d).

- 7.123 Bushey Rose Garden was constructed for Sir Hubert von Herkomer in 1912 as part of the private grounds to *Lululaund* following the demolition of the buildings on the site that formed the Bushey School of Art (Fig. 13). Part of the original cloister section of the Bushey School of Art was salvaged and re-erected in the late twentieth century and now forms a small square structure in the northeast corner of the lawn (Fig. 46).



Figure 46. Character Zone 5: The Rose Garden;
remains of the cloister, formerly part of the Bushey School of Art

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

High Street

- 7.124 The appearance of the buildings in Character Zone 5 is mixed which relates to the period of construction, original use and changes in use, and its later development. On the north side of the High Street the buildings are clearly separate from one another. Although they have different rooflines they generally appear to have similarities in height and form. The building at the west end, the Congregational Church is a statutory listed building. It holds a prominent position within the street scene and is considered to be a landmark building. The Rose Garden is a Registered Park & Garden and contains three statutory listed structures behind the high brick boundary wall; a column at the south end of the garden, the Garden House, and the Bushey Monument at centre of the garden. Bushey Studios is a statutory listed building and stands on the corner of Melbourne Road. Herkomer House, 156 & 158 High Street on the opposite corner holds a prominent position and is considered to be a landmark building. It is also a key unlisted building and is on the List of Locally Important Buildings in Hertsmere. All these buildings contribute greatly to the special interest and appearance of Character Zone 5.

Melbourne Road

- 7.125 The two pairs of semi-detached houses, nos. 18 – 20 and 22 – 24, form a group and are considered to be key unlisted buildings. They are also on the List of Locally Important Buildings in Hertsmere. Shern House stands between this group and Herkomer House on the High Street and is also a key unlisted building.

Local details

- 7.126 Local distinctiveness associated with Character Zone 5 can be identified through its buildings.

Congregational Church, High Street [Fig. 14d & 44b]

Red brick with stone dressings, stone bands and a slate gable roof. Built in 1904 in the Free Gothic Style. Large hall with a three stage square tower and two entrances. Large window with a pointed head and rectilinear tracery to gable end.

Column at south end of The Bushey Rose Garden, High Street

Octagonal pier with concave sides, built in 1912 of banded brick and tile. Set on stone plinth with moulded stone cap.

Garden House in The Bushey Rose Garden, High Street [Fig. 13]

Single storey building built in the Arts & Crafts style in 1912 on site of the Herkomer Art School. Red brick with roughcast to the upper storey. Cross-gabled tile roof and external brick stack to left gable. Openings on three sides.

Bushey Monument at centre of The Bushey Rose Garden, High Street

Monument built in 1912 of Bavarian tufa with broad quatrefoil base and flower beds in each foil. Rectangular pier with chamfered corners and four corner columns.

Herkomer House, 156 & 158 High Street [Fig. 14c]

Yellow, red and black brick, part two and a half / three storey building with a gabled tile roof and two decorated chimney stacks. Built in the Medieval European style in the 1880s/90s as printing rooms for the Bushey School of Art. Many architectural details; decorative panels of timber stud work with brick in-fill to the first floor, jettied third floor with timber boarding, internal arch headed porch, diamond lattice windows to all floors, decorative brackets on corbels, small dormer.

Bushey Studios, Melbourne Road [Fig. 44c]

Former Methodist Chapel dating to the mid nineteenth century with later additions. Colourwashed brick with glass and metal sheeting to upper daylight studio. Gabled glass roof to four storeys and single storey wing attached. Herkomer's daylight glass house is the earliest surviving film studio in England.

18 - 20, and 22 - 24 Melbourne Road [Fig. 44d]

Two pairs of semi-detached two-storey houses dating to c1898 built for servants working at *Lululaund*, the home of Sir Hubert von Herkomer. Brick and rendered with a hipped pantile roof and three decorated chimney stacks: one large rendered central chimney and two similarly styled smaller chimneys at the corners of the hipped roof. Forms a pair with nos. 22 – 24. No.18 has been extended.

Prevalent and traditional building materials

7.127 Most of the buildings in Character Zone 5 are of two or three storeys with gabled roofs. The common building materials are:

- *Walls:* red / yellow brick, rendered / exposed
- *Roofs:* slate
- *Windows:* timber casement windows, plain or lattice effect glazing.
- *Doors:* timber doors (various styles, paneled or glazed), internal porches or hoods
- *Chimney stacks:* yellow (exposed or rendered), projecting above the roofline with chimney pots
- *Paving:* most of the paving covers public areas, on driveways and parking areas (to the rear and front of buildings) is tarmac. Granite, narrow, kerb stones

- *Boundary walls:* yellow or red brick, plain or crenellated

Contribution made to the character of the area by green spaces (Map K)

7.128 Important green spaces help to create the character and appearance of Bushey High Street Conservation Area and form a combination of types; private and public. Those in Character Zone 5 are:

- Bushey Rose Garden: a cultivated walled garden with a public open grassed area to the rear
- The churchyard: a semi-public small grassed churchyard to the front of the Congregational Church
- Front and rear gardens along Melbourne Road: nos. 18 - 24 have large front and rear gardens

7.129 Character Zone 5 has a Tree Preservation Order (TPO) that covers an area occupied by The Cloisters. In addition there are also a number of well-established trees which contribute to the character and appearance of the area. These are:

- The Rose Garden, High Street: many trees are located within the grounds that impact upon the character of High Street and the buildings which surround the open grassed area to the rear, including those which shield Church Walk
- Congregational Church, High Street: a few trees to the front churchyard which add to those that can be seen from The Rose Garden forming a backdrop to the church
- Shern House, Melbourne Road: trees to the front and rear
- Melbourne Road: several trees in the front and rear gardens of nos. 18 - 24

7.130 Hedges are also features that form part of the areas' character. Those of most importance in Character Zone 5 are:

- the front boundary of The Cloisters, High Street
- the front boundaries of 18 – 24 Melbourne Road

NEGATIVE FACTORS

Street paving and furniture

7.131 The paving within Character Zone 5 is mis-matched, uneven or incomplete and is particularly poor along Melbourne Road.

7.132 The lampposts situated along the High Street stand along the pavement edge and are taller than the surrounding buildings; therefore they appear very prominent and detract from the character of the conservation area. Those on Melbourne Road are less prominent and are hidden by trees.

Boundary

7.133 The boundary in front of the Congregational Church is of a simple but decorative form with gothic detailing to the railings which stands on a very low brick wall. The creation of Church Walk has however led to the west boundary of the churchyard being exposed and so the churchyard (and grave stones) appears to lead into the hard surface car park which also forms part of the Church Walk development. Together with the neighbouring buildings to the west along the High Street (located in Character Zone 2) and the car park, the area at the west end of Character Zone 5 has a more urban appearance compared to the remainder of the zone.

Character Zone 5: summary

- 7.134 Character Zone 5 comprises the north side of the High Street at the east end of the town and incorporates part of Melbourne Road. This end of the High Street developed mostly from the mid nineteenth to the mid twentieth century with a mixture of residential, commercial, religious and recreational buildings which stand back from the roadside. Some important historic buildings (statutory listed, key unlisted and locally listed) have survived along the High Street and Melbourne Road, most of these hold prominent positions, and there is also a Registered Park and Garden (Bushey Rose Garden). Although much of its semi-rural character has been retained ('positive features') and there are no 'negative features', other factors detract from its character and appearance (see 7.132 – 7.134). These are the poor maintenance / quality of street paving, the amount and type of general street furniture and clutter, and property boundaries. Most of these issues can be addressed (see *Recommendations* in section 9.0 *summary of issues*). It is proposed that all Character Zone 5 be removed from Bushey High Street Conservation Area and re-designated (with extension along Melbourne Road) to create a new Melbourne Road Conservation Area (see suggested boundary changes in separate document '*suggested boundary changes & management proposals*'). This 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.

