October 2010

Radlett (North)
Conservation Area Appraisal
2010









BEAMS
BUILT ENVIRONMENT ADVISORY AND MANAGEMENT SERVICES

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EXECUTIVE SUMMARY

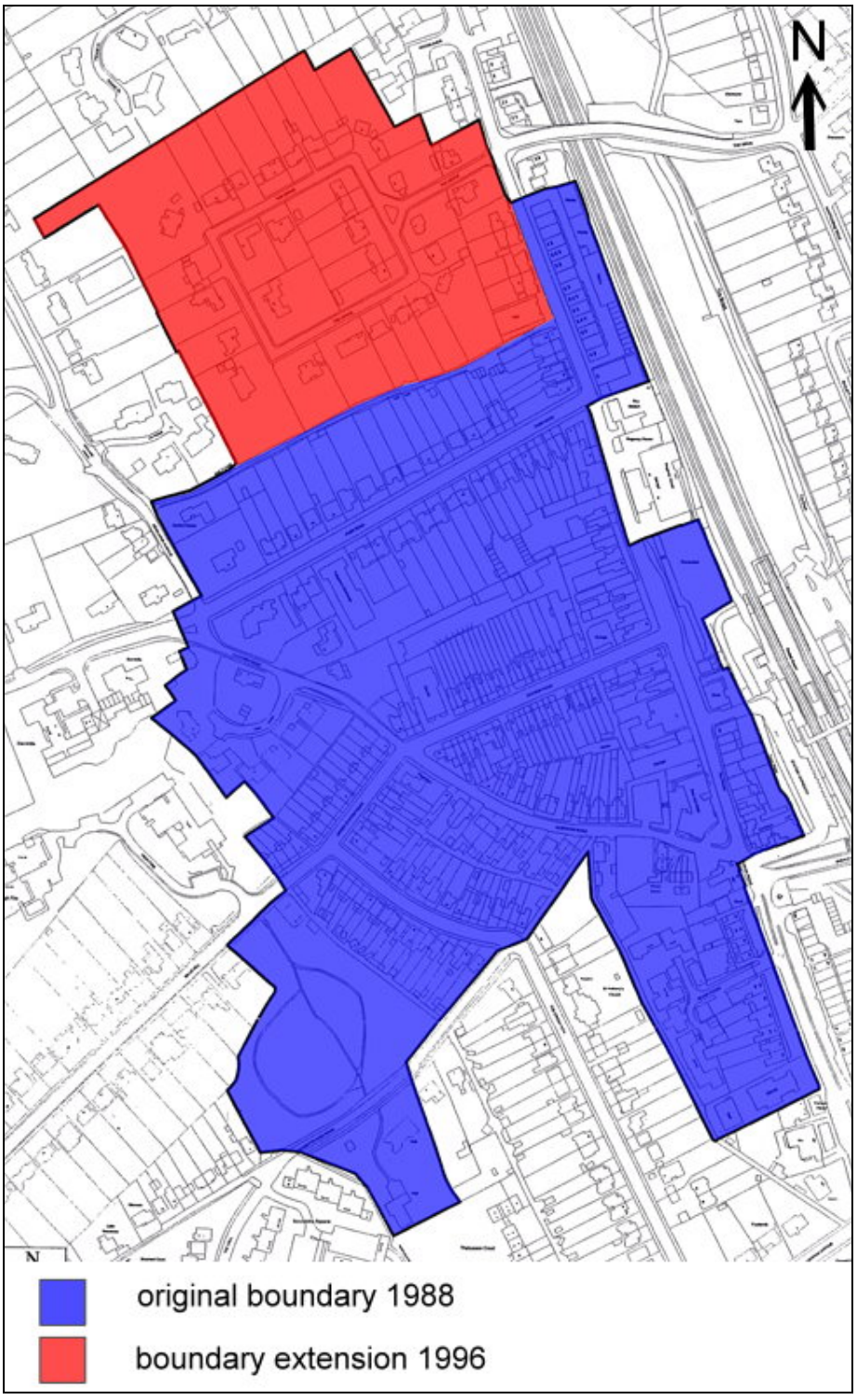
This appraisal was conducted to define the special interest of Radlett (North) Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future. It also included a review of the current conservation area boundary.

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

Overall Radlett (North) Conservation Area is in a fair to good condition and has a number of attributes / features which have a positive impact upon the character of the area. These relate to its spatial layout, green and open spaces, historic buildings and use of traditional materials. However, there are negative issues. These include the loss of traditional architectural features; general street clutter; uneven, mismatched paving; over-use of advertisements; poorly designed shop fronts and vacant shops. Many of these issues could be better controlled through the use of generic design guidance and the improvement of enforcement controls. A few buildings / sites have been highlighted which have either a negative or neutral impact upon the character of the area. Working closely with existing traders, potential new traders and the County Highways Department might also improve some of the problems highlighted. The use of Article 4(2) Directions should be considered to withdraw permitted development rights on certain buildings within the conservation area, such as any locally important buildings in residential use, thereby preserving their character and appearance.

The appraisal identified that the existing conservation boundary was generally a good reflection of the area of special character. However, Barn Close was considered to be of too different a character and so an amendment is proposed to alter the boundary around it (character zone 3).

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Map A. Radlett (North) Conservation Area, showing the extent of the current boundary (outlined in black) and the extension that has occurred since designation in 1988

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1.0 INTRODUCTION

Background

1.1 This appraisal of Radlett (North) Conservation Area was conducted by BEAMS Ltd, the trading company of the Hertfordshire Building Preservation Trust, in conjunction with Hertsmere Borough Council between July 2008 and June 2009.

1.2 The Watling Street / Park Road / Aldenham Road, Radlett Conservation Area was designated on 20th April 1988. Its boundary was extended to the northwest on 21st November 1996 to include The Grove and nos. 14, 16, 18, 20 and Radlett Hall, Watling Street. The Conservation Area was re-named Radlett (North). The boundary centres on the shopping and business core of the town, which lies along both sides of Watling Street and runs north to south from 197 Watling Street to the Radlett & Bushey Reform Synagogue. The conservation area also includes all of Park Road, Station Road, Upper Station Road, Malt Lane and Aldenham Road which join Watling Street on its west side along with a residential area known as The Grove to the northwest and Slade Court to the south. To the west boundary are parts of Newlands Avenue, Watford Road, The Crosspath, Gills Hill, Scrubbitts Park Road and Barn Close (Map A).

1.3 A draft study of the Radlett Conservation Area was undertaken in 1992.

1.4 Hertsmere Borough Council has developed a List of Locally Important Buildings (adopted 1st July 2008). In addition to this local list, there are a number of buildings in Radlett that contribute to the general scale and character of the conservation area.

Objectives

1.5 The main objectives of this conservation area appraisal are to:

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

Survey

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

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2.0 PLANNING POLICY FRAMEWORK

2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Each local planning authority is responsible for the designation of such conservation areas under the Act. Section 71 of the same Act requires local planning authorities to '…formulate and publish proposals for the preservation and enhancement…' of these conservation areas.

2.2 *"Planning Policy Statement 5: Planning of the Historic Environment"* (PPS5) makes reference to, and is supported by *"PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide"*, which highlights the need for Conservation Area reviews and appraisals.

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 and will form part of the Local Development Framework (LDF) for the borough. The LDF will include the Core Strategy Development Plan Documents (DPD); this and other LDF documents will eventually replace the Local Plan. Of particular note within the Core Strategy is policy CS13 which reiterates the protection and enhancement of historic assets.

2.4 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Hertsmere Borough Council shall, from time to time, conduct a detailed analysis of its Conservation Areas. These shall be published:

'…as a series of individual assessment studies covering such factors as the area's origins and archaeology, the architectural and historic quality and character of buildings, the special quality of developed and open spaces and important views both within and towards the area. These studies will form the basis for development control decisions and for proposals for enhancement projects. They will also be helpful in the formulation of community based village appraisals.'
(Hertsmere Local Plan, section 6.2, page 162)

2.5 This appraisal utilised the guidance set by English Heritage, *Guidance on Conservation Area Appraisals*, published in February 2006, which offers advice to those undertaking conservation area appraisals.

Community involvement

2.6 Community involvement within the appraisal process forms an integral part. A report on community involvement and public consultation is covered in Section 5.

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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 Radlett (North) Conservation Area is a largely residential and commercial locality, which includes areas of very different built character and age. The conservation area boundaries follow the line of the high street and areas of early housing development to the west of Watling Street. Radlett grew from estate land of an agricultural and wooded nature. It now lies in the centre of protected Green Belt and its expansion has been strictly curtailed. This, along with its late and spacious development, has helped parts of Radlett to retain a village feel, despite its proximity to London and the M25.

3.3 Radlett developed in a piecemeal fashion on Watling Street, settlement occurred around the junction with Aldenham Road and Shenley Hill. When the railway arrived with the opening of the London – Bedford line (1868) Radlett expanded rapidly with commercial development along Watling Street; housing was developed to the east and west of Watling Street. Further commercial and residential development occurred in the early part of the twentieth century, post-war development focused mainly on the completion of earlier projects and latterly on infill and the redevelopment of small areas of housing or commercial high street plots.

3.4 The principle features of Radlett (North) Conservation Area are:

- The commercial buildings, particularly the purpose built parades along Watling Street, generally of two storeys or with original gabled or dormered third storeys
- The late nineteenth / early twentieth century terraced houses in Station Road with slate roofs, red ridge tiles, continuous porch/bay roofs and low walls to front gardens with stone / flint cladding
- The pairs and short terraces of houses in Aldenham Road, The Crosspath, Upper Station Road and Gills Hill – constructed in a variety of styles but with original character generally maintained.
- The hedges and steep grass verges on Aldenham Road / Watford Road
- The rural character of Malt Lane
- The green spaces inside the conservation area, notably Scrubbitts Wood and Radlett Gardens
- The green backdrop of Scrubbitts Wood
- The planned layout and green leafy character of The Grove
- Significant historic and landmark buildings: singular, in groups and on corner plots
- Views up Park Road and Station Road from Watling Street
- Park Road, diverse twentieth century housing – trees and hedging

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4.0 ASSESSMENT OF SPECIAL INTEREST

Location & setting

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



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

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

4.3 There are no SSSIs within Radlett (North) Conservation Area. However under Policy L3, Open Urban Land Areas, Scrubbitts Wood has some further protection.

4.4 Radlett (North) Conservation Area includes the linear Watling Street, which comprises a variety of building types; one church, two synagogues, a hall, shops, offices, restaurants, two public houses, two banks and a recreational area. In general the conservation area is in a reasonable condition with most buildings being utilised. Their architectural styles vary and reflect a century of steady development.

Topography

4.5 Radlett (North) Conservation Area lies within the area of the London Green Belt. Radlett is a specified settlement within the Green Belt and has tightly drawn

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boundaries. Once heavily forested, Radlett still retains a generously wooded appearance.

4.6 The glacial movements of the last Ice Age formed the lie of the land within the conservation area. The valley of the Tykeswater stream was carved at this time and later provided a natural valley for the line of the railway. Watling Street runs virtually on level ground in a north - south direction at about 75 metres above sea level while the land which slopes up to the west of Watling Street, to the western edge of the conservation area, rises to 87 metres above sea level. Scrubbitts Wood in the south west corner of the conservation area is on the higher ground rising to 101 metres above sea level and this area of woodland is visible from various parts of Radlett.

4.7 The predominant uses within the area are residential and commercial. 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

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

General character and plan form

4.9 Radlett (North) Conservation Area's physical character derives from its relationship to Watling Street and its subsequent commercial and corresponding residential development to the west of the high street (Watling Street). This linear development was reinforced and perpetuated by the line of the railway, which runs parallel to the high street and the Tykeswater stream. Later development has formed within the boundaries of plots sold off by surrounding estates and curtailed by Green Belt legislation. Radlett is now a busy small town and commuter settlement. The main features of Radlett's development are:

- A linear High Street (Watling Street) comprising commercial and residential properties
- Typical late nineteenth century terraces and semi-detached pairs of houses along Station Road and Upper Station Road
- Large detached and semi detached properties along Park Road
- The Grove
- Scrubbitts Wood

Landscape setting

4.10 Despite being located within three miles of the M1 motorway, west of the A1M and less than two miles south of the M25 motorway, Radlett retains its identity as a small

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town. It is distinctly separate from other nearby urban areas such as Watford, Harrow and Edgware/Stanmore that are located to the southwest, and south respectively. Along country lanes to the south and south west of Radlett lie the small villages of Aldenham, Letchmore Heath, Round Bush, Patchetts Green and Elstree.

4.11 The approach into the conservation area along Watling Street / Cobden Hill from the south passes through the Radlett (South) Conservation Area and an area of generally mid twentieth century infill development of shops and flats. The approach from the north is also suburban due to the proximity to the motorways and major roads; linear development is strung out along Watling Street beyond Radlett. A number of trees and hedges line the routes into the Conservation Area reinforcing the green leafy nature of the area.

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5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The origins and development of the area

5.1 The development of Radlett North Conservation Area can be summarised by the plan provided (Appendix 1: Map B). The High Street and immediate surrounding areas is a palimpsest of human activity which comprises five main phases. Some of the buildings within each period maybe of a later developmental stage as earlier buildings have been replaced through time.

- PHASE 1: Pre-nineteenth century. Small settlement formed by cross roads – two inns, some housing. Darnells Farm.

- PHASE 2: 1850 – 1897. The first phase of extensive development of Radlett and Watling Street. The creation of Radlett as a Parish and the arrival of the Railway led to a sharp rise in commercial and residential development.

- PHASE 3: 1898 – 1914. 200 acres of land surrounding Watling Street sold by one estate and divided into 58 plots. Huge increase in commercial, residential and religious development. Population consisted of agricultural and railway workers and gentlemen with commerce in London. World War I interrupted development and expansion.

- PHASE 4: 1920 – 1939. Continued sale of estate land into plots for the development of the centre of Radlett. The rest of Watling Street developed and interwar housing built in The Grove. World War II interrupted development and expansion.

- PHASE 5: 1945 – today. Completion of commercial and residential development started before the war. Some infilling of earlier plots. Redevelopment.

Early development

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

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1066 – 1500

5.3 The first documented history of the area comes from the Domesday survey of 1086. This confirms that most of the land was in the possession of the Abbey of Westminster, though parts of Titeberst (land to the east of Watling Street) were claimed by St Albans. The two major tenants were listed as Geoffrey de Mandeville and Geoffrey de Bec and they leased part of their holdings to tenant farmers. The land was densely forested but was gradually cleared throughout the medieval period for agricultural use and the population lived in dispersed farm settlements adjacent to field strips or scattered around the periphery of common land which made up a substantial part of the southern and western area of the Parish.

5.4 Radlett seems to have consisted of two farms: Darnells (first mentioned in 1358) and Gills Hill on the west side of Watling Street; and the estates of Aldenham Lodge, Newberries and Organ Hall on the east, plus Newlands (first recorded in 1291) and a few cottages. There are records of at least two other medieval moated homesteads within the Parish – Penne's Place and Kendals, but tantalisingly little physical evidence. These names continue to be of significance throughout the development of Radlett. The first recorded reference of *Radelet* comes from 1453 and it was usually spelt with one T until the mid-nineteenth century. With the dissolution of the monasteries in 1536, the disputes over land ownership in the Parish between St Albans Abbey and Westminster Abbey ceased to be viable and the land was sold to create revenue for the crown.



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

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1500 – 1850

5.5 Following the break-up of monasterial holdings, Aldenham parish (in which Radlett was then included) became a mixture of traditional common land and enclosed estates. Land around Radlett continued to be farmed and tenanted by a few major landowners, including the estates of Aldenham, held by the Penne Family and Titberst and Kendals, held by a Jordan de Kendale.

5.6 There were two inns at the cross roads in Radlett; the Cross Keys (later The Railway Public House) with a smithy and livery stables at the rear, and the Red Lion. They must have existed for some time, but no firm record of either exists before the end of the eighteenth century. Despite the presence of two inns, Radlett was effectively bypassed by coaches due to the condition of Watling Street, which was at this time a muddy track in poor condition. Radlett itself was nothing more than a hamlet on a crossroads, sparsely populated by tenant farmers and labourers (Figs. 1, 2 & 3).

