

Chipperfield Conservation Area



Character Appraisal & Management Proposals



Acknowledgements

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Photo page 7 courtesy...

Photo page 25 courtesy...

This appraisal draws heavily on the work of the Chipperfield Village Design Statement which was adopted by Dacorum Borough Council as Supplementary Planning Guidance on 19 December 2001

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Chipperfield Conservation Area
Character Appraisal & Management Proposals

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Cover photographs: (Main picture) - *The War Memorial*

Images left to right - *Porch, the Common; St Pauls; The former school; The Manor House; Telephone box*

Rear cover: (Main picture) - *The Barn at Braziers Farm*

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Part 1 Conservation Area Character Appraisal

1 Introduction

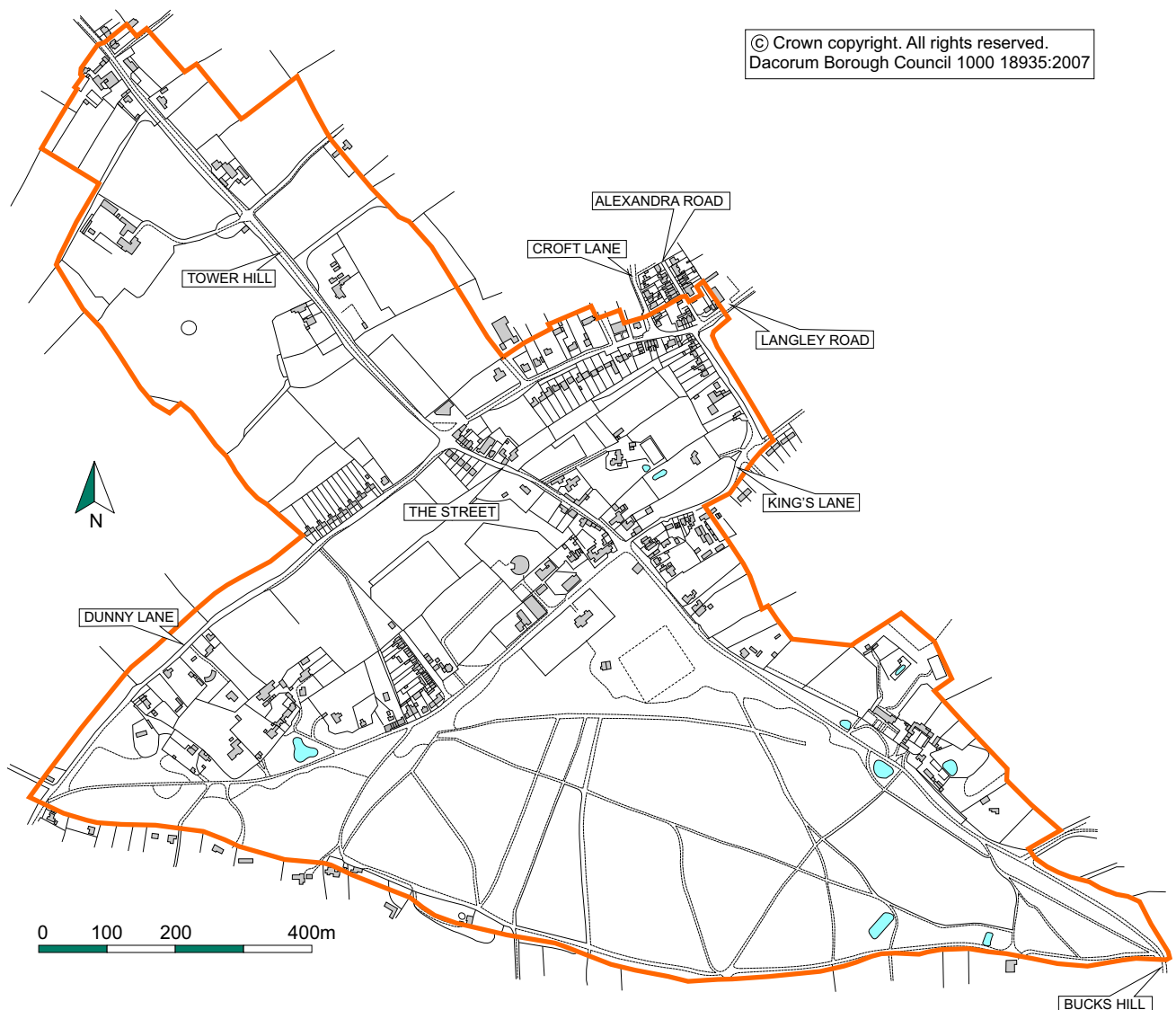
Chipperfield Conservation Area encompasses the core of Chipperfield Village and the Common. Chipperfield is designated under Policy 6 of the Dacorum Local Plan 1991-2011 as a 'Selected Small Village in the Green Belt'. It comprises 112 Hectares, the largest conservation area in Dacorum Borough.

Chipperfield forms part of the Bovingdon and Chipperfield plateau. It is not a tight-knit, nucleated settlement but nevertheless exhibits many of the characteristics of a quintessential English Village, with the Church, Cricket Ground, The Two Brewers Public house and School

clustered around the Green and providing a core and focus to the village.

But there are other facets to the Conservation Area, reflected in its division into five distinct character areas. The Common (1) is characterised by open space and trees, with houses and cottages usually occupying generous plots. It forms an important southern buffer to development. A small enclave on the edge of the Common is Queen Street.(2) with its own distinct, almost urban Victorian/Edwardian character. The Street (3) has more of a sense of a compact village street, dominated by the tower

Map 1: Chipperfield Conservation Area



of the Baptist Church. The Kings Lane/Chapel Croft area (4) represents later expansion of the village in the C19th and 20th, with some retail premises and commercial businesses interspersed with detached houses and some cottages. The north-western portion of the Conservation Area (5) chiefly comprises of dispersed farms and large detached houses in Tower Hill and roadside cottages and more secluded houses in Dunny Lane.

Chipperfield Conservation Area is inevitably subject to pressures. Development within it has not always complemented the 'grain' of the Conservation Area or respected the individual character areas. The Street in particular is cursed by heavy traffic.

Yet Chipperfield Conservation Area has many assets. A really outstanding selection of buildings dating from the early medieval period to the present can be found in the Conservation Area. The variety in scale is particularly noteworthy, from the large Manor House down to former 'squatter' cottages. Many are secluded, or set behind high walls or hedges; the village's network of paths and heavily treed landscape add to the sense of continual discovery. There is little 'estate' influence in the village, perhaps one factor which has helped it develop in a dynamic and self-sufficient way.



The Chipperfield Conservation Area was first designated in 1970 and was revised in 1977.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.*”

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

Although new development and change will always take place in conservation areas, the main purpose of designation is to ensure that any proposals will not have an adverse effect upon the overall character and appearance of an area. Part 1 (The “Appraisal”) highlights the

special qualities and features that underpin Chipperfield's character and justify its designation. Guidelines provided in Part 2 (“Management Proposals”) are designed to prevent harm and encourage enhancement. This type of assessment conforms to English Heritage Guidance and to Government Advice (PPG 15). It also supports and amplifies those policies aimed at protecting the overall character of conservation areas and forming part of Dacorum Borough Council's Local Development Plan Framework:

Policy 120.1 Designation as a conservation area provides the opportunity to preserve or enhance an area of architectural or historic interest by controlling building demolition and the design, scale and proportions of extensions and new development, as well as the type and colour of materials used.

Policy 121.1 There is a need to control inappropriate types of permitted development which would be detrimental to a conservation area.

[Dacorum Borough Local Plan 1991-2011]

2 Location and Setting

Location

The rural village of Chipperfield sits at the southern end of Dacorum Borough and is situated 5 miles south-west of Hemel Hempstead. No principal or secondary roads traverse the Conservation Area. The spinal route through the village runs north-west to Bovington (2 miles away) and south-east to Watford (5 miles away); the Kings Langley to Sarratt road (both 1.5 miles away) crosses it at the Royal Oak.

Boundaries

The Conservation Area is wedge-shaped with a north-westerly spur. It encompasses the whole of the Common to the south, following the Parish

and District boundary. On the western side, it follows a line set back from Dunny Lane until it reaches the Council Houses. Here the north-western spur begins, its boundaries set back from and flanking Tower Hill, these are then joined across at the extreme north-west end at Tufts Farm and the Boot. The remainder of the northern boundary follows the angles of the two roads, Chapel Croft and King Street, then continues to the rear of properties facing onto the Common, until intersecting with the southern boundary at its juncture with the Watford Road.

The Conservation Area does not include the Nunfield Estate off Kings Lane, nor the majority of properties on Langley Road, Alexandra Road, Croft Lane or Scatterdells Lane, except for those clustered around the elbow of Chapel Croft and Kings Lane.



View of the heavily wooded Common looking south-east

Topography and Landscape Setting

Chipperfield occupies the south-eastern slopes of the Chiltern Hills some 130 to 160 metres (425-525 ft.) above sea level, on the fringe of the Chilterns Area of Outstanding Natural Beauty. To the north-west lie the higher regions of the Chilterns and beyond them the Aylesbury plains, while to the south east lies the Thames valley and the sprawling conurbation of London.

The Landscape Character Assessment for Dacorum (2004) identifies the village as being surrounded by mixed arable and pasture farmland on the large, gently undulating Bovingdon and Chipperfield Plateau (Area 107). There are also fragmented areas of semi natural woodland cover.

Geology

The underlying geology of Chipperfield is chalk, part of the North East continuation of the Chilterns. There are two dry valleys where the chalk is exposed – at Dunny Lane and Whippendell Bottom. The chalk is overlain with

pebbly clay and sand to the south and east and clay with flints to the north and west. The area is within the Thames Valley drainage system.

Archaeology

Although the clay soils of the Bovingdon plateau were probably less attractive to early settlement than the more easily worked soils of the Bulbourne, Gade and Chess valleys which surround Chipperfield, various finds of flint implements demonstrate Neolithic activity in the area; in particular, the two Barrows (Scheduled Ancient Monuments 20617 and 20618) which lie within an Area of Archaeological Significance on the Common, are thought to be funerary monuments dating from c.2300-1400 BC. A coin hoard discovered in Scatterdells Wood also demonstrates late Roman influence (AD 294 to AD 306-7) in the area. The Apostles Pool on the Common may be a monastic fishpond associated with the Priory at Kings Langley, indicating that the development of the village from the late C13th was influenced by royal patronage. Developers should refer to Policy 118 of the Dacorum Borough Local Plan 1991-2011.



View of The Street

3 The Historical Development of the Village

In some ways Chipperfield appears to have evolved, like the neighbouring village of Bovingdon, as a small cluster of farmsteads dispersed at intervals along the spinal route; Tuffs Farm, Frenches Farm, Braziers and Pale Farm are good examples with farm buildings surviving to underline their agricultural origins.

Unlike its neighbour, however, these farms had access to a large area of Common. This was in royal ownership as part of the Manor of Kings Langley from 1066 when William 1 conquered England until 1630 when Charles 1 sold it to the City of London to pay his debts.

The Common would have provided an important area of open ground on which activities could take place (the name Chipperfield is said to be derived from the old English word 'ceapere', meaning trader, and 'feld' meaning field, hence 'trader's field', implying there was some form of market in early times) and as an important natural resource - the first documentary evidence of the name is found in 1316, when Edward II bequeathed 'the Manor House of Langley the closes adjoining together with the vesture of Chepervillewode for Fewel and other Necessaries' to the Dominican Black Friars who had established themselves in the Priory adjacent to the Palace at the top of Langley Hill.

The Royal Palace at Kings Langley had been constructed in the late C13th within a generous parkland setting; the Common lay at the fringe of its boundaries. By 1364 the Park had been enclosed, as enshrined in the names Pyngell Gate (the Manor House was formerly known as Pingelsgate House) and Pale Farm (referring to the boundary paling). Much of the area therefore to the north-east of the spinal route once lay within the park; here, development would have been tightly controlled. Beyond the pale, by contrast, loosely scattered properties would develop around the edges of the Common. Although the Palace at Kings Langley was partly destroyed by fire in 1431 and by 1558 a Survey was recommending that it should be dismantled, this historical division between enclosed Park and open Common has had an indelible effect on the subsequent development of the village.

With the waning of royal influence in the C16th, Chipperfield witnessed a period of rebuilding and new development. The 'Manor House' was rebuilt, reputedly in 1591 by Thomas Gulston, a clergyman who came from London. Most of the listed buildings in the Street can trace their origins to the C16th (Yew Trees, Pale Farm, Copthall and The Tile House). By the C17th, the village was servicing passing trade, with public houses, a forge etc. The Common at that time



View of former royal parkland

would then have been less wooded, with grazing, gorse and bracken more in evidence. A census taken in 1608 established that there were only 512 trees on the Common at that time.

Unlike its neighbour Bovington, which appears to have stagnated in the C18th, Chipperfield's buildings bear testimony to considerable activity and prosperity at this time. The 'Manor House' was re-fronted in Queen Anne style in 1714 by John and Mary Marriott. Many of the other timber-framed buildings surrounding the Common were re-fronted or cased in brick.

In the C19th, Chipperfield developed agrarian-related industries such as straw-plaiting (a school was established in Chapelcroft) 'beadwork' (learnt at Mahogany Hall) and milling. By 1837, the year in which both the Church of St Paul and the Baptist Chapel were built, there were about 300 people living in Chipperfield. Eleven years later, the Ecclesiastical Parish of Chipperfield had been created (prior to this, coffins were carried to King's Langley), the attractive Victorian vicarage built to house the first resident Vicar and the village school constructed. The 'heart' of the village coalesced around the Green during this period - the first recorded cricket match being played in 1844 with the permission of the Lord of the Manor.

Indeed, from this time through to the mid C20th, the influence of the occupiers of the Manor House began to have an impact in the village. The land for the Church (surprisingly at that time tamed as a corn field) was sold by John Parsley of Pingelsgate House for £500. He also donated £200 to the building fund, £100 to the Vicarage fund and bought the font as well. Parsley, who was also Lord of the Manor of Kings Langley, died childless and left the title, land and properties to Robert Blackwell (these included Frenches Farm, Pale Farm, Orchard House and land in Scatterdell's Lane). Blackwell came to live at Pingelsgate House,

which he re-named the Manor House, installing panelling from Kings Langley Manor House, which he demolished. The Blackwells later donated some of this land for allotments (both the land at Chapelcroft next to Simmonds Nurseries, now built over, as well as the Allotments that survive today) also for the Council housing estate at Nunfield in 1947. They also added buildings such as Redcroft – a new house built for the school's headmaster, or the 'other' Men and Women's Club (now Blackwells Café), built as a Memorial in 1922 to the Blackwell sons who had lost their lives in the Great War. In 1936, the whole of Chipperfield Common, which at that time comprised pasture, heathland and woods, was gifted to the local authority by the Blackwell sons.

It was not just estate land that was being steadily eroded for housing. From the late C19th, land was yielded up to build Queen Street and the hinterland of Pale Farm was developed with new frontages being created onto Chapel Croft and Kings Lane. The development of Alexandra Road, together with new retail premises and commuter homes saw the spread of the village out along the Langley Road and Croft Lane (still called Pesthouse Lane until the mid C20th, referring to its earlier function as a road leading to the lodging house erected to house plague victims). The first council housing was built after the First World War to 'The first council houses (46-58 Tower Hill) were built in 1912, probably the first in Hertfordshire. Further council housing was added after the First world War,



St Paul's Church, 1838. Note the open nature of the surrounding Common

transforming the upper part of Dunny Lane. Between the Wars, most people worked either on the farms, for Simmonds nurseries, or for Waterhouses. Whereas Simmonds Nurseries had a profound impact on the development of Chapelcroft, the construction firm Waterhouses would heavily influence building in Kings Lane. Later in the economic slump further farmland was sold for small holdings (railway carriages were re-located to some of these plots to provide accommodation) and further commuter homes sprang up along the access roads to the village and the local lanes. Electricity came to the village c.1922.