HIGH STREET / LONDON ROAD (northwest corner): Character Zone 6

- 7.135 Character Zone 6 comprises Bushey Hall School, Falconer School and the Youth & Community Centre (the former Royal Masonic Junior School) that lie along or are accessed from London Road, High Street and Falconer Road (Fig. 47; Map M). The area includes the School's walled boundary and gate piers, its grounds with its many trees, and some more recent buildings. The buildings are set back from the High Street and London Road and are shielded from the High Street by the wall, hedges and trees. A few of the buildings at the east side of the group line closer to the walled boundary along Falconer Road.
- 7.136 Character Zone 6 sits at the northwest corner of Character Zone 1. However the walled boundary creates a clear separation from the character of the village green and that of the former Royal Masonic Junior School.



(a)



(b)



(c)



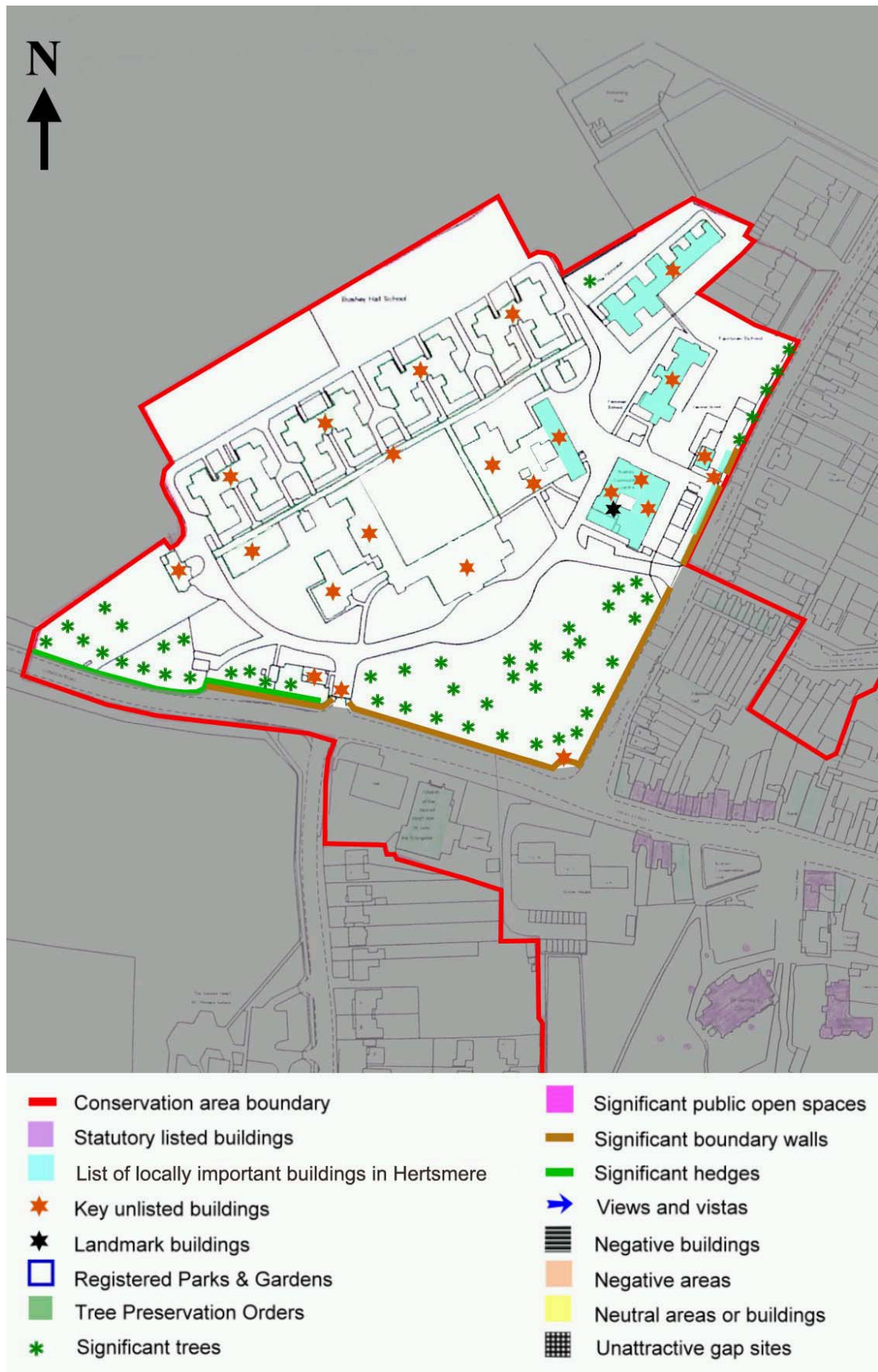
(d)

Figure 47. Character Zone 6: views along the boundary of Bushey Hall School, London Road / High Street (a & b), and Falconer School, Falconer Road (c & d)

Prevailing or former uses, plan form and buildings

Character Zone 6 has a mixed use: educational, recreational and residential buildings. The predominant use is educational.

- 7.137 The linear plan of the High Street and Falconer Road has been maintained as the majority of buildings in Character Zone 6 sit within the grounds of a former private residence which was demolished for the construction of the Royal Masonic Junior School between 1926 and 1929. Most of the buildings lie in a diagonal position within the site facing towards the southeast corner where the High Street and Falconer Road join. The central main entrance at Bushey Hall School is approached from two driveways that meet behind the grassed foreground which is heavily planted with trees (Fig. 47a).



Map M: Character Zone 6: assessment map



Map N: Street map showing Character Zone 6.

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- 7.138 The historic layout of the buildings (mostly linked around a quadrangle with a covered walkway) has remained largely unaltered with only a few new buildings being added to existing structures. However the original function of some of the buildings has since changed. This was probably due to the sub-division of the site into two schools and the provision of a community centre. For example, the four former residential / dormitory blocks are now used as classrooms at Bushey Hall School.

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

- 7.139 The predominant appearance of the buildings in Character Zone 6 is taken from that of the Royal Masonic Junior School (Fig. 48). Designed by H. C. Smart in the neo-Tudor or neo-Jacobean style and constructed between 1926 and 1929, most the buildings were set around a quadrangle comprising four dormitory blocks, a headmaster's house, a gymnasium, an infirmary and a sanatorium. They form a large single group and share many of the same qualities. All the buildings at Falconer School, and the Youth & Community Centre are on the List of Locally Important Buildings in Hertsmere, and are all key unlisted buildings. In addition, the Boiler Room at Bushey Hall School with its prominent chimney is also a landmark building; and all other buildings at Bushey Hall School are key unlisted buildings. All these buildings are listed below and contribute greatly to the special interest and appearance of Character Zone 6.

- The Gate Piers and Wall, Bushey Hall School & Falconer School
- The Lodge, Bushey Hall School
- Main Hall, Bushey Hall School
- Resident Blocks 1, 2, 3 & 4, Bushey Hall School
- Dining Hall and Kitchens, Bushey Hall School
- Offices & attached Resource Room, Bushey Hall School
- Old Gymnasium, Bushey Hall School
- The Cloisters, Bushey Hall School
- Lecture Theatre, Bushey Hall School
- The Old Headmaster's House, Bushey Hall School
- Boiler Room and Out Buildings, Bushey Hall School
- East Lodge, Falconer School
- Main Building, Falconer School
- Dining Hall, Kitchen, Offices, Flats and Workshops, Falconer School
- The Chimneys, Falconer School
- Coffee House, and the Youth & Community Centre, Falconer School

Local details

- 7.140 Local distinctiveness associated with Character Zone 6 can be identified through its buildings (Fig. 46).

The Gate Piers and Wall, London Road, High Street and Falconer Road [Fig. 47a - d]

Low red brick wall and gate piers dating to c1928 form the south and east boundary of Bushey Hall School and Falconer School. Equally spaced brick wall posts with tile banding and a concrete / stone cap, metal railings between. Main gate piers to Bushey Hall School with a large central ball finial.