5.7 The first half of the 19th century saw no change to the development of Radlett as a settlement except that much of the estate land (some 1,750 acres to the east and west of Watling Street) was now owned by the Phillimore family which would be a significant factor in the later selling off of large tracts of land for development.



Figure 2. Radlett in 1796, from a watercolour by an unknown artist, now in the British Library (Wratten, 1990)

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Figure 3. Radlett in the early 19th century (1839 Tithe Map)

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1850 - 1897

5.8 The development of Radlett in the latter half of the 19th century is well documented, with key events in the evolution of the town marked as precise turning points in its expansion.

5.9 The first of these was in 1864 when construction started on the extension of the Midland Railway southwards from Bedford into London. The line through Radlett was selected naturally by the valley of the Tykeswater and the decision to site a station at the then tiny hamlet of Radlett had profound consequences for the future growth of the settlement.

5.10 The population increased with the arrival of those who came to work on the railways and the parish church of Christ Church was built for their needs in 1864 on land donated by Captain W B Phillimore of Kendal Hall who, with Thomas Bagnall of Aldenham Lodge and Henry Hucks Gibbs of Aldenham House and others, subscribed towards its cost. Perhaps in recognition of this on 8 December 1865 the Ecclesiastical Parish of Radlett was created by Order in Council. However, the population at this time was still less than 500.

5.11 A blacksmith's shop was established in the yard of the detached flint house next to the Flint Cottages in the 1860s. This replaced the earlier smithy behind Cross Keys Inn (now Prezzo Restaurant). On 13th July 1868 the railway line was opened; in the early days Radlett was used only as a convenient distribution point for goods and passengers in the rural areas. Its main cargo was unaccompanied luggage to and from house parties at local mansions and the boarding school, as well as gravel, clay and chalk from local mineral workings.

5.12 There was no major traffic on the line until the 1900s and population growth in Radlett was still slow. In 1871 there were still few houses, including the Church and its vicarage, the railway station complex (completely replaced in the 1980s) and the public houses along with a few small groups of terraced houses. These were Primrose Cottages, the Flint Cottages at the Station Approach (built in 1852 by Phillimore to replace earlier derelict cottages known as 'The Barracks') and The Terrace along Watling Street. There were still a number of farmhouses at Darnells, and a few cottages in Gills Hill Lane (both just within the current conservation area boundary). This only amounted to 443 people in 88 houses in the new Parish and there were still less than 1,000 inhabitants in 1901.

5.13 It was not until the end of the nineteenth century that development really started to take off. A shop, post office and social club existed near the station by 1884 though when the area was resurveyed in 1896, Watling Street was still little more than track. The survey showed that a few houses at the foot of Shenley Hill, and on The Terrace had been rebuilt and there was also a small dairy on Watling Street. Following the sale of fourteen acres of farmland near the Red Lion in 1895, Station Road and Park Road were laid out with a few houses built along them (Fig. 4).

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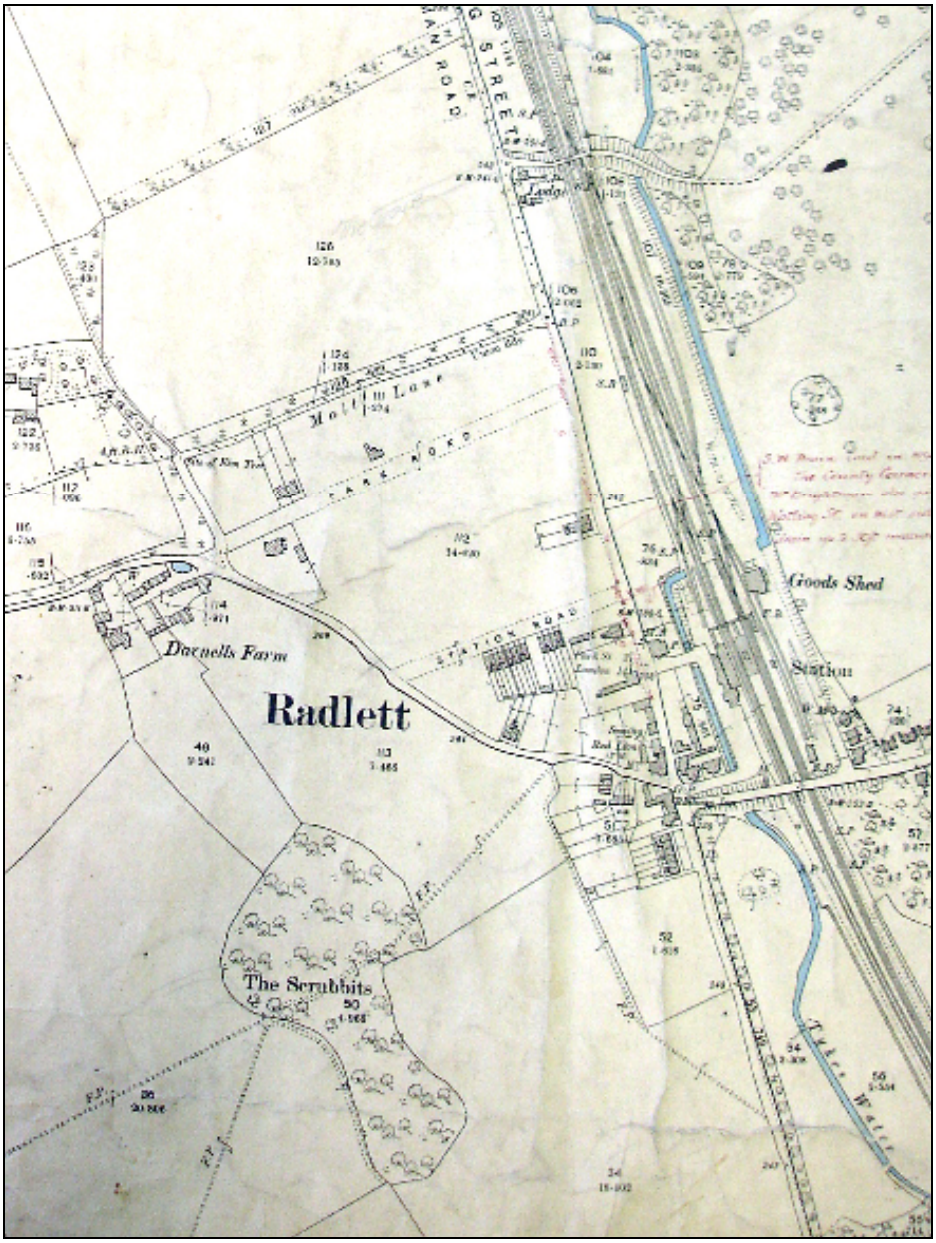


Figure 4. Extract from the 1897 Ordnance Survey map of Radlett

1898 - 1914

5.14 Thursday 7th July 1898 marks precisely the beginning of Radlett's expansion in earnest. Bobby Phillimore of Kendals Hall, who then owned nearly half Radlett's acreage, offered at auction about two hundred acres of land to the west of Watling Street, divided into 58 separate plots. The sale details provided for new roads called Aldenham Avenue and The Crosspath. Plots were also for sale along Watling Street and Watford Road. Subsequently, the Kendals Estate Office was set up with premises on Scrubbitts Square (named after the old wood). Here, in a philanthropic gesture, Phillimore also built a block of flats to be let at low rents to local agricultural and railway workers. They served a useful social purpose until they were demolished in the 1970s and replaced by modern flats now run by a housing association.

5.15 Charles Part followed Phillimore's example and sold substantial areas of Aldenham Lodge estate to the east of Watling Street and north of Shenley Hill for similar

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housing development. He also donated land to the village for a parish hall and another plot to serve as recreation ground (the site of the present Radlett Gardens.)

5.16 Along with the increase in residential property, came the rise in shops and commercial services. The first shop to be built in Radlett village stood on the site of the present Barclays Bank and was erected towards the end of 1883 by Charles Part and was known as Radlett Industrial Societies Limited. In 1898 a bank was established on the premises. A bakery run by Henry Cole had opened in 1896 near the Red Lion and William Andrews transferred his smithy from behind Flint Cottages to next door. The shops now display a tablet bearing their initials WA – HC and the date 1896 set high in the wall above the baker's shop. The smithy closed in 1913 and was converted by William's grandsons to a garage for the new motor trade.

5.17 In 1894 a builder's merchants was opened by a Mr. Pratt; next to the station. The business was later bought by Phillimore of Kendals Hall who set up Kendals Brick and Lime Firm with offices in Station Approach and a brickfield and kiln near Moses Dell at Cobden Hill. This business re-established a local industry after 1,500 years gap. The firm closed in 1919.

5.18 Radlett Industrial Societies Limited moved over the road, next to Henry Cole's bakery in 1902 and became known as Radlett Stores Limited. At first this housed the first full post office, but as this expanded along with the telegraphic business the post office was moved to Porter's ironmongers and general stores at the corner of Station Road. In 1930 Radlett Stores extended into a new premises on Watling Street.

5.19 The rise of religion in Radlett accompanied the rise of retail. In 1903, an iron and wood structure was erected in Station Road as a Methodist Chapel until a new red brick church was built in 1938; it is now the United Free Church. Another, the Congregational Church was built in 1905 on Watling Street. It was replaced in 1930 as a United Reform Church and is now a Jewish Synagogue, reflecting the change in the demographic makeup of the area.

5.20 Just to the west of the Red Lion in Aldenham Road a short row of shops were built in 1904, among them Henry Fish's grocery. He soon moved into a larger shop in Watling Street, which became the International Stores Limited until the 1960s. Between Henry Fish and Railway Inn (formerly Cross Keys, now Prezzo) a parade of shops quickly followed on Watling Street. The cottages known as The Terrace already housed tradesmen and were converted to shops in 1906, with front gardens replaced by tarmac right down to the road (a newsagent and confectioner, a saddler, a boot maker, a butcher, a fishmonger and some tea rooms).

5.21 In 1905 the Red Lion public house was demolished and the Red Lion Hotel was rebuilt on the same site in the same year (Fig. 5). Opposite the Red Lion a small group of shops was built next to the Flint Cottages – a barber, a sweet shop and a chemist. Other shops spread north of Red Lion along Watling Street. A butcher's shop was now on one corner of Station Road and Porter's shop remained on the other corner.

5.22 In 1912 a greengrocers shop was built for George Hill and sons, who had worked as gardener at Aldenham Lodge. The greengrocers stayed in the family until 1959 when it was sold to S. P. Draper. The Westminster Bank had opened a new office on The Terrace in 1913 on the site of the former tearooms next to the Railway Inn (now Prezzo). By 1914 there were nearly 50 established shops in Radlett.

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Figure 5. The original Red Lion Public House (centre), demolished and rebuilt in 1905

1915 – 1945

5.23 World War I interrupted the development of Radlett, though it by no means ceased altogether. George Wigg, a builder in Watford, had started building in Radlett around 1900. George's son, William opened an office in Watling Street in 1911 and after World War One his brother Walter joined him. Together, they built The Grove estate, and many other houses currently outside the conservation area. In the 1920s they converted the Parish Hall into a cinema, but with the advent of television in the 1950s, it reverted to a Parish Hall. The firm continued working until the 1960s. A coal and building materials business was set up in Wiggs' Yard in 1922 and was still thriving in the 1990s.

5.24 Harry Wootton, also a builder, had his office and works in Station Road, and Fred Slade and son, who did finishing touches, had a yard behind The Terrace, which was only recently developed into 25 retirement flats, now known as Slade Court. E.N. Grace set up an estate agent office in one of the Flint Cottages and was responsible for most of the major estate developments.

5.25 Other large scale building development in the interwar period included the new parade at the north end of Radlett known as The Oakway, built in 1924 and comprising some twenty shops. At the south end of Watling Street, a purpose built post office was erected in the 1930s and Porter's Shop on Station Road, which until that time had housed the post office, consequently faded away. In 1934, Barclays erected a completely new bank on the site of Charles Part's original shop. They had first established their bank there in 1908. By 1939, the number of houses in Radlett had risen to 800.

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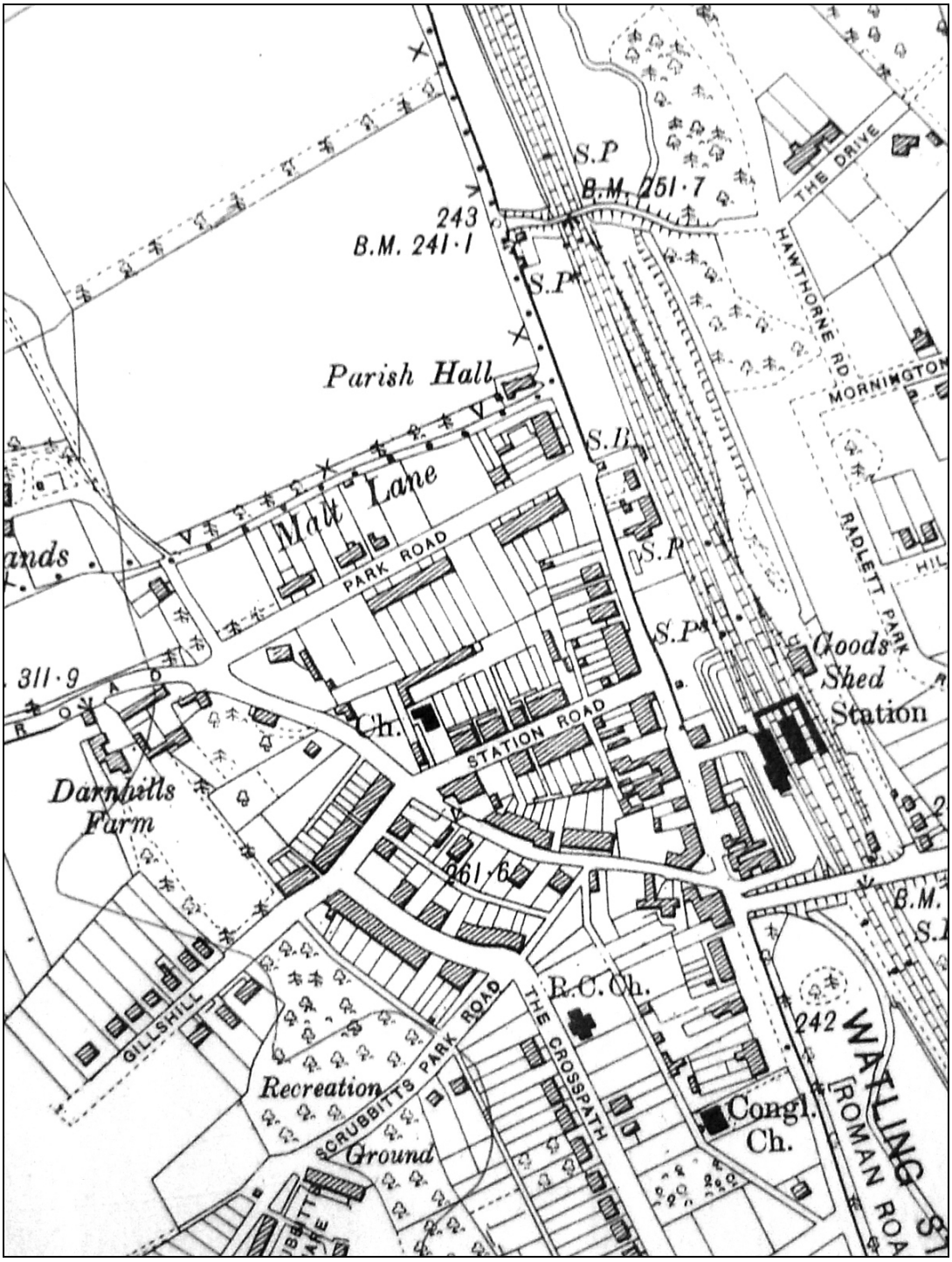