Since the Second World War, increasing pressure for new housing both for local people and airfield staff saw Nunfield developed for council housing (from 1947) and the extensive council estate to the east of Croft Lane in the 1960's. In 1963, Chipperfield was split off from

Kings Langley and Chipperfield Parish Council was created. Mains drainage only arrived in the village as late as 1965.

More recently, relatively discrete buildings such as the new School of 1974 and the Catholic Church in Dunny Lane (constructed in 1989) have been erected to cater for the needs of Chipperfield's expanding population. The excellent recent extension to St Paul's Church and new residential development on the corner of Croft Lane bear witness to the importance of good design to complement the existing character of the Conversation Area. Chipperfield today has a population of approximately 1700 people living in 800 households. Although some of these spill over the boundaries of the Conservation Area, it nevertheless contains the historic core of the village and provides key facilities and a focus for all inhabitants and visitors.

4 Surviving Historical Features within the Conservation Area

Summary of Historical Features

- The Common and associated features – ponds, barrows, banks and ditches, saw pits etc.
- St Paul's Church, Churchyard and Churchyard Wall
- Former School
- The Manor House and Buildings
- Pale Farm and Farm Buildings
- Former Village Farms and relict farm buildings: Tufts, Frenches, Braziers, The Tile House, Yew Trees
- The Vicarage
- Baptist Chapel
- Braziers
- Public Houses: The Two Brewers, Royal Oak, The Boot, the Windmill and formerly The Swan and The Anchor
- Long-established Shops and former retail premises
- Buildings retaining historic timber framing eg White Cottage, The Street, Baldersley Cottage, Dunny Lane, Groves Orchard, the Common
- Queen Street – terrace
- Villas on the Common
- C18th and C19th cottages
- C19th houses and outbuildings
- Early C20th housing
- War Memorial
- Reminders of former industry such as The Forge and Mill House



Frenches Farm, one of the scattered farmsteads that characterised the Village in the late medieval period

Street Pattern and Building Plots

The spinal route through the Conservation Area running north-west to south-east is crossed at the bottom of the Street by the Kings Langley to Sarratt road. A loop off this road (Kings Lane) leads into a second crossroads at the top edge of the Common, then follows its edge until it re-connects with Dunny Lane. It is the only road that interconnects one part of the village with another. Otherwise, cul-de-sacs spur off the main roads - Scatterdells Lane off Tower Hill; Croft Lane off Chapel Croft, Alexandra Road and Croft Cottage off Langley Road, Nunfield and Kings Close off Kings Lane and Queen Street off the Common. Shared tracks off the Common and some long drives to buildings set back from the road (Chipperfield House, The Pale House) further underline the lack of vehicular interconnectivity



Kings Lane – the only road that interconnects one part of the village with another

between routeways. Pedestrian routes on the other hand – particularly those crossing the Common, but also linking the Common to Dunny Lane, provide a greater sense of permeability. Within the Conservation Area, most roads are metalled, although Queen Street is a particularly striking survival of a more traditional gravelled surface. This and other roads in the



A lack of a defined building line creates variety

Conservation Area are generously wide thoroughfares. Pinch-points do occur in the Street and towards the end of Kings Lane before it meets the Common, but even the old hedged route of Dunny Lane has reasonably generous verges for most of its length.

The early farms fringing the spinal route inevitably had generous curtilages for obvious reasons; but most buildings around the Common had good-sized though often irregular plots, many of them no doubt carved out of former commonland. Even the quirky terrace of Queen Street houses and the early C20th council houses in Dunny Lane have deep plots to the rear, and spaces between the groups of buildings. In the later C20th, plot sizes have tended to diminish, and layouts have become more formalized and suburban in character eg. on the south side of Chapel Croft. Throughout the Conservation Area, plots often bleed out into countryside, reinforcing the strong rural connections of the village and reflecting the importance of retaining open ground around the boundaries of the Conservation Area.

For the most part, the Conservation Area is marked by an absence of a strong building line. A few houses are built at right angles to the road, but around the Common, houses mainly face onto it. The mixture of large and small properties in close proximity and the variety of plot sizes influences the feeling of space around the buildings and helps to give Chipperfield its unique character.

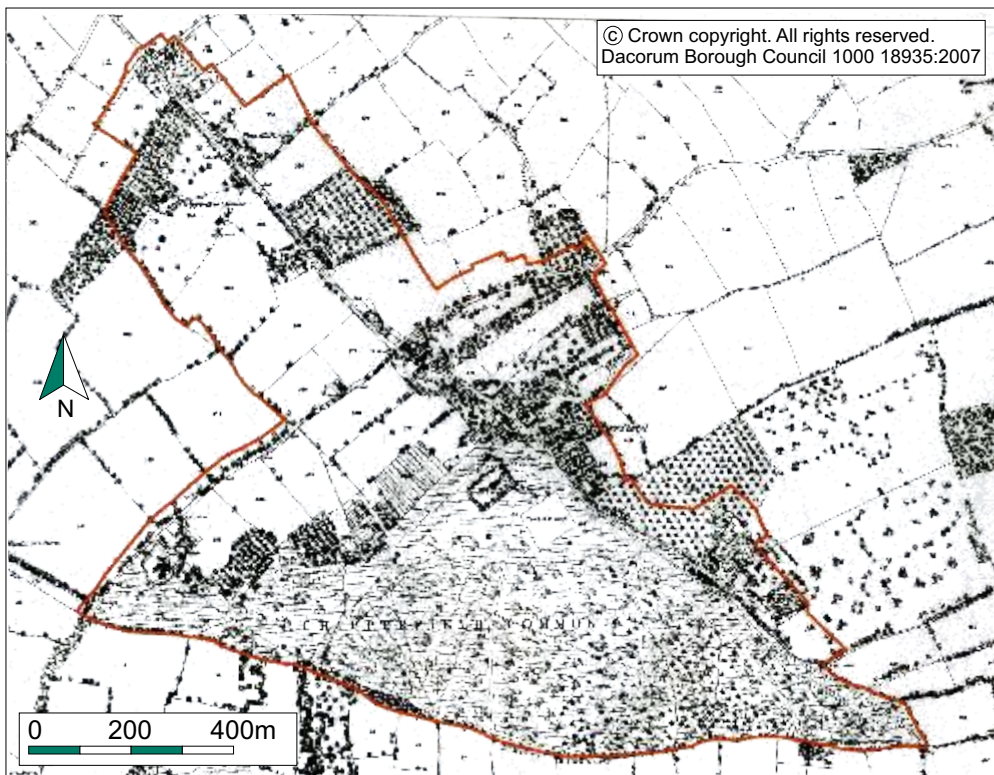
Few buildings are set tight against the roads – there are exceptions in parts of The Street, near the intersection of Chapel Croft and Kings Lane, and in the case of a number of farm buildings. But mostly, larger buildings tend to be set back and further screened by trees and hedges, with only their roofs visible except from close up. Otherwise front gardens are enclosed by hedges, white picket fences or brick and flint walls. Although there are relatively few opportunities where the backs of properties can be easily seen, oblique views are often important given the undulating landscape, the generous gap often encountered between buildings, and the abundance of miscellaneous viewpoints arising from the open 'weave' of the settlement.



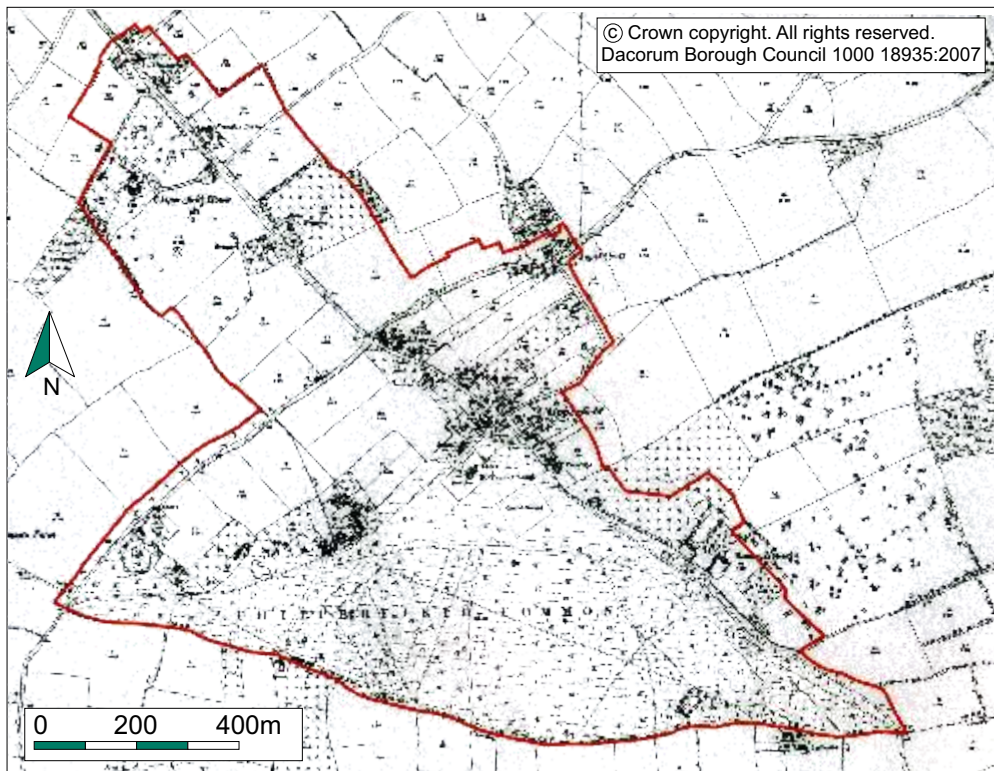
Public footpath connecting Dunny Lane and Tower Hill

Maps of Chipperfield

Map 2: 1878 - 1892

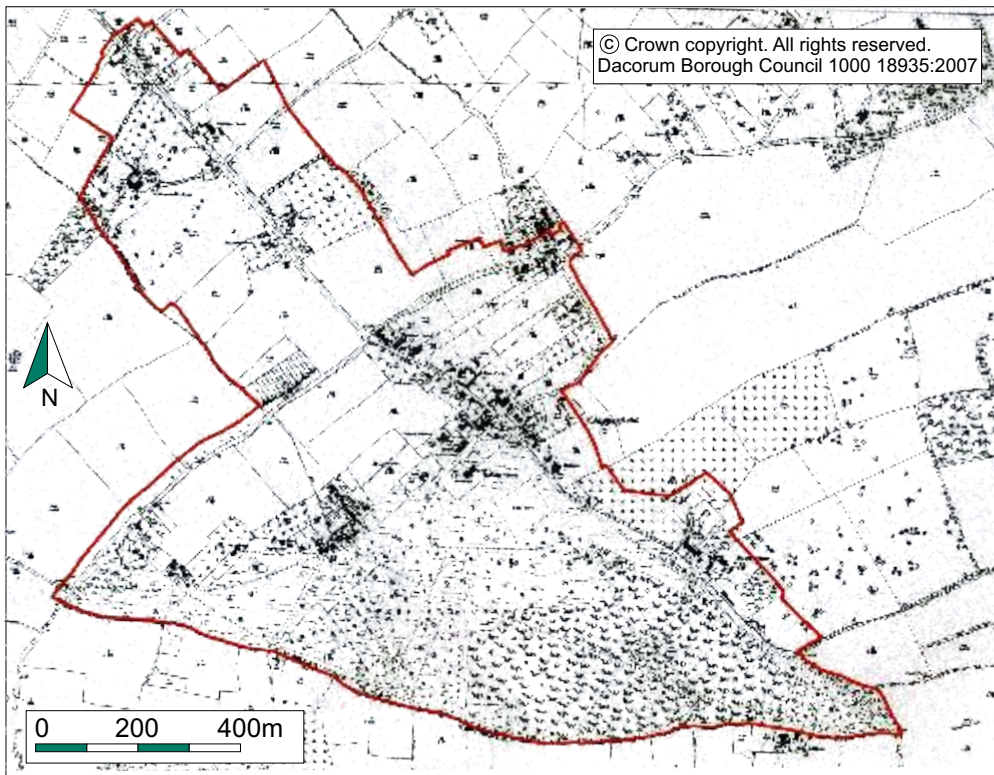


Map 3: 1889 - 1901

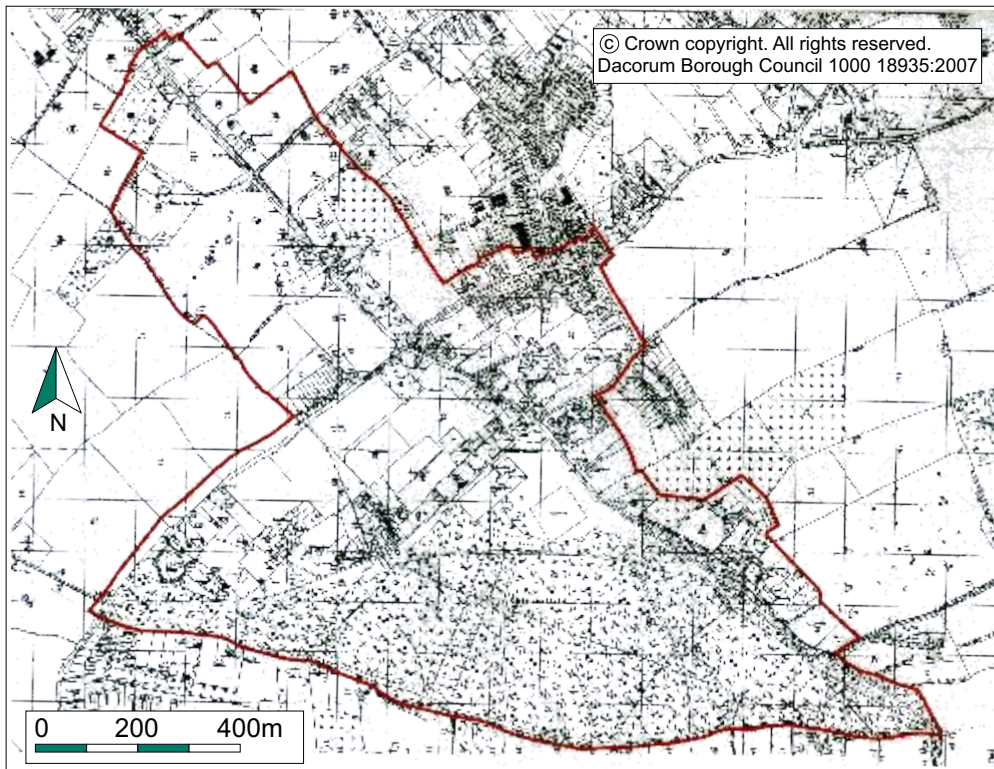


Maps of Chipperfield

Map 4: 1924 - 1926



Map 5: 1962 - 1979



5 The Character and Appearance of the Conservation Area

Analysis

Chipperfield Conservation Area covers 112 hectares, over a third of which is open common. Undoubtedly, it is a more heavily treed environment today, but this publicly accessible, strong wood-pasture backdrop to the village is a dominant feature of the southern part of the Conservation Area. By contrast, farms and farm buildings, regular fields and hedgerows to the north are features of an ancient enclosed agrarian landscape. Both types of landscape, together with the distribution of generous-sized plots, combine to create a sense of rural openness. The built environment occupies a modest niche in this rich ecological environment and, despite its proximity to Hemel Hempstead and Watford, the Village maintains its rural character and surrounds.

There are no encompassing views of the Conservation Area, so there is a strong sense of discovery as one moves from one loose cluster of buildings to another. The settlement is defined by diversity and irregularity of plots, which create a relatively informal appearance throughout the Conservation Area – exceptions being the more formal streetscape of The Street, the uniform grain of Queen Street, and the more suburban C20th form of development in the Kings Lane/Chapel Croft loop.