The Lodge, Bushey Hall School, London Road [Fig. 47b]

Red, brown and black brick two-storey house with a gabled tile roof and two large decorated chimney stacks dating to c1928. Two gables with long sloping roofs and tiled kneelers. One of two lodges at the Royal Masonic Junior School.

Main Hall, Bushey Hall School, London Road [Fig. 47a]

Red, brown and black brick, single storey hall with a gabled tile roof and a central bell tower dating to c1928. Built in the neo-Tudor style as part of a quadrangle. Five large, perpendicular-style, stone tracery windows with leaded-effect lights and red brick headers. Stone plaques. Stone fronted porch to centre.

Resident Blocks 1, 2, 3 & 4, London Road [Fig. 47c & d]

Four identical red, brown and black brick, three storey former school dormitories with gabled tile roofs dating to c1928. Built in the neo-Jacobean style as part of a quadrangle. Central projecting bay with a gabled roof, brick kneelers, brick banding to form quoins and ground floor doorway. Multi-paned iron framed windows with projecting sills and brick headers to all floors.

Dining Hall and Kitchens, Bushey Hall School, London Road [Fig. 47b]

Red, brown and black brick single storey hall with single storey wings and gabled tile roofs dating to c1928. Built in the neo-Tudor style as part of a quadrangle. Three gables with brick kneelers. Three large, perpendicular-style, stone tracery windows; leaded-effect lights and red brick headers. Other windows with stone tracery and leaded-effect glazing. Large perpendicular-style, stone tracery window to each end gable.

Offices & attached Resource Room, Bushey Hall School, London Road

Red, brown and black brick two storey building with a hipped tile roof dating to c1928. Built in the neo-Jacobean style as part of a quadrangle. Three gables with brick kneelers. Series of ground and first floor multi-paned casement windows with projecting sills and brick headers. Projecting porch to the southeast corner. Three projecting gabled wings to the west elevation with iron framed ground and first floor windows.

Old Gymnasium, Bushey Hall School, London Road

Red, brown and black brick, single storey former gymnasium with buttresses, now only partially complete, dating to c1928. Built as part of a quadrangle. Six segmental headed window openings (boarded over) with projecting sills and brick headers. Large window (boarded over) with segmental headed window. Single storey projecting porch to the northwest corner. Bulls eye window to east gable. The roof no longer survives.

The Cloisters, Bushey Hall School, London Road [Fig. 47b]

Linear covered walkway and clock tower. Red, brown and black brick, single storey building with a gabled tile roof. Central brick clock tower with pyramidal roof dating to c1928. Projecting porch to the west. Walkway comprises a series of brick posts supporting a clasped timber beam. Simple rafter roof with scissor bracing. The clock tower is open to the base and rests upon four brick posts.

Lecture Theatre, Bushey Hall School, London Road

Red, brown and black brick two-storey building with a flat roof dating to the 1950s. Brick banding to form quoins, ground and first floor metal framed windows with stone lintels. Small central stone plaque in relief depicting a pair of compasses. Decorative stone plaque to the first floor, possibly depicting an artists' pallet.

The Old Headmaster's House, Bushey Hall School, London Road [Fig. 47e]

Red, brown and black brick two and a half storey house with a half hipped tile roof and two decorated chimney stacks dating to c1928. Two projecting gabled wings to the front; a five-sided two-storey bay between the gables with red brick detailing. Ground and first floor windows (boarded over) with red brick headers and projecting stone sills. Box dormers with iron framed multi-paned windows. Now dis-used.

Boiler Room and Out Buildings, Bushey Hall School, London Road [Fig. 47f]

Red, brown and black brick, four-storey tower with a pyramidal tile roof and a large octagonal chimney dating to c1928. Tower has brick banding to form quoins and two

iron framed windows to each floor with red brick headers and projecting sills. Single storey, gabled tile roof building west of tower with iron framed windows, a panelled door with curved brick jambs.

East Lodge, Falconer School, Falconer Road [Fig. 47g]

Red, brown and black brick, two-storey house with a gabled tile roof and two large decorated chimney stacks dating to c1928. Two large gables with long sloping roofs with tiled kneelers. Ground floor bay window with a flat roof to the east. Internal open porch to the south east corner comprising a large timber post, a timber lintel with a panelled door; six lights to the upper part. Multi-paned windows with tiled sills.

Main Building, Falconer School, Falconer Road

Red, brown and black brick, two storey building with a gabled tile roof and six large decorated chimney stacks dating to c1928. Two projecting end wings with large end gables each with an external stepped chimney stack and four iron framed windows. In the rear returns are three sets of similar. Seven semicircular headed openings to central range with brick headers and a keystone; six multi-paned iron framed arch headed windows and a central timber double door with four upper panes and side panels. Further seven windows to first floor.

Dining Hall, Kitchen, Offices, Flats and Workshops, Falconer School, Falconer Road

Red, brown and black brick, two and a half storey building with a gabled tile roof and two large decorated chimney stacks. Small attached single storey brick workshop with a hipped tile roof, both dating to c1928. Main building with multi-paned iron framed windows throughout: twelve ground floor windows with projecting sills and red brick headers, two doorways with red brick doorcases, stone/concrete hoods. Fifteen first floor windows with projecting sills. Twelve box dormers with hipped roofs. One wide gable dormer with a tile hung wall. Small workshop iron framed, multi-paned windows with projecting sills, three doorways and two box dormer windows.

The Chimneys, Falconer School, Falconer Road [Fig. 47h]

Red, brown and black brick, single storey building comprising a part gabled and part hipped tile roof and several decorated chimney stacks dating to c1928. Former school infirmary, now classrooms. Series of multi-paned, iron framed windows in varying designs with projecting sills and red brick headers, some break through the roofline with hipped tile roofs. Former infirmary, now classrooms.

Coffee House, and the Youth & Community Centre, Falconer Road

Red, brown and black brick, single storey building with end wings and a gabled tile roof. Attached similar building with four large and two small gabled ranges also with a gabled tile roof; both dating to c1928. Series of multi-paned iron framed windows in varying designs with projecting sills and red brick headers, a bulls eye iron framed window to each of the four larger gables, four doorways. Multi-paned iron framed windows and an internal porch with a gable over the entrance with brick kneelers and coping. Stone plaque in relief to gable depicts a pair of compasses. Former school domestic building, now school workshops and a community centre.



(a)



(b)



(c)



(d)



(e)



(f)



(g)



(h)

Figure 48. Character Zone 6: Bushey Hall School and Falconer School.
Left to right: Bushey Hall School: main building (a), Dining Hall (b), Resident Block (c), The Cloisters and clock tower (d), the Old Headmaster's House (e), Boiler Room and Outbuildings (f). Falconer School; East Lodge (g) and The Chimneys (h)

Prevalent and traditional building materials

7.141 Most of the buildings in Character Zone 6 are one, two or three storeys with gabled roofs. The common building materials are:

- *Walls:* red, brown and black brick, exposed. Brick quoins. Tiled kneelers
- *Roofs:* red tile
- *Windows:* iron framed, multi-paned, casement windows flush with the exterior wall with brick headers and projecting sills.
- *Doors:* timber doors with various styles
- *Chimney stacks:* red brick, projecting above the roofline. Some external projecting stacks to end gabled walls
- *Paving:* most of the paving covers driveways and play areas and is tarmac.
- *Boundary walls:* Low red brick wall and gate piers. Equally spaced brick wall posts with tile banding and a concrete / stone cap, metal railings between.