Figure 6. Extract from the 1920 Ordnance Survey map of Radlett

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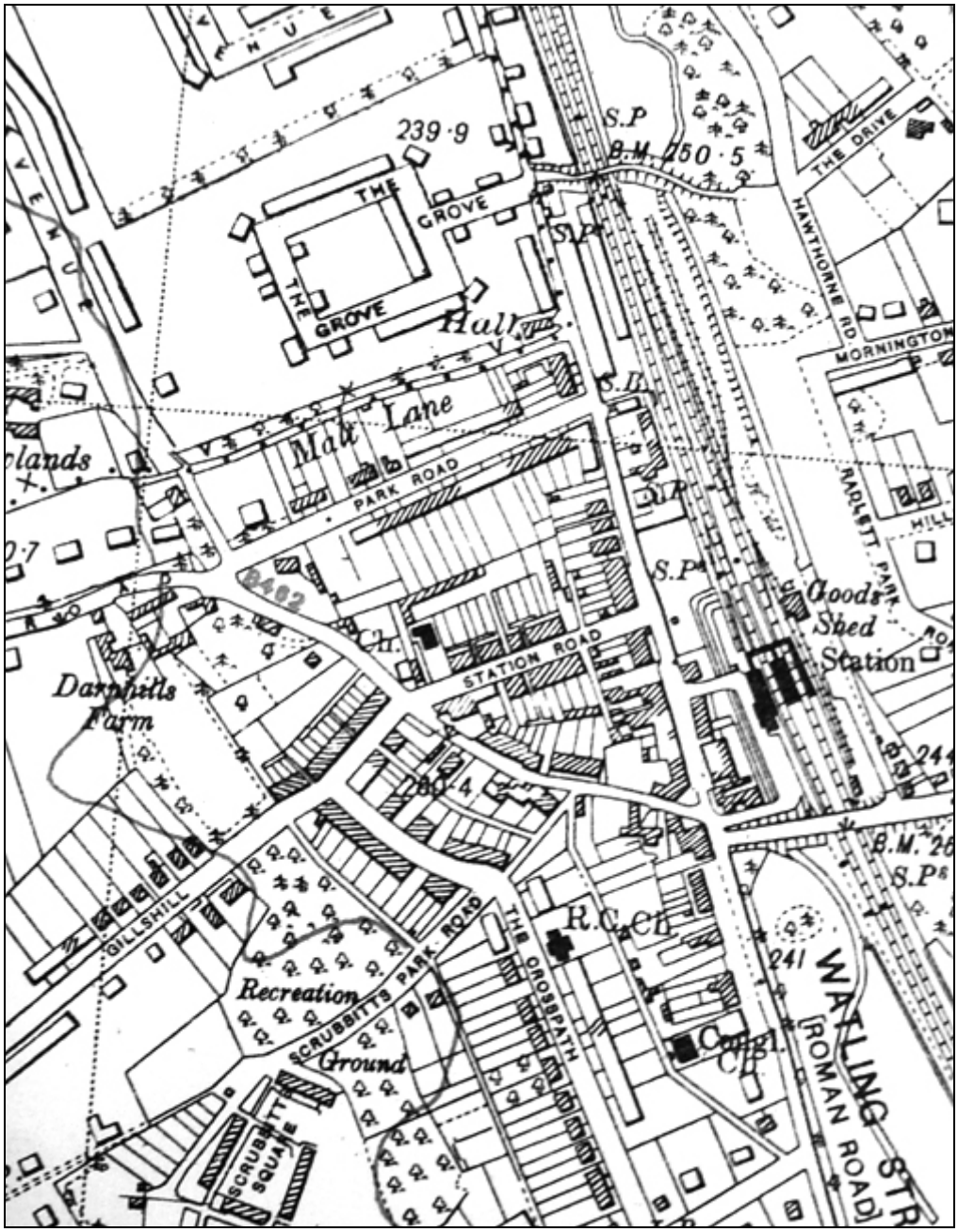


Figure 7. Extract from the 1938 Ordnance Survey map of Radlett

1945 – today

5.27 The main bulk of development in Radlett has been achieved within a 100 years. Modern development in Radlett has since involved infilling or replacing older properties. The last area of farmland within the conservation area to be developed belonged to Darnells Farm (part of which is now the Barn Close development). One barn survives at Darnells Farm; it is a listed building and is included in the conservation area. Modern development within the conservation area includes Slade Court to the west of the High Street. Nightingale Court on Park Road replaces a nineteenth century property. Today Radlett is a busy town and commuter settlement; there is little room for further development within the conservation area.

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The archaeological significance and potential of the area

5.28 Human activity has been recorded in and around Radlett since prehistory. Of the 28 entries that appear on the Historic Environment Record for Radlett, three are sited within the Radlett (North) Conservation Area dating from the medieval and post medieval periods. There are no scheduled monuments within Radlett (North) Conservation Area. There are no Registered Parks and Gardens within Radlett (North) Conservation Area.

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Radlett Village, early 20th century (HALS Photographic Archive)



Similar view of Radlett, 2008

Figure 8. Images of Radlett, junction of Shenley Hill / Watling Street

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The Oakway, mid 20th century (HALS Photographic Archive)



The Oakway, 2008

Figure 9. Images of Radlett; The Oakway

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The Railway Inn, early 20th century (Wratten, 1990)



The Railway Inn (now Prezzo), 2008

Figure 10. Images of Radlett, the Railway Inn (Prezzo)

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The Radlett Stores Limited, early 20th century (Wratten, 1990)



The Radlett Stores building, 2008

Figure 11. Images of Radlett

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Watling Street, c1935 (HALS Photographic Archive)



Watling Street, Radlett in 2008

Figure 12. Images of Radlett, Watling Street

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Gills Hill, Radlett (HALS Photographic Archive)



Taken in 2008 from a similar position as above

Figure 13. Images of Radlett, Gills Hill

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6.0 SPATIAL ANALYSIS

The character and interrelationship of spaces within the area

6.1 Radlett (North) Conservation Area has a strong linear character with Watling Street as the dominant feature within the conservation area. Terraces, shops and semi-detached properties line the road on both sides confirming Watling Street as Radlett's commercial high street and reinforcing the linear character of this Roman road. The railway to the east of Watling Street echoes the strong north-south orientation of the settlement, while residential developments to the west branch off Watling Street at right angles, to form The Grove, Park Road and Station Road. Upper Station Road and The Crosspath are also linear in plan form and link some of the other roads in the conservation area together. Aldenham Road / Watford Road is an older route leading from the crossroads to the northwest. Unity of design is reinforced by the nature of building style; each street has a strong residential character, with houses lining the road on either side, be they continuous Victorian terraces or early 20th century larger detached homes.

6.2 Front gardens are a common feature throughout the conservation area. Though they do not survive along the commercial section of Watling Street, there is some evidence of their previous existence. Some front gardens have given way to car parking on a number of the residential streets but along much of Station Road, Upper Station Road, The Crosspath and Aldenham Road they survive, to give a suggestion of the 19th century appearance of these suburban streets.

Open spaces

6.3 There are two principal areas of open space within Radlett (North) Conservation Area that form part of its character. These are:

Scrubbitts Wood

6.4 Scrubbitts Wood is located in the southwest corner of the conservation area. It is a naturally wooded area on undulating ground, containing a number of mature trees (Fig. 14). There is a footpath through and round the wood. The wood was divided by Scrubbitts Park Road in the early twentieth century. Scrubbitts Wood is visible from many locations due to its position on higher ground; it forms an attractive backdrop to Radlett. The southern part of the wood is surrounded by blocks of flats and the modern scouting / girl guides' buildings within its boundary give this area the character of an urban park.

Radlett 'Park'

6.5 A small area of planned park or recreation ground lies to the east of Watling Street (Fig. 15). Charles Part donated the plot of land to Radlett for use as a recreation ground. The garden forms an important 'green lung' on the eastern side of Watling Street, a road that has become a very busy through route. The Tykes Water runs along the eastern boundary of the park dividing the park from the railway line.

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Figure 14. View of Scrubbitts Wood from Scrubbitts Park Road



Figure 15. The recreation ground to the east of Watling Street

6.6 Green spaces outside Radlett (North) Conservation Area also impact upon its character. In particular the wooded appearance of the rising land to the east of Watling Street and The Tykeswater when viewed from Station Road and Park Road.

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Landmark buildings

6.7 Within the conservation area are a small number of landmark buildings dating to most periods of development within Radlett (Fig. 16). 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. These are;

- The Red Lion Hotel
- Flint houses
- Prezzo (formerly Railway Inn)
- The Oakway
- Radlett and Bushey Reform Synagogue
- Radlett United Synagogue
- Barclays Bank
- United Free Church, Station Road
- Darnells Barn, Watford Road
- Nightingale Court, Park Road
- 3 Watford Road

Focal point

6.8 The main focal point of the High Street is the area around the crossroads of the High Street and Aldenham Road / Shenley Hill from which the development of Radlett sprung. It still has strong spatial character, with landmark buildings / structures on all four corners: the Red Lion Hotel, Prezzo restaurant (formerly the Railway Inn), the flint buildings and the Radlett war memorial (a listed structure which lies just outside the Conservation Area boundary).

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Figure 16. Landmark buildings in Radlett (North) Conservation Area.
Left to right; Red Lion Hotel, Flint Houses, Prezzo, Radlett United Synagogue, Barclays Bank, Radlett and Bushey Reform Synagogue, The Oakway, United Free Church (Station Road)

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Key views and vistas

6.9 Within Radlett (North) Conservation Area are several important views or vistas which relate to its complex historic development, the mixture of urban and rural landscapes, and the surrounding topography.

- The views along Watling Street, with strong late 19th and early 20th century architecture, in particular the buildings around the crossroads and the parades of shops such as The Oakway.

- The views in either direction along Park Road. This broad street with its trees and hedges along property boundaries and houses set back from the road gives Park Road a residential suburban character.

- Views along Station Road and Upper Station Road of the homogenous two-storey terraced housing.

- The view from Upper Station Road, looking east along Station Road and over Watling Street. The back drop to this view is a densely wooded hill, which dominates the view and reinforces the rural origins and landscape of present day Radlett.

- Views of The Crosspath are quietly residential with enough architectural variation in the houses to provide individually and character.

- Views of, into and around Scrubbitts Wood; it forms an important backdrop to many parts of the conservation area.

- Views along the curving Aldenham Road / Watford Road. This road retains some of its rural character being narrow with steep banks and large trees either side.

- Views along Malt Lane. A narrow rural lane enclosed by trees / hedges.

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7.0 CHARACTER ANALYSIS

Character zones

7.1 There are five distinct character zones within Radlett (North) 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 C). These zones are:

Character Zone 1
- Watling Street

Character Zone 2
- Station Road, Upper Station Road, Gills Hill, Aldenham Road, The Crosspath

Character Zone 3
- Park Road, Watford Road, Malt Lane and Barn Close

Character Zone 4
- The Grove

Character Zone 5
- Scrubbitts Wood

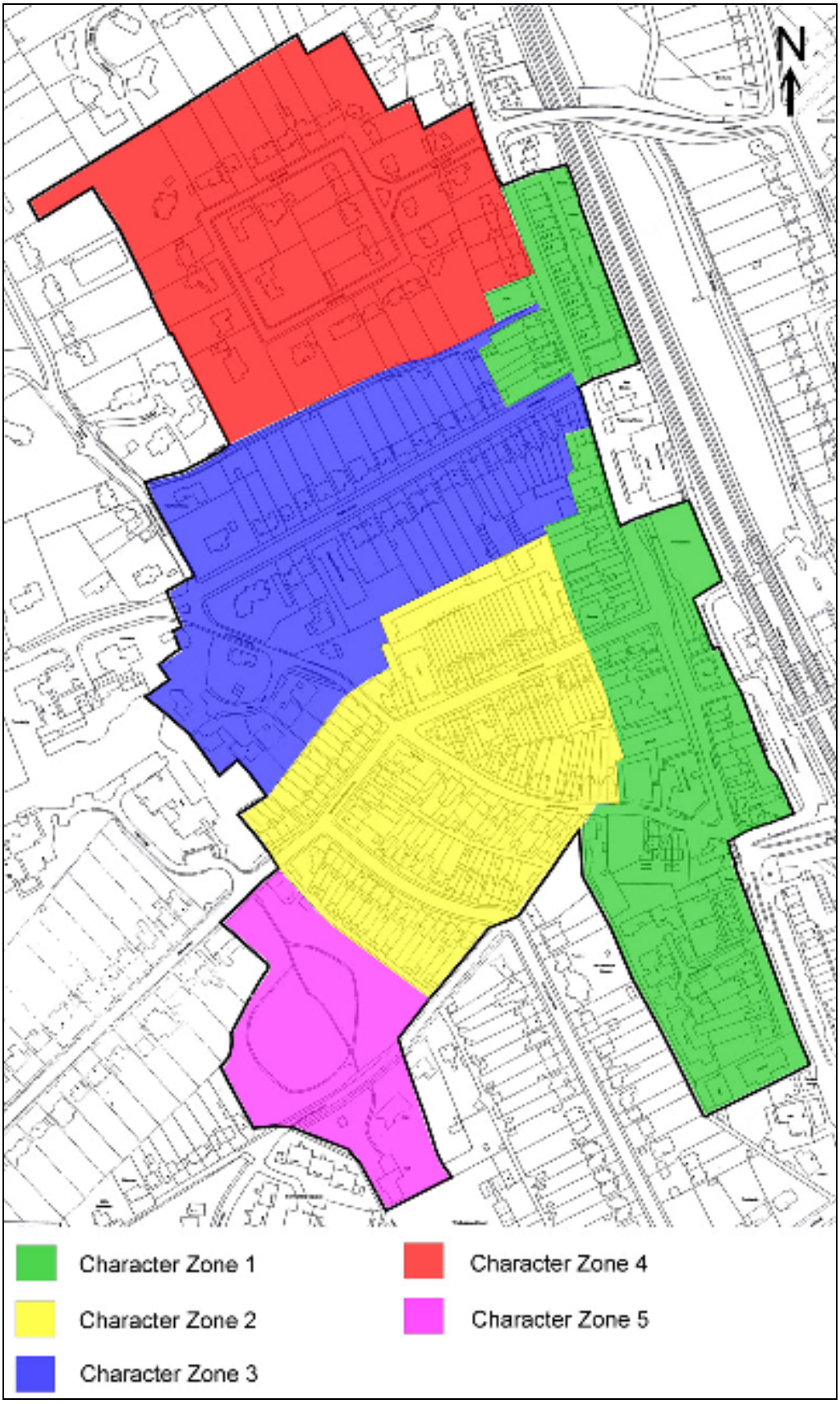
7.2 Each Character Zone has been analysed separately and has its own detailed conservation area assessment map (Maps D – M).

7.3 Observations of the plan form, uses, style, materials, and the quality and contribution of the buildings are described below along with green spaces, trees and hedgerows that together form the character of each zone. Negative factors such as damage, intrusion and gap sites are identified for each. Neutral areas and buildings are also identified; whilst these are not necessarily negative to the character and appearance of the conservation area as a whole, any redevelopment would need to preserve / enhance the character and appearance of the conservation area.

7.4 There are five statutory listed buildings / structures in the Radlett (North) Conservation Area (Appendix 1). Each is described within their particular Character Zone along with the 11 Locally Listed Buildings (Appendix 2) and other key unlisted buildings.