The Conservation Area contains all the principal institutional buildings of the Village. St Pauls Church has a robust presence in its island position on the Common, and the austere Baptist Chapel is prominent in the Street; otherwise non-residential buildings are modest in scale. Similarly, larger houses such as the Manor House, the Vicarage, the White House, Old Swan House, Braziers, and Chipperfield House do not dominate – the Manor House for example is slightly detached from the Village and originally faced away from the Common, Braziers is set back behind high hedging, and Chipperfield House remains largely hidden from view.

Buildings of interest from the medieval period through to the present are dispersed throughout the Conservation Area, reinforced by the adoption of a subtle variety of architectural styles and detailing. Some are grouped into individual terraces, or are semi-detached, but the majority are detached. C20th buildings are for the most part modest in scale, often only one or one-and-a-half storeys in height. Ancillary buildings and structures, a number associated with former farms, are equally diverse and add subtle texture to the built environment.



The Common is the dominant feature of the southern part of the Conservation Area

Brick, often painted and rendered, predominates in the area, but flintwork is also prominent on a number of key buildings such as the Church and old School, but also particularly on ancillary buildings and boundary walls; horizontal timber weatherboarding, stained or tarred black, is also encountered.



One of the Common's ancient trees



The northern part of the Conservation Area consists of an ancient enclosed agrarian landscape

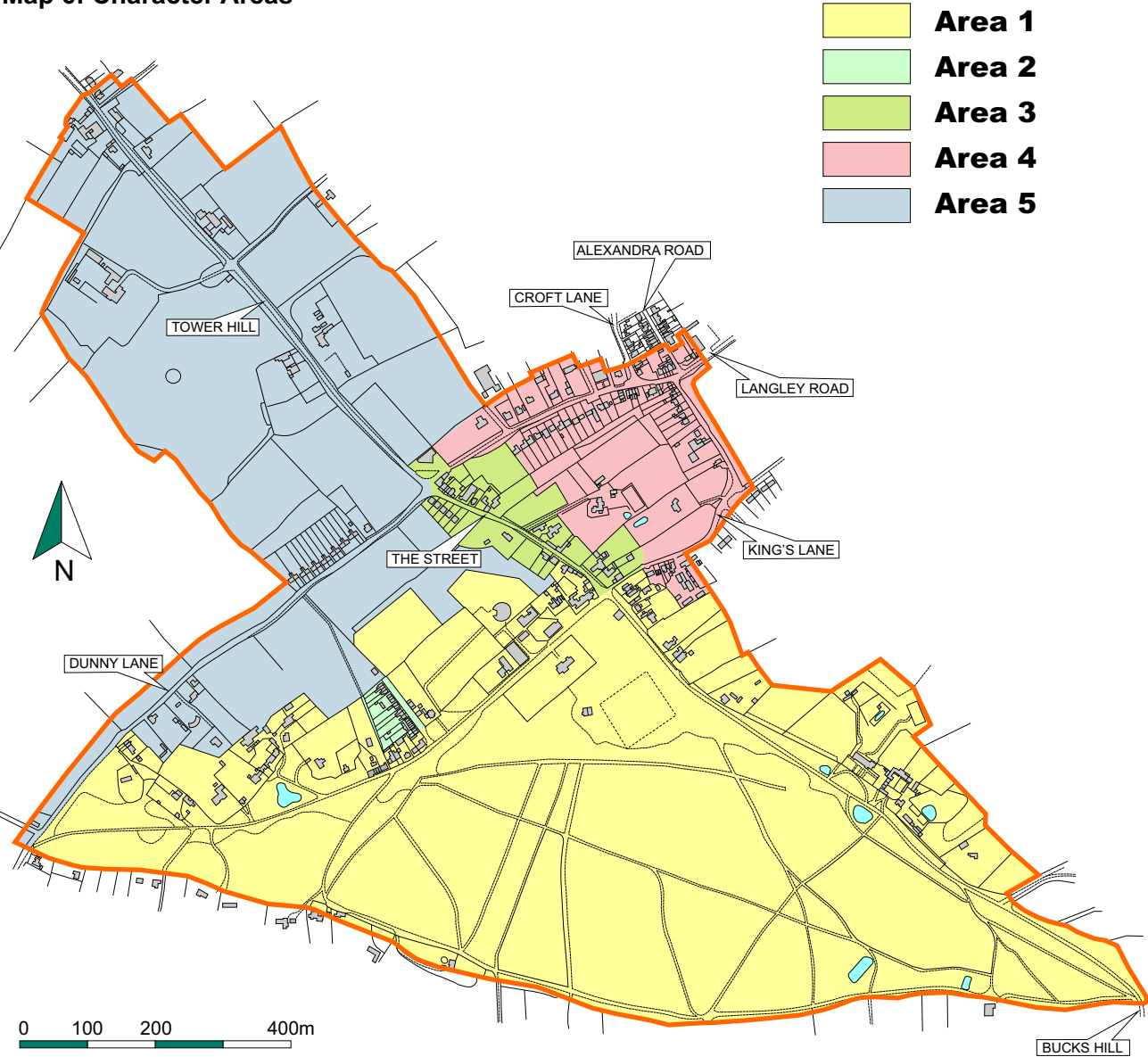
Some infilling of indifferent quality, combined with unsympathetic alterations have diluted the strong 'village' character of Chipperfield. C20th developments, for example, to the lower part of the Street, in the Kings Lane and Chapel Croft area threaten to erode the distinctive character of Chipperfield.

The Conservation Area divides into five areas, each with a very distinct identity; the resulting character is therefore much greater than the sum of these parts.

Summary of Townscape Features

- Medieval origins – the influence of the Royal Park with Pale Farm and The Manor House on its boundary
- The dominance of the wooded Common
- Diversity of buildings
- Timber-framed buildings, often encased with brick or occasionally concealed by tile-hanging or later renderings
- Numerically brick houses and cottages predominate, with tiled or slate roofs. No thatch
- Restricted views into the rear of properties
- Permeability and connectivity through paths and trackways
- Boundary treatments – usually soft treatments such as hedges, simple picket fences or brick-with-flint boundary walls
- Estate influences
- Rich treed landscape in Church area and importance of hedged boundaries
- Surviving shops

Map 6: Character Areas



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Current Activities and Uses

In the C20th, Chipperfield assumed many of the characteristics of a commuter village, yet it has retained most of the key facilities that enable a village to be reasonably self-contained. It has a post office and general store, newsagent, butcher, two garden centres and four pubs. What were two local village garages have expanded to cover a much a much wider market (one lies just outside the Conservation Area).

Socially the village has three active churches, a village hall, a social club and the Small Hall (formerly a youth club), each with their own premises. There are well-supported clubs for cricket, football, tennis and short-mat bowling. The village primary school is at full capacity, with over 200 children on the roll. All of these facilities are located within the Conservation Area.

The village's recreational areas draw visitors and this adds to the central congestion and pressure on vehicle parking facilities, particularly at weekends.



The Common is a strong draw for recreational visits

Focal Points, Views and Vistas

Partly because of its size, and partly because of the topography, no single place gives a comprehensive view of the whole of the Conservation Area. The survival of many fine buildings means the eye is constantly drawn to new features as the diversity of details and settings unfold.



View of the crossroads – the focal point of the Conservation Area

However, a key focal point is undoubtedly the crossroads at the top northern corner of Common. From here, the Church forms a striking point of interest. There are many fine views across the open part of the Common around the cricket ground, both towards the woodland and from the woodland edge. There are also key views from other parts of the Common Edge – looking towards the enclave of houses clustered around Pill Pond and towards the group of buildings book-ended by the Windmill and Anchor Cottage. From the small car park opposite the White House, there is a strikingly long view towards the Two Brewers as well as up Queen Street. On the eastern side, being set back from the road, the Manor House appears quite unexpectedly but the views from the edge of the Common are remarkably picturesque.

Within the woodland itself, the wide rides are quite straight in many places and so give glimpses of significant features such as the Burial Mounds and older single trees. There are glimpses too of the Mill House, into the rear of the Dell and across to Woodmans Cottage as one descends from the woodland down to Dunny Lane

The gently undulating enclosed landscape provides interesting views across parts of the



View looking towards Rose Farm

Conservation Area, particularly from the end of Queen Street across to Nos 1-14, Dunny Lane and the enclosed fields beyond. There are pleasing views from near the Thatch up the hedged road of Dunny Lane; approaching the crossroads the rear roofscapes of the late C20th staggered houses in the Street. These equally dominate the view from the approach down Tower Hill and demonstrate the importance of insisting on the highest quality of design for new housing in such sensitive situations (Didsbury Cottages in Chapel Croft show what can be done); the Garage demonstrates a similar point for commercial buildings. The best view from this key focal point at the Royal Oak crossroads is from the bellmouth at the top of Dunny Lane up the Street; views down The Street also unfold as



View within the woodland



View towards the Street, approaching from Tower Hill

one descends to the Royal Oak from The Two Brewers crossroads.

Views into and out of the Conservation Area can be equally important as the views within it. The views from Kings Lane out across the prairie field and from the south-eastern corner of the Conservation Area from the path by Top Common over the royal parkland are particularly striking.

There are likewise some important views into the Conservation Area. – the Folly and its setting can be better appreciated from the footpath that leads to Sarratt rather than from inside the woodland. There are also views into the closes behind Braziers Farm and a tantalising glimpse of Chipperfield House from the footpath that runs alongside the Conservation Area boundary.

While a key characteristic of the Common (Area 1) and Queen Street (Area 2) is of buildings being relatively exposed to view, in other areas



View towards the Folly



View towards rear of the Manor House

buildings such as Braziers, Pale Farm or Yew Trees can only be fleetingly glimpsed.

Some views are deliberately restricted. In the woodland, there is a sense of gardens and buildings pressing up to the Liberty Boundary for most of its length; it is only at its western end that the buildings themselves become at all visible. Planting and screening also reduces the impact of the extensive C20th development in Scatterdells Lane and Croft Lane.

Open Spaces, Landscape and Trees

At 47.5 hectares (118 acres), Chipperfield Common represents approximately one quarter of the whole village and is undoubtedly its best-known feature. The Common, which has a tight natural integration with the village, is well-defined on its southern boundary by a bank and ditch that forms the parish boundary. Many of the trees planted on it pre-date the main woodland. The two remaining sides form a wedge stretching up to the centre at the War Memorial. The Common (road) runs along its northern flank and it is also visible from Windmill Hill that runs directly through the Common's western end and Bucks Hill to the east.

Gifted to the local authority in 1936 by the Blackwell family for a fee of 10 shillings, The Common is primarily wooded (c. 40 hectares), its relatively low elevation disguising its real extent. The northern end of the wedge is open and supports the cricket ground and pavilion, War Memorial, Church and churchyard. (A holly-tree was the first tree planted here by Mrs R. Blackwell, now joined by several other species).

The Common retains a number of significant historical landscape features including two Early Bronze Age burial mounds (c.2300-c.1400 BC). These burial grounds usually contain the ashes of a single cremation often in a pottery vessel and sometimes accompanied by objects intended for use in the next world. Ditches originally surrounded the barrows but these have been filled in over time, mainly with earth eroded from the mounds. There are also five principal ponds (Manor, Frog, Shepherds, Apostles and Pill Pond). There are also two small ponds on the verges before the drive leading up to Top Common. The ponds may have colonised pits created by digging activity in the past – Baldersley Cottage sits in the dell created by the excavation of chalk which was burnt in lime kilns that used to occupy this site.

Eight veteran Sweet Chesnuts are estimated to date back to the between 1600 and 1620, and thus may be rare survivals of the 512 trees recorded at the 1608 census. The surviving remnants of the 12 lime trees which gave their name to Apostles Pond are thought to have been planted by John and Mary Marriott in 1714; they also planted Oak, Beech and pine on the Common in groups of five, notably a group of beeches east of the pool, and one group skirting the cricket ground. There used to be a group of Norfolk Pines at the Windmill Inn Corner, two of which were known as Adam and Eve. One horse chestnut was planted in the Churchyard, but none are encountered on the Common itself.

On the whole, however, the major proportion of The Common consists predominantly of secondary woodland which varies across the site

from approximately 40 to 200 years old, although even only 80 years ago the majority of the Common was still grazing land and probably consisted largely of lowland heath. Small areas still survive on the fringes of the woodland and within a few woodland glades. Most of the woodland has therefore gradually regenerated as traditional grazing practices have ceased.

The woodland, now crossed by twelve individually-named paths, has a varied character that changes distinctly from east to west. The present composition of two distinct woodland types reflects its previous management. Approximately two thirds of the woodland consists primarily of mature Oak and Beech woodland with significant stands of introduced Scots Pine and established thickets of Holly. It is likely that many of the Oak trees have arisen from old coppice stools and grazed seedlings. Estimations of their age vary from between 80 and 200 years. The Beech trees are estimated to be around 140 years old, and The Scots Pines,



Shepherds Pond



One of the two Early Bronze Age Burial Mounds

80 to 100 years. In contrast, the western section of the Common is developing Birch woodland that has arisen as a result of natural regeneration - views across the western end of the Common remained open until well into the C20th.

The Common is served by six car parks sited around its edge – the Cricket Ground, the Common and Pill Pond car parks have gravel surfaces; the remaining three – the Church, Blackwells and Windmill have tarmac surfaces.

Chipperfield Common is well used for informal recreation, jogging, dog walking, horse riding and many other events and activities. Blackwells Café, located in the former Working Mens Club, provides a key facility for the many visitors to the Common.

The Common is the principal public open space of the Conservation Area; the semi-public spaces – the Allotments, Football Ground, School playground etc. are adjacent to it and may well once have been part of it.

Away from the Common, the ancient enclosed landscape is characterized by hedgerows with impressive hedgerow trees at intervals; good examples line the path that runs up from Dunny Lane to Tower Hill to the rear of Chipperfield House. Dunny Lane and Tower Hill in themselves are bounded by well-established hedgerows.

Despite pressures of development, many ancient hedgerows that would once have delineated the ancient farmsteads, their closes, orchards or rear boundaries still survive. Trees therefore contribute in groups, clusters and as individual specimens to the 'green' aspect of Chipperfield. They provide important screens and markers (eg the tall firs at the entrance to Chipperfield House) and help to define the village 'edge'.

The historical importance of trees in the Village is enshrined in old farm/house names – Yew Tree, Walnut Tree House (now Orchard) and the Royal Oak amongst others. (More recently, we have the Laurels, The Firs and Fir Tree Cottage.) Tile House was formerly known as Elm Tree Farm, so-named after the huge elm that stood at the centre of the cross-roads. This was re-planted after it blew down c. 1880. Some other



The Allotments



The Dell



Oak tree in Kings Lane

major trees have been lost - Kings Lane was once more fully lined with trees, only one or two now surviving. In the early 1920s there were large elm trees on either side of the road stretching from Chapel Croft almost to the Common.

Liddle in her 'Notes on Old Chipperfield' includes a C17th painting of Mary Marriott of the Manor house holding an apple (p.43); a field behind Braziers Farm was called Apple Tree field in 1839. D.G. Venables also recalled orchards of plums and pears, apples and cherries. Orchard House on the Common and a number of relict trees in the Chipperfield Conservation Area bear testimony to the importance of fruit trees to the local agrarian economy.



Just outside the Conservation Area – a well established orchard in Scatterdells Lane

Other planting enhances and considerably softens the character of the Conservation Area. Even in the C20th hedgerows rather than fencing have been used to delineate property boundaries. Along the north side of Chapel Croft in particular, the influence of the Simmonds family and their nursery business is evident in the exotic planting in front boundary hedgerows. Liddle also remarks that at the Manor House, the hedges of rhododendrons were reputedly the first of their kind to be grown in England, having been brought into the country by R. Day of Sarratt from China.



Tall hedgerows lining Scatterdells Lane

Although not as accommodating as the more pockmarked landscape of the Common, there are also a number of other ponds in the Conservation Area; a small one is located by the roadside at Braziers Farm on Tower Hill. Most though are not publicly accessible – there are two ponds to the side and rear of the Manor House and another two at The Pale House.