Contribution made to the character of the area by green spaces (Map M)

7.142 Important green spaces help to create the character and appearance of Bushey High Street Conservation Area and form a combination of types; private and public. There are three main areas within Character Zone 6:

- a private green area in front of the main entrance at Bushey Hall School at the corner of the High Street and Falconer Road.
- a large area of un-used land to the rear of Bushey Hall School, Falconer School and the Youth & Community Centre (currently outside the conservation area)
- the private garden at the rear of the Old Headmaster's House

7.143 There are several well-established trees and groups of trees within Bushey High Street Conservation Area which help to create the character and appearance. In Character Zone 6 these are located:

- on the grassed area in front of the main entrance at Bushey Hall School at the corner of the High Street and Falconer Road. These are part of the former landscape associated with Bushey Hall Manor House (demolished for the construction of the Royal Masonic Junior School in c1928)
- in the rear garden of the Old Headmaster's House and in the grounds between The Lodge and the Old Headmaster's House
- along the south boundary up to the main gates of Bushey Hall School

7.144 The hedge along the south boundary also forms a strong character at the approach to the conservation area on London Road.

NEGATIVE FACTORS

Derelict buildings

7.145 Within Bushey Hall School and Falconer School are a small number of buildings that are either derelict through fire damage or have been closed and no new use has been identified (the Old Gymnasium and the Old Headmaster's House). These historic buildings form part of the original plan of the Royal Masonic Junior School. Most could be re-used, but the Old Gymnasium has no roof and is at risk of further deterioration.

Loss of traditional architectural features

- 7.146 Most of the buildings in Character Zone 6 have retained many of their historic features. However The Lodge, London Road and East Lodge, Falconer Road have replaced their windows with white uPVC.

The existence of neutral areas or buildings (Map M)

- 7.147 There are no significant neutral areas or buildings as the general character and appearance of Falconer Road / London Road is dominated by Bushey Hall School.

Character Zone 6: summary

- 7.148 Character Zone 6 comprises the northwest corner of the High Street between London Road and Falconer Road. Bushey Hall School, Falconer School and the Youth & Community Centre all stand within this zone at the western edge of the town. Together they were formerly the Royal Masonic Junior School that was built following the demolition of a Jacobean manor house. There are many important historic buildings (statutory listed, key unlisted and locally listed) that have survived along with its wooded landscape. Although its semi-rural character has been retained ('positive features'), some erosion has begun ('negative features') through the introduction of modern buildings and the loss of some traditional architectural features (see 7.147 – 7.150). There are also a few derelict buildings that detract from its character and appearance. Most of these issues can be addressed (see *Recommendations* in section 9.0 *summary of issues*).

KEMP PLACE & MONTAGUE HALL PLACE: Character Zone 7

- 7.149 Character Zone 7 comprises two modern residential developments, Kemp Place and Montague Hall Place (Map O; Fig. 49). The road to Kemp Place and Montague Hall Place descends down from the High Street towards the southern boundary of the conservation area. It divides into three main routes, two roads curve west to Kemp Place and one curves east to Montague Hall Place.



(a)



(b)

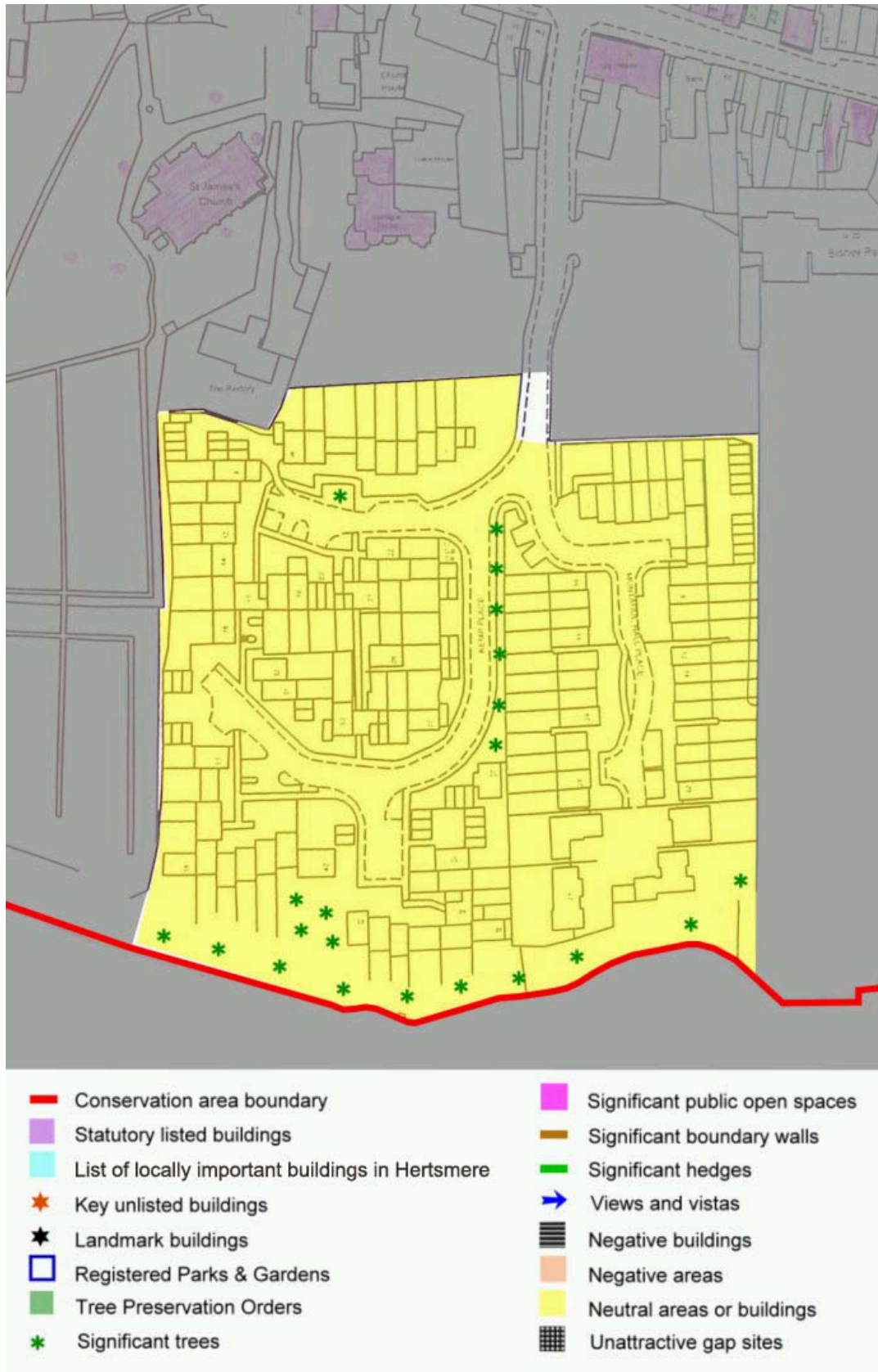
Figure 49. Character Zone 7: views of Kemp Place (a) and Montague Hall Place (b)