7.5 An audit of heritage assets for the whole of the conservation area is given at the end of the chapter.

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Map C. Character Zones in Radlett (North) Conservation Area

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CHARACTER ZONE 1: *Watling Street*



Figure 17. Character Zone 1: views of the High Street

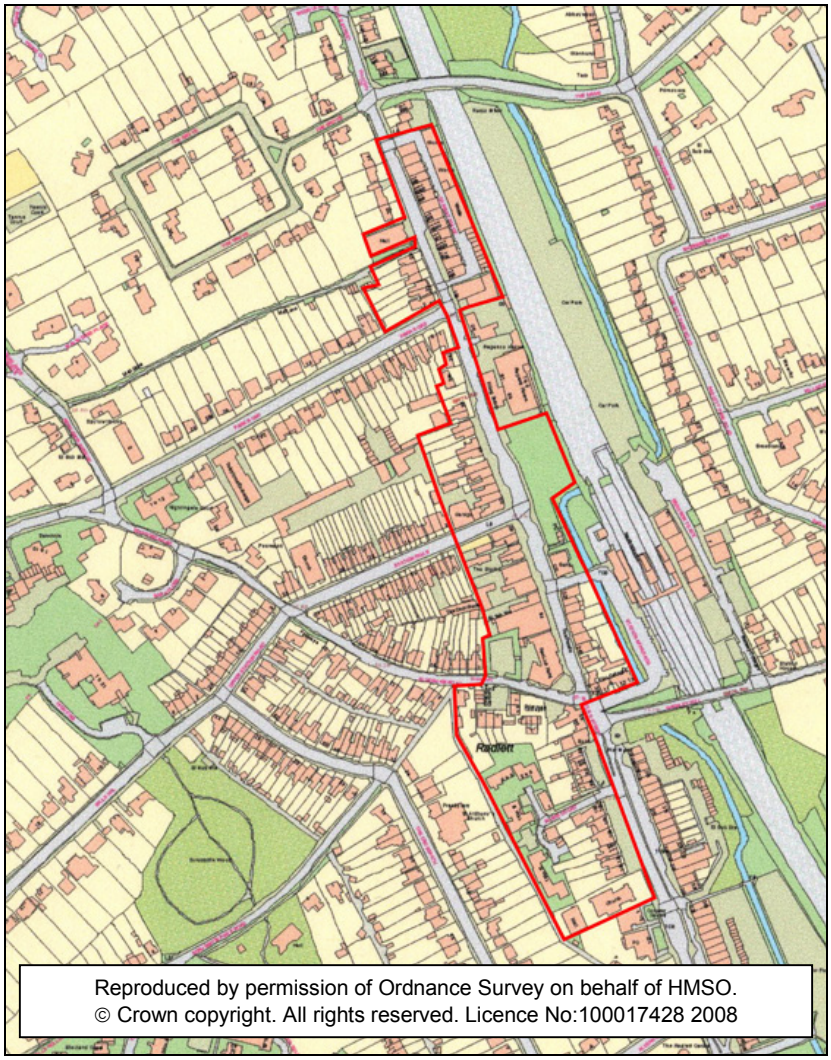
7.6 Character Zone 1 comprises the core of Radlett (North) High Street which lies along Watling Street; it also includes a short stretch of Aldenham Road and Slade Court. It is mainly suburban in character. Character Zone 1 contains evidence of the development and expansion of Radlett from almost every decade over the last century and earlier, it is a prime example of late 19th and early 20th century growth. Some modern development is located in Slade Court and although slightly different in character, is also included as part of character zone 1 as it has an historical connection to the development of the high street.

7.7 The east end of Aldenham Road has been included in this zone as it is closely connected to Watling Street. Aldenham Road forms one branch of the crossroads with Shenley Hill and Watling Street, around which Radlett initially developed. The Red Lion Hotel is positioned on the corner plot and fronts both Watling Street and Aldenham Road and was one of the first commercial properties in the area (though it was rebuilt in 1905). Opposite, are 1- 4 Primrose Cottages, late 18th century statutory listed buildings; they form an attractive group with Primose Cottages (5, 6 and 7 Aldenham Road), mid 19th century cottages. These are some of the earlier residential properties in the development of Radlett. This end of Aldenham Road retains an unplanned feel, rather than the more regular layout of other late 19th and early 20th century residential streets.

Prevailing or former uses, plan form and buildings

7.8 Character Zone 1 has a mixed use: commercial, residential and religious buildings.

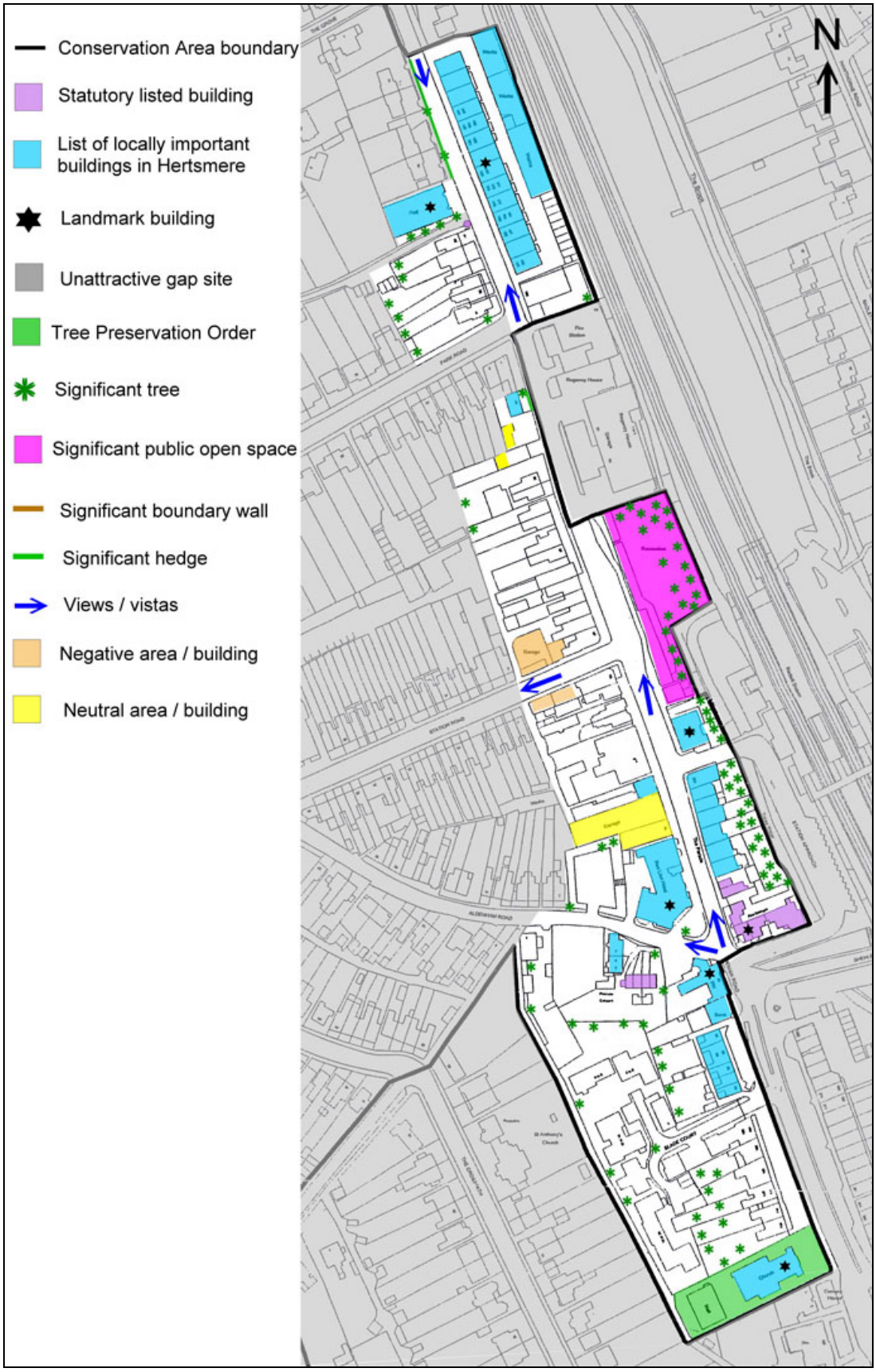
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MAP D. Character Zone 1; street map

7.9 The linear plan of Watling Street has largely been maintained; plot widths form a semi-regular dense pattern as the majority are attached and form a continuous row – this is particularly noticeable with purpose built terraces such as The Oakway and The Terrace. Properties are generally two or three-storey. The length of Watling Street within the conservation area has commercial properties on both sides, many of which have residential accommodation above. There are some residential properties set back from the road at the north end of the conservation area, opposite The Oakway. The east side of the high street is formed mainly from terraces of shops. Apart from The Parade and later, The Oakway, the east side of Watling Street remained relatively undeveloped and gave a clear view to the railway line. Radlett Gardens was created in the late 19th century and has remained an important area of public realm within Radlett ever since. Properties along the west side of Watling Street were built as a mix of commercial or residential properties; they remain as such, though the few Victorian and Edwardian residential properties have been converted either wholly, or partly, to commercial uses. Slade Court, accessed at the south end of Watling Street, was a builder's yard belonging to Fred Slade, and has only recently been developed for residential use.



Map E. Character Zone 1, assessment map

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

High Street

7.10 The appearance of the buildings in Character Zone 1 is mixed and relates to their period of construction and their original function, as well as reflecting changing fashions and the tastes of individual developers. The most prominent buildings on the High Street are sited at the junction of Watling Street and Aldenham Road / Shenley Hill. The Red Lion Hotel is an imposing building and although it was built in 1905 it stands on the site of a much older inn of the same name. It has a distinct architectural style, constructed of brick with roughcast render and large prominent gables in the arts and crafts style. Prezzo (no. 82) formerly The Cross Keys Inn, later The Railway Inn occupies the opposite corner of Watling Street and Aldenham Road. Both of these buildings have been included on the List of Locally Important Buildings in Hertsmere. Opposite the Red Lion, on the east side of Watling Street, are some distinctive decorative flint built properties (Nos. 247 – 249 and nos. 251, 253 and 255); both are statutory listed. These two groups of houses were built in 1852 of knapped flint with red brick dressings. Immediately to the north is The Parade, the façade is constructed of knapped flint with red brick detailing, the sides are constructed of Fletton brick. Constructed *c*1910 with an interesting gable of Dutch influence The Parade is included on the List of Locally Important Buildings in Hertsmere.

7.11 To the south of the junction and mini-roundabout the conservation area continues to the south, but only on the west side of Watling Street. Adjoining Prezzo to the south is the Nat West Bank; purpose-built in 1913 it holds a prominent corner position and has distinctive architectural detailing. To the south, but set back from the main road is a parade of shops (The Terrace, 86 – 96, even, Watling Street). The Terrace was built in 1882 as a row of houses but was converted into shops in the early 20th century during the development of the commercial centre in Radlett. Built as a row of eight properties, each end has a half-hipped roof with brick façade; the six central properties each have a gable with deep bargeboards and a tile hung first floor. Both Natwest and The Terrace are included on the List of Locally Important Buildings in Hertsmere.

7.12 To the south of The Terrace is the entrance to Slade Court, a discrete late 20th century development within the conservation area. What had been Fred Slade's builder's yard since the early 20th century has been recently redeveloped for residential use. It is well set out, being quite spacious, but apart from its connections to local history has little architectural interest. A further row of red brick commercial properties of early 20th century date continues to the south of the entrance to Slade Court. At the southern end of the conservation area lies the Radlett and Bushey Reform Synagogue; built in 1930 as a church it has distinctive architectural characteristics of the period with its mix of perpendicular stone dressings contrasting strongly with brick and its slightly art nouveau influenced Romanesque arches. It is set up from the road with a grass bank to the front and is considered one of the focal points within the conservation area and is included on the List of Locally Important Buildings in Hertsmere.

7.13 To the west of Prezzo and the Red Lion Hotel, the Character Zone deviates from the High Street and extends slightly into Aldenham Road. Here, Nos. 1 – 4 Primrose Cottages are of particular interest as statutory listed buildings. Built of red brick in the late 18th century, they have distinctive casement windows to ground and first floor and a hipped tiled roof with two ridge stacks. Nos. 5 – 7 Primrose Cottages were built half a century later in 1850 as a further residential terrace. They have strong

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associations with Nos. 1- 4, both because of their architectural style and their location; as such they are included on the List of Locally Important Buildings in Hertsmere.

7.14 To the north of the Red Lion Hotel are a pair of single storey buildings with low pitched gabled roofs fronting the High Street, they look out of place but actually reflect the form of the older garage buildings on this site formerly associated with the Red Lion Hotel. Adjoining these is no. 72 Watling Street; constructed in 1896 this purpose-built mixed commercial and residential property was another early shop in Radlett. It retains much of its original shop front and other features, including an initialed date stone to the west corner at first floor level. It is included on the List of Locally Important Buildings in Hertsmere. No. 70 High Street stands out within Watling Street, this building once contained 'The Radlett Stores Ltd'; its single storey 1930's extension is also of architectural and historic interest. However its two new shopfronts and replacement windows at first floor level have marred its character.

7.15 The two properties that occupy prominent locations on opposite corners of Station Road and Watling Street have local historical interest as two of the earliest shops in the commercial development of Radlett. They are of distinctive Victorian design and important visually for both Watling Street and Station Road. Nos. 50 & 52 Watling Street stand out as a three-storey building with a mansard roof; it is higher than the surrounding two-storey properties. The pairs of properties, nos. 38 to 48 Watling Street are late 19th century buildings of particularly good quality retaining many original first floor features, ie windows, as do the smaller scale buildings facing Radlett Garden (Nos. 50 to 58). Unfortunately the insensitive insertion of modern shopfronts / offices has marred their character.

7.16 The west side of Watling Street contains some early twentieth century architecture at its northern end reflecting the continuing development of the town. No. 34, Oak Chambers was built in a distinctive 1930s style; it has three recessed, arch headed, decorative multi-paned iron windows. Its square planform and white washed pebble-dashed exterior give it a strong architectural character and it is included on the List of Locally Important Buildings in Hertsmere. It is also the last 'commercial building' on the west side of Watling Street. To the north of the turning into Park Road are a small group of houses which remain in residential use and have small front gardens. The Radlett United Synagogue (formerly the Radlett Village Hall), is a brown brick building with a bold symmetrical façade, it marks the end of character zone 1 on the west side of the road.

7.17 Opposite the Radlett United Synagogue is the longest and most significant parade of shops in Radlett, The Oakway. Constructed in 1924 this is a purpose built range of shops of the inter-war period. Brick built, part rendered with studwork detail; the building retains many original features, including fenestration, dated rainwater goods and distinctive carved timber shop fronts. To the rear of The Oakway is a range of yellow brick workshops / warehouses. They are clearly connected to The Oakway, both by their location and their similarity in design. Both The Oakway and its rear workshop building are included on the List of Locally Important Buildings in Hertsmere. Any development must retain their features.

7.18 Barclays Bank lies to the south of Radlett Gardens and holds a prominent position on the High Street. A detached red brick building, purpose built as a bank in 1934; it has a neo-Georgian style of architecture with five large 6/6 sash windows to the first floor and two decorative arched windows on the ground floor either side of a central arched doorway. It has been included on the List of Locally Important Buildings in Hertsmere.

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(a)


(b)


(c)


(d)


(e)


(f)


(g)


(h)

Figure 18. Character Zone 1: some of the buildings included upon the List of Locally Important Buildings in Hertsmere 2008. Red Lion Hotel (a), Prezzo (b), Barclays Bank (c), The Terrace (d), Natwest Bank (e), 72 Watling Street (f), Oak Chambers (g), Primrose Cottages, 5, 6 & 7 Aldenham Rd (h)

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Prevalent and traditional building materials

7.19 Most of the buildings in Character Zone 1 are of two storeys with gabled roofs running north to south. The common building materials are:

- *Walls*: Mainly red brick. Occasionally brown or yellow brick with red brick detailing. Rendered. Applied timber. Stone dressings. Flint used in the case of the Flint Cottages and The Parade.

- *Roofs*: tile or slate

- *Windows*: bay windows to ground and first floors in the residential properties. Shop front windows to the ground floor of commercial properties with casements or sash windows to the first floor, some projecting dormers. Occasional distinctiveness as with the arched windows in The Oak Chambers (No. 34) and Barclays Bank. Shopfronts to The Oakway have been largely retained, are very distinctive (Fig. 20).

- *Doors*: mixed residential and commercial styles, mostly either timber panelled or glazed. Otherwise, modern.

- *Chimney stacks*: red brick, projecting above the roofline with chimney pots

- *Paving:* neat paving slabs cover the majority of the pavements on both sides of the High Street.



Figure 19. The Oakway – a good example of a little altered carved timber shopfront with appropriately sized fascia sign

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Contribution made to the character of the area by green spaces

7.20 Important green spaces help to retain the rural character and appearance of Radlett (North) Conservation Area.

- Radlett Park is the most significant public open space along that part of Watling Street contained in Character Zone 1. Mature trees and well-tended lawn surround raised beds with a range of planting. It is a well-planned space and a 'green lung', which relieves the dense activity of the High Street.

- The Tykeswater runs parallel with the High Street and while visible from the Recreation Ground and the rear of the flint houses, it is obscured by the properties on the east side of the street. However, the valley created by the Tykeswater forged the route for Watling Street, so this stream is an important backdrop to the Conservation Area.

- A small lawn in front of the Radlett and Bushey Reform Synagogue helps to give the Synagogue its own setting, emphasised by the rise of the small hill on which it is situated.

7.21 There is one Tree Preservation Order (TPO) in Character Zone 1; this is located at the Radlett and Bushey Reform Synagogue. However there are several other well-established trees and groups of trees which form the back drop to Watling Street, particularly to the rear of the 247 – 255 Watling Street, these help to retain its rural connections. Aldenham Road and Slade Court also contain several mature trees. Hedges are also features that form part of the areas' character. There are no hedges of significance in Character Zone 1 though the hedge to No. 24 at the north end of Watling Street and those hedges beyond the Post Office (which is actually outside the Character Zone) add to the overall leafy feel of the street.