Hedgerows often delineate property boundaries, as here in Chapel Croft

Public Realm: Floorscape, Street Lighting and Street Furniture

Roads in the Conservation Area are metalled; the informal surfacing to Queen Street being a poignant exception.



Informal road surfacing

Three of the six car parks servicing the Common have tarmac surfaces, the other three have gravel surfaces. Simple, low timber post-and-rail fencing is generally used to bound the car park areas.



Signage

Pavements are either absent (The Common) or run on only one side of the road (Kings Road, Chapel Croft, The Street), mostly with generously wide verges. The lack of defined pavements or prominent kerbing in places

preserves the relative informality and sense of space that is characteristic of Chipperfield Conservation Area.



*Street furniture:
Post box, telephone box*



Street furniture is mostly traditional in character, with the red telephone box retained on the Common and red post boxes in Dunny Lane and outside the Post Office. Street lights are mercifully absent (although there used to be gas lights in Langley Road). There are incongruous standard electric lights at the Post Office/Garden Centre.



Lighting (Garden Centre)



Public seating

Public seating is generously catered for, in traditional iron and timber; in the woodland, sitting places have generally been kept as rustic as possible. The functional bus stop shelter in Dunny Lane unfortunately is prone to graffiti and vandalism.

Shopfronts do not tend to be obtrusive and in general blend well with the village character of the Conservation Area. Former shopfronts should be preserved as important indicators of



Former Shopfront

former retail activity. Signage in the Village is similarly generally restrained although some shops and commercial businesses could adopt a more sympathetic scale and style for their forecourt and fascia advertising.

6 Character Areas

Identification of Character Areas

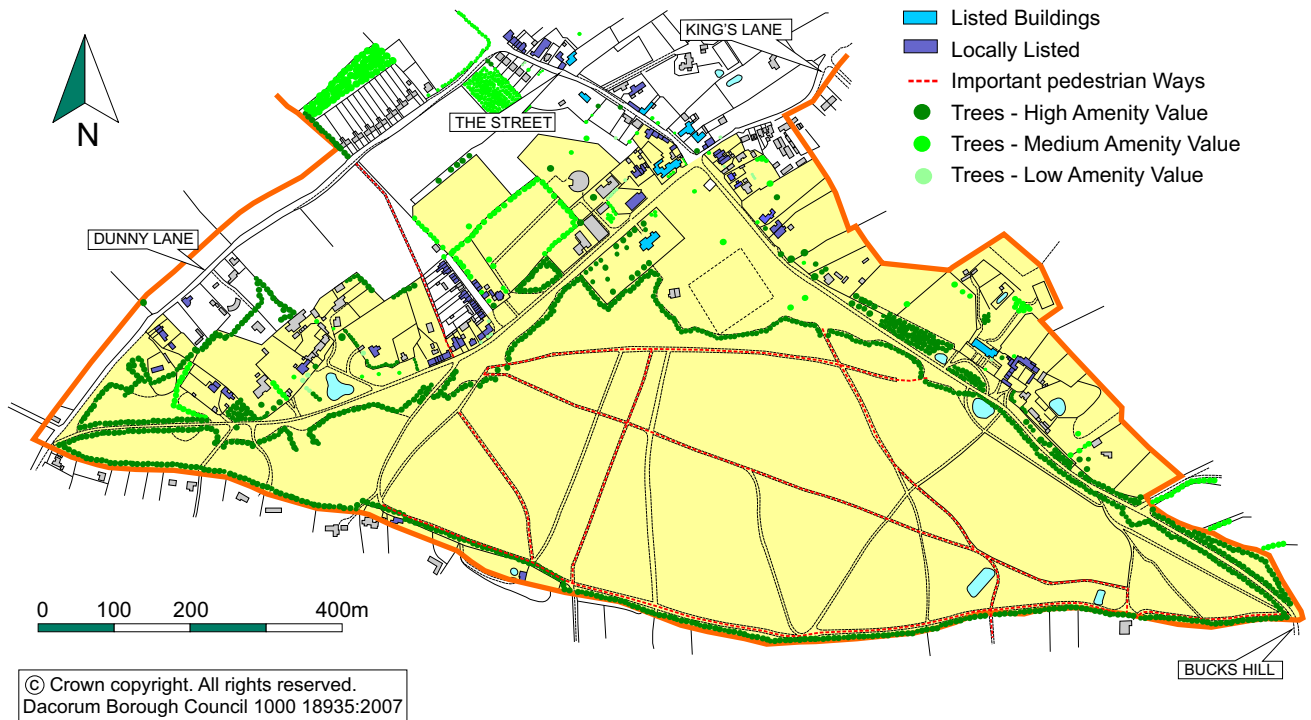
Chipperfield Conservation Area can be divided into five zones with distinctive characteristics that relate to differences in their built form, historic development and also landscape appearance.

The Character Areas are

Area 1: The Common

This is the largest area, occupying nearly a half of the Conservation Area. The wooded Common provides a strong backdrop to the core of the Conservation Area with its strong 'village green'

Map 7: Area 1



The Common: view towards the Two Brewers

identity created by the clustering of most of the non-residential, institutional buildings along its top north-west edge - the prominent Parish Church, former School, Village Hall and Clubrooms, and Two Brewers all in close proximity to each other and surrounded by further semi-public spaces such as the cricket ground, tennis courts, school grounds, the allotments and football ground.



The former school

The 'Green' itself remains uncluttered with structures, the exceptions being the Pavilion, the elegant War Memorial erected in 1920 and of course the focal landmark of the Church of St Paul. It was built in 1837 to designs provided by Rev. M. Lacy of Tring (not a professional architect and boldly disregarding established custom by placing the chancel in the West). Built of flint rubble with stone dressings, the Church is located within a strong rectangular enclosure bounded by low flint and brick walls with a modest lych-gate added in 1889. The Church itself was also enlarged in that year with a Sanctuary, Vestry, and new North Door being added; internally the Gallery and old three-decker pulpit were removed and new pews installed. More recently, the well-executed extension using similar materials fully complements the existing Church in terms of its bulk, design and scale.

On the opposite side of the road to the Church, is the Old School, now Old School Cottages, built in 1848 and enlarged in 1880. This is linked to the Church in terms of materials and period, though with its elaborate bargeboards, turrets and stone mullions it is slightly more whimsical in its detailing. The Village Clock commemorating Queen Victoria's Golden Jubilee was added in 1887.

Also mirroring the Church, The School at one time stood in its own isolated position on the Common, but developments around it such as the hard landscaping of the adjacent car park to the Two Brewers have eroded its island setting.

When the school was built, the beer house only occupied the oldest, central section of the Two Brewers; this had started life, probably in the

C16th as a farmhouse with about 20 acres of land. (The former farm buildings still provide an agricultural flavour to the top end of The Street and the Two Brewers still owns the large field at the back of the school.) In the later C19th the pub expanded to cater for day trippers, tea and cakes being supplied outside under a front canopy. The end section towards the crossroads was a shop run by the Bunyan family. (The counter was where the bar is now). The other end of the building was built in the C18th as a private house, and in 1861 was occupied by a schoolteacher; by the late C19th, it had become the



The former school following conversion to residential use

headmaster's house. The long elevation of The Two Brewers fronting the Common still carries the evidence of its evolution from these three separate buildings.

The non-residential cluster of buildings in this area includes three other structures.

- Blackwells Café occupies the Old Village Club. Although built, as the stone plaque records, in 1922 as a Memorial to the Blackwell sons who had lost their lives in the Great War, its twin projecting gables each side of the recessed central section are reminiscent of a vernacular but higher status medieval building.
- the unassuming former Church Institute, now the Village Hall, built in 1908, enlarged in 1927 and further extended in 1954, is set well back from the Road
- the new primary school, also largely hidden from the road, was built in 1974 to a circular design with a sunken hall in the centre and classrooms leading off it.

The only residential properties in this cluster are set well back from the road. The prominent

C19th terrace of three cottages is beautifully constructed in flint and brick, the combination of finely knapped flint, London stocks and red brick together with the decorative pendant bargeboards to the front elevations contrasting to the less refined side elevations using only red brick detailing. Even these buildings were not entirely domestic - the two cottages on the left had become a laundry by 1881 and continued to operate until the Second World War. The village well was situated on the left hand side of the cottages. The car park in front was formerly common land; in the early C20th, a garage was established here next to the Two Brewers.

Commercial activity also once extended around to the north-eastern edge of the Common. A blacksmiths operated from the Haven; to its rear, Red Admiral was constructed as a drapers shop on the site of three cottages, (known as Jagers Yard) and in 1930 Heath End replaced a beer house converted from three small cottages in 1843 and known as the Traveller's Friend.

These commercial connections have now been lost, and the north-eastern fringe of the Common, stretching from Kings Lane to the Manor House, is now wholly residential in character. Materials such as brick and flint are



The Manor House

again evident – the four cottages on the corner are outstanding examples, as are the high boundary walls and front gables to Saddlebow and the Vicarage. There is no defined building line and not all houses front onto the Common - Red Admiral and Gorse Cottage (probably late C17th in date and a well-preserved example of a 2 up and 2 down house) are sited at right angles to the road. Most houses show complex organic development - The Haven was originally a small 2 up and 2 down cottage built in the 1850s, but extended in the early C20th. The Old Vicarage was created out of an older flint building in 1848, the brick part on the right being added in 1874 as an extension to accommodate the fourth minister, Rev. Sharpin, who had 8 children and was vicar from 1872-92. Saddlebow was once a coach-house and stables (with rooms over the top for the coachman) to the Vicarage. Orchard Cottage was at one point two cottages owned by the Manor House, but even prior to this had been called Walnut Tree House and had been a gentlemen's residence (William Over) in 1637. The weatherboarded barn to the rear (now linked to the house) suggests he may have been a gentleman farmer.

As its name implies, the open ground to the rear of Orchard House was occupied by fruit trees, and from here down to the eastern tip of the Conservation Area, the boundary bleeds out into the former orchards and fields - and royal parkland prior to that - to the rear of the Manor House.



Saddlebow



Houses on the Common

The undeveloped space between the Orchard House and The Manor House reinforces the slight detachment of the latter from the Village. The imposing house itself is C16th in origin, the timber-framed gables facing towards Kings Langley. They are concealed behind the substantial Georgian facade of 1714, set back from the road and framed by the substantial front wall, gate piers and gates together with the wings added in 1911-12.

The once undeveloped space between the traditional courtyard range of farmbuildings attached to the Manor House and the ancient footpath that runs off down the hill to Kings Langley at the entrance to Top Common has now been filled with two substantial C20th detached houses in generous plots - High Winds and the newly-constructed Pinselgate.

The long southern ('Liberty') boundary of the Common is strongly defined by a tree-lined bank; occasional glimpses are afforded of residential plots to the south; these become more prominent towards the western end of the boundary as it falls away towards Dunny Lane. Most of these lie outside the Conservation Area, except for two buildings - The Folly and the White Oaks. The former, late C17th in date, listed and originally 2 cottages (each one up, one down)

is largely concealed behind high hedging and built at right angles to the boundary, the latter prominent and facing onto the pathway.

The north-western end of Area 1 has a pleasing jumble of cottages and houses, all apparently built on plots nibbled out of the Common. The two ranges of cottages off Dunny Lane are strikingly situated in the chalk-pit that once fed the adjacent limekilns. Both are timber-framed; Baldersley Cottage was purchased as almshouses in 1828 for £200 and sold in 1888. The Dell has been created out of one-room cottages with a scullery at the back.

Above the Dell, The Mill House – a pleasing C19th brick and flint house with a symmetrical façade, Windmill Cottage (formerly a barn to the mill) and the Windmill Public House all testify to the former presence of the 5-storey timber mill, stated as being 'recently erected' in 1828, and dismantled in 1875. Half of a 4ft. diameter Peak millstone is the only physical survival of the mill itself.

A generous wedge-shaped piece of open common land with the large Pill Pond as its centrepiece provides an important enclave for a group of larger properties - Burford House, the Old Swan, and Brambles, unified by their adoption of painted masonry and gothic style fenestration. Even the long low bungalows (Rosecot, now Wedgwood, was built in 1934) adjacent to Brambles echo something of this style – leaving the uncompromising C20th appearance of Rose Farm House and the utilitarian farm buildings to the rear in apparent stark contrast.

As elsewhere on the Common, history reveals a more complex story – Burford was built in the last century on the site of 4 cottages, Brambles itself used to be Rose Farmhouse and the Old Swan was formerly two cottages and previously an Inn (from c. 1848) which closed in 1916. All the properties here were surrounded by orchards – as the name Groves Orchard, the much-extended house adjacent to the Swan, still recalls.

The Windmill was at one time flanked by The Old Swan and the Anchor, the latter also closing as a public house in 1908. The Windmill and Anchor bookend a tightly constructed terrace with sash windows, rendered to the front but with exposed brick and flint at the rear with Yorkshire sliding sashes – the Windmill also has a small detached brick and flint building to the rear.

Slightly set back from the road are The Laurels and Sweet Briars, formerly four cottages built in the early C18th (probably 1725 by the datestone) Fir Tree Cottage has a high hedge. The Firs is a rendered double-fronted house with a challenging C20th glazed first floor extension jutting out from the rear side. Adjacent is the former shop which turns the corner into Queen Street, its timber and glazed shop front intact. On the other side of the Street is The White House, set well back from the road. It has a faintly nautical feel with its central canted two-storey front bay. Its villa type architecture connects it with the major buildings which arc around Pill Pond.

But it is really the juxtaposition of these substantial detached buildings with the smaller terraces and cottages resulting in a diverse range of building types and plot configurations around the Common that gives this part of the Conservation Area its particular character. Some infilling of an indifferent quality has occurred in a few places (eg the garages adjacent to the Village Hall), and some less than sympathetic side extensions have been added, but these only serve to demonstrate that preserving the open spaces between and around these buildings is as important as maintaining and enhancing the buildings themselves.

Negative features:

- Some poor quality infilling
- Some loss of traditional windows, particularly destroying uniformity of terraces
- Some indifferent front boundary treatment

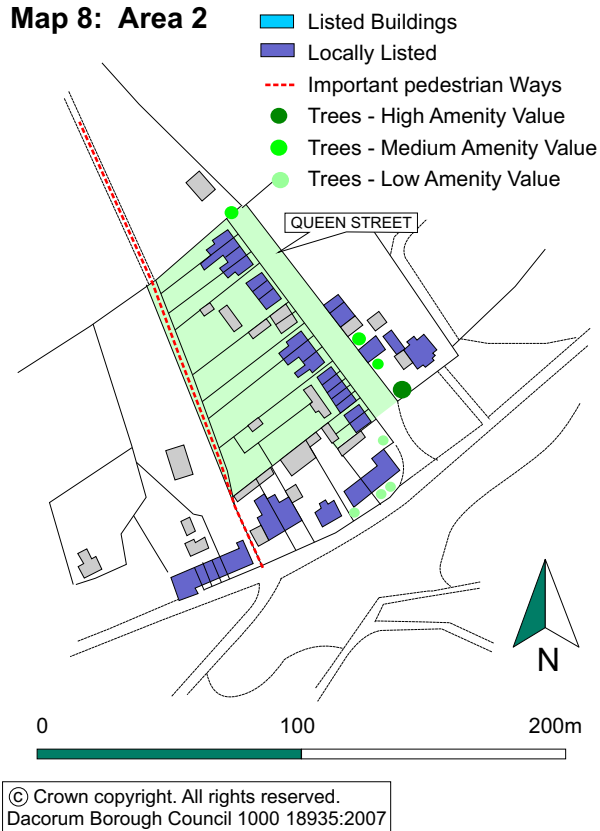
Area 2: Queen Street

Despite leading directly off the Common, Queen Street merits treatment as a separate character area because it exhibits considerable stylistic unity (brick with slate roofs and traditional sash windows) and uniformity of scale (principally 2-up 2-down houses with rear scullery) with a strongly defined building line. Constructed from the mid C19th through to the early C20th, its urban terraced grain is softened considerably by its unmetalled road surface, by the clustering of houses (two pairs, two groups of three, a row of four and a terrace of five) as well as the important spaces between these clusters. Treatment of flank walls varies, but where flint is exposed, this inevitably provides a softer appearance than where harder renders have been applied. The outbuildings to the rear of Queen Street properties are visible from the footpath that runs by Anchor Cottage; it is important that materials and scale blend with this more rural thoroughfare.