Prevailing or former uses, plan form and buildings

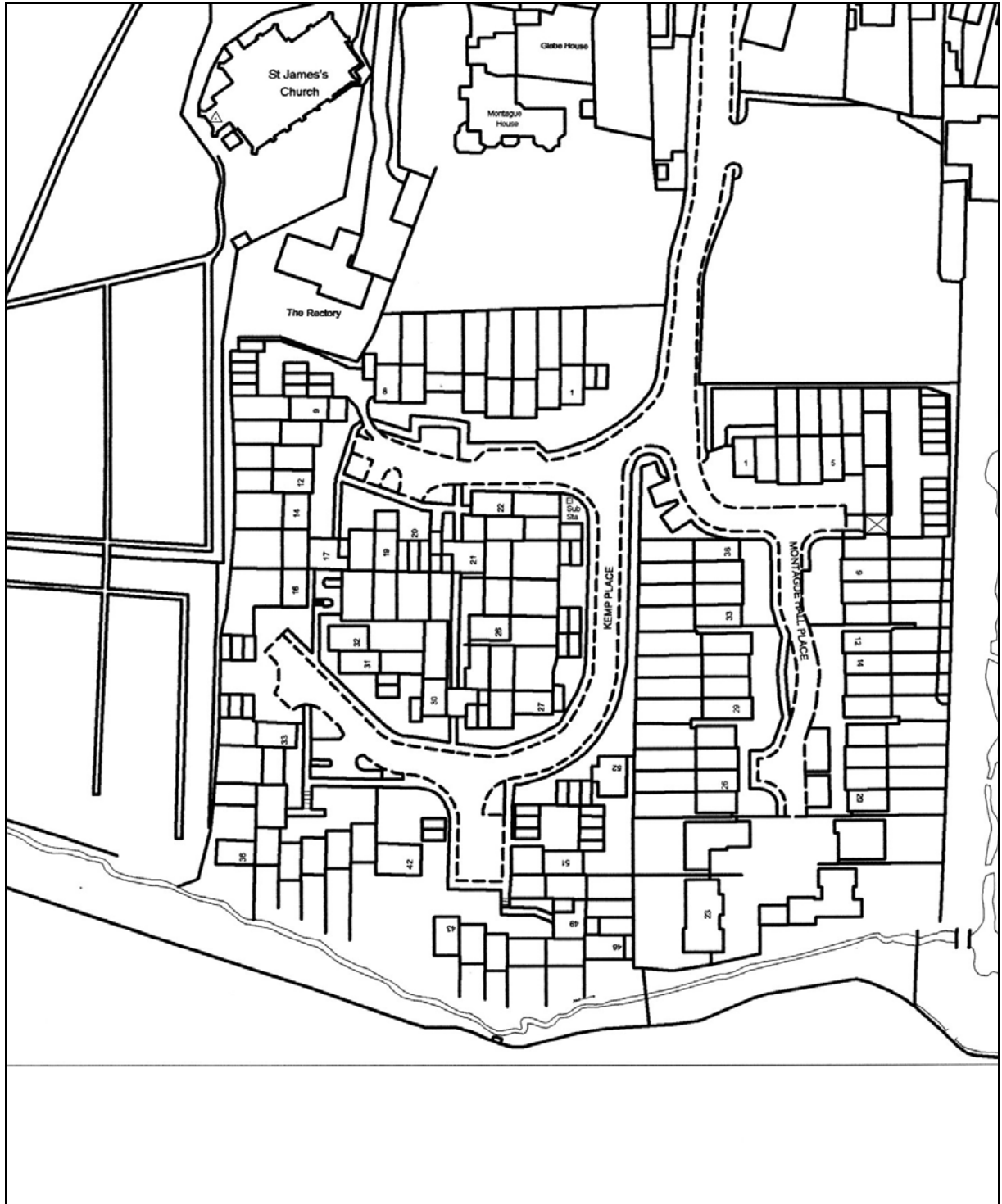
- 7.150 Character Zone 7 is entirely residential. The majority of residential units were created by the construction of Kemp Place with the later addition of Montague Hall Place. Kemp Place is distinctly different to Montague Hall Place in both plan and design.
- 7.151 Kemp Place is a substantial residential development comprising both houses and flats. It has an unusual plan form with most being laid in a stepped pattern set back from the curving in-roads. There is also associated garaging en-bloc at the end of each in-road. Each has an open garden to the front and an enclosed rear garden with relatively small planting providing a sub-urban character typical of its time.
- 7.152 Montague Hall Place is a smaller later development comprising mostly three storey urban townhouses with a small number of detached properties to the south end. Each townhouse has integral garaging and paved front gardens and forms the north, east and west area of the estate.

Architectural and historic qualities of the buildings and their contribution to the special interest of the area

- 7.153 The appearance of the buildings in Character Zone 7 can be easily divided into two types of sub-urban architecture; two storey red brick properties with low pitched individual gabled roofs (Kemp Place; Fig. 49a) and three-storey yellow brick town house blocks with hipped roofs and a series of front gables and dormers (Montague Hall Place; Fig. 49b). The properties in Kemp Place have remained relatively unaltered; some have added conservatories and most have updated their windows. The houses in Montague Hall Place were more recently constructed and remain intact. Character Zone 7 is mostly shielded from the High Street and as such does not contribute to or impact upon the predominant areas, Character Zones 1 & 2.



Map O: Character Zone 7: assessment map



Map P: Street map showing Character Zone 7.

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Local details

- 7.154** There is no local distinctiveness or vernacular style in the plan or design of the buildings. There are no statutory listed buildings, locally listed buildings or landmark buildings in Character Zone 7.

Prevalent and traditional building materials

- 7.155 The buildings in Character Zone 7 are either of two storeys (Kemp Place) or three storeys (Montague Hall Place). All have gabled roofs. The building materials are different in each of the two separate areas.
- 7.156 Kemp Place: red brick with some timber boarding adornment. uPVC windows and doors. Concrete tile gabled roofs. Red brick en-block garaging also with concrete tile gabled roofs. Few boundaries: some high timber fencing to rear gardens. Narrow granite kerb stones. Tarmac surface.
- 7.157 Montague Hall Place: yellow brick with some red brick detailing and stone effect keystones above windows. uPVC windows and doors. Gabled porch hoods with details. Slate hipped roofs, front gables and projecting gabled dormers. Large boarded garage doors. Few boundaries: some low timber fencing dividing each driveway to the front. Narrow granite kerb stones. Block paving to surface.

Contribution made to the character of the area by green spaces (Map O)

- 7.158 There are no open green spaces in Character Zone 7 other than small front gardens that have no walls or fencing to divide them from the street. Each has a private rear garden. Most of the planting and landscaping was created in the late 1970s when the land was developed. However, there are several well-established trees and groups of trees which relate to its former use. These form an important backdrop and should be retained. These trees lie along the southern boundary following a small watercourse that leads from St James' Churchyard to Bushey House whose land is subject to Tree Preservation Order. The north boundary of Character Zone 7 also has a row of trees which shield The Old Rectory from Kemp Place to the west and the hard surface car park from Montague Hall Place to the east. These should also be retained.

NEGATIVE FACTORS

- 7.159 While there are no negative factors or features to Character Zone 7, it is considered to be a neutral area (Map O). Kemp Place and Montague Hall Place are distinctively different in character and appearance to one another and share no common features other than their use. The statutory controls afforded by the conservation area have ensured that neither modern estate has impacted upon the High Street in their plan or design. However their overall creation led to the alteration of the earlier historic landscape context associated with the properties along the south side of the High Street.
- 7.160 The general character and appearance of Kemp Place and Montague Hall Place is that of a modern suburban / urban housing development. All the buildings in Character Zone 7 are considered to be neutral and do not conform to the more regular plan / layout of the remainder of the High Street to the north. The buildings have no real architectural quality or have any special historical or architectural interest compared to the remainder of the High Street (Character Zone 2). The trees along the north boundary should be retained as they play an important role in shielding buildings in Character Zone 7 from those in Character Zones 1 & 2. The development has little visual impact upon the character and appearance of the main High Street as it was built on land which slopes downwards to the south.

Character Zone 7: summary

- 7.161 Character Zone 7 comprises two modern sub-urban / urban residential developments, Kemp Place and Montague Hall Place located beyond the rear boundaries of properties that stand along the south side of the High Street. These were constructed on open fields at the rear of The Old Rectory next to the Parish Church (village core, Character Zone 1) and to the south of a car park behind Ivy House, High Street (large town house, Character Zone 2). Some of its former rural character has been retained such as the trees ('positive features'), especially along the southern boundary. Although there are no 'negative features', there is no local distinctiveness or vernacular style within the plan or design of the buildings (see 7.162 – 7.163). Both the residential developments are considered to be neutral areas, adding little or nothing to the character and appearance of the Conservation Area. Consequently, they are proposed for removal from the conservation area (see suggested boundary changes in a separate document '*suggested boundary changes & management proposals*').

An Audit of Heritage Assets in Bushey High Street Conservation Area

- 7.162 Bushey High Street Conservation Area contains one registered park and garden and thirty-two statutory listed buildings, one of which is a Grade II* building. All others are Grade II (see table below).
- 7.163 Twenty-four of these have group value as stated in their listing description.
- 7.164 The majority of buildings were originally built as residences (17). Some were later converted into public houses and shops. Today these are used as residences (12), shops (3) and offices (2).
- 7.165 The two barns have been converted in the last twenty years; the barn on Bournehall Road forms part of 'Bournehall Press' engineering works, the other is an office (The Old Barn, Cow Lane). The police station is now a residence.
- 7.166 All the listed buildings and structures are in a fair to good order and are occupied.
- 7.167 There are no recorded buildings at risk.