NEGATIVE FACTORS

Street paving and furniture

7.22 The paving within Character Zone 1 is generally in good condition. However, in some areas it is mismatched, uneven or in poor repair with tracks of re-laid tarmac following utility works along the High Street. Other areas have widths of concrete / tarmac immediately outside the shops, this is in contrast to the neat paving along the pavement (Fig. 20a).

7.23 Maroon painted metal bollards have been used all along the High Street. Most are in order to prevent parking on the pavements, but there seems to be an excess of them in places. (Fig. 20b). The lampposts situated along the High Street stand along the edge of the pavement and are in keeping with the height of the surrounding buildings. They are of an appropriate conservation area design but the maroon colour used to paint them makes them appear more prominent. Also situated along Watling Street are several benches, bins and cycle racks all painted the same maroon colour as the lampposts.

7.24 There is an excessive use of road markings and different types of surface colouration on the highway, the product of patched resurfacing / road works.

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(a)



(b)

Figure 20. Character Zone 1: negative factors; patched tarmac / concrete in front of shops (a); Over-use of bollards (b)

7.25 There are a significant number of street signs within the conservation area, which detract from its character and appearance. Particularly noticeable are those that are sited adjacent to existing lampposts resulting in an excess number of signposts. This is particularly apparent at junctions along Watling Street. To add to the general clutter, many shops position sandwich boards outside their premises on the pavements. These, combined with bollards, signposts and streetlights add to the visual clutter along the pavements.

7.26 The Oakway is not in very good condition; some of its timber windows at first floor level and its cast iron rainwater goods are in a poor state. This parade of shops with its distinctive shopfronts and architectural detailing is an important part of Radlett; the repair and enhancement of this building and the associated store building to the rear should be encouraged. Some of the modern fascia signs are larger than the original shopfront design allowed for so unfortunately some of the shopfront details are concealed. The use of the original timber fascias should be encouraged.

Car parking

7.27 The High Street is a fairly narrow road and a busy thoroughfare with single or double yellow lines and other road markings. There are designated parking bays or lay-by's along Watling Street and some properties provide parking either in car parks to the rear (Red Lion Hotel) or in front of the shop (The Terrace and Newberries Parade). Other parking is provided off Watling Street behind a row of shops beyond the boundaries of the Conservation Area. Traffic through Watling Street is very heavy.

Loss of traditional architectural features

7.28 The majority of properties along Watling Street retain their original fenestration to first floor level. A number of shop fronts retain original architectural features, while others have been replaced with less sympathetic modern, UPVC fascias, windows and doors (Fig. 21).

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Figure 21. Character Zone 1: loss of traditional architectural features; replaced windows in the High Street

Buildings that make a negative impact

7.29 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. These are:

- Total Petrol Station, World of Fun and the Fire Station (Fig. 24). Whilst these buildings are outside of the Conservation Area (they were excluded from the original designation in 1988) this group of buildings (particularly the petrol station) have a strong negative impact on the character of Watling Street. They dominate this stretch of Watling Street and divide The Oakway from the rest of the High Street.

- The garage on Station Road (Fig. 22). While serving an important commercial function for the community, the collection of buildings that form the workshop and sheds of the garage detract from the character of the conservation area and in particular the residential nature of Station Road (within character zone 2). Similarly the area opposite the garage on Station Road can be seen as a negative area because of the use of graffiti.

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Figure 22. FRB Motors Ltd garage buildings

- At the time of writing there are five empty unoccupied shops along the northern half of Watling Street, the appearance of some of these empty shops detracts from the character of the area (Fig. 23). The design and quality of many of the shopfronts within Radlett is poor with many shopfronts having no stallriser, being painted garish colours and with oversized fascia boards.



Figure 23. 56 Watling Street. Vacant shop premises

- Other properties appear to be unoccupied at first floor level; this can lead to upper floor windows becoming rotten and dilapidated.

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Figure 24. 'World of fun' and petrol station

The existence of neutral areas or buildings

Character Zone 1 has two neutral areas, which neither enhance nor detract from the character or appearance of the conservation area, and might have potential for enhancement. These are:

- No. 34a Watling Street. This building has attempted to emulate its neighbour Oak Chambers (No.34), with white painted roughcast and similar arched windows, but it has not been entirely successful. Similarly, the Vetinerary Surgery that is set back from the road employs overly large uPVC windows. Both these buildings have a neutral effect of the character in Zone 1 (Fig. 25).

- Cafe Nero (74 -76 Watling Street) and the adjoining property neither add nor detract from the area. The gable ends of the buildings are out of proportion with the neighbouring properties though it is thought that the design was intended to echo the façade of the garage that had previously occupied the plot.



Figure 25. No 34a Watling Street

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CHARACTER ZONE 2: *Station Road, Upper Station Road, Gills Hill, Aldenham Road, The Crosspath.*

7.30 Character Zone 2 comprises the late Victorian, early Edwardian suburban expansion of Radlett westwards away from the High Street, and includes Station Road, Upper Station Road, part of Gills Hill, Aldenham Road, and part of The Crosspath. Most properties either form terraces or pairs of semi-detached houses. There is the occasional detached residence. There are no statutory listed buildings or buildings of local importance in Zone 2, but together they form a distinctive residential character that is an integral part of this zone and the conservation area.



(a) (b)

Figure 26. Character zone 2; views of Station Road (a) and Crosspath (b)

Prevailing or former uses, plan form and buildings

7.31 Character Zone 2 has a primarily residential use, with some commercial use (shops / offices) and religious use (United Reform Church). The layout of the roads reflects the planned development of this part of Radlett as land was sold off by the major landowners and residential plots laid out. The plot widths along Station Road and Upper Station Road generally form a regular and semi-dense pattern as most are attached and form a continuous row. Each house faces the street and has a small front garden approximately 2.5 metres deep and a longer rear garden. Front gardens are mostly bound by low brick or clinker built walls, hedges or low fencing. The west end of Station Road is dominated by the austere red brick façade of the United Free Church. The property on the corner of Upper Station Road and Aldenham road is in commercial use as offices.

7.32 Aldenham Road is an older route and was once a rural lane; it has steep banks along much of its length. Between Primrose Cottages and Station Road on the south side, houses are approximately 1.5 metres above the road level. Its layout of Edwardian and inter-wars housing is less regular and there are a few shops along the north side. The Crosspath similarly contains Edwardian and inter-wars housing and is less homogenous in appearance than Station Road / Upper Station Road.

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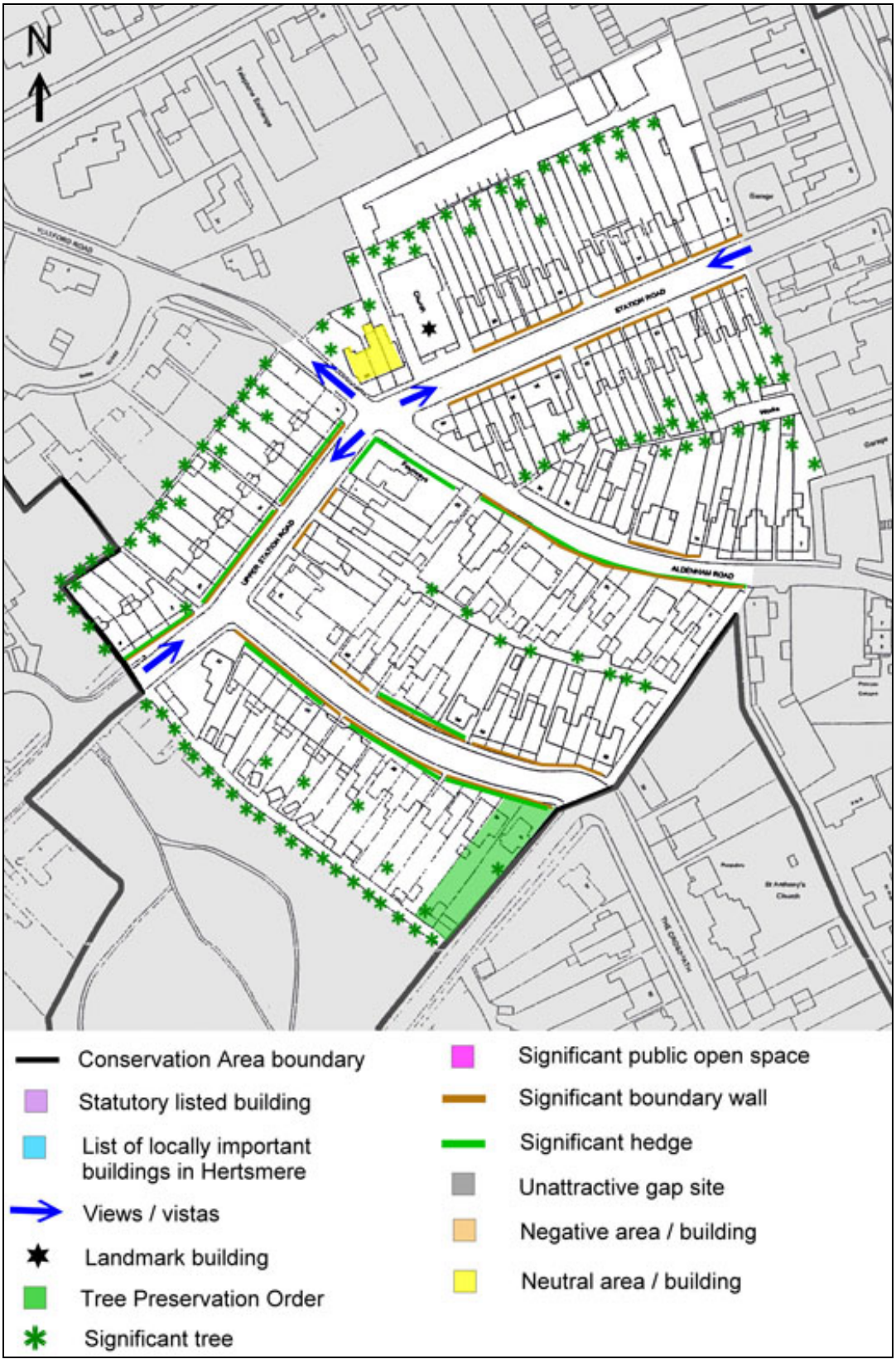
Map F. Character Zone 2

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

7.33 The appearance of the buildings in Character Zone 2 is broadly similar which relates to their period of construction and original function. Station Road and Upper Station Road were planned first with the houses dating predominately from the late Victorian period, built mainly in terraces (Figs. 26 & 27). Terraces of two storey houses built of stock brick with orange brick dressings step down Station Road in pairs towards Watling Street. Their slate roofs with decorative orange ridge tiles are largely intact. The projecting slate roofs which cap the ground floor bay windows and continue along the front elevation to form the porch are a dominant feature in the street scene. Unfortunately very few original windows remain with casements and uPVC alternatives replacing the traditional timber sashes.

7.34 Upper Station Road has a continuous terrace on its north western side. Interestingly it varies in design with the upper half having bay windows and casements at first floor level, the lower half having paired sash windows, a variation in roof line and eaves dentils. A stepped brick string course links all the terraced houses together. Two of the houses have been painted cream which disrupts the homogenous appearance of the terrace. On the south east side is a terrace of three orange brick two storey houses of Edwardian date and two pairs of much altered inter-wars semi detached part rendered houses.

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Map G. Character Zone 2, assessment map

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(a) (b) (c) (d)

Figure 27. Character Zone 2; examples of the varying Victorian and Edwardian architectural styles. Housing along Upper Station Road (a), Station Road (b), Gills Hill (c), The Crosspath (d)

7.35 A short length of Gills Hill is included within the conservation area. A terrace of four pebble-dashed and white rendered two storey houses step down towards Upper Station Road. First floor gables, ground floor bay windows and casement windows are in a vernacular style. Unfortunately uPVC replacement windows and stone cladding to the lower property in the terrace detracts from the overall appearance.

7.36 The section of Crosspath within the conservation area contains a variety of late Edwardian and a few inter-wars houses of two storeys, in short terraces or as semi-detahced pairs. Brickwork is orange / red but many houses have pebble-dashed or rendered facades and clay or interlocking concrete tile roofs. Aldenham Road contains a mixture of twentieth century housing and it includes a short parade of shops on its north side.

Local details

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

Station Road and Upper Station Road

The continuous slate porch that runs along the terraces in Station Road and the two styles of roof line in Upper Station Road give these properties some local distinctiveness. Otherwise, they are typical late 19th century residential streets.

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23 & 25 Aldenham Road

An attractive pair of semi-detached Victorian houses that have retained original decorative features such as pierced timber bargeboards, pilasters with moulded capitals and timber panelled doors (Fig. 28).



Figure 28. 23 & 25 Aldenham Road

Prevalent and traditional building materials

7.38 Most of the buildings in Character Zone 2 are two storeys with gabled roofs. There are many different types of building materials, but the most common are:

- *Walls*: red brick or stock brick with red brick detailing, occasionally painted. Rendered / roughcast rendered brick. Pebble dash.
- *Roofs*: slate with terracotta ridge tiles
- *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 in Aldenham Road:* ground floor, cast iron and tiled pilasters and consoles, central and side doorway and a new fascia board above. An old fashioned awning is employed, in keeping with the style of the shop front. The fenestration is new, though it may have been modelled on an original style, being slightly bowed. Other shops in Aldenham Road retain no original features.
- *Doors*: timber doors with full or part glass panels, fanlights, or door cases
- *Chimney stacks*: red brick, projecting above the roofline with chimney pots
- *Paving:* most of the paving covers public areas and is tarmac with granite kerb stones. Stone cobbles survive at a road entrance to plots at the rear of Station Road (Fig. 29). Some metal drains run through the pavement.

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Figure 29. Cobbles at entrance to rear plots on Station Road

Contribution made to the character of the area by green spaces

7.39 There are very few obvious green spaces within Character Zone 2. Small front gardens set behind low brick walls are a common characteristic of these residential streets. There are a small number of well-established trees and groups of trees within Character Zone 2; these are sited within private rear gardens. Small front gardens contain hedges, shrubs and palm trees. It is understood that palm trees were popular in the Victorian and Edwardian eras because they were considered exotic (Fig. 30).





Figure 30. Examples of front gardens within Character zone 2

7.40 There is a Tree Preservation Order at Number 45, The Crosspath. Another Tree Preservation Order has been applied to the adjacent property, 2 Scrubbitts Park Road.

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NEGATIVE FACTORS

Street paving and furniture

7.41 The paving within Character Zone 2 is mismatched, uneven or incomplete (Fig. 31). Much of the pavement has tracks of re-laid tarmac following utility works along Station Road, Upper Station Road, Aldenham Road, Gills Hill and The Crosspath. Lampposts are tall and modern; replacement should be considered when the next opportunity arises and a more traditional conservation area design adopted.



Figure 31. Character Zone 2: negative factor; tarmac tracks along Station Road

Shop window and signage

7.42 Although one traditional style shop front has been retained on Aldenham Road, several modern shop fronts have been inserted into ground floor commercial units that are out of keeping with the character of the building and the area.

7.43 *Car Parking*

Station Road and Upper Station Road suffer from excessive car parking on the sides of the street. The layout of the terrace housing with small front gardens provides no opportunity for changing this situation.

Refuse

7.44 The introduction of wheelie bins and recycling boxes has resulted in some owners leaving these large refuse containers within the front gardens or close to the street frontage; this mars the appearance of the street scene but unfortunately little can be done to remedy this.

Loss of traditional architectural features

7.45 The predominant architectural feature that has been lost in Character Zone 2 is original timber fenestration, whether sash, bay or casement windows; this is apparent on all roads within this zone. Unfortunately it would appear that there are fewer surviving timber windows than there are replacement UPVC windows and many sash windows have been replaced by casement windows or very different window styles (Fig. 32). Newland Villas, a red brick terrace dating from 1914 show that new uPVC windows can work reasonably well within a building if they copy the

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original window style, although due to the thickness of the uPVC surrounds and the uniform glass they will never look as attractive or in-keeping as the timber originals (Fig. 33).