Queen Street: View from the Common

Map 8: Area 2



Queen Street

Negative features:

- Loss of traditional windows and porches
- Hard renders used to flank walls
- Use of flint blocks to boundary wall to White House
- Unrelieved and very wide modern garage door to White House Garage

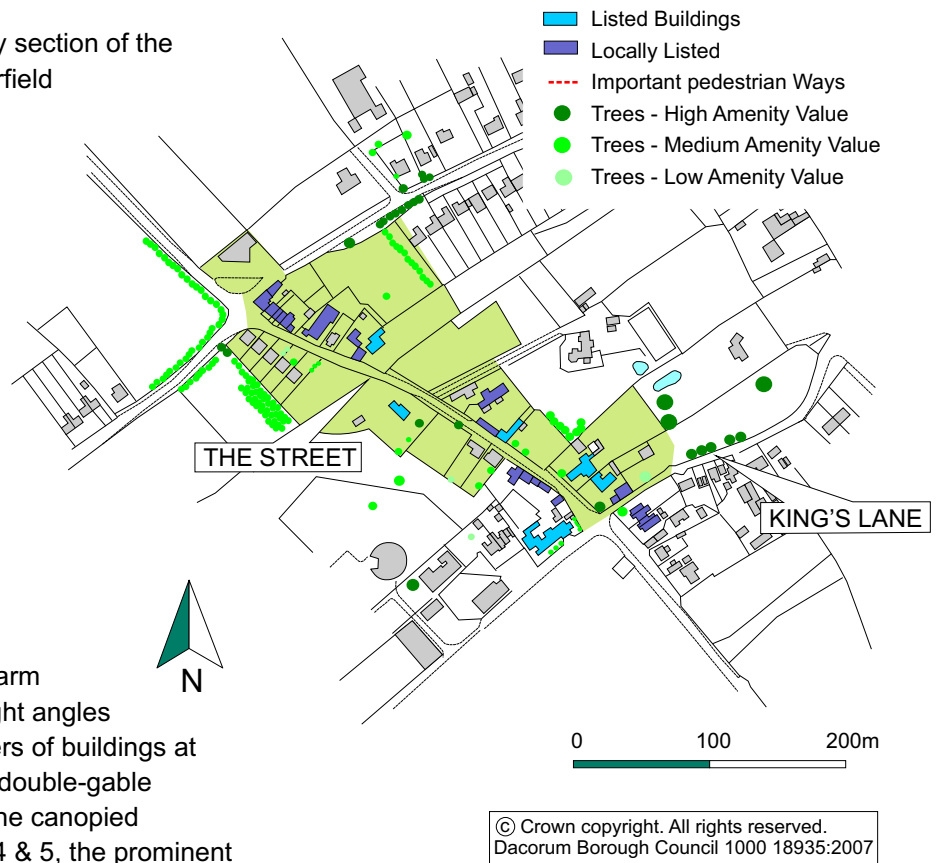


Queen Street

Area 3: The Street

The Street comprises a busy section of the spinal route through Chipperfield between the two crossroads at the Royal Oak and the northern tip of the Common. It is slightly sinuous and rises gently from the crossroads at the Royal Oak to the Common, the initial impression being of staggered rooflines, on the whole unified by the use of clay tiles. There is a strong sense of enclosure with either buildings or boundary walls pressing up to the roadside. Some buildings – the Royal Oak, The Old Forge, Pale Farm and Copthall - are built at right angles to the road. There are clusters of buildings at each end of the Street. The double-gable frontage of the Royal Oak, the canopied Chipperfield Larder, Nos 3, 4 & 5, the prominent Baptist Chapel with its Manse, the White Cottage and The Old Forge with the original forge form a busy group at the lower end. At the top, Tile House and Copthall provide a dramatic focal point on the corner with Kings Lane, the farm buildings to The Tile House complemented by the brick and flint ancillary buildings attached to the Two Brewers on the opposite side of the road. The balancing presence of a former farmhouse to each side of the road in the less cluttered central section – Yew Trees to the W. and The Pale Farm to the E. – also helps to knit these two clusters together.

Map 9: Area 3



The Street is notable for its concentration of listed buildings dating from the medieval period to the C19th. Pale Farm (listed Grade II*) is an exceptional late medieval jettied range with a cross-wing of 3 bays, two of which were formerly open to the roof. The roadside elevation has been re-built in brick, and the house extends into one bay of the adjacent timber-framed barn. Copthall is C16th, timber-framed in origin, with the S.E. wing replacing a large bakehouse c.1918. Miss Marion Ruth Courtauld, who lived



The Street in the early C20th and 2009



here in the early C20th, was a beneficiary to the village – her initials (MRC) can be seen on cottages she built on the Kings Langley Road. Adjacent, on the corner with Kings Lane is The Tile House. This too was once jettied, the former exposed framing now being concealed by tile-hanging. The large weather-boarded barn which lines Kings Lane is the surviving part of a larger courtyard range of buildings which wrapped around the corner of the Street. A listed cartshed also survives to the rear of the house. These farm buildings remind us this was once formerly Elm Tree Farm, named after the elm which stood in the middle of the crossroads until it was blown down in a storm in 1880. The front door used to face west (now blocked). The house was altered in c.1906 when two bay windows were put in, then further enlarged and tiled in 1923.

Other listed buildings in the Street - Yew Trees, White Cottage, The Old Forge and Nos 3,4 & 5 The Street - have similarly had their former timber-framed elevations cased in brick or rendered. Part of the wall of outbuilding to the rear of No. 5 is constructed of unusual large blocks of dressed stone.



*The Street:
View down the Street, Yew Trees to the right*

Although not listed, the Baptist Chapel of 1837 (the burial ground to the rear has graves dating from 1840) has a formidable presence in the



White Cottage

Street with its robust brick detailing and pyramidal slate roof. It was enlarged in 1859, when a Baptistery was built and gallery added and was further altered, enlarged and a classroom built in 1867. Further improvements were carried out c.1886, and the Manse built soon after in 1909.

Apart from the conversion of the barn attached to Pale Farm and the adjacent single storey house, C20th developments are all located on the western side of the Street - the five houses staggered up the hillside at the base of the hill (these replaced a bulky and, surprisingly, thatched interwar house), Forge Close set back from the road and the two early C20th houses adjacent to the Two Brewers outbuildings.

A high density of residential buildings mingle with institutional, retail, trade and agricultural structures in the Street. The resulting diversity of buildings, materials and plot configurations nevertheless cohere to form a streetscape that helps to reinforce the heart of the Conservation Area.

Negative features:

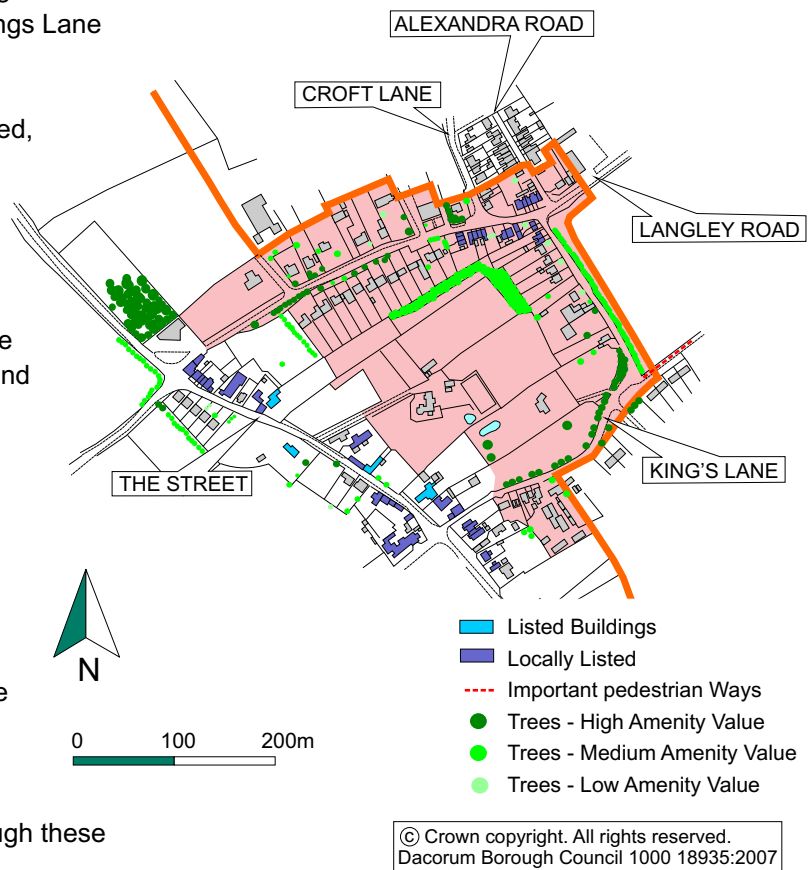
- Long extent of high panelled fencing to road boundary to Pale Farm.
- Poor detailing to late C20th housing on the western side of the Street.

Area 4: Kings Lane/Chapel Croft

The predominant character of this area is C20th, mainly residential but tempered by a significant commercial presence on the north side of Chapel Croft, with the two shops prominently sited at the junction of this road with Kings Lane, the Nurseries and the Garage on the corner with Tower Hill. Chapel Croft has buildings to each side of the road, whereas half of Kings Lane directly overlooks the open plateau stretching away to Kings Langley. On the whole, plots are well screened, especially on the north side of Chapel Croft. Like The Street, pavements only run along one side of each of the two roads. Houses, many of which are single or one-and-a-half storeys, tend to be set back from the road, except around the junction of Kings Lane and Chapel Croft where gables and frontages butt up against the road or pavement.

cottages were pulled down in c.1923, the orchards and closes to their rear had already been developed as Alexandra Road back in c. 1847 when 30 lots were sold off in auction – only the top part of which is in the Conservation Area.

Map 10: Area 4



This is where early development took place. In c.1840, the only buildings in Area 4 were a single building on the corner of Kings Lane and Chapel Croft, and a late medieval timber-framed house, later sub-divided into 3 cottages, on the site east of the shops. Although these



Kings Lane/Chapel Croft: C19th development took place at the elbow of Kings Lane and Chapel Croft

On the opposite corner, further brick and flint buildings with slate roofs had spread in a less formal fashion from the corner along Chapel Croft and Kings Lane. Four timber-framed cottages (only one survived by 1948) had also been built at right angles further along Kings Lane, where the rear plot of Pale Farm hits the road. (Note that an important sliver of land still preserves access through to the Farm from Kings Lane between Restholme and Little Meadow).

The development of this Area really took off in the early C20th, due mainly to the influence of two family enterprises, both of which continue to have a significant presence. All the development between Tower Hill and Kings Lane on the north

side of Chapel Croft has been undertaken by the Simmonds family, who started their nursery business here in 1907. During the 1920s and 30s the Simmonds purchased many pieces of ground including a 5 acre field behind Braziers and the Tower Hill Garage corner plot. Before WW2, the nursery covered c. 30 acres of ground including the area which is now the Croft Estate. After the War, the disused allotments were purchased, extending the Nursery to over 50 acres. Buildings added by the Simmonds in Croft Lane include Shrublands (1934); The Nursery Shop (c.1946 – and originally built as a potato store, the reclaimed bricks to the front and sides disguising the fact that this is an early pre-cast concrete building; Roselandia (1950s); Pantiles, which in fact is a London Prefab dismantled and



Kings Lane/Chapel Croft: C20th development tends to be set back from the road

brought from London to Chipperfield in 1955 and encased with brick; Tower Hill Garage, Craig Rowan and Middle Oak (1960s) and Oratavia (1976). There is nevertheless still an important green buffer between this bungalow and Tower Hill Garage, mirrored on the opposite side by the open space used as a car park to the rear of The Royal Oak.

The other main influence in this area has been the Waterhouse family. Ernest Waterhouse came to Chipperfield c.1900 and started a jobbing firm in 1905. He built Holly Cottage in Kings Lane. After the Second World War the firm was employing 50-100 men and the firm continues to operate from offices and yard in Kings Lane.

A third influence on Kings Lane has been that of the occupiers of the Manor House. They built Redcroft in Kings Lane to house the school's headmaster. The former rickyard to the Manor House was also donated by them and now forms the site of the Nunfield Estate, built in 1948. Though just outside the Conservation Area, this development and the neighbouring one of Kings Close are both cul-de-sacs which have diluted the sharp rural edge of Kings Lane where it turns the corner back towards the Common.

The houses in Area 4 represent an eclectic assortment of styles that capture the changes in suburban house types through each decade of



Kings Lane/Chapel Croft: Pantiles, a London pre-fab re-erected in Chipperfield in 1955

the C20th. One or two adopt interesting design features – the framed chalet bungalow in Kings Lane with flint infill panels, for example. Later C20th developments have slotted in cottages such as Didsbury Cottages which complement and enhance the character of the Conservation Area.

Area 5: North-West Portion (Tower Hill & Dunny Lane)

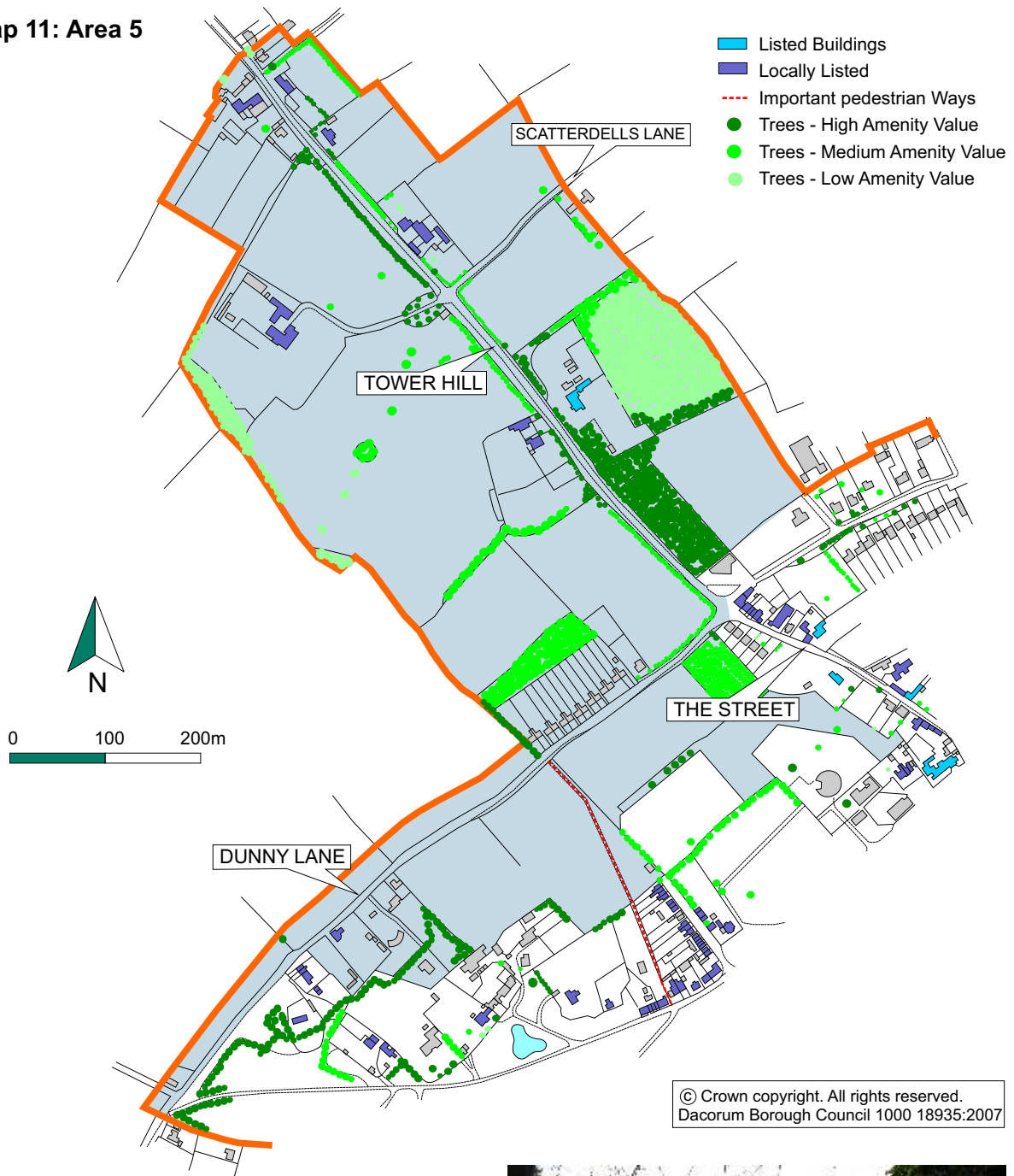
Area 5 comprises the outlying areas to the north-west area of the Village with clusters of buildings on both sides of the two roads, Tower Hill and Dunny Lane. Both roads are well hedged, Dunny

Lane running downhill from the Royal Oak crossroads, and Tower Hill running uphill from there towards Bovingdon. House plots tend to be generous and back onto ancient enclosed fields; these fields press up to the roads between the buildings.