Original building type	Number	Period	Grade
<i>Residences</i>	17	15 th – 19 th century	II
<i>Monuments*</i>	7	18 th , 19 th & 20 th century	II
<i>Churches*</i>	2	13 th & 20 th century	II* & II
<i>Garden structures*</i>	2	20 th century	II
<i>Barns</i>	2	17 th century	II
<i>Police station</i>	1	19 th century	II
<i>Film studio (former chapel)</i>	1	19 th – 20 th century	II
<i>Registered park & garden*</i>	1	20 th century	II

Heritage Audit: Table to show the type, number and period of statutory protected buildings and sites located within Bushey High Street Conservation Area

(*retains the same function as originally built)

8.0 LOCAL GENERIC GUIDANCE

8.1 Currently there is no local generic guidance for Bushey High Street Conservation Area. Guidance would 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.

8.2 The type of information that the guidance could provide would be in relation to:

- appropriate scale and design of new buildings
- location of new buildings on the plot
- type and colour of building materials to be used
- green spaces, private and public (including front gardens), trees and hedges
- boundaries (including walls, pickets fences)
- historic windows and doors
- shop fronts
- advertisements

8.3 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 given below, however, Hertsmere's emerging Core Strategy Development Plan Document (DPD) along with new Local development Framework (LDF) documents will eventually replace the Local Plan. The Core Strategy will include policies on conservation areas.

8.4 Relevant policies specific to the historic environment policies set out in the Hertsmere Local Plan are:

- E2: nature conservation sites - protection
- 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

8.5 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

9.0 SUMMARY OF ISSUES (including need for statutory action)

9.1 Below is a list of positive and negative features that relate to the character and appearance of Bushey High Street 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:

- village green and early village core (village focal point)
- linear medieval street plan and historic boundaries
- mixture of uses: residential/commercial/religious/educational/recreational buildings
- green spaces: public and private
- open spaces: inside and outside
- 7 important views and vistas
- 17 landmark buildings (31 properties)
- 32 statutory listed buildings (44 properties)
- key unlisted buildings: single and groups (88 properties)
- 1 Registered Park & Garden (The Rose Garden)
- buildings in a good to fair condition
- use of traditional building materials: timber frame, red / yellow brick, stucco, slate, old tile
- good architectural quality of historic buildings, including local distinctiveness
- no buildings at risk identified
- key groups of trees, hedges and historic walls (including Tree Preservation Orders)

Negative features:

- negative buildings: highest number in Character Zone 2; 9 buildings (24 properties)
- neutral areas and buildings: highest number in Character Zone 2; 1 neutral area and 16 properties. Character Zone 7 has the largest single neutral area.
- loss of some traditional architectural features: timber sash windows, doors, shop fronts
- general clutter: bollards, refuse bins, high number of street signs
- pavement: mis-matched, uneven, sometimes narrow and incomplete. Tarmac is used for pavements and parking areas
- street name signs: poor materials and position
- advertisements: prominent, bright, over-used
- awnings: some inappropriate style/materials on High Street
- lampposts: prominent, out of character, taller than surrounding buildings on the High Street
- speed camera: positioned outside 3 High Street and at entrance to conservation area
- lack of pond maintenance
- lack of control over parking on High Street next to the village green (Character Zone 1) and along residential streets, particularly Park Road (Character Zone 3)
- vacant shops and other buildings: risk of deterioration of surviving features, graffiti

- boundaries: poor materials and inconsistent with the adjoining boundary (Bushey Golf & Country Club / Bushey Centre, Character Zone 4), and an open west boundary leading into the churchyard / car park (Congregational Church, Character Zone 5).

Recommendations

1. *Alteration to the current conservation area boundary* (statutory action). The proposed changes include;
 - a) the removal of some areas and buildings at the east end of the High Street, and Kemp Place and Montague Hall Place
 - b) the inclusion of a small area with its houses along the west side of Bournehall Road
 - c) the creation of a new conservation area, Melbourne Road Conservation Area, to comprise the east end of the High Street, Melbourne Road up to *Lululaund*, and the rear entrance to The Rose Garden on Herkomer Road
2. *Production of generic design guidance* (local guidance). Suggested examples are:
 - a) appropriate scale and design of new buildings (inc extensions, porches)
 - b) location of new buildings on the plot
 - c) type and colour of building materials to be used
 - d) green spaces, private and public (including front gardens), trees and hedges
 - e) boundaries (including walls, pickets fences)
 - f) historic windows and doors
 - g) shop fronts (including awnings)
 - h) advertisements
3. *Enforcement Controls* (local action). Control of some issues could be improved: the oversized and inappropriate use of advertisements on the inside of shop fronts and on the outside of the buildings could be better monitored and controlled.
4. *Vacant buildings / shops and graffiti*. Encouragement of owners, existing retailers or new traders so that the buildings are occupied / re-used rather than being left to be papered over or subject to graffiti. For the problem of graffiti along the High Street, provide local residents with a point of contact at the Council offices in Waste Management Services where graffiti can be reported and then action planned to clean up the graffiti (note: *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*). To monitor the condition / proposals for vacant buildings at Bushey Hall School. Review of planning policies with a view to encouraging greater occupation of vacant shop units.
5. *Improvement grants scheme*. A shopfront/upperfloor improvement grants scheme could be considered for the commercial centre within the Conservation Area. Given the condition of a significant number of properties, whose condition and neglect has the cumulatively effect of detracting from the character and vitality of the High Street, incentives to carr enhancements to the appearance of the historic properties in the centre of the Conservation Area should be considered.

6. *Parking Strategy.* 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, such as Park Road, highlights issues which should be addressed. The introduction of Controlled Parking Zones (CPZ) could be considered as one of a range of options along with free short term parking in residential areas and providing yearly permits for businesses to use in the main car park in Kemp Place
7. *Paving / surfacing / street lighting / street signage / speed camera* (see publication *Streets for all* by English Heritage). This important aspect may involve working more closely with the County's Highways Department to address problems highlighted.
8. *Tree Preservation Order* (local action). A TPO should be considered to protect the trees within the grounds of Bushey Hall School. This could be achieved as a separate single action, as part of the ongoing (but long term) TPO resurvey of the Borough or be considered by the Council in conjunction with any proposals the school may wish to undertake in any future development.
9. *Boundaries.* Even though it is proposed to remove Bushey Golf & Country Club / Bushey Centre from the conservation area, improvements to its boundary could still be made. The proposed designation of the 'Melbourne Road Conservation Area' would mean that this would form its western boundary, so improvements to this area should be encouraged.