Figure 32. Station Road: various modern window styles contrasting with original timber sashes (right)



Figure 33. Newland Villas. Original timber sash windows (left) contrasting with uPVC replacement windows in a matching style (right)

The existence of neutral areas or buildings

7.46 Character Zone 2 has one neutral area that neither enhances nor detracts from the character or appearance of the conservation area, and might have potential for enhancement. This is:

- The pair of mansard roof houses and the adjacent white painted house on the corner of Station Road and Aldenham Road are visually intrusive particularly

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when seen from the one-way approach along Aldenham Road (Fig. 34). They do not fit with the Victorian housing along the rest of Station Road.



Figure 34. Neutral housing on the corner of Station Road and Aldenham Road

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CHARACTER ZONE 3. *Park Road, Watford Road, Malt Lane, Barn Close*

7.47 Character Zone 3 comprises Park Road, Watford Road and Barn Close. It also includes Malt Lane, a surviving rural country lane running along an old field boundary and union boundary between Watling Street and Newlands Avenue. Character zone 3 is a predominantly residential area with late nineteenth and twentieth century housing (Fig. 35). Barn Close is a small 1970s residential cul-de-sac development.



(a) (b) (c) (d)

Figure 35. Character Zone 3: views of Park Road (a & b), Barn Close (c) and Watford Road (d)

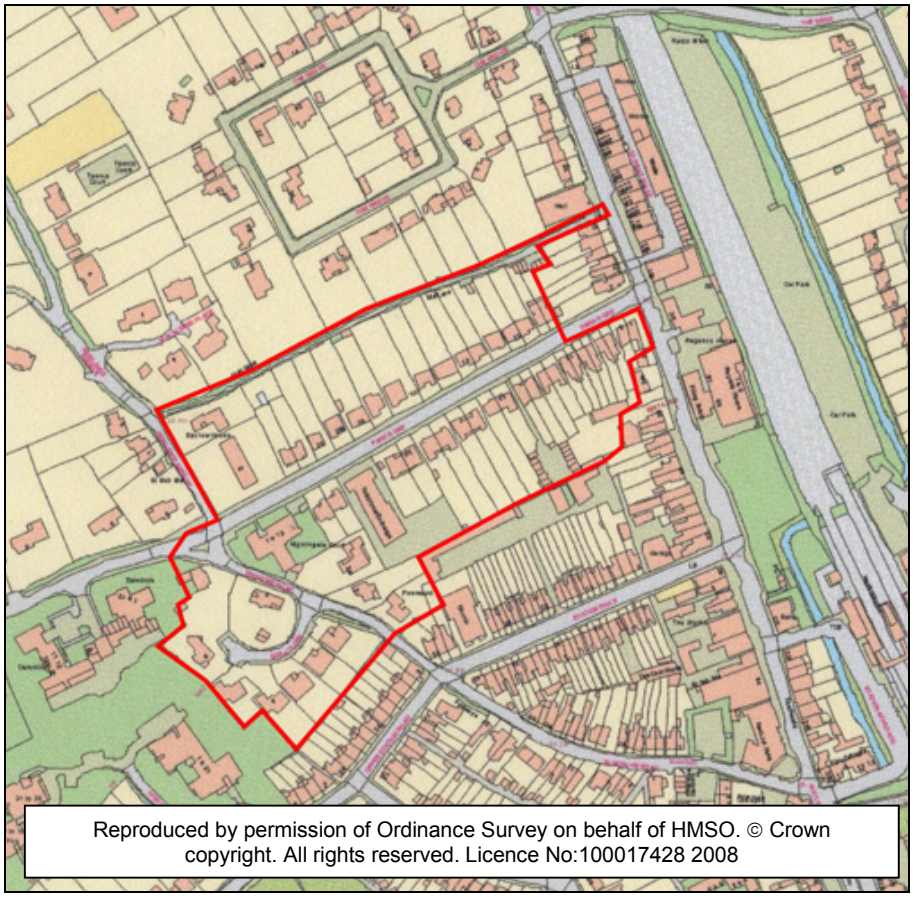
Prevailing or former uses, plan form and buildings

7.48 Character Zone 3 has a residential use (with the exception of the telephone exchange on Park Road). Park Road was created in the late 19th century and is wider than other residential streets within the conservation area; houses are set back from the road with partly enclosed front gardens screened by trees / hedges and fences or boundary walls. The plot widths form a regular semi-dense pattern as most are semi-detached properties spread evenly along the road; some detached houses were also built.

7.49 The corner of Watford Road is on a slight rise and Darnells Barn, a listed building, is situated at the top of the hill and in a prominent position. The curved and undulating character of Watford Road / Aldenham Road owes much of its character to its origins as a one time rural lane. Watford Road is partly banked and hedged with a grass verge but the sense of the enclosed lane has been broken by new development on the south side at Barn Close. A detached house, 3 Watford Road, sits high up on the bank on the west side of Watford Road; it has distinctive Edwardian architectural

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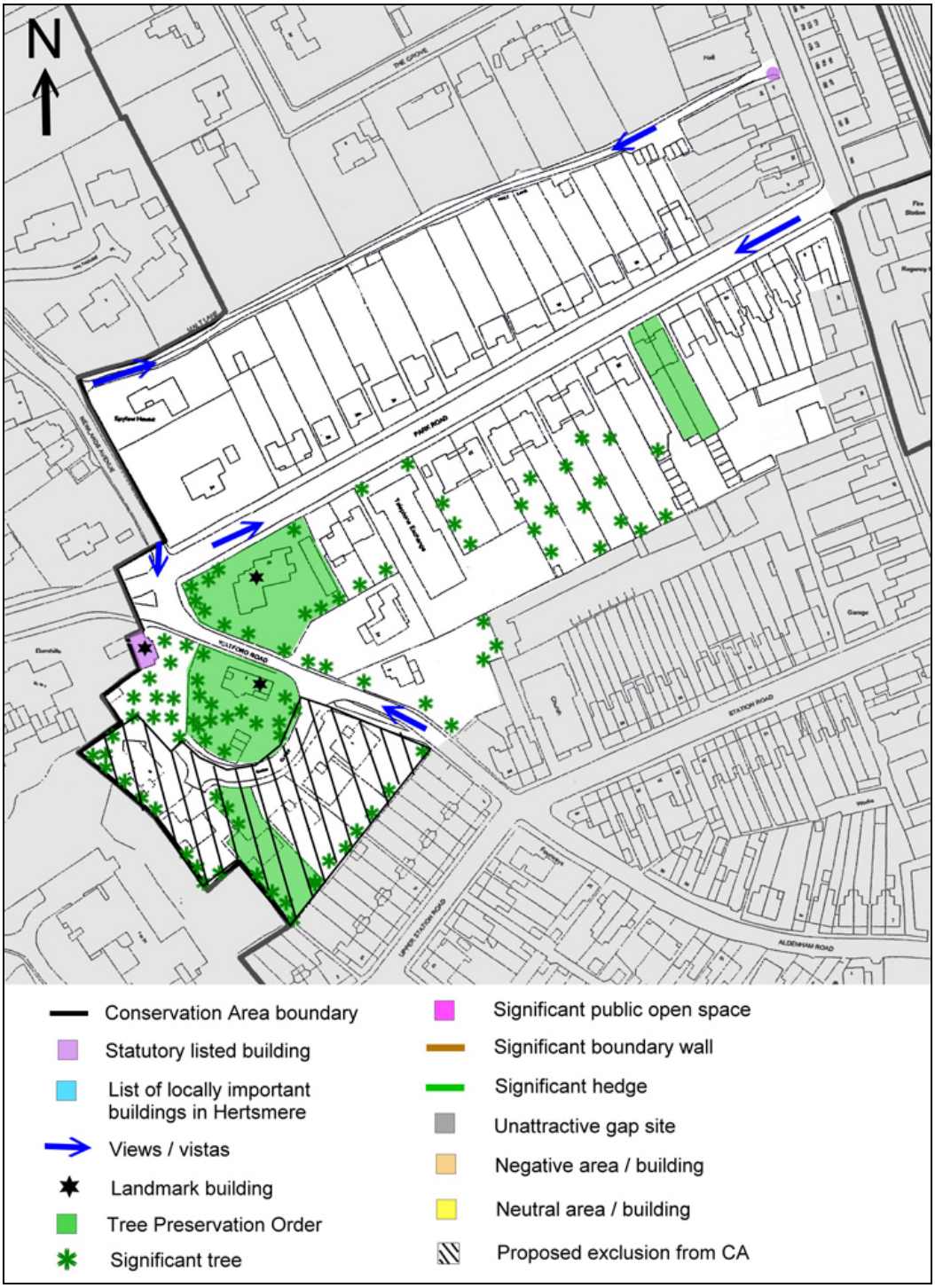
detailing, retains its original windows and is a landmark building and focal point for Watford Road.



Map H. Character zone 3

7.50 Malt Lane remains a sunken narrow footpath with the appearance of a rural lane, particularly at its western end. It follows an ancient land boundary and historic route and forms the north boundary of character zone 3. It has hedges and trees either side and a manmade tarmac path is only visible at its eastern end where it is slightly wider.

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Map I. Character Zone 3, assessment map

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

7.51 The appearance of the buildings in Character Zone 3 is characterised mainly by those on Park Road.

Park Road

7.52 The east end of the street comprises three pairs of late 19th century semi-detached houses which are more in keeping with the character of Station Road. The rest of Park Road contains a mix of semi-detached and detached properties dating from Victorian to Modern periods; there are a number of attractive Edwardian semi-detached houses (Fig. 37). A large modern house on the corner of Park Road and Newlands Avenue has a clear architectural distinction from the other houses on Park Road, but is in keeping with the tradition of detached houses sited on good-sized plots. The telephone exchange is a significant 1930's building and the only non-residential building on Park Road. It is built in a classical style, with a red brick façade, simple sash windows and pedimented door case (Fig. 36). Nightingale Court is a modern block of flats sited on a large plot at the junction of Park Road and Watford Road. It makes some attempt at emulating the large Edwardian house that preceded it but is overly dominant within the street scene.



Figure 36. The Telephone Exchange on Park Road

Newlands Avenue

7.53 Newlands Avenue is not included within the conservation area although two properties within the conservation area are accessed from it. Both properties are large and set back from the road on sizeable plots. Newlands Avenue is hedged and leafy forming an attractive setting to the conservation area.

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Figure 37. Examples of the varying styles of architecture upon Park Road

Watford Road

7.54 The east end of Watford Road forms a prominent junction with Park Road and Newlands Avenue. Situated in this prominent position is Darnells Barn, a Grade II listed building which has been converted to residential accommodation. It is partly concealed by hedging though its gable end is visible from the road. Situated at the entrance to Barn Close and sitting well above the road level is 3 Watford Road, a detached Arts and Crafts influenced house, with domestic architectural merit (Fig. 38). An Edwardian house and a modern house, both large and detached also face Watford Road on its eastern side. A small, weather boarded and stuccoed dwelling, painted blue is on the west side of Watford Road, near to the junction with Station Road. Watford Road is more of a lane than a road; it has grassed banks which are steep in part and has minimal signage; unfortunately it suffers from heavy traffic and the various access drives and roads have diminished its character.

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Figure 38. 3 Watford Road

Barn Close

7.55 To the west of Watford Road is Barn Close, a 1970's residential development, of 6 detached houses on large plots. The houses are of similar design other than No.6 (Fig. 35c) set on higher ground and more distinctive. This close was included within the original conservation area boundary possibly because it was built on land previously associated with Darnells Farm. However, the farm buildings were outside the Close. The development does not reflect the architectural character of the greater conservation area. Also, the entrance road to Barn Close is wide and breaks the sense of enclosed rural lane at this point. It is therefore proposed that the boundary be amended so as to no longer include Barn Close (see Map I Character Zone 3 above). There may be scope for the making of new Tree Preservation Orders (TPOs) where trees are currently afforded protection through their location within the Conservation Area, although any TPOs would need to be considered on the individual or group merits of the trees.

Prevalent and traditional building materials

7.56 Most of the buildings in Character Zone 3 are two storey with hipped or gabled roofs. The common building materials are:

- *Walls*: red brick, sometimes rendered or painted. Weatherboard.
- *Roofs*: old red tile, slate, interlocking concrete tiles
- *Windows*: recessed timber sash windows or flush casement windows, some with leaded lights. Some bay windows to ground and first floors. Each house has an individual style. Some replaced with UPVC.
- *Doors*: no dominant style; panelled doors, part glazed panelled doors. UPVC and timber. Some with lead or slate covered porches.
- *Paving:* most of the paving covers public areas and is tarmac with granite kerb stones.

Contribution made to the character of the area by green spaces

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7.57 Important green spaces help to create the character and appearance of Radlett (North) Conservation Area. In Character Zone 3 this relates to the front and rear gardens, which are a common feature of Park Road. The grass banks along Watford Road help impart a suggestion of its older origins as a rural lane. The trees, hedges and earth banks along either side of the narrow track down Malt Lane also give a strong suggestion of the ancient nature of this footpath (Fig. 39).

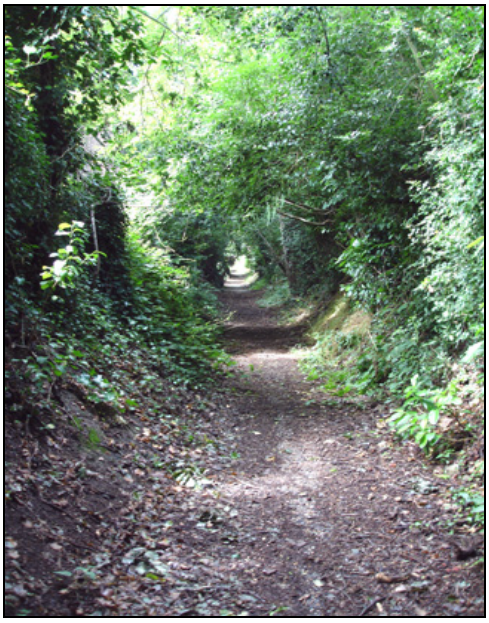


Figure 39. View down Malt Lane

7.58 There are five sites protected by Tree Preservation Orders (TPO) in Character Zone 3, sited at the following locations:

- Nightingale Court, Park Road
- 3 Watford Road
- 4 Barn Close
- 21 Park Road
- 23 Park Road

7.59 Hedges are also features that form part of the areas' character and a unifying feature is the generally substantial hedge boundaries. Trees and hedges alike are spaced evenly along Park Road, emphasising its leafy suburban character (Fig. 40b). The horse chestnut tree outside Nightingale Court is of considerable importance within the street scene; it is protected by a Tree Preservation Order (Fig. 40a).





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(a) (b)

Figure 40. Horse chestnut tree on Park Road (a); view down Park Road with trees and hedges being the dominant feature (b)

NEGATIVE FACTORS

Street paving and furniture

7.60 The paving within the conservation area is mismatched, uneven or incomplete. Much of the pavement has tracks of re-laid tarmac following utility works along the Park Road.

Car parking

7.61 Character Zone 3 is a residential area and like many of the other roads leading from the High Street it suffers from the issue of street side car parking, Park Road in particular. Some of the houses along Park Road have utilised some or all of their front gardens for car parking, which alleviates density of parked cars although can be detrimental to the character of the street when the entire front garden is paved over.

7.62 The listed coal duty marker on the corner of Watling Street and Malt Lane is in good condition and has been recently painted however it is leaning slightly and is becoming obscured by grass and hedging (Fig. 41).



Figure 41. Partially obscured coal duty marker

Loss of traditional architectural features

7.63 Original timber sash windows or leaded casement windows have been replaced in some properties with uPVC equivalents; despite this the general character of the area has been retained. Some of the properties on Park Road have introduced roof lights or solar panels on to their roofs fronting Park Road; this does mar the appearance of some properties and the street scene as a whole.

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Buildings that make a negative impact

7.64 The rendered garage building along Malt Lane has graffiti upon it; the appearance of this structure does little to enhance the character of this part of Malt Lane (Fig. 42).



Figure 42. Graffiti on garage, Malt Lane

7.65 Nightingale Court is a large modern development of flats on the corner of Park Road and Watford Road. It replaces a substantial Edwardian house that once occupied the plot, but this building is just too large for the site and is a dominant feature in this prominent corner location (Fig. 43).