Tower Hill: The Boot

Map 11: Area 5



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All listed buildings in this area are on Tower Hill; The Boot, formerly a house; three farms include Braziers, Frenches (at one time part of Blackwell's estate at the Manor House) and Tuffs Farm (all of which retain farm buildings, some of which are listed in their own right) and a substantial detached house – Braziers, C18th in origin and for a short time in the late C19th home to the Sherlock Holmes illustrator, Sidney Paget. Chipperfield House, largely early C19th in date



Tower Hill: Braziers



Dunny Lane: Staggered semi-detached houses built in 1919

and set well back from the road, the Old Place and the well-detailed pair of Edwardian cottages on Tower Hill on the corner of the lane to Blantyre are all locally listed.

There were once three timber-framed cottages on the site of Tower Hill Garage with long narrow gardens flanking the roadside. Similarly, the well-executed council houses, built in 1921 on the north side of Dunny Lane, replaced four old cottages which had been pulled down in 1914. In

the small cluster of buildings at the lower end of Dunny Lane, Lavender Cottage, built at right angles to the road, may have C18th origins (a millstone has been used as a doorstep) and Woodmans Cottage was probably erected as a lodge to the farmhouse in the early C19th.

There has been little C20th development in this area; where it has occurred, it is set back from the road and is of indifferent quality.

7 The Buildings of the Conservation Area

Architectural Styles and Detailing

There is a pleasing hierarchy of buildings in the village with subtle graduations of massing and scale, the streetscape enhanced by an equal variety of architectural styles and treatments. Pale Farm has a medieval cross-wing that is probably the earliest surviving timber-framed building in the Village, and good examples of buildings from all subsequent periods can be found dotted around the Conservation Area.

Most of the individual buildings themselves in fact have evolved in complex and subtle ways, reflecting the fact that the Village has responded to economic and social change throughout its development. The beautiful brick façade of the Manor House of course hides a remarkable range of timber-framed gables to the rear – in fact the original main elevation of the building. The two early C20th wings aggrandize the building without detracting from the importance of the 7-bay Georgian frontage.

The impressively long sweep of the roadside elevation of the Manor House contrasts to the compact verticality of Braziers, the other principal Georgian house in the Village. In complete contrast, the early C19th Chipperfield House, on the opposite side of the road, with its white walls and slate roofs, adopts a solid Italianate style. The villa style is echoed around the Common.

But for the most part, buildings in the Conservation Area have a vernacular scale (rarely more than two storeys), single storey attached outbuildings (eg. The Dell, Dunny Lane, and the rear of Tuffs Farm) helping to keep the built form low. Attic

storeys, where apparent at all, are discrete; very few dormers, roof lights or solar panels interrupt the plain tiled or slate roofs; their absence contributes to the strong, simple roofscapes which characterize the Conservation Area.

The character of Chipperfield Conservation Area owes much to the use of local materials in the construction of its historic buildings and minor structures such as outbuildings and boundary walls. The palette of materials is typical of the Chilterns – timber and clay predominates, but Chipperfield is particularly noteworthy for its extensive use of flintwork.

Timber frames utilise oak, sometimes elm. Timber-framed farm and outbuildings are often clad with tarred weatherboarding, as at Manor Farm, The Two Brewers, The Tile House, Pale Farm Barn, Tuffs Farm and Braziers Farm and the large barns at Frenches Farm.

Timber is also the predominant material used for windows, which tend to be plain timber casements, usually painted white, although in the larger houses and some of the terraces surviving sash windows are encountered and should be preserved. A particular feature of the houses around Pill Pond is the use of small paned Gothick windows.



Timber-framed barn with stained timber cladding, The Tile House



The Baptist Chapel incorporates several phases of brickwork

With the growing scarcity of timber from the late C17th, bricks were increasingly used. Many houses such as Yew Trees, The White House and Orchard Cottage were substantially re-faced and extended in brick. Red or pinkish-red bricks were available in the neighbourhood from the

late medieval period; they are occasionally used in conjunction with burnt headers.

Chalky white, gritty lime mortars are common in early brickwork and only start to be displaced by cement/sand in the C20th.

Chipperfield has few examples of the C19th yellow/brown bricks encountered in those Chiltern settlements situated close to canals and railways – the terrace set back from the road adjacent to the Two Brewers uses them on its front façade, and they make

an appearance too in the roadside stable block at Frenches Farm.

In the neighbouring village, Bovington brickworks opened in the 1930's, providing a doorstep facility for ensuring a local, sustainable approach to construction.



Tuffs Farm, a timber-framed building cased in brickwork

Simple clay peg-tile roofs predominate in the Conservation Area and there are no examples of patterned or scalloped clay tiles. Most tiled roofs have gable ends and plain third round ridges. However, there appears to have been a tendency to favour hips in the C18th - The Boot, the Old Swan and the Old Forge building itself are examples. The prominent roadside roof of Frenches Farm is unusual in that it has a gablet detail, not repeated elsewhere in the area. Rafter ends are often left exposed, and bargeboards and fascias are rare, but where they do appear at all, they tend to be quite flamboyant and prominent, typical of the mid C19th The Old School and Nos 1-4 The Common are good examples.

Tiles also often appear on projecting chimney offsets – Copthall is a good example; they can also be seen at the Old Swan and Baldersley Cottage. Tile-hanging is not a traditional feature in the Chilterns but has been applied in the



Slate was used from c.1800 in Chipperfield. Pitches tend to be flatter.

C20th to former timber-framed buildings such as the Tile House and Groves Orchard (thus concealing something of their origins) and to buildings constructed in the C20th such as Heath End on the Common.

Slates were introduced into Chipperfield from c.1800 and tend to occupy flatter pitches. Brambles is an example where the main house has a slated, roof, but the ancillary buildings are still tiled. Slates on the Old School are patterned at the eaves and ridge, and there are some patterned slates to the pyramidal roof and gabled porch of the Baptist Chapel in the Street.



Tiled roofing predominates in the Conservation Area. Notice the plain mortared verge to the gable end. Also the tiled offset to the chimney and tiled canopy to entrance gate. The Tile House to the right, was re-modelled in the early C20th, when the tile-hanging, which obscures the original framing, was introduced

Despite one property retaining the name, no examples of thatch survive in the Conservation Area.

What unifies the buildings of Chipperfield however is the exceptional use of flint. Apart from the Church itself, flint echoes around the Common, in the former school opposite; in the cottages set back between it and the Two Brewers; in the delightful terrace of cottages on the corner with Kings Lane; in the former Vicarage; in the farm and outbuildings of the Two Brewers and Manor House; and to the front and side boundary walls of several houses overlooking the Common. Flint re-emerges throughout the Conservation Area – in boundary walls; in the side and rear walls of terraced houses in Queen Street; in farm buildings (e.g at Frenches Farm where the stables have an impressive brick and flint wall ranging along the roadside but weatherboarding to the gables and rear). Different methods are employed – the houses set back to the side of the Two Brewers employ



Flint outbuilding

close-bonded knapped flint to their facades, and random unknapped flints to the side elevations. Red and yellow brick dressings are used to create further subtle patterns in the elevational treatments. The former farm buildings to the Two Brewers which back onto the street employ field flints but carefully built to courses. Some alien rounded cobbles have crept into a boundary wall in the Street. Nabobs in Kings Lane employs flint as an infill material in timber-framed panels.



Flint building

Medieval to c.1600

All early buildings in Chipperfield are timber-framed, usually in large panels. There are no known examples of cruck buildings in the Conservation Area, but Pale Farm retains a C15th cross-wing which was formerly open to the roof. Yew Tree Farm opposite has timbers of massive scantling, and these may well be C15th in origin. They possibly indicate that this house, like Pale Farm, had some connection to the development of the royal parkland. Pale Farm had a jettied hall range added probably in the late C15th/early C16th, and The Tile House followed suit in the C16th or early C17th. The Boot and Tufts Farm opposite appear to have started life with an integral cross-wing to the right of the main range; Cophall also appears to have been an L-shaped building.

Buildings with expressed frames have clay tile roofs; a few may once have been thatched. Internal brick chimneys, as at the Tile House, are prominently displayed; end or lateral stacks as at Cophall often have tiled offsets.



Pale Farm

1600-1700

This appears to have been a period of agrarian prosperity. Many of the listed barns in the Conservation Area date from this time, and farmhouses such as Frenches Farm were built or re-modelled during the century. The Street assumed much of its present form, with the Royal Oak, Nos. 3, 4 & 5, The White Cottage and the Old Forge being constructed. Housing around the Common became more scattered: the Old Swan House and The Folly were built and the housing in the Dell developed. Timber-framing continues

as the principal form of construction, the framing becoming more slender and brick replacing daub as the most common infill material.



Groves Orchard: the tile-hanging to the frontage conceals a C17th timber-framed building

1700-1800

Unlike in the neighbouring village of Bovingdon, the C18th appears to have been a time of considerable construction activity in Chipperfield. The Manor House received a complete make-over, the symmetrical 7-bay façade with sash windows being re-orientated to face the road. Braziers is a modest but imposing example of Georgian country house style, constructed in red brick as a tall and symmetrical 2-storey house with integral accommodation probably for servants in the attic. It adopts a double-pile plan in contrast to its predecessors, which were only one-room deep.



The Manor House, prior to the early C20th wings being added

Many houses in Chipperfield were extended (the north-west rear wing at Frenches Farm was probably added in 1758) or re-fronted and encased in brick at this time.



The Laurels and Sweet Briars, formerly four cottages built in the early C18th (probably 1725 by the datestone)

1800-1900

Although farm buildings continued to be constructed as framed structures, the transition from timber to brick and flint is reflected at Baldersley Cottage, where the front range is in timber-framing, the rear in flint and brick. Nearby, the Mill House is a particularly nice example of the masterful use of brick and flint in the Victorian period.

The developing use of brick and flint in the C19th is particularly marked around the Church. C19th buildings in fact dominate the central core. On its impressive 'island' site on the Common itself, the Parish Church is the most prominent building of the Conservation Area. Its C19th austerity results from the adoption of an Early English style using flint and stone; the C21st extension in a complementary but fresher idiom has subtly softened its impact.

The building of the church clearly stimulated the development of the Village Green, institutional buildings such as the Old School appeared; the Two Brewers was re-modelled and extended,

and terraced housing, such as the particularly attractive brick and flint row adjacent to Kings Lane began to appear.

Slightly away from the centre, a number of villas such as The White House and Chipperfield House were established as aspirational country retreats. Painted, rendered exteriors and slate roofs became fashionable, and older houses such as The Old Swan and The Brambles were re-modelled to reflect this favoured style.

Considerable building activity continued throughout the C19th. Brick terraces with slate roofs in a more urban style in, for example, Queen Street still clung to the use of flint for side or rear elevations.



The White House

1900-Present

Within the Conservation Area, there are few distinguished houses from this period. (Kings Mead, back from the road in Kings Lane has a pleasing Arts and Crafts half-timbered façade). The development of the Chapel Croft and Kings Lane area introduced an eclectic assortment of plan forms and styles, mostly employing brick or painted render.



C20th housing: Kings Lane

These and earlier houses in the Conservation Area have been subject to pressures to extend and to modernize. With a sensitive approach, a significant opportunity exists to enhance the existing C20th housing stock and thus ensure it can make a more positive contribution to the character of the Conservation Area. Didsbury Cottages demonstrate that new-build can enhance a street scene when designed with respect for the existing built environment and village topography.



C20th housing: Chapel Croft



A subtle combination of hedging, picket fencing and brick and flint used to delineate boundaries

Boundaries

Hedgerows still play an important role in defining property boundaries, and add considerably to the 'soft' appearance of the Conservation Area. Brick and flint is widely encountered; the Churchyard wall is a prominent example and demonstrates the importance of adopting a sympathetic capping treatment. Where timber fencing has to be employed, low white-painted picket fencing is the only treatment sympathetic to the Conservation Area. Close-boarded, panelled, stained fencing introduces an alien material and often obstructs important views. High brick walls



Nos 1, 2 & 3, The Dell, Dunny Lane is a listed building

with metal security gates should also be avoided. Iron railings (e.g as at the Manor House, the White House and formerly at Braziers) on low plinth walls are a form of boundary treatment appropriate to such larger houses.

Listed Buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Dacorum Borough Council before any works of alteration, extension or demolition can be carried out. The listed buildings are marked on the Conservation Area map. (And see Appendix 2)

Locally Listed Buildings

These are buildings which have been identified by Dacorum Borough Council as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list. They make a positive contribution to the special interest of the conservation area.

Government guidance in PPG15 'Planning and the historic environment' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27 PPG15).

In Chipperfield, there are a number of such buildings. (See Appendix 2).

Exclusion from these lists does not mean that a building is not of significant architectural or historic interest – it is highly likely that early fabric lies concealed behind later alterations. Always contact Dacorum Borough Council for advice.



Nos 1 & 3 Tower Hill are examples of locally listed buildings

8 Negative Features and Issues

The high quality of the historic, built and natural environment of the Chipperfield Conservation Area is a tribute to the diligence and hard work of its inhabitants. Its beauty and attractiveness unfortunately increases its exposure to the very external factors such as the invasion of weekend visitors which in turn constantly threaten to erode the village's fabric. Another danger is that the Village could become over-managed and therefore too manicured – when it is the informality, openness and uncluttered nature of the local environment which is so appealing.

Loss of Permeability

The special qualities of the Conservation Area are not limited to the buildings but also the spaces between them. Views can be easily interrupted by clumsy or inappropriate side extensions.



Spaces between buildings are as important as the buildings themselves (Queen Street)

Negative Buildings

There are places where the integrity and attractiveness of the Conservation Area has been compromised. The bottom end of the Street – with the C20th staggered housing and Tower Hill Garage has already been referred to. Some buildings in Kings Lane and Croft Road are not attractive and in the longer-term some sites could be re-developed to provide a better quality of design and appearance, ensuring that the massing and scale of the existing housing is respected.