10.0 USEFUL INFORMATION

- 10.1 This report was written by Sallianne Wilcox (BEAMS Ltd) and edited by Christian Brady and Sallianne Wilcox (BEAMS Ltd) and Mark Silverman (Planning, Policy & Transport Manager, Hertsmere Borough Council). Research was conducted by Helen Cal-Fernandez (BEAMS Ltd) and additional assistance was given by Ian Severn and Philip Bentley (Hertsmere Borough Council).
- 10.2 The author would also like to thank Bushey Museum and Bryen Wood, 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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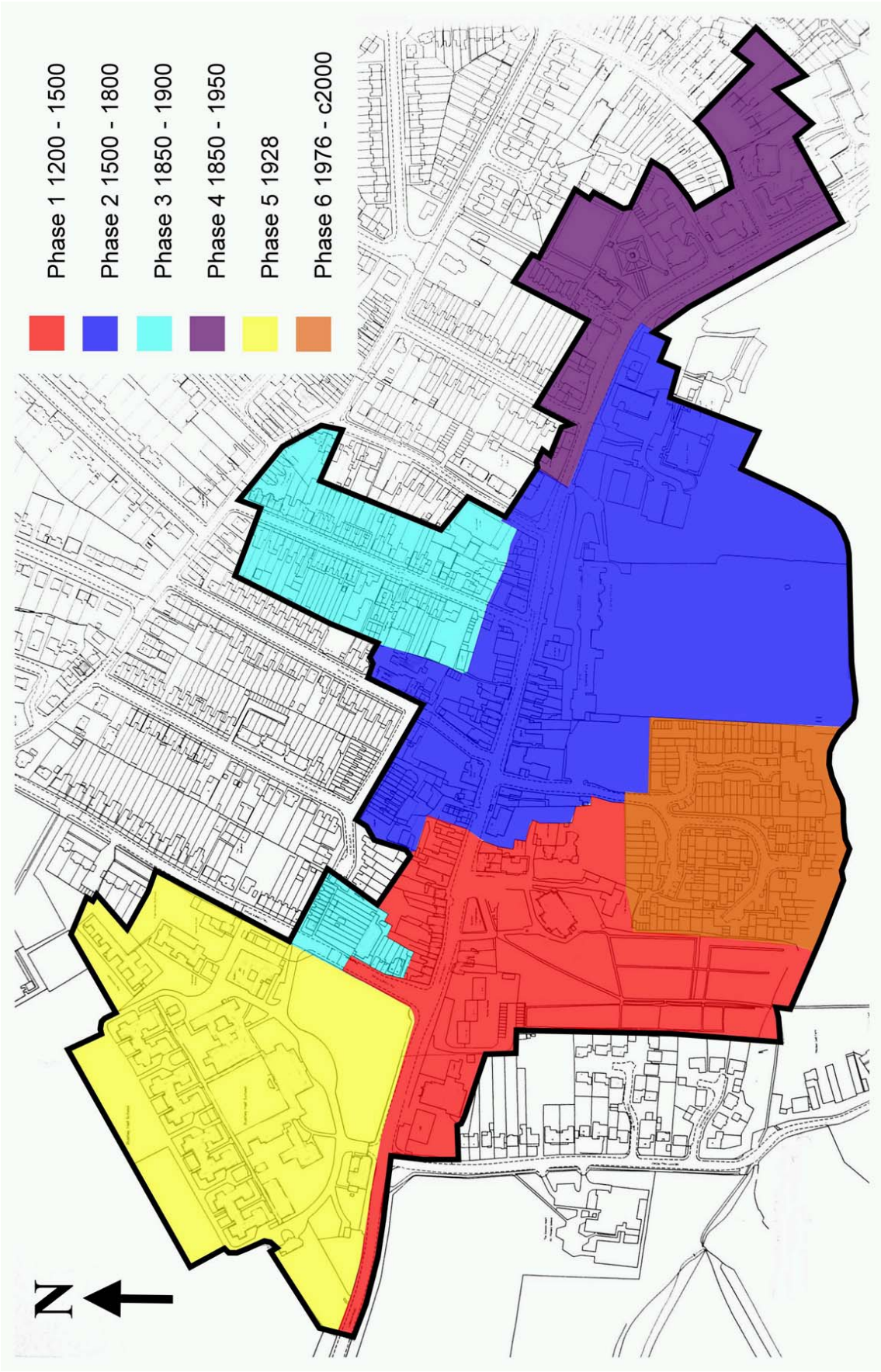
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APPENDICES

Appendix 1:
Historic development of Bushey



Appendix 2:
Statutory Listed Buildings
within Bushey High Street Conservation Area

- Church of St James, High Street. Grade II*. 13/103
- Titus Monument, Church of St. James, High Street. Grade II. 13/104
- Smith Monument, Church of St. James, High Street. Grade II. 13/105
- Herkomer Monument, Church of St. James, High Street. Grade II. 13/106
- Edridge Monument, Church of St. James, High Street. Grade II. 13/107
- Fuller Monument, Church of St. James, High Street. Grade II. 13/108
- Paul Monument, Church of St. James, High Street. Grade II. 13/109
- The Old Rectory and Glebe House, High Street. Grade II. 13/110
- 3 High Street. Grade II. 13/101
- 4 & 6 High Street. Grade II. 13/87
- 5 High Street. Grade II. 13/102
- 8 & 10 High Street. Grade II. 13/88
- 12, 14 & 16 High Street. Grade II. 13/89
- 18 High Street. Grade II. 13/90
- Prospect Cottage, 19 High Street. Grade II. 13/111
- 20 High Street. Grade II. 13/91
- 22 & 24 High Street. Grade II. 13/92
- 23 High Street. Grade II. 13/112
- 26 High Street. Grade II. 13/93
- Ivy House, 35 High Street. Grade II. 13/113
- 46, 48 & 48a High Street. Grade II. 13/94
- 49, 49a & 51 High Street. Grade II. 13/114
- 62, 64, 66 & 68 High Street. Grade II. 13/96
- 80 High Street. Grade II. 13/97
- Bushey House, High Street. Grade II. 13/115
- Congregational Church, High Street. Grade II. 13/98
- Column at the south end of The Bushey Rose Garden, High Street. Grade II. 13/40
- Monument at the centre of The Bushey Rose Garden, High Street. Grade II. 13/99
- Garden House in The Bushey Rose Garden, High Street. Grade II. 13/139
- Barn, Bournehall Road. Grade II. 13/70
- The Old Barn, Cow Lane. Grade II. 13/72
- Bushey Studios, Melbourne Road. Grade II. 13/137

Appendix 3:
Key unlisted buildings
within Bushey High Street Conservation Area

- 2 High Street
- 7 High Street
- 25 High Street
- 32 – 44b (even numbers) High Street
- 27 High Street
- 31 – 33a (odd numbers) High Street
- 37 High Street
- 39 – 47 (odd numbers) High Street
- 56 & 58 High Street
- 100 High Street

- Falconer School, Falconer Road (Wall and East Lodge, Main Building, Dining Hall, Kitchen, Offices, Flats and Workshops, The Chimneys, Coffee House)
- 1, 2, 3, 4, 5, 6, 7, 8 & 9 Grove Cottages, Falconer Road
- 2, 4 & 6 Falconer Road
- Youth & Community Centre, Falconer Road

- 1, 2, 3, & 4 Cow Lane

- 11 - 21 (odd numbers) Glencoe Road

- Bushey Hall School, London Road (The Gate Piers and Wall, The Lodge, Main Hall, Resident Blocks 1, 2, 3 & 4, Dining Hall and Kitchens, Offices & attached Resource Room, Old Gymnasium, The Cloisters, Lecture Theatre, The Old Headmaster's House, Boiler Room and Outbuildings)

- 18 & 20 Melbourne Road
- 22 & 24 Melbourne Road
- Shern House, Melbourne Road

- 17 – 23 Park Road
- 25 Park Road (The Swan Public House)
- 35 – 39 Park Road
- 53 Park Road (The Old Bakery)
- 57 Park Road
- 59 Park Road
- 61 & 63 Park Road
- 65 & 67 Park Road
- 32a Park Road

Appendix 4: Local List

Buildings on the List of Locally Important Buildings in Hertsmere with Bushey High Street Conservation Area

- Bourne Hall Cottage & Tynecone, Bournehall Road
- 1, 2, 3 & 4 Cow Lane
- Falconer School, Falconer Road (Wall and East Lodge, Main Building, Dining Hall, Kitchen, Offices, Flats and Workshops, The Chimneys, Coffee House)
- Falconer Hall, Falconer Road
- 1, 2, 3, 4, 5, 6, 7, 8 & 9 Grove Cottages, Falconer Road
- Reveley Cottages, 6, 7, 8, 9 & 10 Herkomer Road
- The Pound, Herkomer Road
- Church of the Sacred Heart, High Street
- 2 High Street
- Bushey Conservative Club and attached rear outbuilding, 7 High Street
- 25 High Street
- 27 High Street
- 28 High Street
- 30 High Street
- 33 & 33a (odd numbers) High Street
- 37 High Street
- 39 – 47 (odd numbers) High Street
- Red Lion Public House and outbuilding 52 & 54 High Street
- The Red House 70 – 78 (even numbers), High Street
- 128 High Street
- Herkomer House, 156 & 158 High Street
- 18 & 20 Melbourne Road
- 22 & 24 Melbourne Road
- Reveley Cottages 1, 2, 3, 4 & 5, Park Road
- The Old Bakery, 53 Park Road
- The Swan, 25 Park Road
- Bushey Museum and associated outbuilding, Rudolph Road

Appendix 5:

Buildings subject to Article 4 (2) Directions

1 – 10 Reveley Almshouses, Bushey

This includes both sets of Almshouses; 1 – 5 Reveley Almshouses on Park Road and 6 – 10 Reveley Almshouses on Herkomer Road.