Figure 43. Nightingale Court, Park Road

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CHARACTER ZONE 4. *The Grove*

7.66 At the north end of Watling Street, on the edge of the Conservation Area and nearly at the boundaries of Radlett itself, is The Grove, a group of large houses set back of the main road, with a very secluded aspect. Mature trees, a fence, and brick wall form a boundary between The Grove and the High Street. A driveway leads west from Watling Street up a slight incline and then forms a rectangle around which and within which a number of detached and semi-detached homes sit occupying large plots.

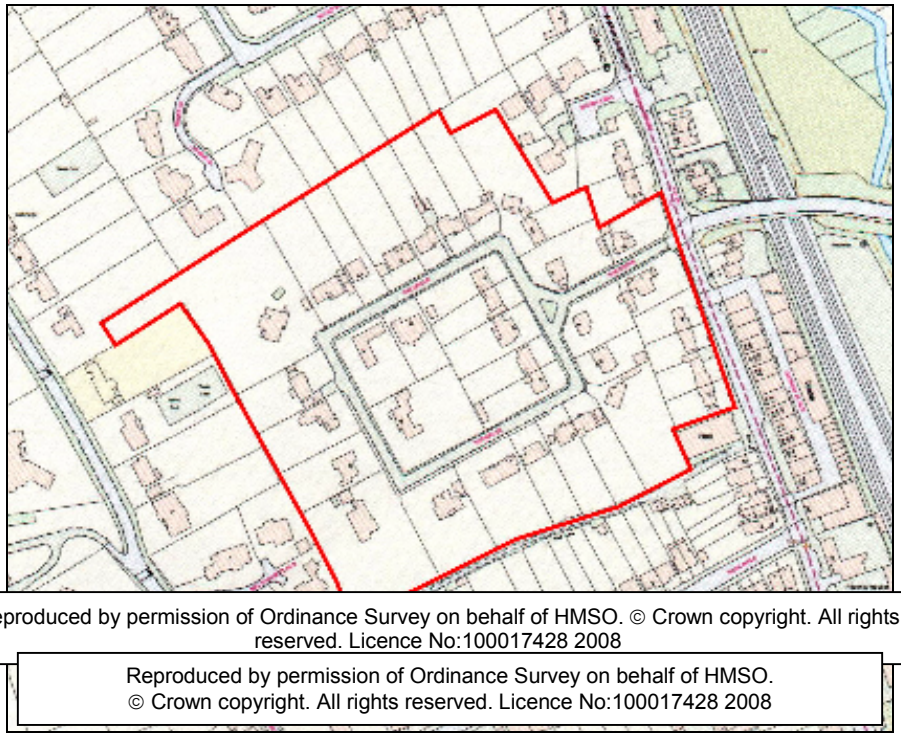


Figure 44. Character Zone 4: views of The Grove

Prevailing or former uses, plan form and buildings

7.67 Character Zone 4 has a solely residential use. The Grove was designed by the Wigg Brothers (local builders) early in the 1920s and it was designed very much as a private close in a rectangular plan form with large amounts of green space and trees; this appearance has generally been maintained. All properties stand back from the roadside with large driveways / front gardens and large gardens to the rear. The character zone also includes two pairs of semi-detached properties on the west side of Watling Street. Although they do not form part of The Grove they have been included within this character zone as they were built at a similar time as The Grove and are set back from Watling Street behind a large yew hedge; as such they do not relate to the commercial nature of the rest of Watling Street.

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Map J. Character zone 4

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

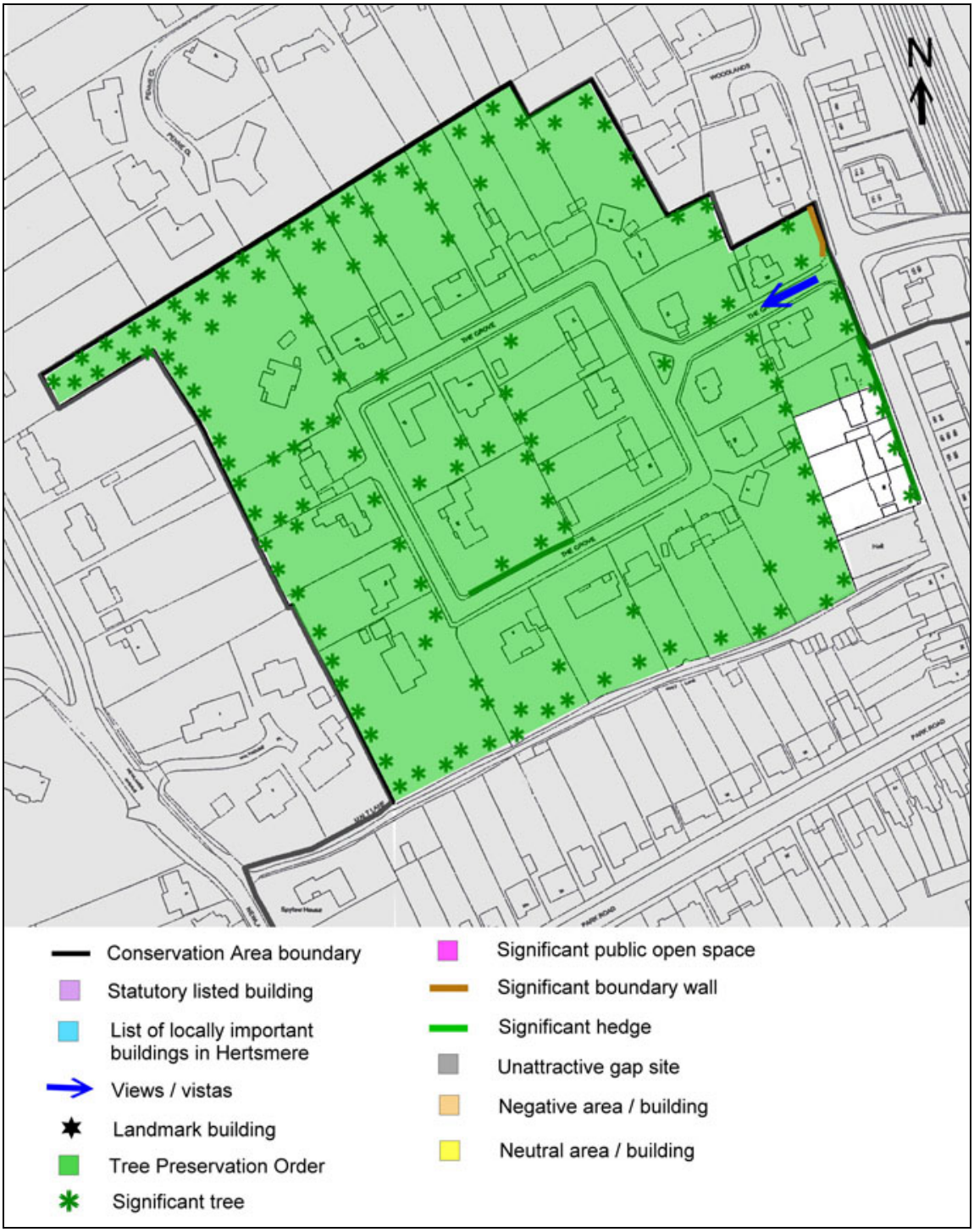
7.68 The appearance of the buildings in Character Zone 4 relates to their original period of construction. The houses in The Grove are large detached or symmetrical semi-detached, many typical of Edwardian architectural style including projecting bay windows with hung tile and large red brick stacks (Fig. 44). There are some later 20th century dwellings which generally complement the early 20th century architectural style of The Grove. A number of properties have been greatly extended. The impact on the character of The Grove of large extensions and virtually rebuilds needs to be carefully monitored. Together with the use of uncharacteristic materials, the overall impact could potentially threaten the long term future of The Grove remaining within the conservation area.

Prevalent and traditional building materials

7.69 The buildings in Character Zone 4 are of a relatively similar style with similar materials used. Residential buildings are generally two storeys (there are a couple of single storey bungalows) with hipped or gabled roofs. The two properties near the entrance to The Grove both have gambrel roofs. The common building materials are:

- *Walls*: red brick; some part rendered and white washed. Hung tile. Mock–Tudor timbers on late 20th century housing.
- *Roofs*: clay tile
- *Windows*: timber multi-pane casements with leaded lights and projecting timber sills, modern windows (white or brown uPVC)
- *Doors*: timber doors

- *Paving*: gravel / tarmac driveways



Map K. Character Zone 4, assessment map

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Contribution made to the character of the area by green spaces

7.70 Green spaces are vital in creating and enhancing the character and appearance of The Grove. Houses have both front and rear gardens giving them a spacious, leafy setting; this helps to emphasise the feeling of privacy and seclusion in The Grove, which is an essential part of its character.

7.71 Character Zone 4 contains a Tree Preservation Order (TPO) covering 1 to 28 The Grove; so almost all the trees within this character zone are afforded additional protection. Trees, shrubs and hedge boundaries greatly enhance the character of this leafy residential area. Lampposts are small and low and of an appropriate conservation design which makes them appropriate to the area.

NEGATIVE FACTORS

7.72 The lack of infill development opportunities and the availability of off street parking helps avoid problems that can occur elsewhere. However, the impact on the character of The Grove of large extensions and virtually rebuilds and the use of uncharacteristic materials is referred to above,



(a)



(b)

Figure 45. Planted triangular island at top of the entrance drive into The Grove (a), Hedge boundary and trees concealing residential properties on the west side of Watling Street adjacent to The Grove (b)

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CHARACTER ZONE 5. *Scrubbitts Wood*

7.73 Character Zone 5 comprises an area of land in the south west of the Conservation Area. Scrubbitts Wood is a largely natural wooded area on undulating ground divided by Scrubbitts Park Road (Fig. 47). It is bordered by the rear gardens of properties on The Crosspath to the east, and the rear of properties on Gills Hill to the west. A circular path navigates the interior of the wood, with one path running through the middle, over the road and into the wood on the south side. A girl guides' hut has been constructed in the southern part of the wood, it has a long, low, sloping roof, which helps to disguise its bulk (Fig. 48). The southern part of Scrubbitts Wood is fenced off and is not publicly accessible at all times.

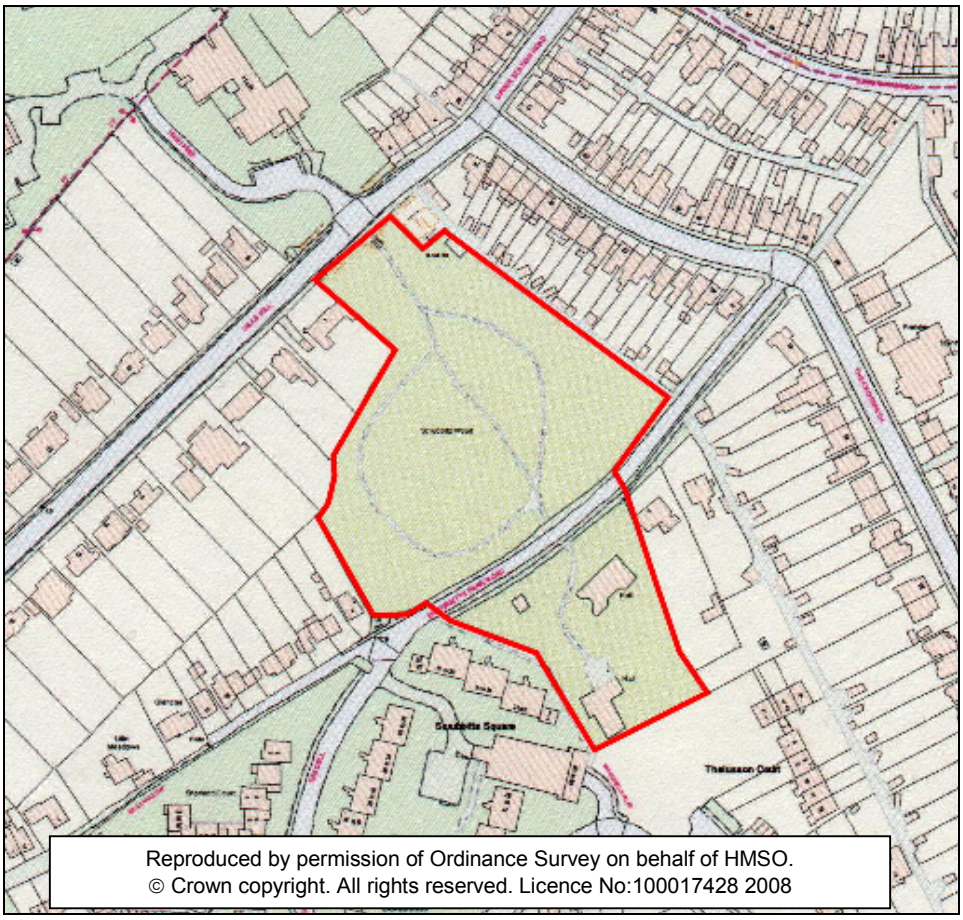


Figure 46. View into Scrubbitts Park Wood from Scrubbitts Park Road

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Figure 47. Girl guides hut within Scrubbitts Wood



Map L. Character Zone 5

Prevailing or former uses, plan form and buildings

7.74 Character Zone 5 has a recreational use and includes recreational buildings within its southern section.

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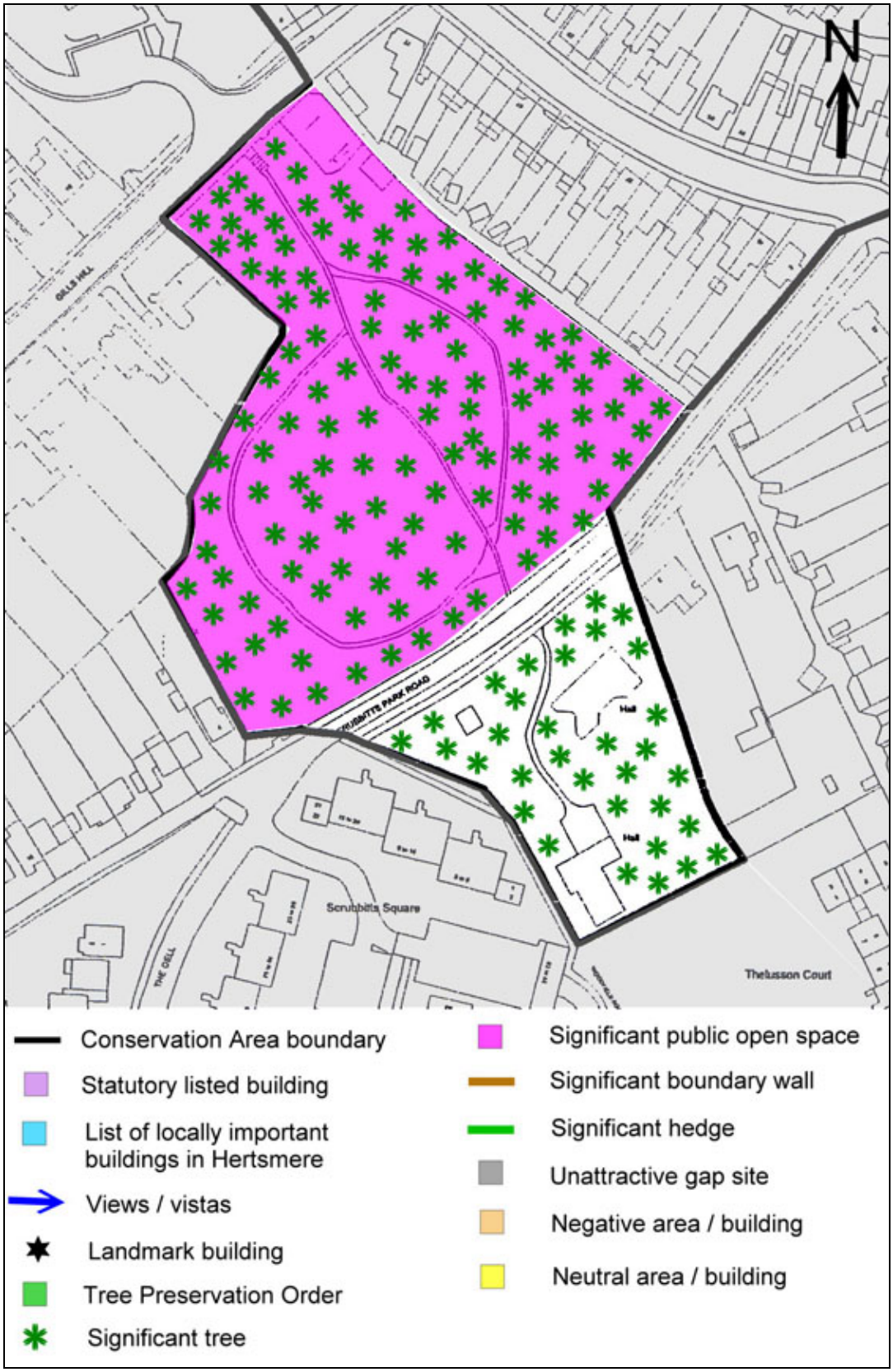
7.75 The wood has clearly been long established within Radlett but is now a more managed space; despite this it retains the character of older woodland.