The construction methods and detailing of this terrace could be of a much higher quality on this key site at the crossroads



Tower Hill Garage



Collapsing outbuilding to rear of Two Brewers

Inappropriate Alterations to Buildings

Over-investment in properties has tended to be more damaging to Chipperfield in recent years than neglect. Extensions to properties inevitably damage historic fabric and can 'swamp' or unbalance their original integrity. The eclectic assortment of mainly early to mid C20th buildings in Chapel Croft and Kings Lane are subject to 'upgrading' and modernization pressures which need to be handled sensitively to ensure they work with the existing grain of this part of the Conservation Area.



The appearance of these houses is spoilt by external visual clutter, as well as by unfortunate changes to the fenestration so that the original symmetry has been upset



A challenging extension

Even the introduction of simple porches can have a negative impact, particularly to uniform terraces that have 'flush' facades; the impact of differential changes is particularly noticeable in Queen Street.

Domestic buildings in the Conservation Area are also suffering from an incremental loss of architectural detailing. Traditional materials and details are being eroded by the use of inappropriate materials (plastic for windows, doors, fascias and rainwater goods; concrete and cement for blockwork, roofing materials, renders, re-pointing etc.) Simple exposed brickwork can be spoilt by painting or rendering.



The use of flint blocks is not an acceptable alternative to traditional flintwork – the contrast here is very apparent

Flint blockwork has made one unfortunate appearance in the Village.

Buildings are sprouting aerials, satellite dishes, alarm boxes and boiler flues whilst curtilages are being eaten into by inappropriate hard landscaping.



This garage door is inappropriately oversized and in an unsympathetic material

The treatment of some shopfronts in the Village could be made more appealing so that they would sit more comfortably in the historic environment.

Intrusive Traffic

Due to its situation on a crossroads, there is a considerable volume of through road traffic. Day visitors place pressure on parking facilities, particularly at weekends. Arguably, cars have long been part of the character of the area, but they do undermine the perceived safety of pedestrians. Any traffic calming measures need to be very carefully considered; the rural character of the roads and trackways should not be compromised.



Traffic build-up at the Royal Oak crossroads

Signage

Signage in the Conservation Area is generally of a reasonable quality. It should be kept to a minimum but should be well maintained.



The traditional fingerpost fights for its place amongst other less appropriate signage and street paraphernalia

Inappropriate Landscaping

Where houses are set back from the road, traditional front boundaries are in danger of being lost to hard standings for cars. Boundaries to houses on the southern side of Chapel Croft are in some places poorly delineated and could benefit from the re-introduction of hedging to re-introduce definition to property boundaries.



Hard surfacing and cars

Hard landscaping to forecourts can provide a harsh context to a building in this rural setting

Conservation Area Management Proposals

1. Introduction

1.1 The Management Proposals

The designation and appraisal of any conservation area is not an end in itself. This Conservation Area is under pressure from infill, inappropriate extensions and alterations, and development on its fringes. It is important that the development control process ensures the preservation of its special character and that opportunities are taken to identify and implement enhancements.

As well as defining the character and appearance of the Conservation Area and what makes it special, it is important to develop proposals for the future management of the Conservation Area. The resulting Management Plan relates the designation and management of a Conservation Area to the principles of historic environment planning.

1.2 Mechanisms for Management

There are several mechanisms through which the Council can manage the future of the Conservation Area:

- Application of policy
- Policy and design guidance
- Development briefs
- Application of an Article 4 Direction
- Monitoring change
- Boundary changes
- Appraising the condition of significant buildings that contribute positively to the Conservation Area and developing a strategy for repair
- Enforcement proceedings
- Proposed enhancement schemes
- Proposals for economic development and regeneration (including grants)
- Designation of Heritage Assets

2. Application of policy

2.1 Introduction

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. Dacorum Borough Council will apply such policies rigorously when considering development proposals affecting the Conservation Area.

Recent changes in national planning policy regarding the historic environment, in the form of Planning Policy Statement 5 (Planning For The Historic Environment), place renewed emphasis on conserving and sustaining the significance of heritage assets and their settings. This includes designated heritage assets (such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, etc) and non-designated heritage assets (including local interest buildings, unregistered parks & gardens or areas of archaeological interest). Non-designated heritage assets are identified at Appendices 2 and 3

At a local level, a historic environment policy will be included in the emerging Local Development Framework, which will replace the existing Dacorum Local Plan.

This Conservation Area Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal. The Appraisal also

sets out key buildings and features that contribute positively to the character and appearance of the Conservation Area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. The exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area.

The Conservation Area Appraisal can also be used to inform decision-makers about other local or national conservation policy considerations, such as the statutory requirement for decision makers to have regard to the need to conserve and enhance the Natural Beauty of the landscape in the Chilterns Area of Outstanding Natural Beauty.

By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

2.2 Legal framework

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by Planning Policy Statement 5 (PPS5): Planning for the Historic Environment. Further policy is contained within the Dacorum Local Plan.

2.3 The Local Development Framework

The existing Dacorum Local Plan is due to be replaced by a new Local Development Framework (LDF). This Conservation Area Appraisal will be used to support the conservation/heritage Development Management policy that will form part of the LDF Core Strategy. In the interim period the Conservation Area Appraisal will assist in the local interpretation and implementation of Planning Policy Statement 5.

2.4 Planning controls in Conservation Areas

In addition to the above, there are a number of planning controls that relate specifically to Conservation Areas:

- ***Extensions to dwelling houses***

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

- ***Cladding or rendering the exterior of a house***

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission from the District Planning Authority;

- ***Alterations to the roof of a dwelling house***

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

- ***Erecting new outbuildings in the grounds of dwelling houses***

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

- ***Installing, replacing or altering chimneys, flues and soil vents on dwelling houses***

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a highway and forms either the principal elevation or side elevation of the house will require planning permission;

- **Microwave antennas**

The installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from a highway, or on any building which exceeds 15 metres in height, requires planning permission in Conservation Areas. Generally, planning permission is needed for all of the following: more than two antennas; a single antenna exceeding 100cm in length; two antennas which do not fit the relevant size criteria (only one may exceed 60cm for example); an antenna installed on a chimney, where the length of the antenna would exceed 60cm or would protrude above the chimney; an antenna with the cubic capacity in excess of 35 litres; an antenna installed on a roof without a chimney where the highest part of the antenna exceeds the highest part of the roof; or in the case of an antenna installed on a roof with a chimney, if the highest part of the antenna would be higher than the highest part of the chimney, or 60cm measured from the highest part of the ridge tiles of the roof, whichever is the lower.

- **Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house**

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

- **Installing, replacing or altering stand alone solar within the curtilage (grounds) of a dwelling house**

Planning permission will be required for any stand alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

- **Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house**

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development and planning permission is therefore not normally required.

- **Display of advertisements**

Advertisements are regulated by controls set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The display of advertisements in Conservation Areas is subject to additional restrictions. Illumination, for example, generally requires advertisement consent. Tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites also require advertisement consent. Further guidance on advertisements in Conservation Areas can be found in Policy 113 of the Dacorum Local Plan.

- **Demolition**

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the Conservation Area that are over 115 cubic metres requires Conservation Area Consent. The demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Conservation Area Consent.

- **Works to trees**

In most cases, six weeks notice must be given to the District Planning Authority for any cutting down, topping, lopping or up rooting of trees greater than 100mm diameter at 1.5 metres above the ground in a Conservation Area. There are however exceptions to this: Where a tree is covered by a Tree Preservation Order (TPO), for example, a formal application seeking approval to carry out works to trees protected by a TPO must be made to the District Planning Authority. Alternatively, where works to trees have been approved by planning permission in conjunction with development proposals, additional applications are not required.

2.5 Special planning controls

Planning authorities have the power to introduce stricter planning controls in Conservation Areas by means of an Article 4 Direction. An Article 4 Direction further removes permitted development rights where it is considered that such rights would have a damaging effect on the character of an area. They can ensure that traditional details such as sash windows, timber doors, chimneys, etc are not removed or altered without planning permission. Currently, there is no Article 4 Direction in place within the Chipperfield Conservation Area, although this situation may change in the future (see 5 below).

2.6 Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the District Planning Authority. There are three types of listed building: grade I and II* (considered to be the most special listed buildings); and grade II buildings.

The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. 'Listed Building Consent' is required from the Council for any work which affects the special architectural or historic interest of the listed building. There are presently 37 listed buildings within the Conservation Area.

Extensions and alterations to listed buildings should conform with Policy 119 of the Local Plan and should generally:

- Take into account the prevailing forms of development
- Complement the form and character of the original building
- Be subordinate in bulk and scale to the principal building
- Use high quality materials and detailing
- Pay particular attention to roof lines, roof shape, eaves detail, verge details and chimneys

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There is one Scheduled Ancient Monument in Chipperfield

Tree Preservation Orders

There are a number of TPOs within the Bovingdon Conservation Area. A tree preservation order (referred to as a TPO) is an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without District Planning Authority approval.

It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the Conservation Area boundary. Advice should always be sought from the District Planning Authority on any proposed works.

Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering Conservation Areas. For specific proposals you should seek advice from the District Planning Authority.

2.7 The consent process

Where permission is required for development within the Conservation Area, details will need to be submitted to the Council for consideration. For most works in a Conservation Area you may only require planning permission. Where demolition is involved, however, you may also require Conservation Area Consent.

If your building is listed, works to it including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

If you have any doubts as to whether or not your building is listed or in a Conservation Area, or would like to know whether specific works require planning permission or other consents, then please seek advice from the planning

authority. Contact details are given at the back of this document.

2.8 New development in Conservation Areas and the importance of design

The purpose of Conservation Area designation is not to arrest development but to guide it so that the special character of an area is not adversely affected. New developments should be sympathetic in their design and use appropriate materials. They should complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission it is advisable to contact the Council's Development Control and Conservation Teams to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

There are a number of features that contribute to Chipperfield's identity and character and which should be preserved through a programme of regular maintenance. These elements should be retained and used to influence further development or alterations to existing properties within the conservation area.

Chipperfield's layout has evolved over time and the 'unplanned' nature of the buildings and ancillary structures contribute to its unique character.

If any infill development is contemplated the relatively 'unplanned' character of the village must be observed and any development should respond positively to this organic layout/form

Whilst some improvement or enlargement of existing buildings may be possible, subject to very rigorous controls, there are clearly very few opportunities for large-scale redevelopment within the Conservation Area.

Non-residential uses of land and buildings should be protected, and residential development or conversion avoided. The need to protect the rural, soft edges of the Conservation Area means any new development at the boundaries should be resisted. Should any opportunities arise, buildings should remain two-storey, should face

the road, should respect the massing and scale of the neighbouring buildings, and employ a palette of materials sympathetic to and consistent with the prevailing character and appearance of that part of the Conservation Area. Only good quality schemes that respond positively to their historic setting and incorporate exceptionally high standards of quality and design will be considered acceptable.

Views

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will be resisted.

Boundary Treatments and Tree Planting

A defining feature of the Chipperfield Conservation Area is the subtle and restrained use of traditional materials for boundary treatments, complementing those areas where defined boundaries are noticeably absent. Encouragement will be given to the use of semi-natural species in respect of hedging to maintain local character. It is important that materials and detailing found in the locality are used to help fit new development into its context. The Council will resist proposals to remove traditional boundary walls or which fail to respect the form and materials of traditional boundary treatments in the area.

The use of inappropriate tree planting and hedge management can have a suburbanising effect in rural Conservation Areas, particularly with reference to the proliferation of cupressus leylandii and other non-native species, and the use of tall hedges to provide screening. In contrast, the planting of fruit trees where opportunities arise to reflect the area's particular orchard heritage, now lost, will be encouraged.

The Public Realm

The appraisal has identified that many traditional features of interest – seating, fingerposts, post and telephone boxes etc. – survive in the public realm and that these should be protected, and where appropriate, enhanced. The amelioration of parking and traffic problems has been highlighted as a problem particularly at

weekends. Some shopfronts would also benefit from enhancement.

Non-designated Heritage Assets

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. There is a presumption that all such buildings will be retained. Policies 110-121 (inclusive) of DBC Local Plan provides the criteria against which all such proposals for alterations will be assessed. There are presently seventeen locally listed buildings (a terrace or group is counted as one) within the conservation area. The Council will seek to ensure that all Locally Listed Buildings (as identified on the Conservation Area Map) are protected from inappropriate forms of development or unjustified demolition.

3. Policy and design guidance

The Council has produced relevant guidance documents on development in Conservation Areas, including Development in Conservation Areas or affecting Listed Buildings - Environmental Guidelines SPG Section 7. Further advice is contained on the Council's website: www.dacorum.gov.uk.

These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of Conservation Areas. In addition to policy



Inappropriate replacement windows here upset the rhythm of the fenestration of this house

guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement.

4. Development briefs

The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The definition and characterisation of the Conservation Area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site. At the time of writing this Appraisal, there are no such sites identified by the Council within the Conservation Area boundary.

Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

5. Application of an Article 4 Direction

5.1 Common to many historic environments is the cumulative effect of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to a Conservation Area. Many of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows are replaced with PVC-u in a different style and profile. Alterations like this can be very harmful to the character and appearance of a

Conservation Area. It is possible to bring such alterations under planning control with the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control.

5.2 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a Conservation Area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction. The Council will consider this option further by carrying out a full Article 4 Direction survey in line with government guidance. The Council will consult affected residents and property owners after this survey has been carried out.

6. Monitoring change

Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. For example, it can help highlight problems that can be best tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.

A Conservation Area is thoroughly surveyed and described when first designated or when modified. Local planning authorities should seek to review Conservation Areas from time to time and update Appraisals. The Council will develop a schedule of Conservation Area reviews in due course.

The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:

Public Consultation

The appraisal and management plan has been subject to a period of four-week public

consultation commencing on 1st February 2010. This included placing the document on the Council's website and in local libraries and consultation with local amenity and residents' groups. The document has subsequently been amended to incorporate relevant comments and suggestions.

Document Review

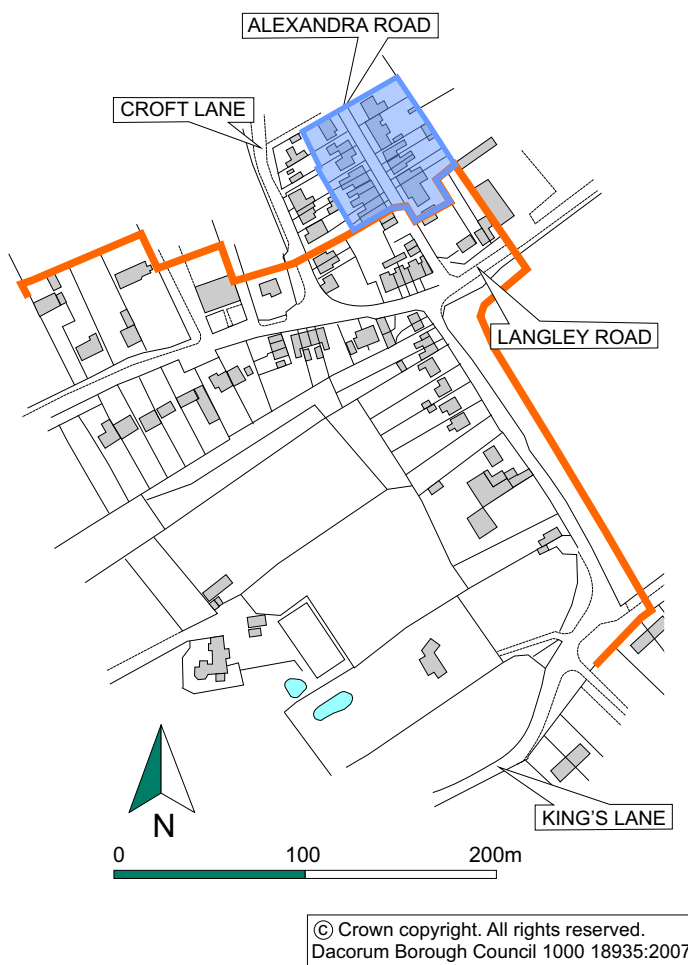
This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- An updated 'Heritage Count';
- An assessment of whether the management proposals in this document have been acted upon, including proposed enhancements;
- A Buildings at Risk survey;
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review.