The Article 4 (2) Direction withdraws permitted development rights to maintain the special architectural and historic interest as they form a significant feature of the Victorian streetscape. It prohibits the following:

- building of extensions
- alteration of the roof form
- building of a porch
- building within the curtilage
- alteration to the gate / fence / boundary wall
- changes to the exterior paint

Appendix 6: List of properties and accompanying map

No. on map	Location and property number	Notes
London Road		
1	Bushey Hall School	Key unlisted buildings. Landmark building. Figs. 47a & b; 48a – f
Falconer Road		
2	Falconer School	Locally important building & key unlisted buildings. Figs. 47c & d; 48g & h
3	Youth & Community Centre	Locally important buildings & key unlisted buildings. Fig. 48f
4	2, 4 & 6	Key unlisted buildings. Fig. 17
5	Falconer Hall	Landmark building. Locally important building. Fig. 14g
6	1 – 9 Grove Cottages	Key unlisted buildings. Locally important buildings. Fig. 22
High Street		
7	Church of the Sacred Heart	Landmark building. Locally important building. Fig. 14f
8	Grove House (flats)	Negative building. Fig. 21a
9	2	Key unlisted building. Locally important building. Fig. 17 & 20b
10	3 & 5	Statutory listed building.
11	7	Key unlisted building. Locally important building
12	Church of St James	Landmark building. Statutory listed building. Fig. 14a
13	The Old Rectory	Statutory listed building.
14	Church House	Negative building. Fig. 21
15	4 -16	Statutory listed building. Fig. 16
16	18 - 20	Statutory listed building. Fig. 16
17	19, Prospect Cottage	Statutory listed building. Fig. 20a
18	22 & 24	Statutory listed building. Fig. 16
19	23	Statutory listed building.
20	26	Statutory listed building.
Cow Lane		
21	1, 2, 3 & 4	Key unlisted buildings. Locally important buildings. Fig. 24a
22	The Old Barn	Statutory listed building. Fig. 35
High Street		
23	25	Key unlisted building. Locally important building.
24	27, Delano's Restaurant	Key unlisted building. Locally important building. Fig. 26f
25	28, Barclays Bank	Landmark building. Locally important building. Fig. 26h
26	30	Key unlisted building. Locally important building. Fig. 31
27	31 – 33a	Key unlisted buildings. Locally important building. Fig. 26b
28	32 – 44b	Key unlisted buildings. Fig. 23a, 32a, 34b
29	Land behind 32 – 44	Unattractive gap site. Fig. 33b
30	35, Ivy House	Statutory listed building. Fig. 23d

31	37 (William Hill)	Key unlisted building. Locally important building. Fig. 26d
32	39 – 47	Key unlisted buildings. Locally important buildings. Fig. 29, 23c, 34a
33	46 – 48a	Statutory listed building. Fig. 28a
34	The Red Lion PH	Landmark building. Locally important building. Fig. 14b
35	49 – 51	Statutory listed building. Fig. 26a
36	Caroline House	Negative building. Fig. 36c
37	Bushey House	Statutory listed building. Landmark building. Fig. 14e, 43a, 43d
38	57 & 59	-
39	56 & 58	Key unlisted building. Fig. 28b
40	62 – 68	Statutory listed building. Fig. 23b & f
41	70 – 78, The Red House	Landmark building. Locally important building. Fig. 26g, 23b & f
42	80	Statutory listed building. Fig. 26c
43	82 – 94	Negative buildings. Fig. 32 a & c
44	100	Key unlisted buildings.
45	102 - 118	Neutral buildings. Fig. 28d
46	120 – 122 (laundrette)	Negative building. Fig. 36e
47	124 – 126	Neutral buildings.
48	128	Landmark building. Fig. 26e
49	132 – 134 (car wash)	Negative building. Fig. 23e, 32b, 36f
50	136 – 138 pair of pebble-dash rendered houses next to car wash	Neutral buildings. Fig. 32b, 37b
51	140 – 142 (inc 1 – 3 Simon Court)	Negative building. Fig. 36g
52	144 – 146, Blue Check	Neutral building. Fig. 28c
53	148 – 150, Michaels Fish Bar	Negative building. Fig. 32d, 36h
54	152, Kipling Garage	Negative building. Fig. 32d, 36h
55	Bushey Golf & Country Club / Bushey Centre	Negative building. Fig. 43b
56	Congregational Church	Statutory listed building. Fig. 14d, 44b
57	Church Walk	Fig. 45c
58	Structures in The Rose Garden	Statutory listed buildings. Registered Park & Garden. Fig. 13, 46
59	The Cloisters	Fig. 45b
60	156 & 158, Herkomer House	Landmark building. Locally important building. Fig. 14c
Melbourne Road		
61	Bushey Studios	Statutory listed building. Fig. 44c, 51
62	Sherne House	Key unlisted building. Fig. 44d
63	18 & 20	Key unlisted buildings. Locally important building.
64	22 & 24	Key unlisted buildings. Locally important building. Fig. 44d
65	35, 37, 39 & 41	-
66	British Legion Club (Lululaund)	Statutory listed building. Fig. 51
67	PEARL HOUSE	Fig. 45a

Rudolph Road		
68	Bushey Museum	Landmark building. Locally important building. Fig. 14h
Park Road		
69	1, 2, 3, 4 & 5 Reveley Cottages	Landmark building. Locally important building. Fig. 38b
70	5, 7 & 9	Neutral buildings. Fig. 37c & d
71	17 – 23	Key unlisted buildings. Fig. 38a
72	25, The Swan PH	Key unlisted buildings. Locally important building.
73	26	Neutral building. Fig. 42a
74	32a	Key unlisted building. Fig. 40b
75	33, 33a and 33b, Fresh House	Neutral buildings. Fig. 40a, 42b
76	35 – 39	Key unlisted buildings.
77	53, The Old Bakery	Key unlisted building. Locally important building.
78	57	Key unlisted building.
79	59	Key unlisted building.
80	61 & 63	Key unlisted building.
81	65 & 67	Key unlisted building.
Herkomer Road		
82	6, 7, 8, 9 & 10 Reveley Cottages	Landmark building. Locally important building.
83	The Pound	Locally important building. Fig. 38d
Bournehall Road		
84	1 – 6 Bourne Hall Flats	Negative building. Fig. 36d
85	Bournehall House	Landmark building. Negative building. Fig. 36b
86	Barn at rear of Bournehall House	Statutory listed building.
87	1, 3, 5, 7, 9, 11 & 13	Fig. 50
88	King Stag PH	Landmark building. Fig. 50
89	23, 25, 27 & 29	Fig. 50
90	Bourne Hall Cottage & Tynecone	Landmark building. Locally important building. Fig. 38c
Glencoe Road		
91	3 – 9 (modern terrace)	Fig. 25a
92	11 – 21	Key unlisted buildings. Fig. 25a
93	Southern Counties Depot	Unattractive gap site. Fig. 33a
Kemp Place / Montague Hall Place		
94	Kemp Place car park	Fig. 37a
95	Kemp Place	Fig. 49a
96	Montague Hall Place	Fig. 49b