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

7.76 The girl guides hut has no particular architectural merit but it and the blocks of flats surrounding the southern end of Scrubbitts Wood give it the character of an urban park.

7.77 There are no negative factors within character zone 5.

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Map M. Character Zone 5, character analysis map

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7.78 Radlett (North) Conservation Area contains five statutory listed buildings / structures, all grade II. One of these has group value as stated in the listing description (247 – 249 Watling Street).

7.79 The barn (Darnells Barn) has been converted to a residence.

7.80 One of the listed structures (Coal Duty Marker) is obscured by plant growth but has been recently painted so appears in reasonable condition. The other listed buildings are in a fair to good order and are occupied.

7.81 There are no recorded buildings at risk.

Original building type	**Number**	**Period**	**Grade**
*Residences**	3	18th and 19th century	II
*Monuments**	1	19th century	II
Barns	1	17th century	II
Total	5		

Heritage Audit: Table to show the type, number and period of statutory protected buildings and sites located within Radlett (North) Conservation Area

*(*retains the same function as originally built)*

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8.0 LOCAL GENERIC GUIDANCE

8.1 Currently there is no local generic guidance for Radlett (North) 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:

- 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

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

- C1: greenbelt
- C9: landscape conservation areas
- C10: landscape character
- C18: major development sites within the greenbelt
- H8: residential development standards
- B2: employment areas – offices and other employment generating uses
- B6: class B1 (a) development
- T1: town and district centre action plans
- S5: extensions to existing schools or colleges

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- 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

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9.0 COMMUNITY INVOLVEMENT

9.1 This document was initiated following a meeting with Hertsmere Borough Council as part of a programme of conservation area appraisals. Work began in July 2008 and the first draft completed in April 2009.

9.2 Public consultation on Radlett (North) Conservation Area was undertaken; starting July 2008 and ending on 5th September 2008. This included a press release to a local newspaper (Borehamwood & Elstree Times, 29th July 2008), a letter and map details were sent to each approved listed local community consultees including Radlett Society and Green Belt Society. No public forums or workshops were held.

9.3 All questions or comments received and detailed responses are listed below. Any issues raised from public consultation and the appraisal will feed into Management Proposals and into actions that the Council may wish to undertake in the future.

9.4 Only one response was received; from Mrs Rosamund Gray of the Radlett Society and Green Belt Society, they consulted their former president Donald Wratten who was involved in the preparation of the 1998 document. Their points were as follows (BEAMS comments in italics):

- The Oakway on Watling Street is declining at present – this site needs to be given special consideration in respect of any future planning application

- The extension of the conservation area boundary to include the following areas is suggested:

1) The Fire Station and Burrells Coal Merchants

It is understood that the Burrells Coal Merchants building is included within the conservation area. The Fire Station dates to the 1970s and does not reflect the character of the rest of Watling Street.

2) The Historic Station Cottages (including Station Masters Cottage, 1830) on Shenley Hill

The inclusion of this small group of buildings was considered, however due to their distance from the existing conservation area and location to the east of the railway line they do not relate to Watling Street and the character of the conservation area.

3) The Post Office (historic) and The Red House Surgery

The extension of the conservation area to the south to include these buildings was considered. The Post Office is included upon the List of Locally Important Buildings in Hertsmere so it is afforded some additional protection. The Red House Surgery is a large Edwardian building; it does not fit with the commercial character of the rest of Watling Street, as such it would not be appropriate to include it within the conservation area boundary.

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10.0 SUMMARY OF ISSUES (including need for statutory action)

10.1 Below is a list of positive and negative features that relate to the character and appearance of Radlett (North) 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:

- Radlett Gardens (village focal point)
- Historic linear street plan
- Mixture of uses: residential/ commercial/ religious/ recreational buildings
- Green spaces: public and private
- Important views and vistas
- Landmark buildings
- Statutory listed buildings
- Key unlisted buildings: single and groups
- Good to fair condition of buildings within character zones
- Traditional building materials: red brick, roughcast render, slate, red clay 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 1
- Poor condition of shopfronts
- Proliferation of signage
- Loss of some traditional architectural features: timber sash windows, doors, shop fronts
- General clutter: bollards, refuse bins, high number of street signs
- Pavements: mismatched, uneven and incomplete. Tarmac is used for pavements and parking areas
- Street name signs: poor materials and position
- Advertisements: prominent, bright, over-used, obstructions to pavements
- Awnings: some inappropriate style/materials on High Street
- Lampposts: prominent, out of character, taller than surrounding buildings, especially on roads in Character Zones 2 and 3.
- Lack of maintenance to Tykeswater Stream
- Lack of control over High Street parking and traffic congestion
- Vacant shops: risk of deterioration of surviving features, graffiti

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Recommendations

1. *Production of generic design guidance (local guidance) to complement existing Planning and Design Guides*. Suggested topics to cover are:

a) appropriate scale and design of new buildings
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

2. *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.

3. *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 the owners.) Review of planning policies with a view to encouraging greater occupation of vacant shop units.

4. *Improvement grants scheme.* A shopfront / upper floor 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 cumulative effect of detracting from the character and vitality of the High Street, incentives to carry out enhancements to the appearance of properties should be considered.

5. *Audit / feasibility study for improvements to paving / surfacing / street lighting / street signage* (see publication *Streets for all* by English Heritage). This important aspect will require involvement from the County's Highways Department.

6. *Enforcement Controls* (local action). Control of some issues could be improved and penalties increased where necessary such as:

a) vacant shops (improve controls and penalties)
b) advertisements (improve controls)
c) parking (improve controls)
d) graffiti (improve controls and penalties)

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7. The appraisal identified that the following alterations pose a threat to the special character of the area:

Loss of timber windows and doors
Alterations to window / door openings
Painting of brickwork, application of render / stone cladding
Changes to roof including change of material / introduction of rooflights / dormers
Removal of redundant chimney stacks

Certain minor works and alterations to unlisted buildings, in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is known as 'Permitted Development' and falls into various classes which are listed in the *Town and Country Planning (General Permitted Development) Order 1995* and the 2008 amendment *The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.* These minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Powers exist for the Council, known as Article 4(2) Directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area.

The Council should consider the need for Article 4(2) Directions on a case by case basis, to ensure that the special qualities of unlisted buildings within the Conservation Area are protected.

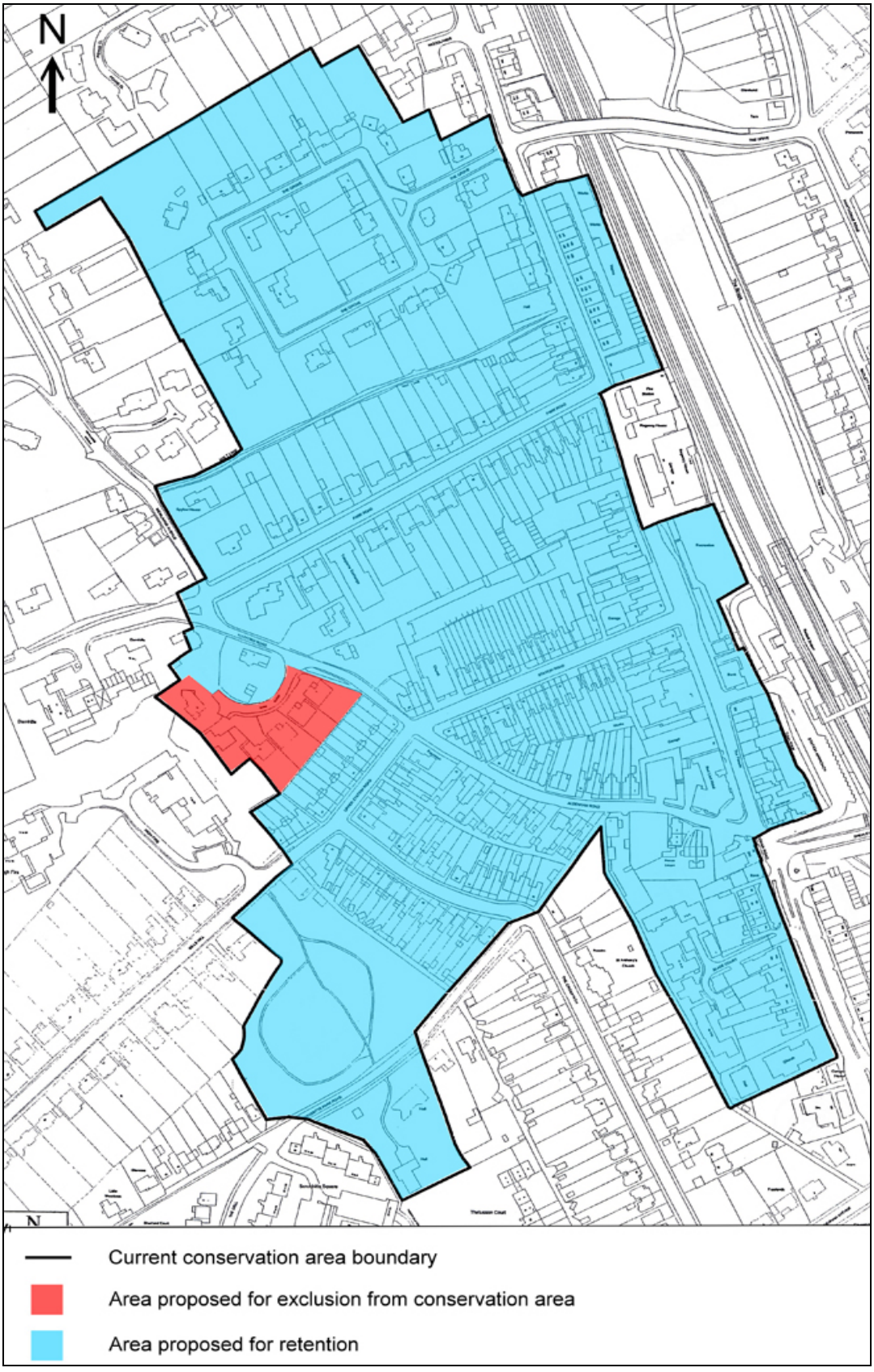
Examples of buildings which could be covered by an Article 4(2) Direction include:

- Primrose Cottages, Aldenham Road (individual locally listed building)
- No. 3 Watford Road (individual building)
- Housing on Park Road

Unfortunately the Victorian properties on Station Road / Upper Station Road and Gills Hill have already undergone a large amount of alteration and windows / doors have mostly been replaced – there are very few houses which retain their original windows.

8. Barn Close is considered not to reflect the architectural character of the greater conservation area and so an amendment is proposed to alter the boundary around it so as to no longer include it (see Map N). The scope for any new TPOs within this area could be considered.

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Map N Boundary change

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11.0 MANAGEMENT PROPOSALS / STRATEGY (developing a management strategy)

11.1 The management proposals for Radlett (North) Conservation Area comprise mid term and long term strategies. These are outlined below. All strategies should be reviewed every five years. Aldenham Parish Council are producing an Aldenham Parish Plan, the parish council also works in close partnership with the County in the Radlett area and take on certain responsibilities in Radlett itself.

Mid term management strategies

11.2 Enforcement Controls
This appraisal recommended that there needed be an improvement in planning enforcement controls.
Action: improving enforcement controls based upon current levels of control with a view to assessing compliance and any need for improvement in controls over the long term

11.3 Vacant shops and graffiti
This appraisal recommends existing retailers or new traders should be encouraged along the High Street in order to avoid vacant shops / papering over / graffiti, and to provide a point of contact so graffiti can be reported and then action planned to clean. The introduction of shop front improvement grants would be advantageous.
Action: improving opportunities for sustainable commercial growth along the High Street and creating a link with Waste Management Services at Hertsmere Borough Council to report graffiti.

Long term management strategies

11.4 Policy Guidance
Following the assessment of all Character Zones in the conservation area a number of generic design guidance / supplementary design guidance documents are proposed.
Action: begin production of generic design guidance / supplementary design guidance

11.5 County Highways Department
Following the assessment of all Character Zones in the conservation area a number of key issues were identified. It was proposed that a dialogue be started on some issues arising from the report with the County's Highways Department.
Action: contact the Highways Department at County Hall to set up a meeting to highlight related issues and develop a programme of works.

11.6 Education and Information
This appraisal and public consultation found that there were a number of issues in relation to the understanding of the historic significance and architectural importance of the area. Public information notices about the area or particular sites, as well as talking/providing information to local traders might be used to protect and enhance the historic nature of the area.
Action: contact local traders to assess the need for improved education and information. Formulate an education strategy/outreach programme

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11.7 Monitoring change

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

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

11.8 Resources

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

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

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12.0 USEFUL INFORMATION

12.1 This report was written by Helen Cal-Fernandez and Claire Fidler (BEAMS Ltd) and edited by Helen Cal-Fernandez (BEAMS Ltd) and Hertsmere Borough Council. Research was conducted by Helen Cal-Fernandez and Claire Fidler (BEAMS Ltd). Additional assistance was given by Mark Silverman and Maria Demetri (Hertsmere Borough Council).

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

12.3 Any comments should be directed to:

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Planning, Policy and Transport Manager
Hertsmere Borough Council
Civic Offices, Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Tel: 020 82072277

or

BEAMS Ltd
The Castle
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Hertfordshire
SG14 1HR

Tel: 01992 504331
Email: enquiries@beamsltd.org

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Hertsmere Borough Council

List of Locally Important Buildings in Hertsmere. July 2008 (Sallianne Wilcox, BEAMS Ltd for Hertsmere Borough Council)

Hertsmere Local Plan, adopted 2003.

Other

Audit Commission, 2007. *Best Value Performance Indicators 2007/8*.

Planning Policy Statement 5: Planning of the Historic Environment (PPS5)

Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas)

Websites

Website 1. Hertsmere Borough Council. Leisure & Culture.

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APPENDIX 1

Statutory Listed Buildings within Radlett (North) Conservation Area

- Primrose Cottages, 1 – 4 Aldenham Road. Grade II. 7/8
- Darnells Barn, 5 Watford Road. Grade II. 7/51
- 247 & 249 Watling Street. Grade II. 7/53
- 251, 253 & 255 Watling Street. Grade II. 7/54
- London Coal Duty Marker immediately north east of No. 24 on corner with Malt Lane, Watling Street. Grade II. 3/65

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APPENDIX 2

Buildings on the List of Locally Important Buildings in Hertsmere within Radlett (North) Conservation Area

- Primrose Cottages, 5, 6 & 7 Aldenham Road, Radlett
- Oak Chambers, 34 Watling Street, Radlett
- 72 Watling Street, Radlett
- Prezzo, 82 Watling Street, Radlett (former Railway Inn)
- Natwest Bank, 84 Watling Street, Radlett
- The Terrace, 86, 88, 90, 92, 94 & 96 Watling Street, Radlett
- The Oakway and rear outbuildings, 137 – 197 Watling Street, Radlett
- Barclays Bank, 221 Watling Street, Radlett
- The Parade, 223, 225, 227, 229, 231, 233 & 235 Watling Street, Radlett
- Radlett & Bushey Reform Synagogue, Watling Street, Radlett
- Red Lion Hotel, Watling Street, Radlett

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APPENDIX 3

Tree Preservation Orders within Radlett (North) Conservation Area

- 19 Nightingale Court, Park Road, Radlett
- 3 Watford Road, Radlett
- Barn Close, Radlett
- Scrubbitts Park Road, Radlett
- 45 The Crosspath, Radlett
- Radlett & Bushey Reform Synagogue 118 Watling Street, Radlett
- 21 Park Road, Radlett
- 23 Park Road, Radlett
- 1-28 The Grove, Radlett

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