A fragmentary survival requiring more sensitive treatment

**Map 12: Proposed Boundary Extension:
Alexandra Road**



7. Boundary changes

An important aspect of Appraisals will be considering where the boundary of the Conservation Area should be drawn. Thought should be given to the appropriateness of the boundary. Conservation Area boundary reconfiguration might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area.

The appraisal has examined the conservation area boundaries and is proposing one extension to the existing conservation area of Chipperfield.

This boundary change is indicated on the map and has been adopted as a result of the appraisal process.

8. Appraising the condition of heritage assets

A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'.

This survey can provide a useful means of monitoring many significant historic buildings within Conservation Areas. The national Heritage at Risk Register covers grade I and II* buildings at risk and is available through www.english-heritage.org.uk.

A Building at Risk can be addressed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight. This is of particular relevance where a building is important for maintaining the character and appearance of the area. The Council may carry out such works as are necessary and recover the costs incurred from the owners.

Generally, the buildings in Chipperfield are well maintained and there were no obvious "Building at Risk" at the time of survey (July 2009), although the state of the outbuilding to the rear of the Two Brewers detracts from the character of the Conservation Area. The Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, the Council will use the available statutory powers to force the owner to take action. The Council will monitor the condition of other unlisted buildings as resources permit.

9. Enforcement proceedings

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a

building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc).

It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the Conservation Area then an enforcement notice may be served requiring remedial measures to be taken.

10. Proposed enhancement schemes

The Council will explore, where necessary, landscape enhancements with the local community to improve the Conservation Area, including recommendations made in the Chipperfield Green Flag Management Plan 2007-12, ensuring that any historic features are retained. This is a situation that will be monitored and, should the opportunity arise, then reference will be made to the Appraisal in developing priorities and an appropriate enhancement strategy. All works should accord with the spirit of English Heritage's guidance.

The Council would also support the conservation of original features on historic buildings, and where appropriate the re-installation of tradition materials/features (such as timber windows, clay tiles or lime-based pointing), particularly where modern materials/features (such as UPVC windows, concrete tiles or cement pointing) have a detrimental impact on the character of the building, nearby listed buildings and the surrounding Conservation Area.



The glazed link illustrates how sympathetic alterations can give new life to a historic building whilst retaining its character

The removal of highway clutter and replacement of standard highway signage with non-standard/village-specific signs would be supported by the Council

11. Proposals for economic development and regeneration (including grants)

Information on grant schemes is available on the relevant part of the Council's website. Should there be a grant scheme proposed that is specific to the Chipperfield Conservation Area, details of this will also be advertised on the website and relevant local stakeholders will be notified.

12. Designation of Heritage Assets

Dacorum Borough Council will actively keep under review whether there should be additions to the entries in Appendices 1-3 of the listed buildings, scheduled ancient monuments and non-designated assets such as unlisted buildings or structures and unscheduled archaeological remains within the Conservation Area.

When assessing the contribution made by heritage assets, consideration will be given to the impact on the special architectural or historic significance of a Conservation Area made by the heritage asset. For example, if a building is the

work of a particular noteworthy local architect, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the Conservation Area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings;
- Group value of buildings;
- Relationship to historic roads and layouts;
- Landmark qualities or contribution to recognised spaces and amenity;
- Usage where this reflects the historic nature of an area;
- Association with past events or people;
- Artistic significance.

The overarching question is whether or not the building in question contributes to the character and appearance of the Conservation Area and whether the loss or substantial alteration of it would be harmful to the intrinsic special interest of the Conservation Area.

Any building or structure meeting any of these key criteria should be considered as a heritage asset.

Disclaimer:

The appendices are by no means exhaustive. The absence of any building or structure from the appendices does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area.

Further Reading and Sources of Information

Further Reading:

Chipperfield Parish Council, Chipperfield Within Living Memory. Life in a Hertfordshire Village During the Twentieth Century. (2000)

Dacorum Borough Council/Chipperfield Parish Council, Chipperfield Green Flag Management Plan 2007-2012 (ND)

Liddle, H.G., Notes on Old Chipperfield (1948)

Moir, J., 'Past premise; future promise: an integrated buildings strategy for the Chilterns' in Solik, M. (ed.) *New Perspectives on Chiltern Landscapes. Papers presented at the Chilterns Historic Environment Conference 2003*. (2003)

Moir J, 'Flint: Technical Note, Chiltern Building Design Guide, Chiltern Conservation Board (2003)

Moir J, 'Brick: Technical Note, Chiltern Building Design Guide, Chiltern Conservation Board (2005)

Moir J., Roofing Materials Technical Note, Chiltern Buildings Design Guide, Chiltern Conservation Board (2007)

Chiltern Buildings Design Guide (2010)

Residents of Chipperfield Chipperfield Village Design Statement. (2001)

Venables, D.G., Memories of Chipperfield (ND)

For Further Information regarding all Planning and Conservation Matters:

Dacorum Borough Council
Civic Centre
The Marlowes
Hemel Hempstead HP1 1HH
Tel: 01442 228000
www.dacorum.gov.uk

For Further Information relating to Listed Buildings and Conservation Areas:

English Heritage
1, Waterhouse Square,
138-142 Holborn,
London EC1N 2ST
General enquiries: 020 7973 3000
www.english-heritage.org.uk

For Technical Guidance:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square London E1 6DY
Tel: 020 7377 1644
www.spab.org.uk

The Georgian Group
6 Fitzroy Square London W1T 5DX
Tel: 087 1750 2936
www.georgiangroup.org.uk

The Victorian Society
1 Priory Gardens
Bedford Park London W4 1TT
Tel: 020 8994 1019
www.victorian-society.org.uk

The Twentieth Century Society
70 Cowcross Street London EC1M 6EJ
Tel: 020 7250 3857
www.c20society.org.uk

Appendix 1 : Listed Buildings in Chipperfield Conservation Area

all buildings below are listed Grade II unless otherwise stated

Old Swan House, The Common. Former inn, C17th, extended in C18th, house since 1914.

Groves Orchard, The Common. Late C17th, timber framed with red brick casing to ground floor.

Church of St Paul, The Common. 1837 by Thomas Talbot Bury with late C19th and C20th additions.

Lych Gate at St Pauls Church. 1863 in memory of Capt. George Clayton.

Nos. 1-4 Old School House, The Common. Former Village School, 1840, extended in late C19th.

Two Brewers Inn, The Common. 3 houses, now an inn. W. part formerly schoolmaster's house, e. part a former grocery shop.

War Memorial, The Common. c.1919.

Nos. 1-4, The Common. Mid C19th brick and flint.

Orchard Cottage, The Common. C17th house, cased in brick.

Railings, piers and gate at the Manor House, The Common. C18th.

The Manor House, The Common. Grade II*. Late medieval timber-framed hall house, re-fronted in brick 1714-1716., extended 1911-12.

Group of barns and stables SE of the Manor House, the Common. C17th origins.

The Folly, the Common. Late C17th, re-fronted in brick in C19th

Nos.1,2 & 3, The Dell, Dunny Lane. 2 houses, now 3. Timber frame cased in brick.

Baldersley Cottage, Dunny Lane. 2 houses, purchased as almshouses 1828 and sold 1888. Timber frame with red brick panels (infill inscribed AD 1791).

The White House, Queen Street. Early/mid C19th stucco house.

Nos. 3, 4 & 5, The Street. C17th, timber frame, re-fronted in brick .

White Cottage, The Street. C17th or earlier, timber frame, re-fronted in brick.

The Old Forge, The Street. C17th and later.

Outbuilding at The Old Forge, The Street. C18th former forge.

The Pale Farm and Barn adjoining, The Street. Grade II*. Main range c1500 with earlier W crosswing.

Barn at the Pale Farm, The Street. C16th and C17th timber frame.

Copthall, The Street. C16th, extended C17th and S.E wing c.1913.

The Tile House, The Street. Formerly Elm Tree Farm. Timber frame, formerly jettied, with tile-hung first floor.

Outhouse at the Tile House. Late C18th. Timber frame.

Yew Trees, The Street. C16th or earlier. Timber frame, re-fronted in brick.

Barn, shelter shed, and stable to the Two Brewers Inn. C19th, timber frame barn, and flint and brick to shelter shed and stable.

The Boot Public House, Tower Hill. C16th or earlier. Timber frame, with S. crosswing.

Frenches Farm, Tower Hill. C17th and extended later.

South-east Barn at Frenches Farm, Tower Hill. Early C17th, converted 1973.

Hay Barn at Frenches Farm, Tower Hill. C16th, moved in C20.

Stable at Frenches Farm, Tower Hill. C17th stable.

Braziers, Tower Hill. C18th country house.

Tufts Farm and No. 2 (Tufts Farm Cottage), Tower Hill. Former farmhouse. Late C16th with later extensions. Timber frame cased in brick.

Barn at Tufts Farm, Tower Hill. Late C17th.

Braziers Farm, Tower Hill. Former farmhouse. C16th with later extensions. Timber frame with later casing in brick and brick-and-flint.

Barn at Braziers Farm. Late 16/early C17th. Timber frame.

Brambles, formerly listed Grade II was de-listed in 2008



The Barn at Braziers Farm is a listed building

Appendix 2: Locally Listed Buildings in Chipperfield Conservation Area

Nos. 1 & 3 Tower Hill. C.1900 pair of cottages.

The Old Place, Tower Hill. Former terrace of 4 cottages.

Chipperfield House, Tower Hill. Large early C19th house.

The Royal Oak Public House, The Street. Probably C17th in origin.

No. 2, The Street. Probably C18th in origin.

Chipperfield Baptist Chapel, The Street. 1837, with late C19th alterations

Gorse Cottage, The Common. Small cottage.

Saddlebow, The Common. Flint panelled wall to front boundary included.

Flint Cottage, The Common. Mid C19th flint and brick house

The Vicarage, The Common. C19th brick and flint; front boundary wall included

Former terrace of 3 dwellings, now Littlecot and Martlets Cottage, The Common. Mid C19th.

Nos. 1-19, Queen Street. Late C19th pairs and terraces of 2-storey houses.

The Stores, Fir Tree Cottage, The Firs, Sweet Briars & The Laurels, The Common. Group of C19th cottages

Anchor Cottages, Nos 1-3, and The Windmill Public House, The Common. Early C19th terrace.

Brambles, The Common. De-listed in 2008 but still of local interest

The Mill House and Mill House Cottages. Late C19th, brick and flint.

Woodmans Cottage, Dunny Lane. Early C19th origins



The Baptist Chapel, a locally listed building

Tytherton Cottage, Rose Cottage, Hope Cottage, Lavender End, Pudds Cottage, Drywall Cottage, Laurel Cottage, The Cottage, Norfolk Cottage. Group of C19th Cottages in Chapel Croft.

The Old Cottage, King's Lane. Remaining cottage of C18th group. **Inglenook, The Common.** Formerly three C18th cottages.

Lavender Cottage, Dunny Lane, C18th cottage.

Telephone Kiosk, the Common (pending decision on listing).

Appendix 3: Historic Environment Record: Herts County Council

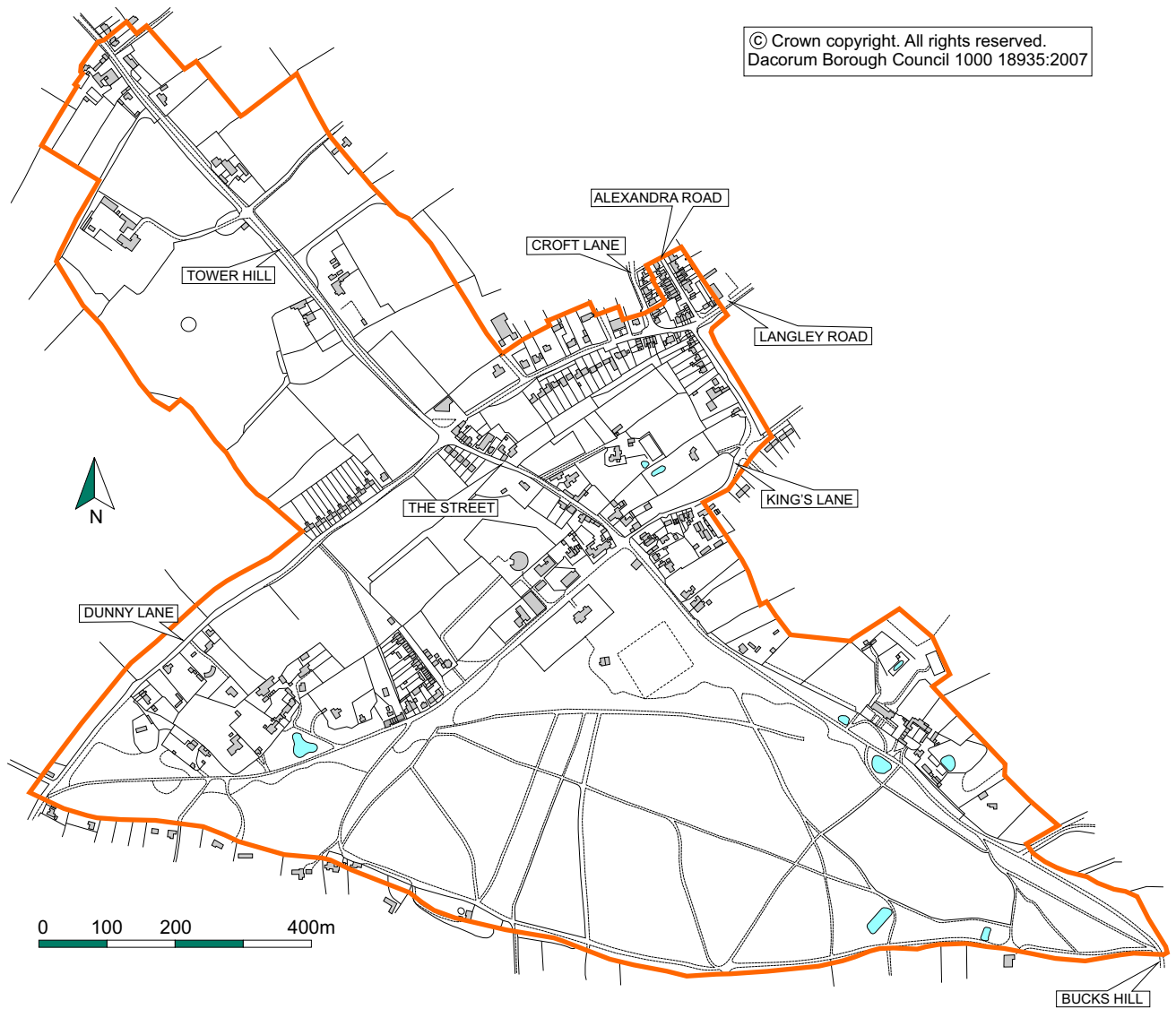
There are records relating to the following
(as at December 2008)
(See www.heritagegateway.org.uk)

ID

4090	Round Barrow, Chipperfield Common	947	Probable Roman Coin Hoard, Scatterdells Wood, Chipperfield
4261	Round Barrow, Chipperfield Common	7174	Site of lime Kilns, Chipperfield Common, Chipperfield
113	'Apostles Pool', Chipperfield Common	4091	Pale Farm, Chipperfield
776	The Manor House, Chipperfield	597	Neolithic Flint Axe, Chipperfield
13656	Braziers, Tower Hill, Chipperfield	12531	Chipperfield Common, Chipperfield
7306	Site of Windmill, edge of Chipperfield Common	5276	Wall Box, Tower Hill, Chipperfield
13715	Baldersley Cottage, Dunny Lane, Chipperfield		

Appendix 4: Chipperfield Conservation Area - updated boundary 2011

Map 13: Revised Conservation Area boundary



Chipperfield Conservation Area

